

seal:

Sheds Unlimited LLC
 2025 Valley Rd
 Morgantown, PA 19543

Est #68313 Job Name:
 Charles Ross
 51 Catoona Street
 Ridgefield, CT 06877

REVISIONS:

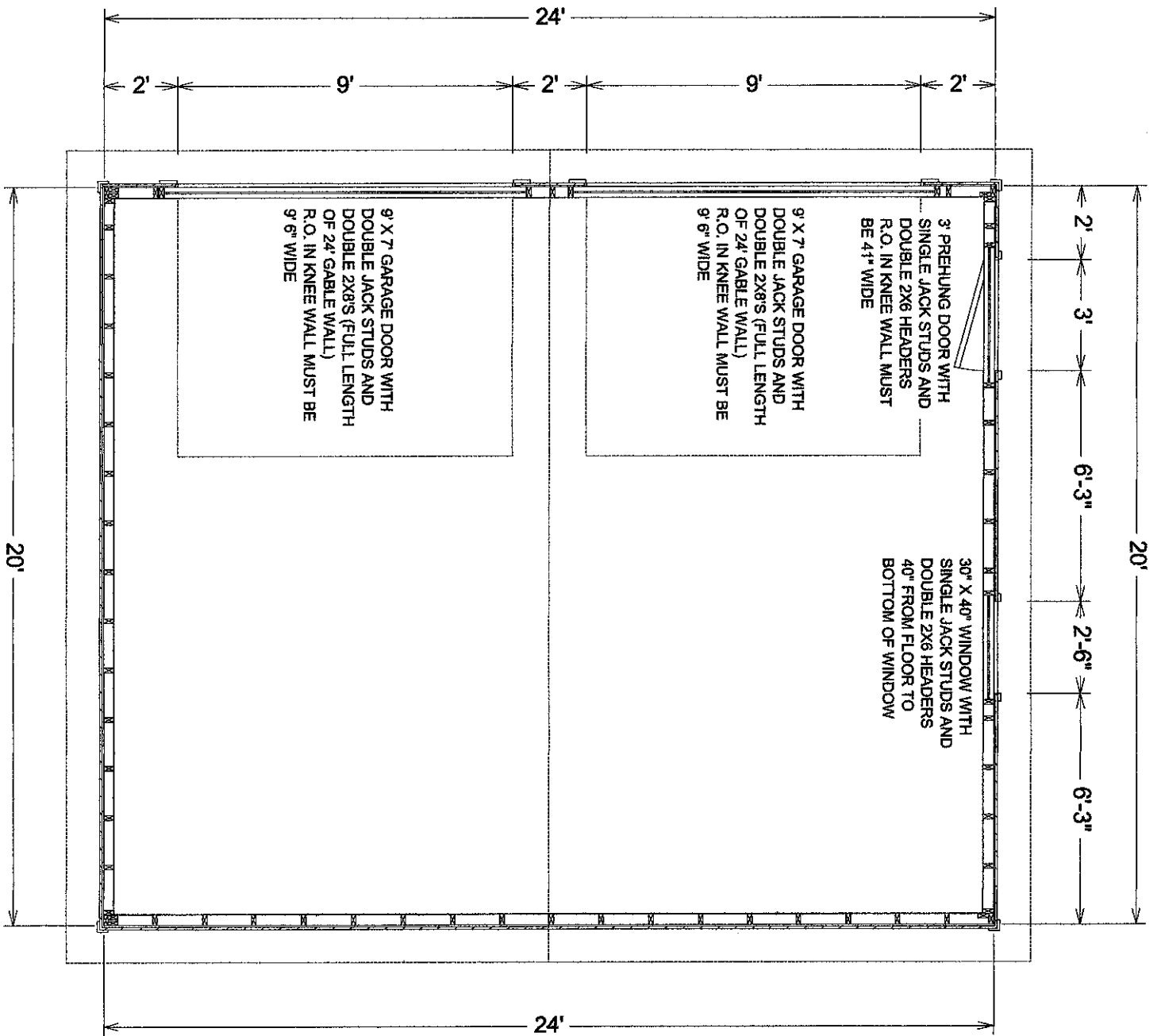
DATE:
 5/18/2021

SCALE:
 1/4"=1'

SHEET

A1.1

Drawn By: Japheth Beller
 Sales Rep:



seal:

Sheds Unlimited LLC
 2025 Valley Rd
 Morgantown, PA 19543

Drawn By: Japheth Beiler
 Sales Rep:

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REVISIONS:

DATE:

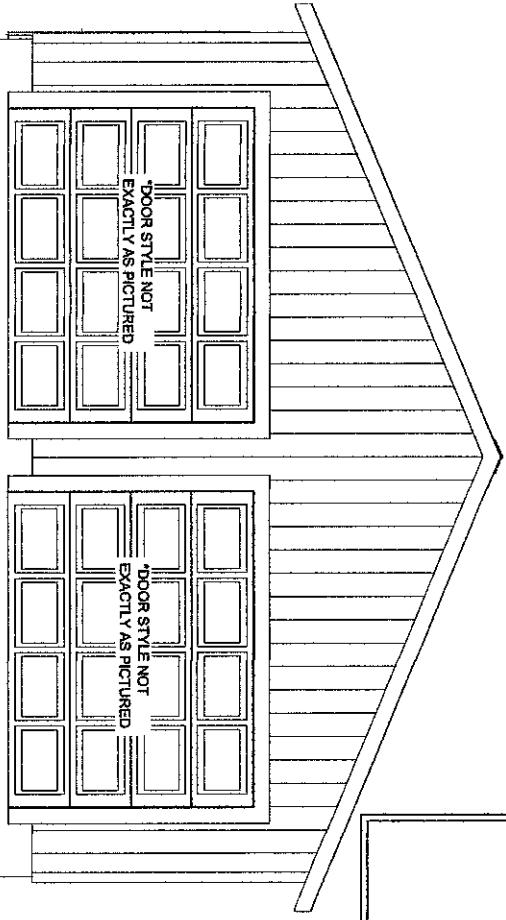
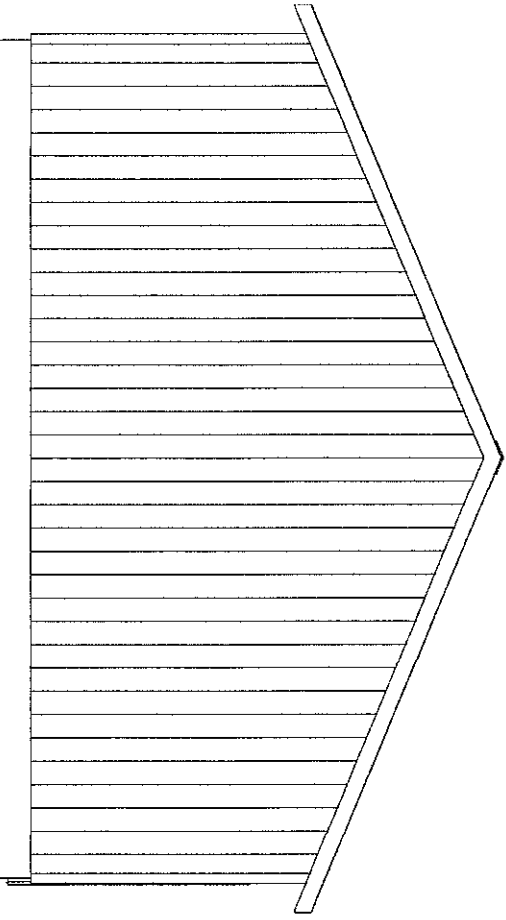
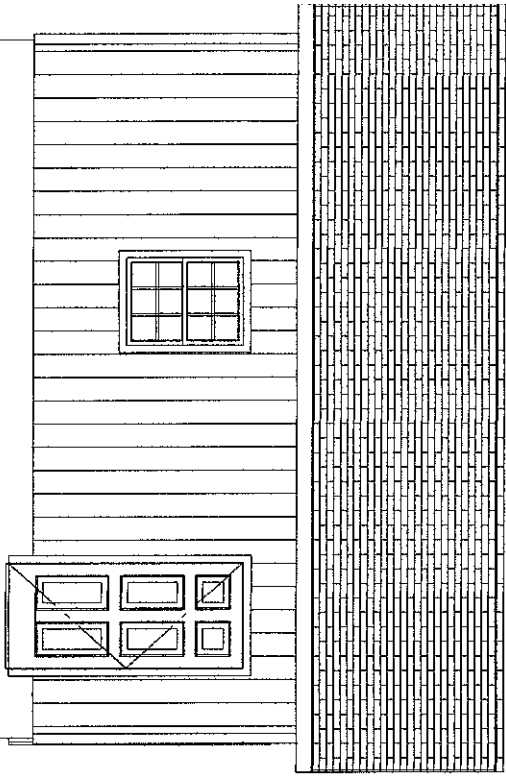
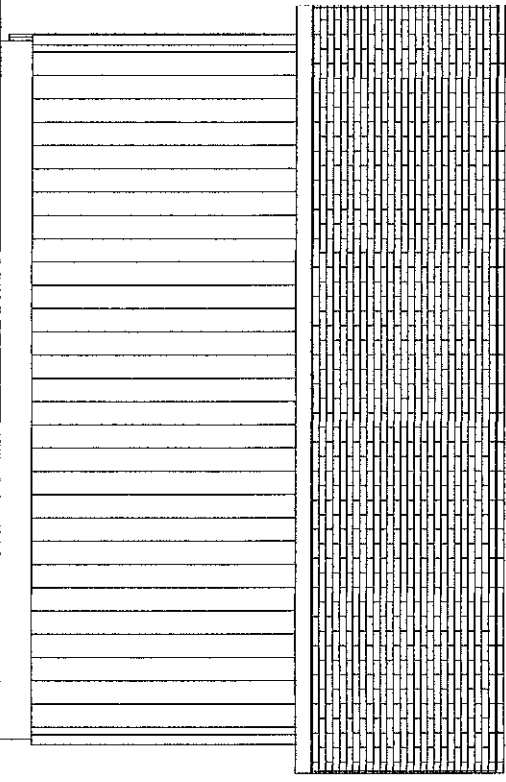
5/18/2021

SCALE:

1/4"=1'

SHEET:

A1.2



Seal:

Sheds Unlimited LLC
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Drawn By: Japheth Beiler
 Sales Rep:

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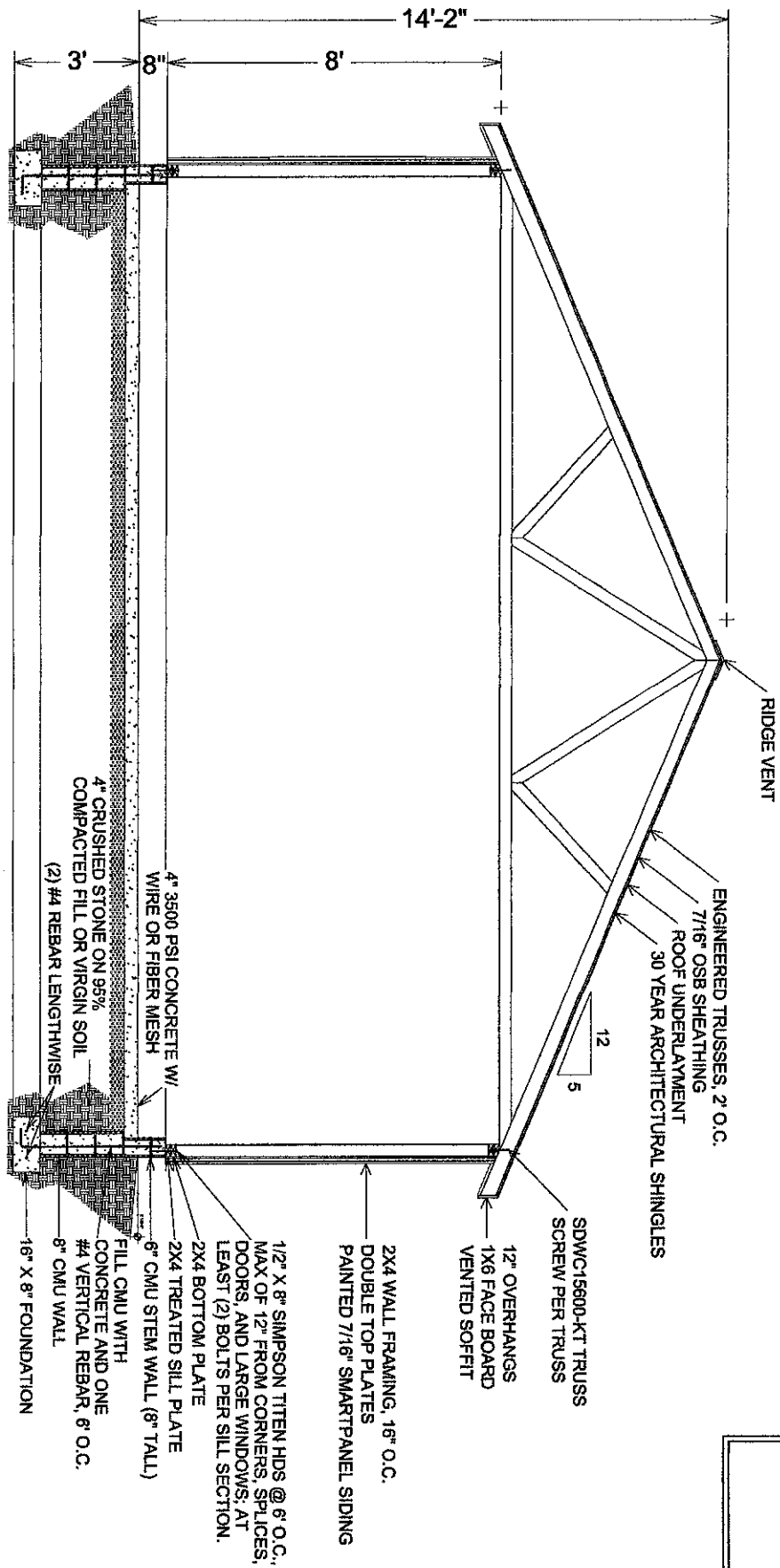
REVISIONS:

A2.1

SHEET

SCALE: 3/16"=1'

DATE: 5/18/2021



seal:

REVISIONS:	

Est #68313 Job Name:
Charles Ross
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Sheds Unlimited LLC
 2025 Valley Rd
 Morgantown, PA 19543

Drawn By: Japheth Beiler
 Sales Rep:

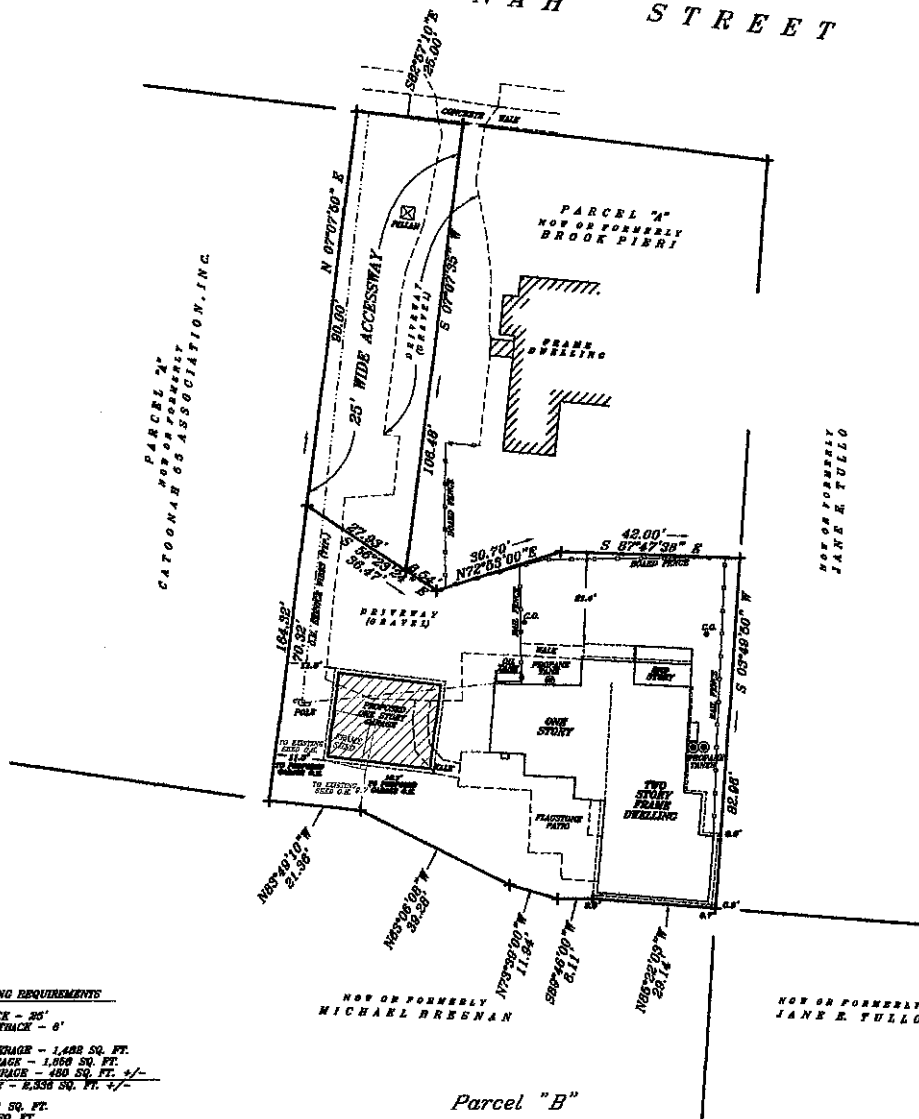
DATE:
 5/18/2021

SCALE:
 1/4" = 1'

SHEET:

A3.1

CATOONAH STREET



PARCEL "A"
NOW OR FORMERLY
CATOONAH ASSOCIATION, INC.

NOW OR FORMERLY
JANE E. TULLO

NOW OR FORMERLY
MICHAEL BRESNAN

NOW OR FORMERLY
JANE E. TULLO

Parcel "B"
M A P
Prepared for
CHARLES ROSS
Ridgefield, Connecticut
R-7.5 Residence Zone
Parcel Area = 7,615 Sq. Ft.
Accessway Area = 2,506 Sq. Ft.
Total Area = 10,121 Sq. Ft.

R-7.5 RESIDENCE ZONING REQUIREMENTS

FRONT YARD SETBACK - 35'
SIDE/REAR YARD SETBACK - 6'

ALLOWABLE BUILDING COVERAGE - 1,488 SQ. FT.
EXISTING BUILDING COVERAGE - 1,088 SQ. FT.
PROPOSED BUILDING COVERAGE - 480 SQ. FT. +/-
TOTAL BUILDING COVERAGE - 2,568 SQ. FT. +/-

ALLOWABLE F.A.R. - 3.314 SQ. FT.
EXISTING F.A.R. - 2.897 SQ. FT.
PROPOSED F.A.R. - 480 SQ. FT. +/-
TOTAL F.A.R. - 3,407 SQ. FT. +/-

IMPERVIOUS COVERAGE THRESHOLD - 2,707 SQ. FT.
EXISTING IMPERVIOUS COVERAGE - 4,688 SQ. FT.
PROPOSED IMPERVIOUS COVERAGE - 480 SQ. FT. +/-
TOTAL IMPERVIOUS COVERAGE - 5,073 SQ. FT. +/-

NOTE: PROPERTY IS SERVICED BY PUBLIC SANITARY SEWER AND WATER SUPPLY.

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

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY BASINMENTS, 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 #1525, #2088 AND #3099 ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

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

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

INDUSTRY DETERMINATION IS BASED ON A RECONSTRUCTION SURVEY.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 36-300-1 THRU 36-300-80 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE "STANDARD FORMS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 30, 1992.

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

R. K. W.
LAND SURVEYING
88 Park Avenue / P.O. Box 708
New Canaan, Connecticut
Tel. 860-261-5901

Survey date: JUNE 9, 2001



PRELIMINARY

