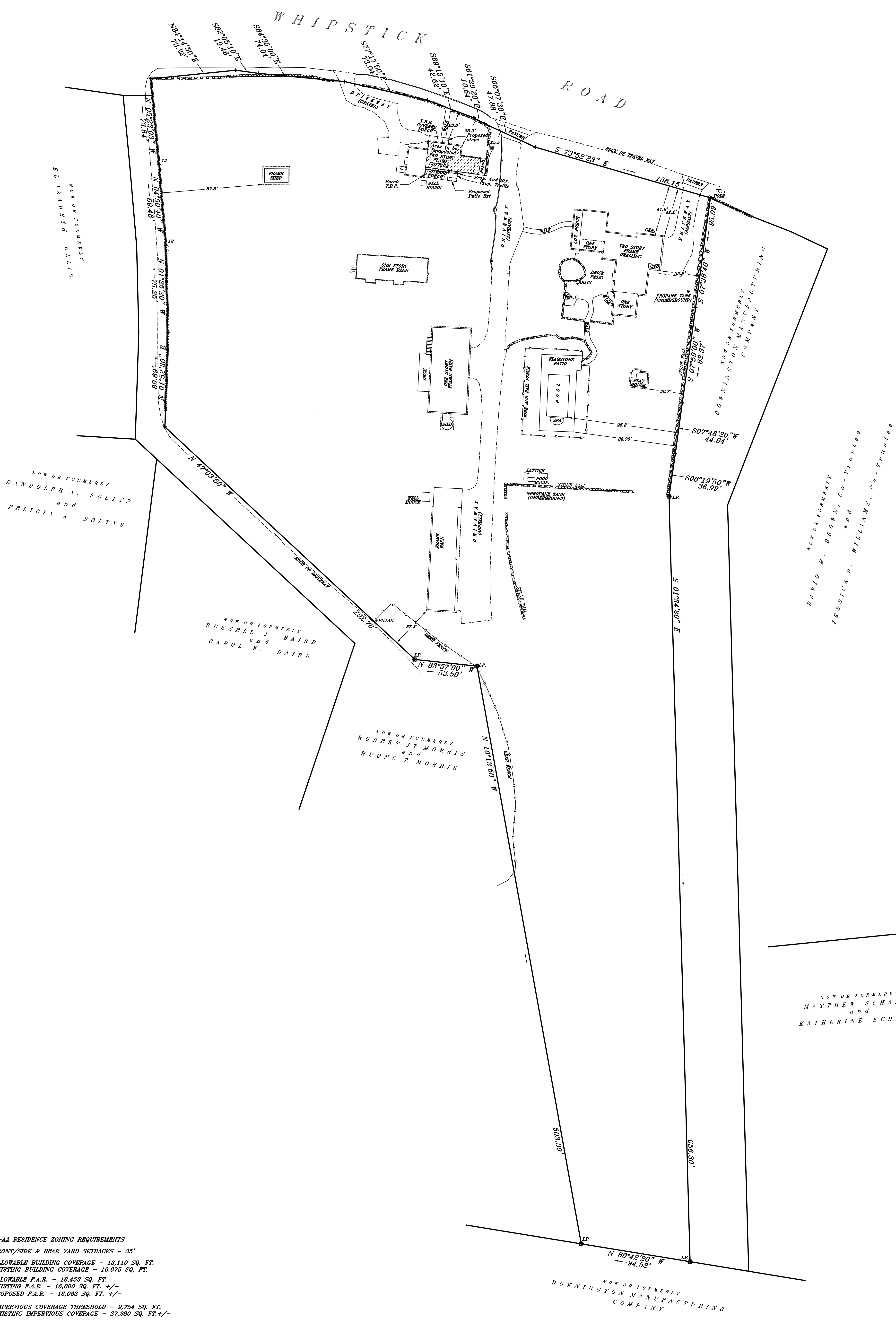


PER FILED MAP #2995



R-AA RESIDENCE ZONING REQUIREMENTS
 FRONT/SIDE & REAR YARD SETBACKS - 35'
 ALLOWABLE BUILDING COVERAGE - 13,110 SQ. FT.
 EXISTING BUILDING COVERAGE - 10,675 SQ. FT.
 ALLOWABLE F.A.R. - 18,453 SQ. FT.
 EXISTING F.A.R. - 16,000 SQ. FT. +/-
 PROPOSED F.A.R. - 16,063 SQ. FT. +/-
 IMPERVIOUS COVERAGE THRESHOLD - 9,754 SQ. FT.
 EXISTING IMPERVIOUS COVERAGE - 27,280 SQ. FT. +/-
 USE OF THIS SURVEY BY SUBSEQUENT OWNERS
 VOIDS SEAL AND CERTIFICATION HEREOF.
 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 #2995 + 2997
 REFERENCE HEREBY MADE TO VOL. 1150, PG. 625
 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

Building Location Survey
M A P
 Prepared for
WHIPSTICK FARMS LLC
 Ridgefield, Connecticut
 R-AA Residence Zone
 Area = 5.822 Acres

NOW OR FORMERLY
 MATTHEW SCHARDT
 and
 KATHERINE SCHARDT

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
 36-300a-1 THRU 36-300b-25 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, 1998.
 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
 22 East Avenue, P.O. Box #788
 New Canaan, Connecticut
 Tel. 203-466-3591
 Survey Date: JULY 6, 2023
 PROPOSED COTTAGE REMODEL ADDED FEBRUARY 22, 2024

