



PARCEL 2 AREA = 1.0154 ACRES  
 (444230 S.F.)  
 EXISTING LOT COVERAGE = 1,592 S.F.  
 PROPOSED LOT COVERAGE = 1,788 S.F.  
 EXISTING IMPERVIOUS AREA = 2,307 S.F.  
 PROPOSED ADDITIONAL IMPERVIOUS AREA = 289 S.F.  
 IMPERVIOUS AREA THRESHOLD = 4,819 S.F.

**DISCLAIMER -**  
 IN ORDER TO ENSURE STRICT COMPLIANCE OF THE  
 FROM BEING NEEDED THE CLIENT IS ADVISED TO HAVE  
 CONSTRUCTION. ERIC J. KRISTOFFERSEN, L.S., ASSUMES  
 CONVEYED TO STATE SAID LAND.

**DISCLAIMER -**  
 IN THE RESPONSIBILITY OF THE CLIENT, CONTRACTOR OR SUBCONTRACTOR TO  
 IDENTIFY THE LOCATION OF ALL UTILITIES, BOTH UNDERGROUND AND ABOVEGROUND  
 PRIOR TO EXCAVATION. THIS SURVEY DOES NOT SHOW, NOR IS IT INTENDED TO SHOW,  
 UTILITIES, EITHER ABOVE OR BELOW THE SURFACE OF THE LAND. THE CLIENT SHALL  
 ANY PARTY UTILIZING THIS SURVEY AND/OR ANY THEREOF.

**NOTES**  
 THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF  
 CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300-10 AND THE  
 STATE AGENCIES FOR SURVEYING AND MAPS IN THE STATE OF CONNECTICUT BY  
 IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPARTMENT RESURVEY  
 CONFORMING TO HORIZONTAL CLASS 1-2 STANDARDS.  
 ZONE - R-44  
 REFER TO MAPS NUMBERED 2671 AND 2672 RIDGEFIELD LAND RECORDS  
 EASEMENTS, ENCROACHMENTS OR UNDERGROUND UTILITIES, IF ANY, MAY NOT BE SHOWN  
 ONLY THOSE STRUCTURES SUBJECT TO ZONING REGULATIONS MAY BE SHOWN  
 THIS SURVEY MAP AND ZONING PURPOSES ARE NOT TO BE USED FOR ANY  
 OTHER PURPOSES, INCLUDING CONVEYANCE OF LAND.

IMPROVEMENT LOCATION SURVEY  
 MAP PREPARED FOR  
**JOHN B. RADZIN**  
 65 CEDAR LANE  
 RIDGEFIELD CONNECTICUT  
 SCALE - 1" = 30'  
 AREA = 1.0154 ACRES



KRISTOFFERSEN LAND SURVEYING, LLC

MAP CERTIFIED BY  
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