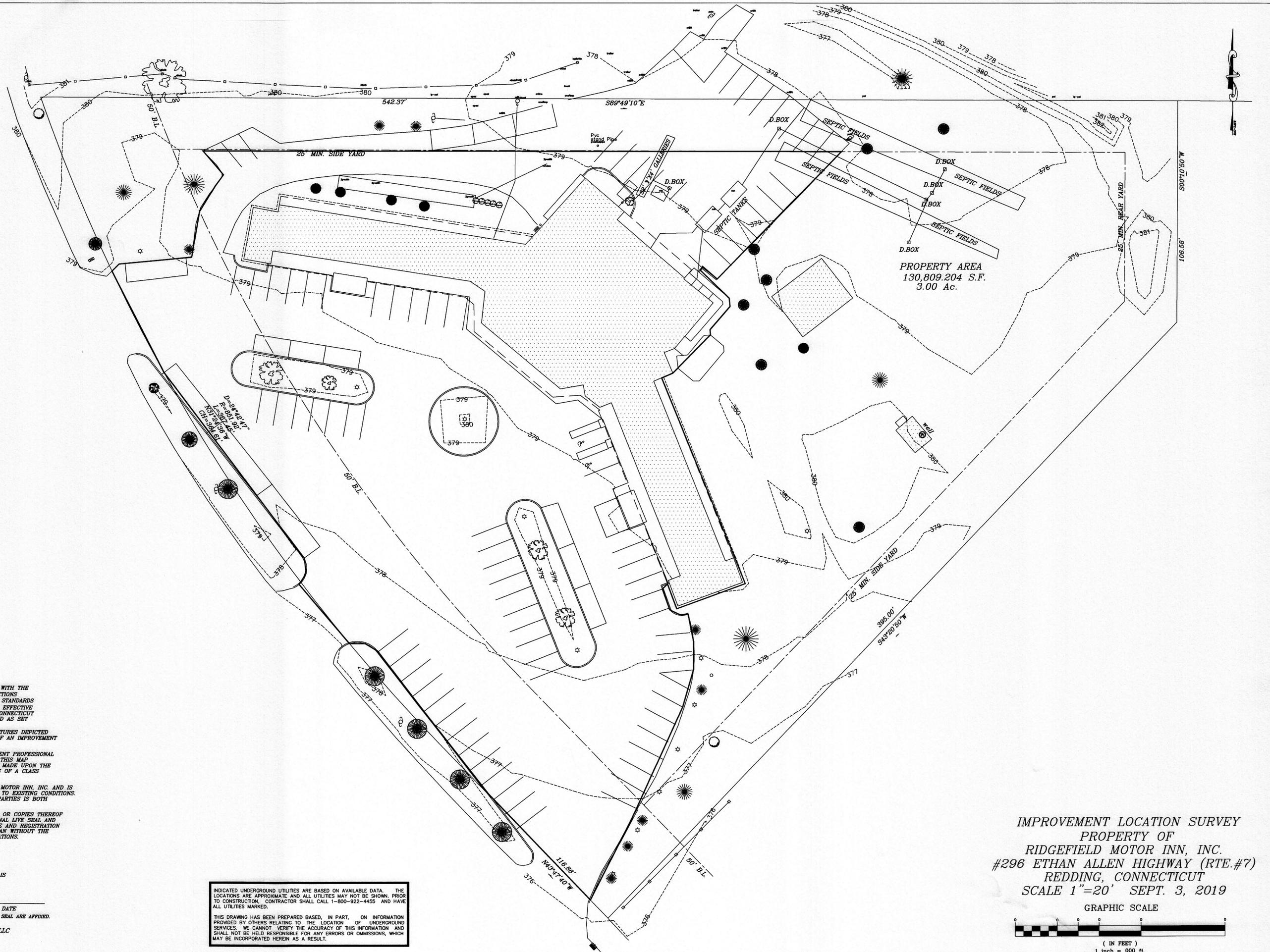


MAP REFERENCES:

1. MAP ENTITLED, "PROPERTY OF ALBERTINE CONDON FEDERAL ROUTE 7 TOWN OF REDDING-COUNTY OF FAIRFIELD STATE OF CONNECTICUT SCALE 1"=50' APRIL 19, 1963 CHARLES J. OSBORNE R.L.S."
2. MAP ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWNS OF REDDING & RIDGEFIELD NORWALK-DANBURY ROAD NORTHERLY ABOUT 1,700 FT & SOUTHERLY ABOUT 2,300 FT. FROM THE REDDING-RIDGEFIELD TOWN LINE ROUTE NO. 126 SCALE 1"=40' OCT. 31, 1929 NO. 531 SHEET 1 OF 2"
3. MAP ENTITLED, "SITE PLAN 1"=20'-0" RIDGEFIELD MOTOR INN 296 ETHAN ALLEN HIGHWAY-ROUTE 7 REDDING, CT ARNOLD D. GANS ARCHITECT SHEET 1 OF 1 27 JAN. 05."
4. MAP ENTITLED, "IMPROVEMENT LOCATION SURVEY SHOWING TREE STUMP LOCATIONS PROPERTY OF RIDGEFIELD MOTOR INN INC. #296 ETHAN ALLEN HIGHWAY (RTE.#7) REDDING, CONNECTICUT SCALE 1"=20' MAY 18, 2017 PETER D. FLYNN L.S."
5. "MAP ENTITLED, "IMPROVEMENT LOCATION SURVEY SHOWING ENCROACHMENTS, PROPERTY OF RIDGEFIELD MOTOR INN, INC. #296 ETHAN ALLEN HIGHWAY (RTE.#7), REDDING, CONNECTICUT. SCALE 1"=20' MAR. 6, 2019." FLYNN & CYR LAND SURVEYING, LLC.



REGULATIONS FOR SB ZONE

ITEM	REQUIRED	EXISTING
MIN. LOT AREA	43,560 S.F.	130,809 S.F.
MIN. BUILDABLE RECTANGLE	20,000 S.F.	40,000 S.F.
MIN. FRONTAGE	100'	484'
MIN. FRONT YARD	50'	59.2'
MIN. SIDE YARD	25'	38.2'
MIN. REAR YARD	25'	25'
MAX. BLDG. HEIGHT	40'	20.8'
MAX. IMPERVIOUS LOT COVERAGE	75%	50%
MAX. BLDG. COVERAGE	25%	10%
PARKING REQUIREMENTS	76*	68

*PARKING CALCULATIONS TAKEN FROM ARCHITECTS SITE PLAN. (SEE ABOVE MAP REFERENCE #3)

NOTES:

1. ELEVATIONS SHOWN ACCORDING TO NAVD88 DATUM.

CERTIFICATION:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
2. THIS MAP AND SURVEY WERE PREPARED FOR RIDGEFIELD MOTOR INN, INC. AND IS INTENDED TO BE USED SOLELY IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS BOTH NOT AUTHORIZED OR VALID.
3. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.S.#8792 DATE
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING LLC
378 BELLY TURN RD. 060-888-7886
BEHLN, CONNECTICUT 06037

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

IMPROVEMENT LOCATION SURVEY
PROPERTY OF
RIDGEFIELD MOTOR INN, INC.
#296 ETHAN ALLEN HIGHWAY (RTE.#7)
REDDING, CONNECTICUT
SCALE 1"=20' SEPT. 3, 2019

