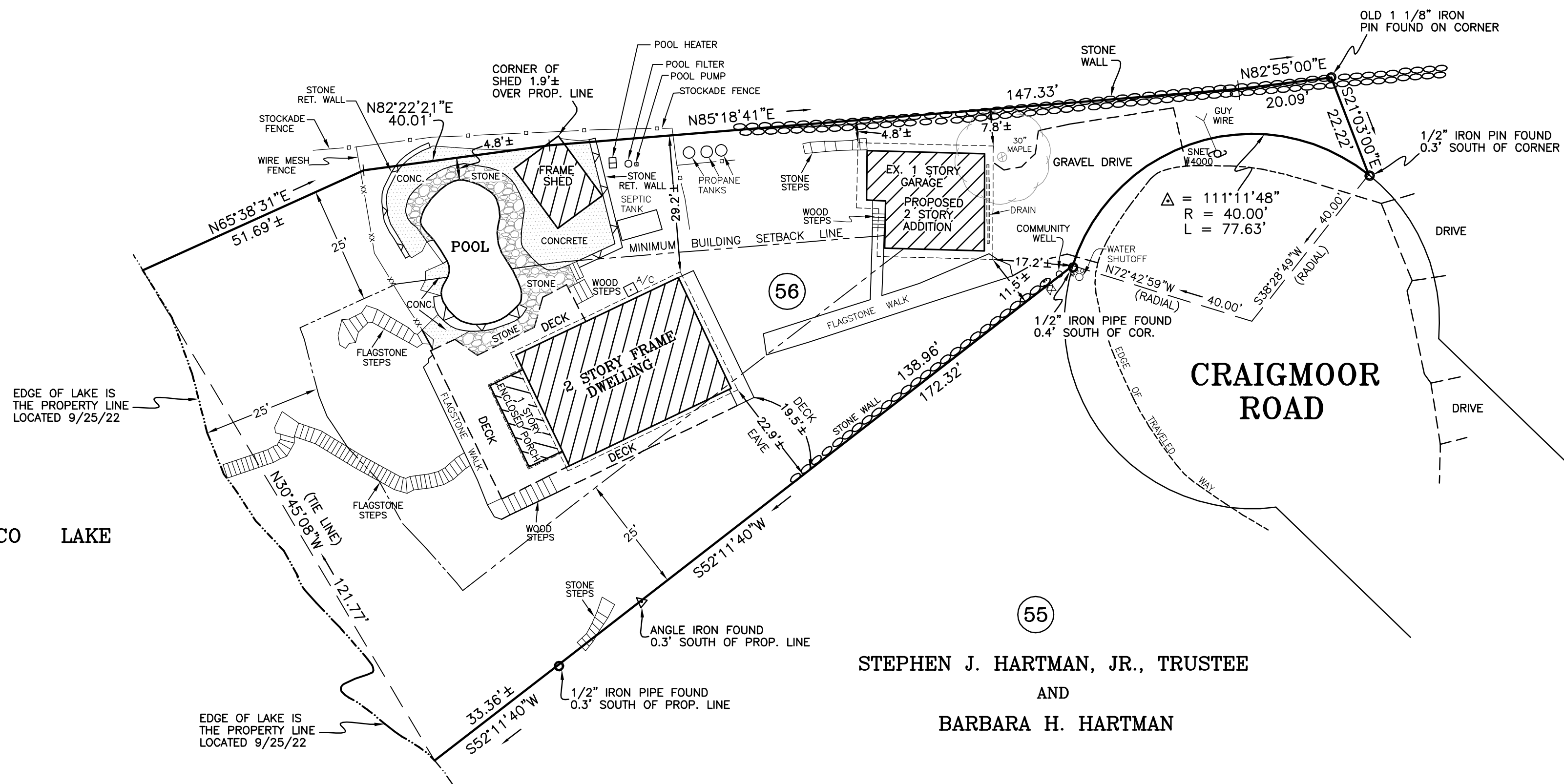


TOWN OF RIDGEFIELD
RICHARDSON PARK



STEPHEN J. HARTMAN, JR., TRUSTEE
AND
BARBARA H. HARTMAN

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFER TO VOL. 1136 PG. 661 RIDGEFIELD LAND RECORDS.
3. REFER TO MAPS #561, #2417, #3115 & #6674 RIDGEFIELD LAND RECORDS.
4. PROPERTY LOCATED IN ZONE RA.
5. LOT COVERAGE: EXISTING = 1,850 SQ. FT.
ALLOWED = 1,871 SQ. FT.
6. FLOOR AREA: EXISTING = 3,578 SQ. FT.
PROPOSED = 505 SQ. FT.
TOTAL = 4,083 SQ. FT.
ALLOWED: 3,894 SQ. FT.
7. REFER TO VARIANCE IN VOL. 326 PG. 547 RIDGEFIELD LAND RECORDS.
8. REFER TO VARIANCE IN VOL. 389 PG. 942 RIDGEFIELD LAND RECORDS.
9. REFER TO VARIANCE IN VOL. 397 PG. 118 RIDGEFIELD LAND RECORDS.
10. REFER TO VARIANCE IN VOL. 418 PG. 344 RIDGEFIELD LAND RECORDS.
11. REFER TO VARIANCE IN VOL. 420 PG. 575 RIDGEFIELD LAND RECORDS.
12. BUILDING HEIGHT:

<u>PRINCIPAL DWELLING</u>	<u>GARAGE</u>
AVERAGE = 28.0'	EXISTING: AVERAGE = 12.6'
TOTAL = 36.2'	TOTAL = 14.6'
	PROPOSED: AVERAGE = 23.8'
	TOTAL = 30.8'
13. IMPERVIOUS COVERAGE: EXISTING = 4,979 SQ. FT.
ALLOWED = 2,915 SQ. FT.

ZONING LOCATION SURVEY

PREPARED FOR

LYNN & STEVEN G. SMITH

#2 CRAIGMOOR ROAD RIDGEFIELD, CONNECTICUT

SCALE: 1" = 20'

SEPTEMBER 24, 2022

AREA = 0.38± ACRES

GRAPHIC SCALE

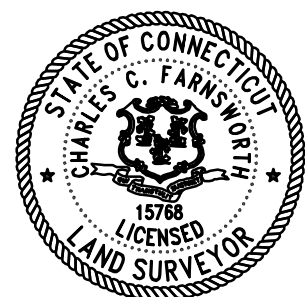


(IN FEET)
1 inch = 20 ft.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON".

Charles C. Farnsworth

CHARLES C. FARNSWORTH L.L.S.
CONN. REG. #15768



JOHN M. FARNSWORTH & ASSOCIATES

26 STUART ROAD WEST BRIDGEWATER, CT 06752
PH: 860-354-1251
EMAIL - charlesfarnsworth@charter.net