



MACMILLAN ARCHITECTS  
18 BOULDER HILL ROAD  
RIDGEFIELD, CT 06877  
203-431-3329

- Notes:
1. All drawings and written material constitute original work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.
  2. Do not scale drawings.
  3. All dimensions given are to face of stud or other material unless otherwise noted.

ISSUES AND REVISIONS:  
7-15-24 ZBA ISSUE

PROJECT NO: 2083

PROJECT:  
BRONFIELD RESIDENCE  
5 PALMER COURT  
RIDGEFIELD, CT

SEAL:

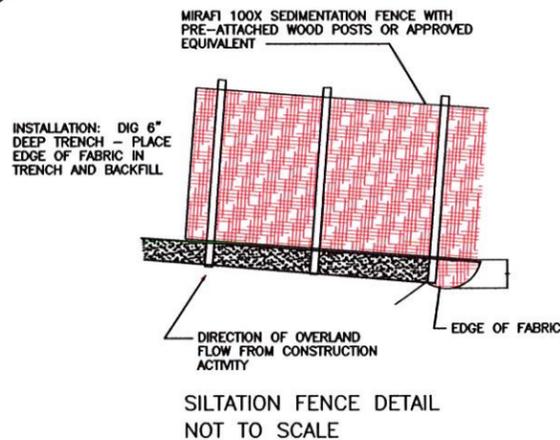
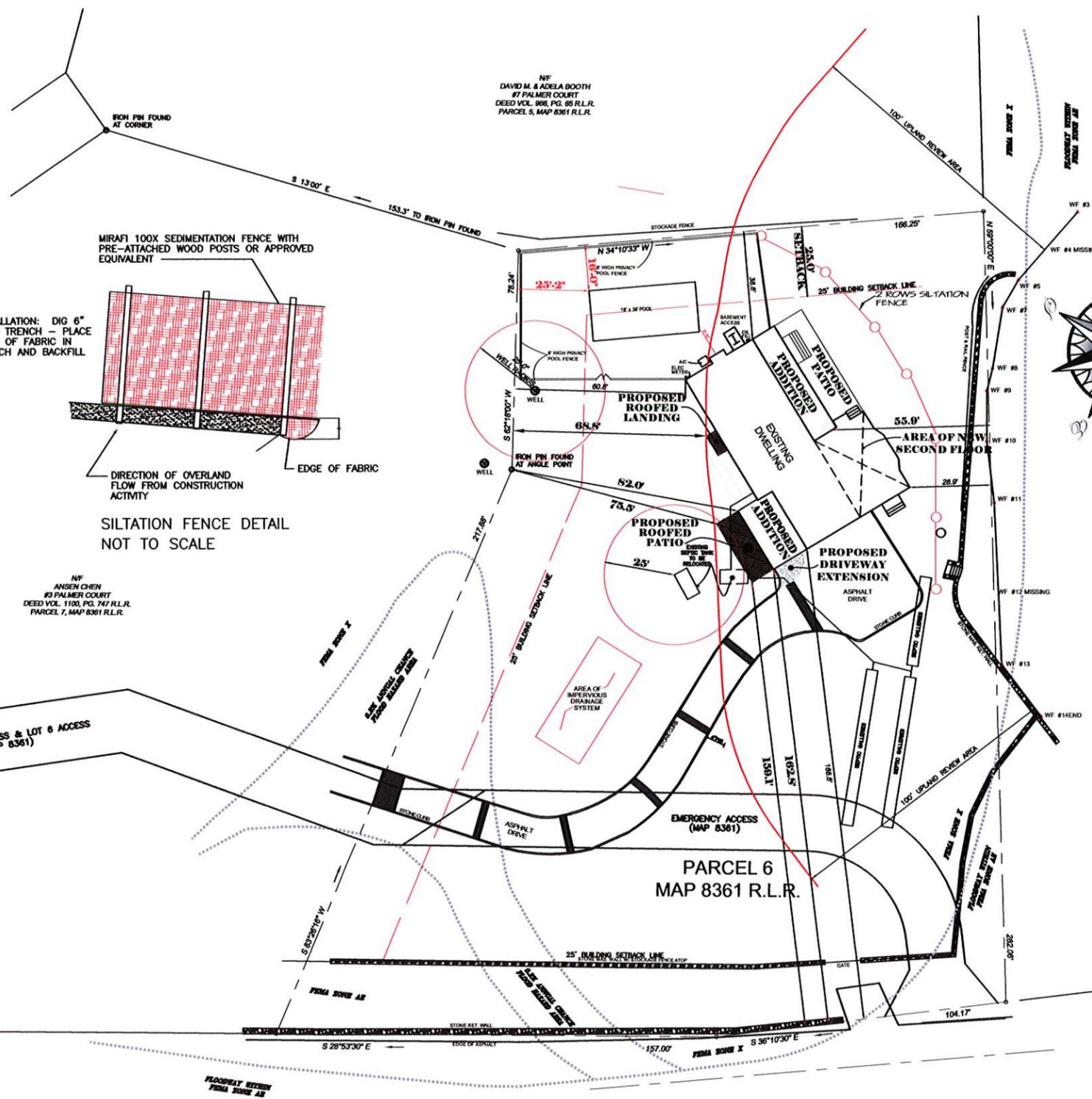
TITLE:  
SITE PLAN

DRAWING NO:  
**ZBA-1**

ZONING INFORMATION

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
ZONE: R-AA RESIDENCE			
FRONT SETBACK	25'	MIN.	25'-0"
REAR	25'	MIN.	115'-0"
SIDE	25'	MIN.	10'-0"
LOT AREA	87,120 S.F.	MIN. 87,231 S.F.	87,231 S.F.
BUILDING HEIGHT TOTAL	48'	MAX. 22.5'	22.5'
No. STORIES	2.5	MAX. 2.0	2.0
LOT COVERAGE (BUILDING)	MAX. 4.123 S.F.	MAX. 2,600 S.F.	3,000 S.F.

MAXIMUM LOT COVERAGE PERMITTED BY CALCULATION:  
3,000 SF - 4% OF THE LOT AREA IN EXCESS OF 43,000 SF  
= REQUIRES SETBACK VARIANCE



IRON PIN FOUND AT ANGLE POINT

EMERGENCY ACCESS & LOT 6 ACCESS (MAP 8361)

PARCEL 6  
MAP 8361 R.L.R.

ETHAN ALLEN HIGHWAY  
(U.S. RTE. 7)

PALMER COURT

**SITE PLAN**  
SCALE 1" = 20'-0"