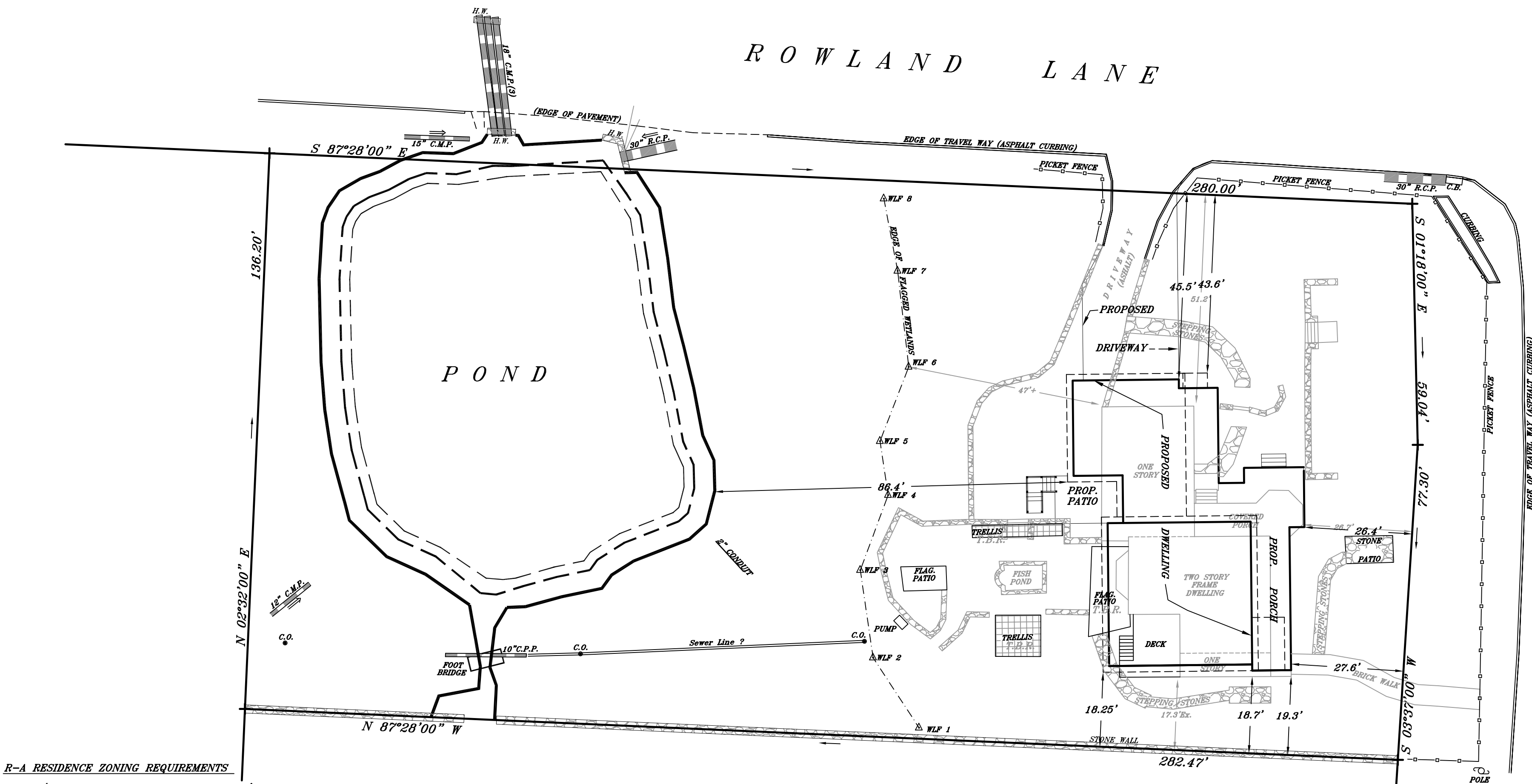


ASSESSORS MAP E15 LOT 145  
17 EAST RIDGE ROAD



**R-A RESIDENCE ZONING REQUIREMENTS**

FRONT/SIDE & REAR YARD SETBACKS - 25'  
ALLOWABLE BUILDING COVERAGE - 3,148 SQ. FT.  
EXISTING BUILDING COVERAGE - 1,795 SQ. FT. (TO BE REMOVED)  
PROPOSED BUILDING COVERAGE - 2,935 SQ. FT. +/-

ALLOWABLE F.A.R. - 5,495 SQ. FT.  
EXISTING F.A.R. - 2,650 SQ. FT. +/-  
PROPOSED F.A.R. - 4,385 SQ. FT. +/-

IMPERVIOUS COVERAGE THRESHOLD - 4,553 SQ. FT.  
EXISTING IMPERVIOUS COVERAGE - 4,475 SQ. FT. +/-  
PROPOSED IMPERVIOUS COVERAGE - 4,350 SQ. FT. +/-

WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY  
MARY JAEHNIG, SOIL SCIENTIST, ON APRIL 12, 2024  
AND WERE FIELD LOCATED BY R K W LAND SURVEYING  
ON APRIL 17, 2024.

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 #951, 950, 1602 + 2337  
REFERENCE HEREBY MADE TO VOL. 1050 PG. 964  
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.  
REFERENCE HEREBY MADE TO VOL. 86 PG. 603 (SEWER LINE EASEMENT)

*M A P*  
*Prepared for*  
*ROBERT B. HENDRICK*  
*and*  
*SARAH R. HENDRICK*  
*Ridgefield, Connecticut*  
*R-A Residence Zone*  
*Area = 0.884 Acres*

GRAPHIC SCALE



( 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 20, 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 Avenue/P.O. Box #788  
New Canaan, Connecticut  
Tele. 203 - 966 - 3501



Survey Date: APRIL 9, 2024  
PROPOSED INFORMATION ADDED SEPTEMBER 24, 2024

FRANCIS J. WALSH JR.

CT. L.S. #70034