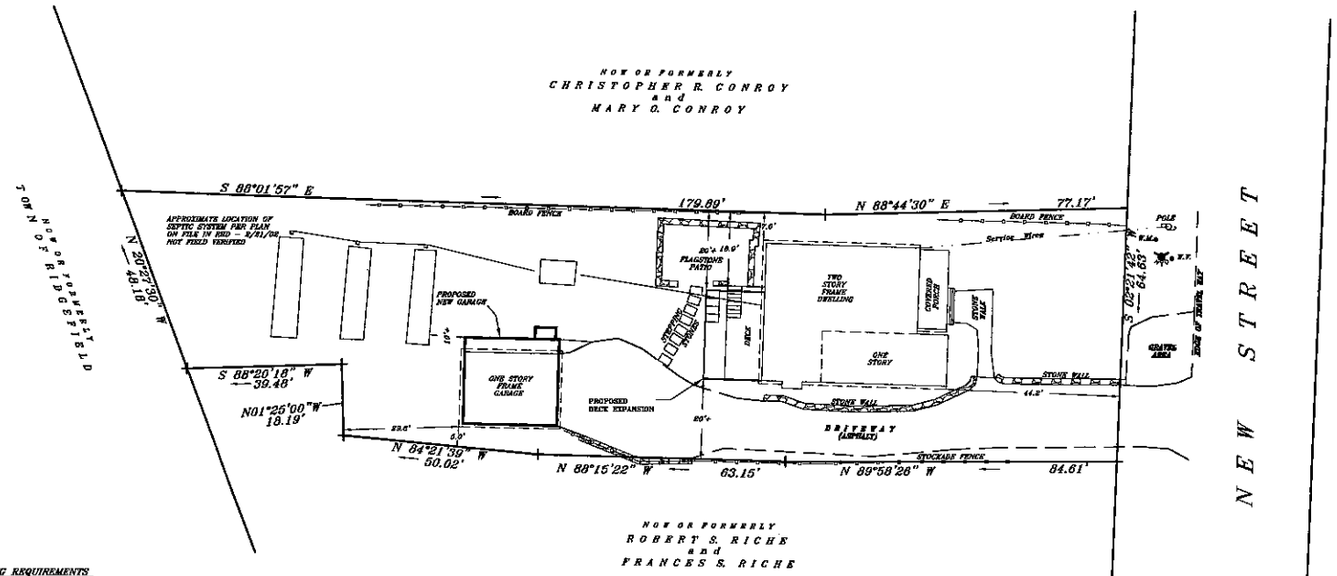
ASSESSORS MAP E – 14 LOT 13
47 NEW STREET



R-20 RESIDENCE ZONING REQUIREMENTS

FRONT YARD SETBACK – 25'
SIDE/REAR YARD SETBACKS – 20'

ALLOWABLE BUILDING COVERAGE – 1,753 SQ. FT.
EXISTING BUILDING COVERAGE – 1,925 SQ. FT.
PROPOSED BUILDING COVERAGE – 2,010 SQ. FT.

ALLOWABLE F.A.R. – 3,717 SQ. FT.
EXISTING F.A.R. – 2,980 SQ. FT. +/-
EXISTING F.A.R. – 3,080 SQ. FT. +/-

IMPERVIOUS COVERAGE THRESHOLD – 3,028 SQ. FT.
EXISTING IMPERVIOUS COVERAGE – 4,875 SQ. FT.
PROPOSED IMPERVIOUS COVERAGE – 4,990 SQ. FT.+/-

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 #5108 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAP
Prepared for
JOHN E. and JANE SCARBROUGH
Ridgefield, Connecticut
R-20 Residence Zone
Area = 0.336 Acres

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 DEPICT 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 20-300b-1 THRU 20-300b-20 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
22 East Avenue
New Canaan, Connecticut
Tel. 203 – 966 – 3591
P.O. Box #786

Survey date OCTOBER 7, 2021
PROPOSED DECK ADDED JUNE 23, 2022
PROPOSED GARAGE ADDED JUNE 27, 2022

CT. L.S. # 70034
FRANCIS J. WALSH JR.

FILE: IPPOLITI, NEW STREET F:\LDD4-21\47 NEW ST-RIDGEFIELD-SURVEY.DWG