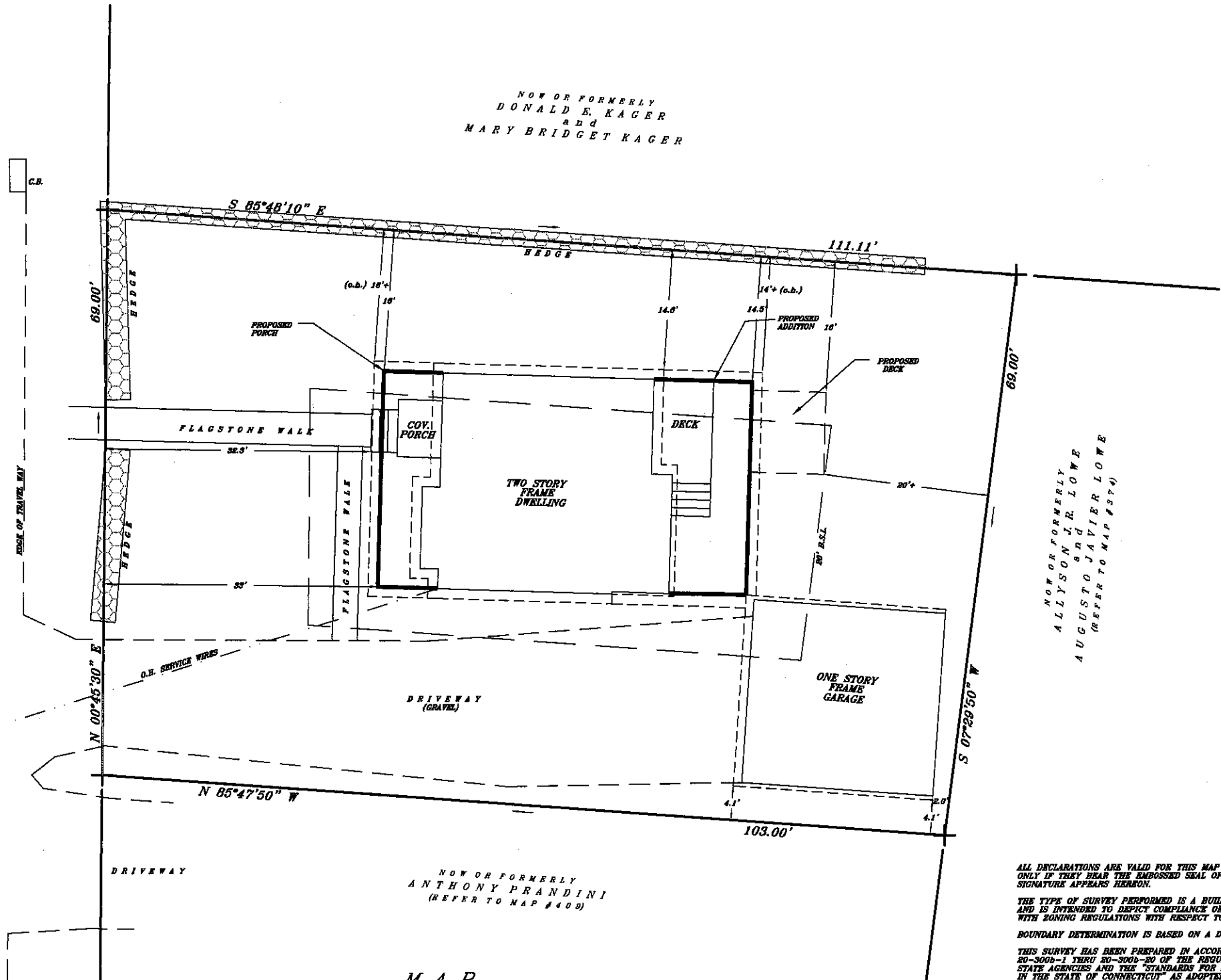




GREENFIELD AVENUE



NOW OR FORMERLY
DONALD E. KAGER
and
MARY BRIDGET KAGER

NOW OR FORMERLY
ALLYSON J. R. LOWE
AUGUSTO and JAVIER LOWE
(REFER TO MAP #374)

NOW OR FORMERLY
ANTHONY PRANDINI
(REFER TO MAP #409)

M A P
Prepared for
PRIME REAL PROPERTY LLC
Ridgefield, Connecticut
R-20 Residence Zone
Area = 0.169 Acres
Or 7,374 Sq. Ft.

R-20 RESIDENCE ZONING REQUIREMENTS
FRONT YARD SETBACK - 25'
SIDE/REAR YARD SETBACKS - 20'
ALLOWABLE BUILDING COVERAGE - 1,180 SQ. FT.
EXISTING BUILDING COVERAGE - 1,280 SQ. FT.
PROPOSED BUILDING COVERAGE - 1,560 SQ. FT. +/-

ALLOWABLE F.A.R. - 2,950 SQ. FT.
EXISTING F.A.R. - 2,000 SQ. FT.
PROPOSED F.A.R. - 2,800 SQ. FT. +/-

IMPERVIOUS COVERAGE THRESHOLD - 2,581 SQ. FT.
EXISTING IMPERVIOUS COVERAGE - 2,840 SQ. FT.
PROPOSED IMPERVIOUS COVERAGE - 3,250 SQ. FT. +/-

REFER TO VARIANCE 01-072 ZBA
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.

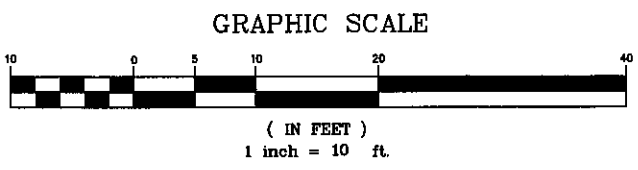
THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS
AND BUILDING COVERAGE ONLY.

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 #374, #409 AND VOL. 1087 PG. 927
ON FILE IN THE RIDGEFIELD TOWN CLERK'S 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 VERIFY COMPLIANCE OR NONCOMPLIANCE
WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

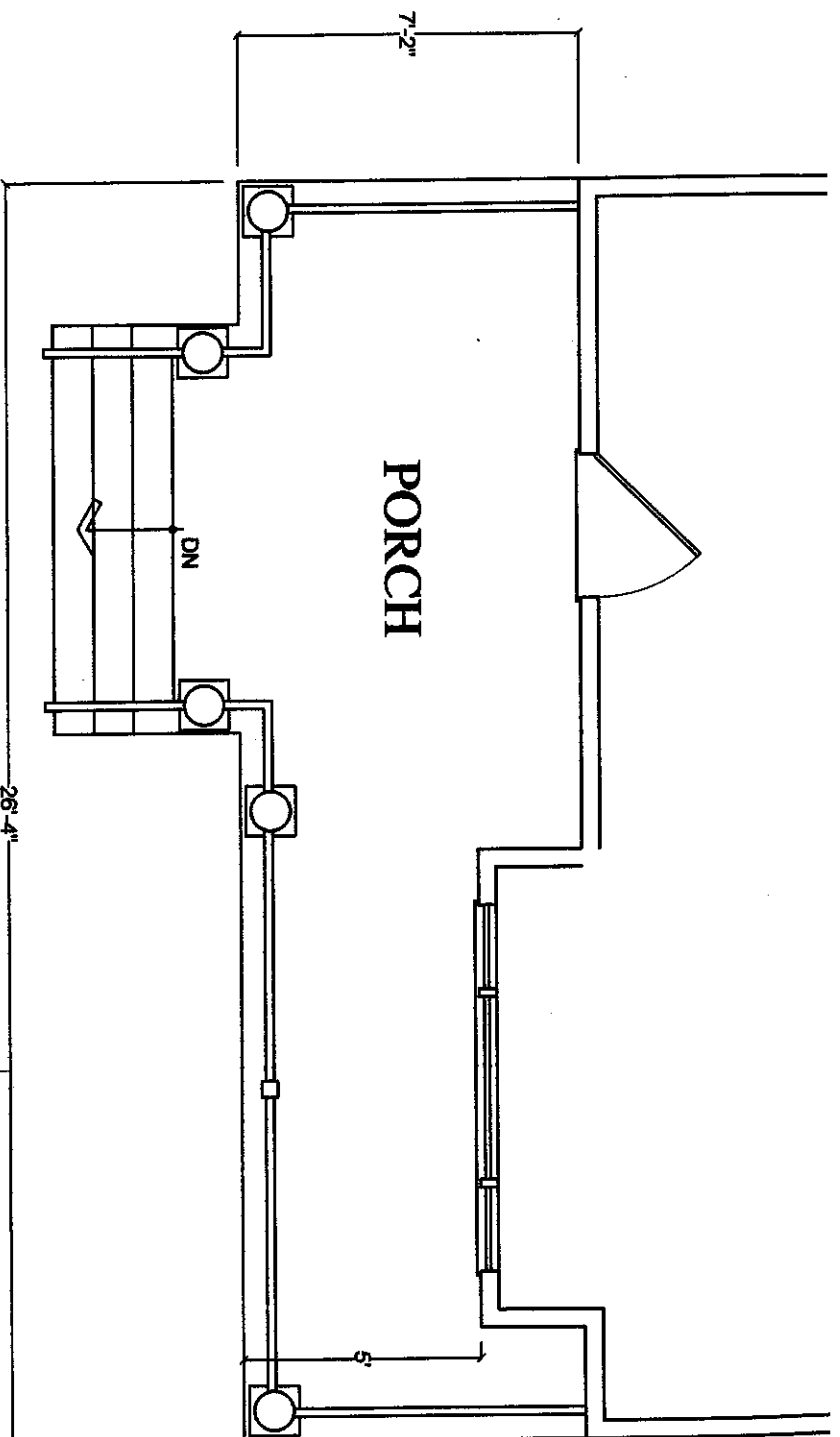
THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS
20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT
STATE AGENCIES AND THE STANDARDS FOR SURVEYS AND MAPS
IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT
ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1990.

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/P.O. Box #788
New Canaan, Connecticut
Tel. 203 - 966 - 3501
Survey Date: MAY 9, 2022

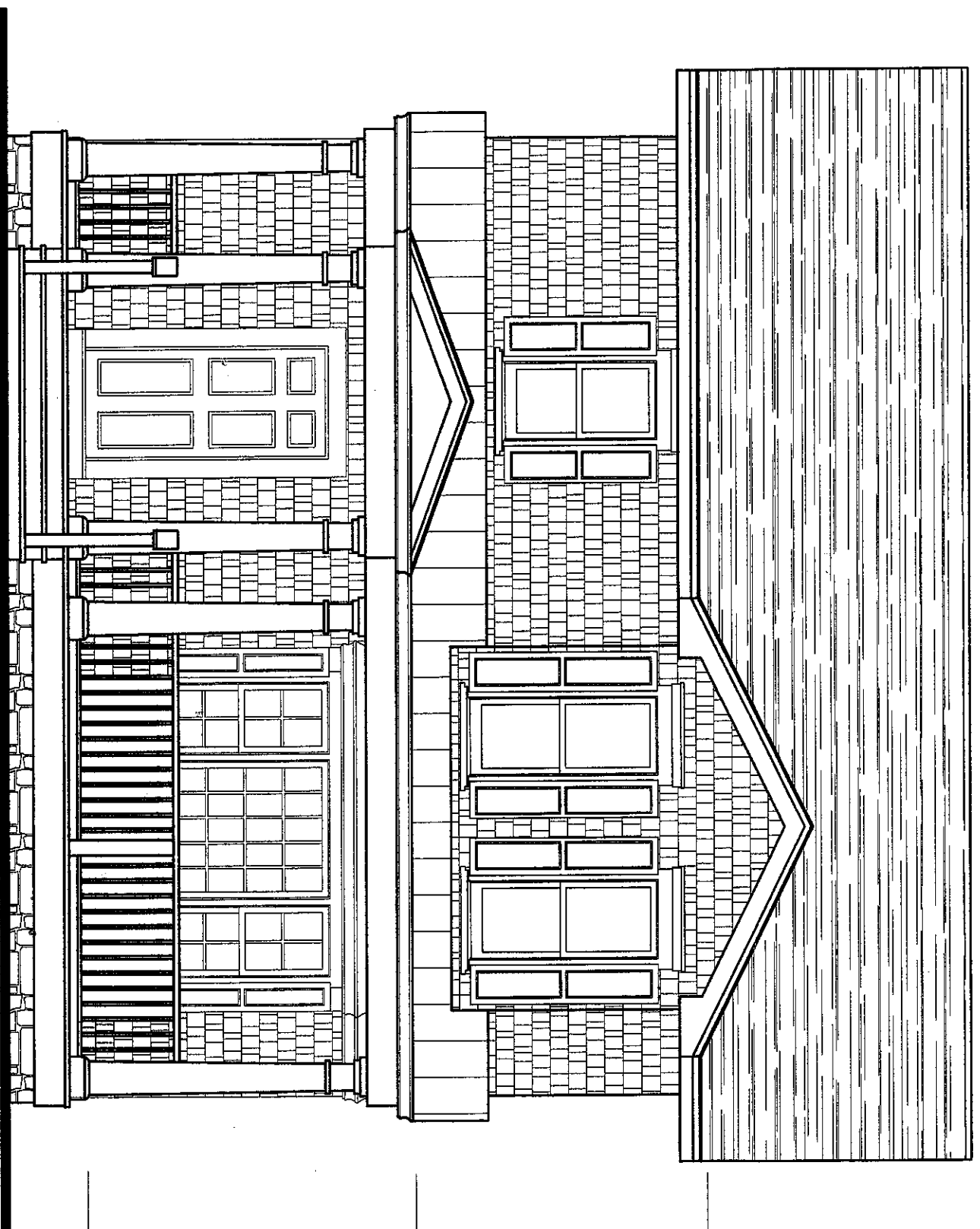


FRANCIS J. WALSH JR. CT. L.S. # 70034



PORCH PLAN

SCALE 1/4" = 1'-0"



ENTRY ELEVATION

SCALE 1/4" = 1'-0"

