

RIDGEFIELD ZONING REQUIREMENTS

FRONT/SIDE/REAR YARD SETBACK - 50'

ALLOWABLE BUILDING COVERAGE - 3,489 SQ. FT.
EXISTING BUILDING COVERAGE - 1,350 SQ. FT.
PROPOSED BUILDING COVERAGE - 1,500 SQ. FT. +/-

ALLOWABLE FLOOR AREA - 5,911 SQ. FT.
EXISTING FLOOR AREA - 2,300 SQ. FT. +/-
PROPOSED FLOOR AREA - 2,700 SQ. FT. +/-

IMPERVIOUS COVERAGE THRESHOLD - 4,841 SQ. FT.
EXISTING IMPERVIOUS COVERAGE - 4,630 SQ. FT.
PROPOSED IMPERVIOUS COVERAGE - 4,810 SQ. FT.

Lot #33

MAP

PREPARED FOR

PETER GORGAS

Ridgefield, Connecticut

R - AAA Residence Zone

Area = 1.028 Acres

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, FOR THE NEW DECK C.O.

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 # 4949
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

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 DEFECT 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, 1986.

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

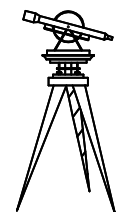
New Canaan, Connecticut

Survey date: JUNE 10, 2020

Tel. 203 - 966 - 3501

Fax 203 - 966 - 3503

PROPOSED ADDITIONS ADDED SEPTEMBER 21, 2020



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CT. L.S. # 70034

FRANCIS J. WALSH JR.

FILE CHESTNUT HILLS 1 of 2 LDD4-2020\63_HARDING DR.DWG