

ASSESSORS MAP E 15 LOT 124
351 MAIN ST.

ST. STEPHEN'S EPISCOPAL CHURCH OF RIDGEFIELD

STONE BUILDING
"ST. STEPHEN'S CHURCH"

Governor Street
Main Street #33
Main Street 35

WETLANDS

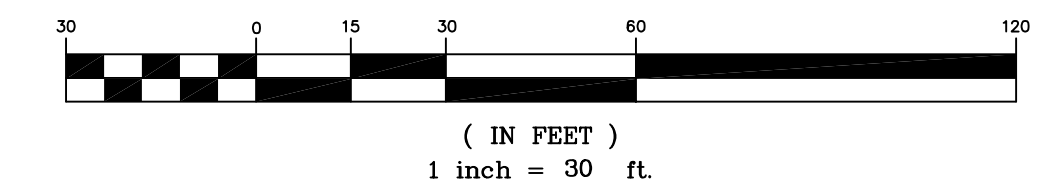
N / F
HENRY N. HULTER
and
NOELYNN OLIVER
ASSESSORS MAP E 15 LOT 38

"TOPOGRAPHIC & BUILDING LOCATION SURVEY"

M A P
Prepared for
STEVEN MARCH

Ridgefield, Connecticut
R-A Residence Zone
Historical District
Area = 1.185 Acres

GRAPHIC SCALE



WETLANDS FLAGS SHOWN HEREON WERE FIELD DESIGNATED BY SOIL SCIENTIST, MARY LAHNIG, ON JULY 13, 2018 AND FIELD LOCATED BY R K W LAND SURVEYING ON AUGUST 3, 2018

USE OF THIS SURVEY BY SUBSEQUENT OWNERS VOIDS SEAL AND CERTIFICATION HEREON.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS AND BUILDING COVERAGE ONLY.

NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREBY MADE TO MAP # 9525 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

R-A ZONING REQUIREMENTS

FRONT, SIDE & REAR SETBACKS - 25'
WETLANDS/WATERCOURSE REVIEW AREA - 50'
MINIMUM LOT AREA - 1 ACRE (43,560 SQ. FT.)

ALLOWABLE COV. - 3,843 SQ. FT.
EXISTING COV - 3,835 SQ. FT.
PROP. GARAGE - 1,100 SQ. FT. +/-
PROP. COVERAGE - 4,935 SQ. FT. +/-

ALLOWABLE FAR - 6,334 SQ. FT.
EXISTING FAR - 6,154 SQ. FT.
PROPOSED FAR - 7,254 SQ. FT. +/-

IMPERVIOUS COVERAGE THRESHOLD - 5,115 SQ. FT.
EXISTING IMPERVIOUS COVERAGE - 24,250 SQ. FT. +/-
PROPOSED IMPERVIOUS COVERAGE - 16,000 SQ. FT. +/-

THE TYPE OF SURVEY PERFORMED IS A T-2 TOPOGRAPHIC SURVEY ELEVATION DATUM FROM TOWN TOPOGRAPHIC MAPPING

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY AND IS INTENDED TO VERIFY COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300a-1 THRU 20-300a-30 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL ACCURACY OF A CLASS "A-2" SURVEY.

R K W
LAND SURVEYING

Survey date JUNE 21, 2021

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