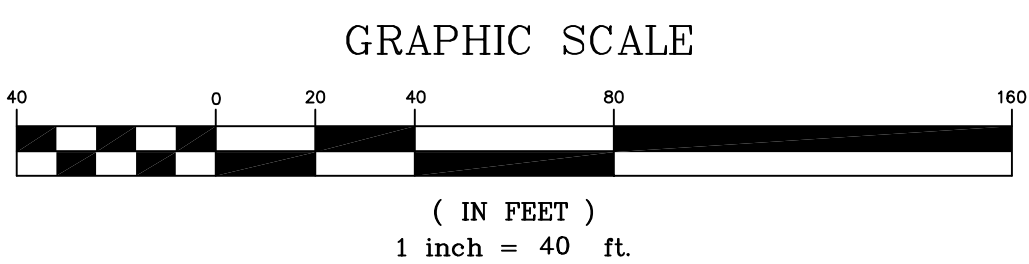


**PARCEL A**  
**MAP**  
 Prepared for  
**RIDGEFIELD BOYS AND GIRLS CLUB, INC.**  
 Ridgefield, Connecticut  
 R - A Residence Zone  
 Area = 4.901 Acres



**R - A ZONING REQUIREMENTS**  
 FRONT, SIDE & REAR SETBACKS - 25'  
 WETLANDS/WATERCOURSE REVIEW AREA - 50'  
 ALLOWABLE BUILDING COVERAGE = 8% {17,079 SQ.FT.} (before 5/01/07 )  
 ALLOWABLE BUILDING COVERAGE = 8.147 SQ.FT. ( after 5/01/07 )  
 EXISTING TOTAL BLDG. COVERAGE = 17,255 SQ.FT.  
 INCL. BUILDING, PAVILION & POOL HOUSE  
 PROPOSED BLDG. COVERAGE = 24,900 SQ.FT. +/-  
 REFER TO ZBA APPEAL No. 18-015 ON SEPTEMBER 17, 2018 (VOL. 1068 PG 35-36)

WETLANDS FLAGS SHOWN HEREON WERE FIELD DESIGNATED  
 BY MARY JAHNIG, SOILS SCIENTIST, AND FIELD LOCATED  
 BY R K W LAND SURVEYING ON DECEMBER 2, 2020

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.

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

REFERENCE HEREBY MADE TO MAP # 4187 +762  
 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

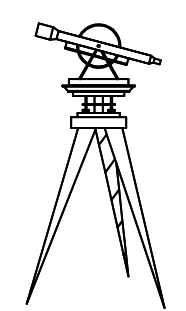
THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY  
 AND IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE  
 WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

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

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.  
 THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS  
 80-300a-1 THRU 20-300b-50 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 28, 1988.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY  
 CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL  
 ACCURACY OF A CLASS "A-3" SURVEY.

**R K W**  
**LAND SURVEYING**  
 Survey date DECEMBER 2, 2020  
 New Canaan, Connecticut  
 Tel. 203 - 966 - 3501  
 Fax 203 - 966 - 3503



PROPOSED ADDITION MARCH 1, 2021  
 PROPOSED ADDITION REVISED FEBRUARY 8, 2022