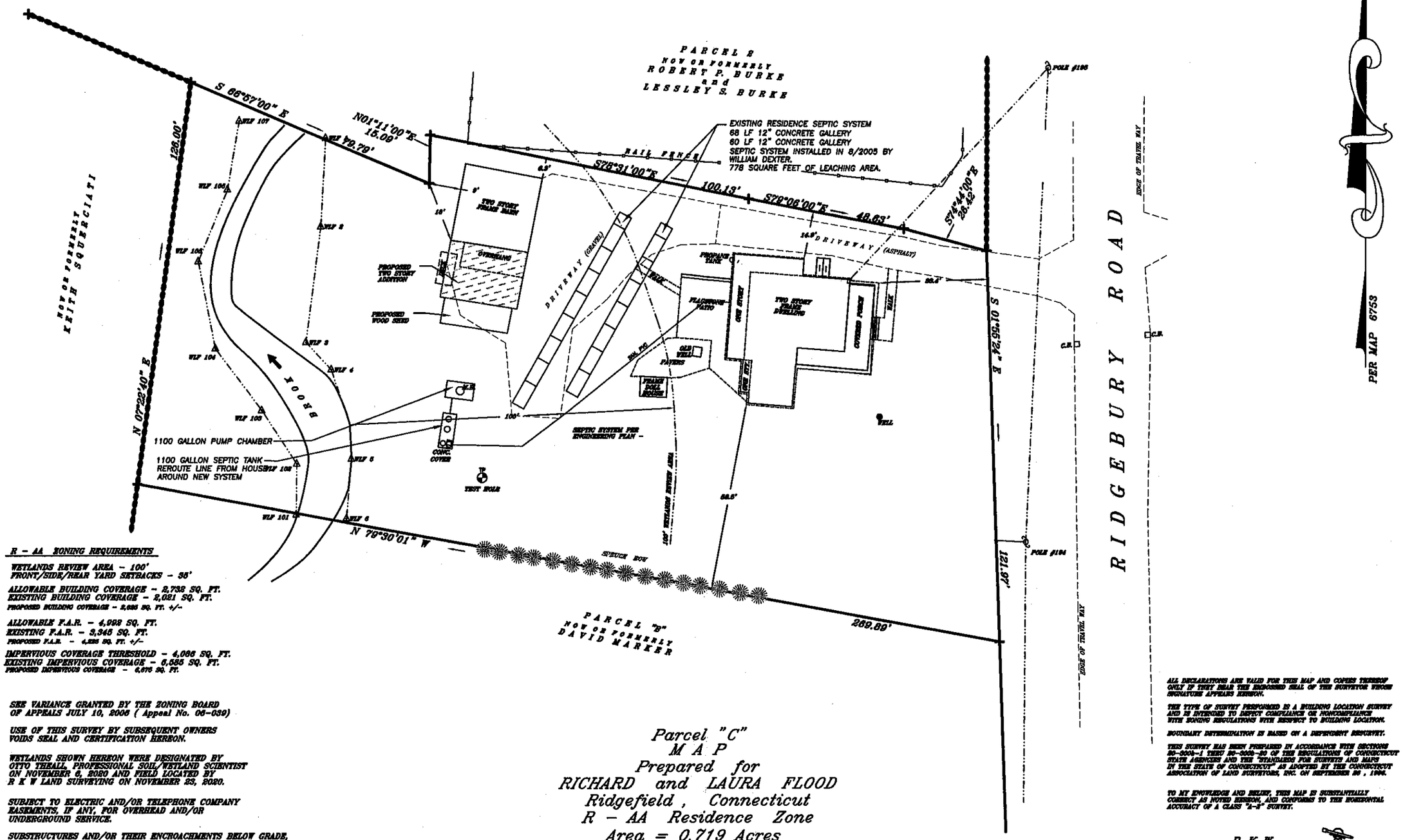
ASSESSORS MAP C – 3 LOT 22
613 RIDGEBURY ROAD



R – AA ZONING REQUIREMENTS

WETLANDS REVIEW AREA – 100'
FRONT/SIDE/REAR YARD SETBACKS – 35'

ALLOWABLE BUILDING COVERAGE – 2,732 SQ. FT.
EXISTING BUILDING COVERAGE – 2,021 SQ. FT.
PROPOSED BUILDING COVERAGE – 2,285 SQ. FT. +/–

ALLOWABLE F.A.R. – 4,099 SQ. FT.
EXISTING F.A.R. – 3,345 SQ. FT.
PROPOSED F.A.R. – 4,285 SQ. FT. +/–

IMPERVIOUS COVERAGE THRESHOLD – 4,066 SQ. FT.
EXISTING IMPERVIOUS COVERAGE – 6,585 SQ. FT.
PROPOSED IMPERVIOUS COVERAGE – 6,676 SQ. FT.

SEE VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS JULY 10, 2006 (Appeal No. 06–039)

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

WETLANDS SHOWN HEREON WERE DESIGNATED BY OTTO TEEALL, PROFESSIONAL SOIL/WETLAND SCIENTIST ON NOVEMBER 6, 2020 AND FIELD LOCATED BY R K W LAND SURVEYING ON NOVEMBER 23, 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.

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

THIS MAP IS NOT FOR CONVEYANCE PURPOSES.

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

REFERENCE HEREBY MADE TO MAP #5223 AND #6753
REFERENCE HEREBY MADE TO VOL. 1048 PG. 1271
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

Parcel "C"
M A P
Prepared for
RICHARD and LAURA FLOOD
Ridgefield , Connecticut
R – AA Residence Zone
Area = 0.719 Acres

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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 Ave
New Canaan , Connecticut
Tel. 203 – 966 – 3501

Survey date NOVEMBER 23, 2020
PROPOSED BARN ADDITION ADDED MAY 27, 2021

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

FILE: CRAIG P:\LD04–20\613 RIDGEBURY RD–FLOOD–SURVEY.DWG