

ZONING INFORMATION:

ZONE RA	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE	1,914 S.F.	1,841 S.F.	1,914 S.F.
FLOOR AREA RATIO	3,958 S.F.	1,561 S.F.	1,834 S.F.
FRONT YARD	25'	29.8'	NO CHANGE
SIDE YARD	25'	11.6'	9.7'
REAR YARD	25'	86.6'	NO CHANGE

* VARIANCE REQUIRED
NON-CONFORMING LOT - R FACTOR, AREA, SIDE YARD

IMPERVIOUS COVERAGE CALCULATIONS:

MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE WITHOUT
REQUIRING STORMWATER MANAGEMENT = 3,188 S.F.
PROPOSED IMPERVIOUS COVERAGE = 4,905 S.F.

MBLU F17-014
N/F
MARY LOUISE CARDOSA REVOCABLE
TRUST DATED MARCH 4TH, 2022
MARY LOUISE CARDOSA, TRUSTEE
VOLUME 1144 PAGE 1046

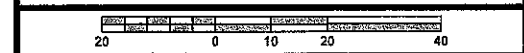
MBLU E17-158
N/F
DEBORAH & GREGORY FAILLACI
VOLUME 836 PAGE 1245

MBLU E17-157
N/F
JOSEPH P. SANTORO
VOLUME 953 PAGE 1127

MBLU F17-013
17,312 S.F.
0.397 AC.
R=0.52

DATE	DESCRIPTION	PROPOSED EAVE	PROPOSED IMPERVIOUS COVERAGE
02/21/2023			

PROPOSED ZONING LOCATION SURVEY
PREPARED FOR
PAULA REICHLER
MBLU F17-013
LOT 9 - MEDIA MANOR, INC.
331 WILTON ROAD EAST
RIDGEFIELD, CONNECTICUT



Date: 02/10/2023	Scale: 1" = 20'
Project: 23-711.09	File: 5250
Acad: 23711.09-A2T2	Sheet: 1 OF 1
Drawn by: SJO	Checked by: DSB



NOTES:

1. THE SUBJECT PROPERTY LIES IN THE RA ZONE.
2. ALL MONUMENTATION FOUND OR SET DEPICTED HEREON.
3. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.

REFERENCES:

1. TAX MAPS AND ZONING MAP OF THE TOWN OF RIDGEFIELD.
2. TOWN CLERK MAPS 210, 856, 1476 & 6359.
3. VOLUME 1119 PAGE 609.

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 01/05/2019.

THIS MAP IS A RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A-2 SURVEY.

DOUGLAS S. BELKNAP L.S.
NOT VALID WITHOUT EMBOSSED SEAL
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