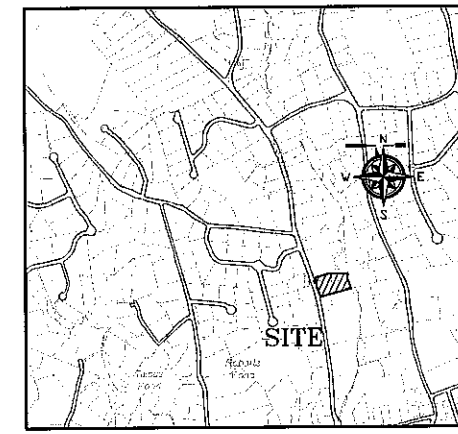


F:\00939 - 172 N Salem Rd-Ridgefield\Survey\2025-A-2-Map of Property.dwg Sheet 1 10/29/2025 16:26:16 1:1

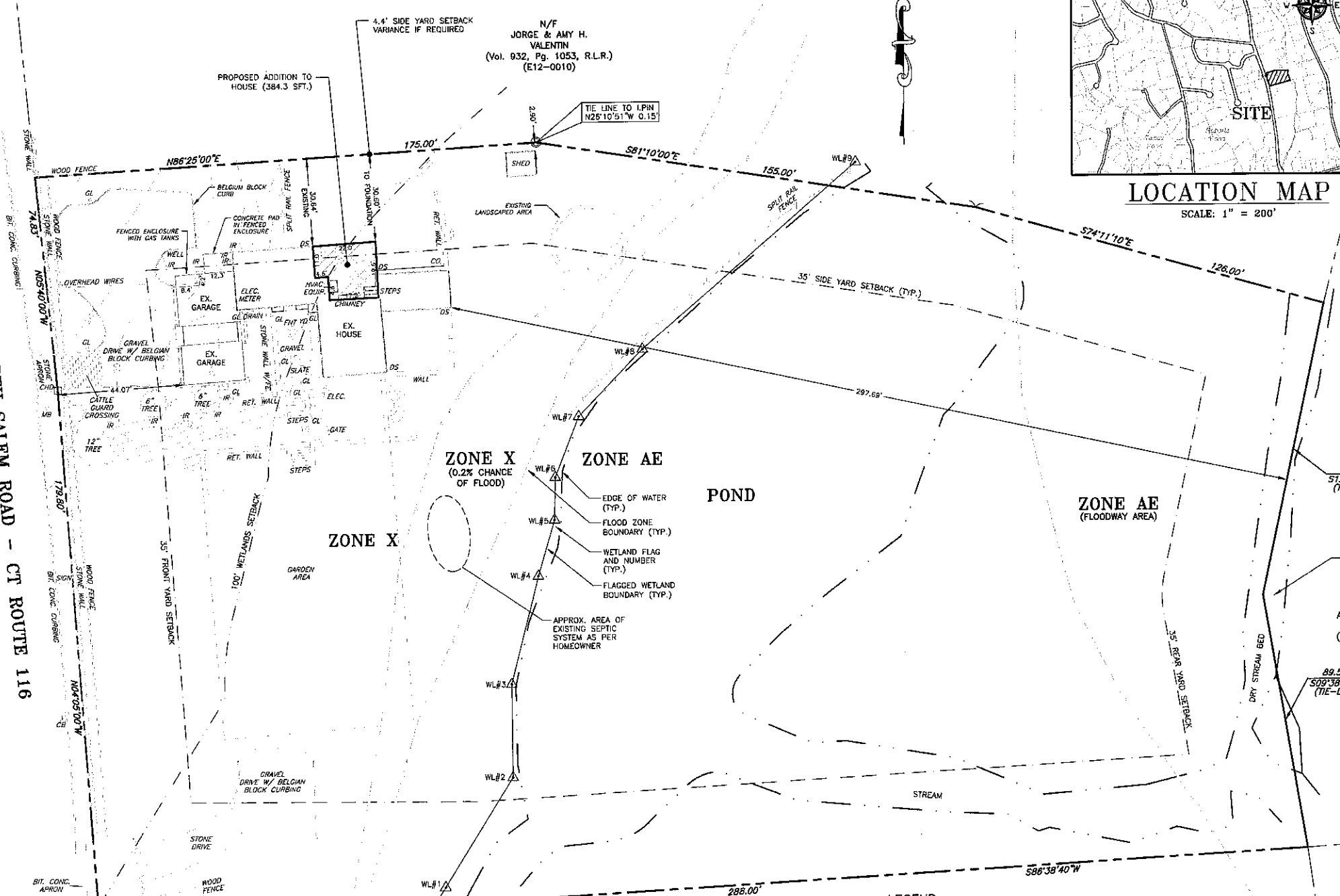
NORTH SALEM ROAD - CT ROUTE 116



LOCATION MAP
SCALE: 1" = 200'

NOTES:

- This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 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.
 - Type of Survey: Zoning Location Survey - Proposed
 - Boundary Determination Category: Dependant Resurvey
 - Class of Accuracy: A-2
- Area of Parcel = 103,615 SF±, 2.38 AC±
- Owner: Jose A. Carvalho & Carol Carvalho (Vol. 1173, Pg. 0358, R.L.R.) (E12-0011)
172 North Salem Road
Ridgefield, CT 06877
- Zone: RAA
- Map References:
 - Map, Prepared For, Estate Of Margaret S. Shane, Ridgefield, Connecticut, Scale: 1"=60', Dated June 13, 1966'. As prepared by Henricis', New Canaan, Ridgefield & Bethel, Conn. (Map #4188, Ridgefield Land Records)
 - Plot Plan, Property Of, Jerry Tuccio, Ridgefield, Connecticut, Scale 1"=40', Dated Aug. 16, 1963'. (Map #3069, R.L.R.)
 - Map, Prepared For, J. Carleton & Mary T. Dillon, Ridgefield, Connecticut, Scale: 1"=40', Dated Oct. 24, 1957'. As prepared by Henricis', New Canaan, Ridgefield, Connecticut (Map #7240, R.L.R.)
 - Map, Prepared For, Ridgefield Water Supply Co., Ridgefield, Connecticut, Scale: 1"=60', Dated Nov. 29, 1972'. As prepared by Henricis', New Canaan, Ridgefield & Bethel, Conn. (Map #6078, R.L.R.)
 - P.R.D. Subdivision, Map, Prepared For, Joseph A. Egan, Jr., Trustee, Ridgefield, Connecticut, Scale: 1"=50', Dated Feb. 16, 1990, Revised to August 23, 1990'. As prepared by Henricis', New Canaan & Ridgefield, Conn. (Map #7800, R.L.R.)
 - Connecticut, State Highway Department, Right Of Way Map, Town Of Ridgefield, Ridgefield-No. Salem Road, From Main St. Northerly, About 6,000 Feet., Route No. 143, Scale 1"=40', Dated Aug. 31, 1931, Number 588, Sheet No. 2 Of 3'.
- This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.
- The topographic features shown on this map are from a field survey done by this office during December, 2016. Elevations are based on an assumed datum.
- The wetlands shown on this plan were flagged in the field by William Kenny Associates LLC, Fairfield, CT and field located by DYMAR.
- Parcel is located in Zone X, ZONE X (0.2% chance of flood), ZONE AE, and Zone AE (Floodway Areas) as shown on the Federal Flood Insurance Rate Map No. 09001C0217F, Dated June 18, 2010, panel 217 of 626.

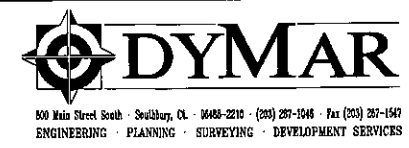


ZONING DATA - 172 North Salem Road

Zoning District: Existing RAA;
Reference is made Zoning Location Survey
Permitted Use: Residence RAA

ZONING STANDARD (Reference to Schedule B)	SECTION	REQ./ALLOWED	EXISTING/PROVIDED
Minimum Lot Size area - sf (ac.)	3.5.A	87,120 (2.00 AC)	103,615 (2.38AC)EX
Minimum Non-Wetland Area	3.5.B	60,984 (1.4 AC)	46,757 (1.07AC)EX
Minimum Street Frontage - ft.	3.5.D	200'	254.63'
Maximum Number of Stories	3.5.J	2.5	2
Building Height - ft.	3.5.I	35'	30'
Minimum Bldg. Setbacks - ft.			
(From Street Line(s)) Front Yard	3.5.H	35'	44.1'
Side Yard	3.5.H	35'	30.6'exists/prop
Rear Yard	3.5.H	35'	297.7'
Max. Lot Coverage (Buildings) 2,651 SQ.FT.	3.5.F	20%	5.67%
Max. Floor Area 2,737 SQ.FT.	3.5.G	40%	5.85%
Maximum Natural Coverage as Percent of Lot - %	24.1	N/A	N/A

Zoning Location Survey - Proposed
Prepared For
JOSE A. CARVALHO & CAROL CARVALHO
172 North Salem Road - CT Route 116
Ridgefield, Connecticut 06877-3126
September 22, 2025 Scale: 1"=20'
Sheet 1 of 1



To the best of my knowledge and belief, this map is substantially correct as noted herein.
#12326
STEVEN M. GABRIELE REG. NO. NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

- ABBREVIATIONS:**
- CB - CATCH BASIN
 - CNC - CONCRETE
 - EMH - ELECTRICAL MANHOLE
 - GV - GAS VALVE
 - HYD - HYDRANT
 - INV - INVERT
 - I.PIN - IRON PIN
 - I.PIPE - IRON PIPE
 - MH - MANHOLE
 - SMH - SANITARY MANHOLE
 - TELE - TELEPHONE PEDESTAL
 - THH - TELEPHONE HANDHOLE
 - TYP. - TYPICAL
 - WV - WATER VALVE
 - FDN - FOUNDATION
 - GL - GROUND LIGHT
 - BIT. - BITUMINOUS
 - MB - MAIL BOX
 - CO - CLEAN OUT
 - DS - DOWNSPOUT

- LEGEND:**
- PROPERTY/ LOT LINE
 - - - SETBACK LINE
 - EDGE OF PAVEMENT (NO CURB)
 - EDGE OF PAVEMENT (CNC CURBING)
 - EXISTING MONUMENT
 - ⊙ EXISTING I.PIN
 - ⊙ EXISTING I.PIPE
 - ⊙ EXISTING DRILL HOLE
 - STONE WALL
 - ⊙ EXISTING STORM MANHOLES
 - ⊙ EXISTING CATCH BASINS
 - ⊙ EXISTING HYDRANT
 - ⊙ EXISTING UTILITY POLE#
 - CHAIN-LINK FENCING
 - ⊙ UNDERGROUND GAS LINE
 - ⊙ UNDERGROUND WATER LINE
 - ⊙ UNDERGROUND ELECTRIC

DATE	REVISION	FIELD BOOK NO.	PROJECT NO.
			0939