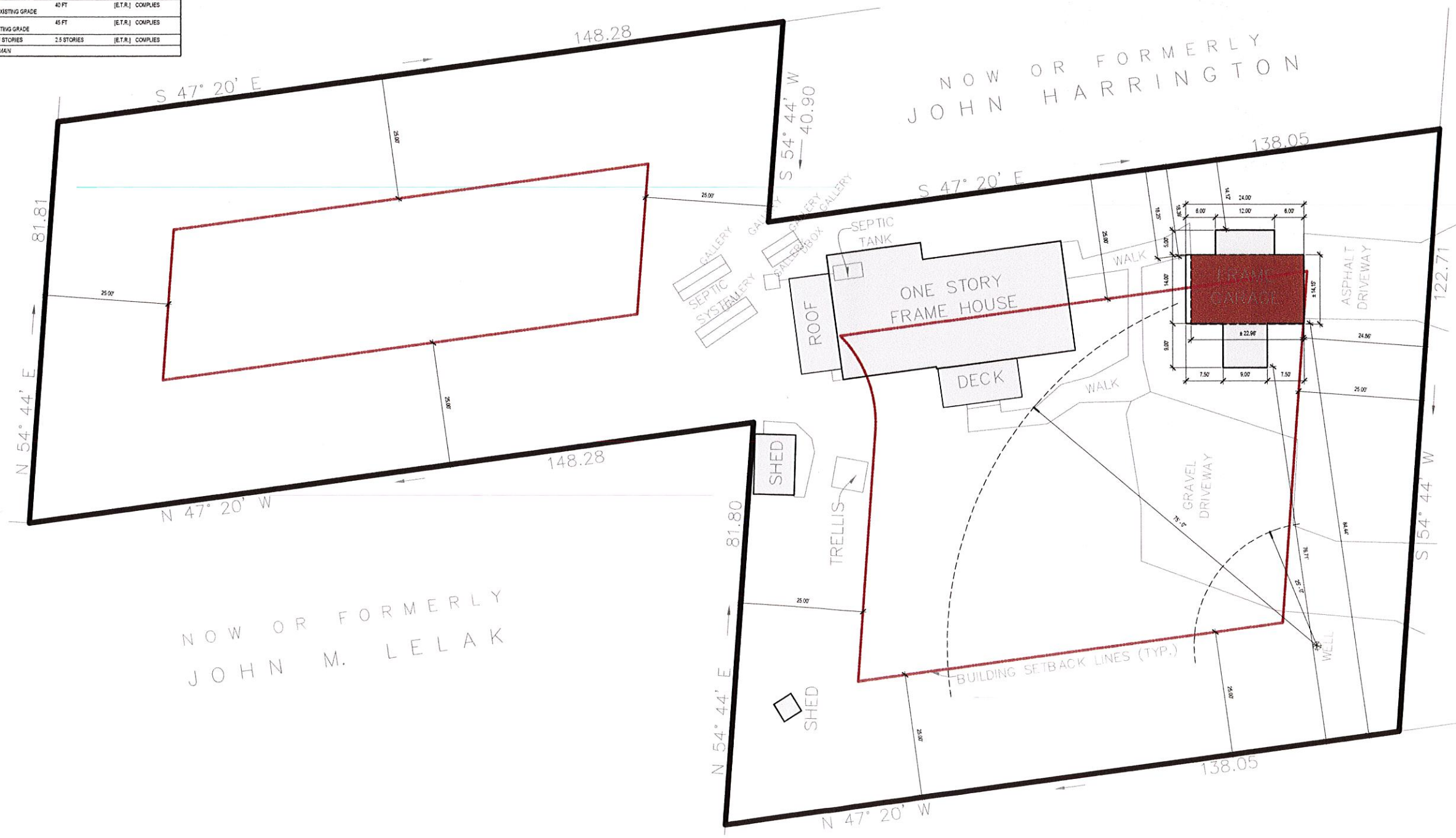
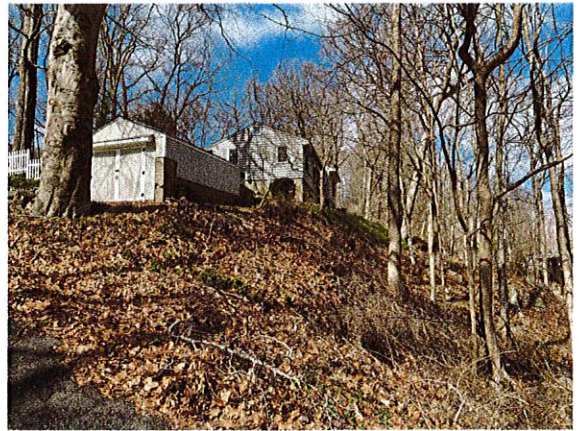
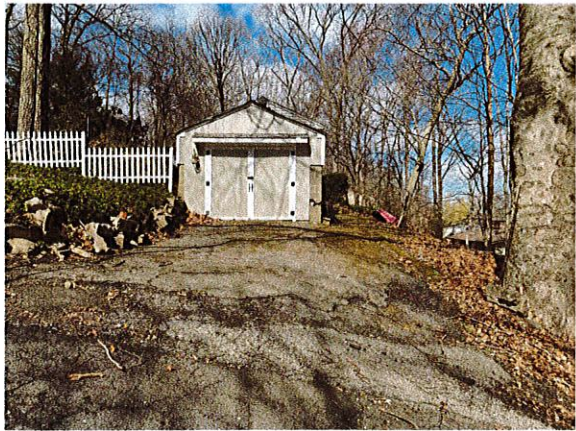
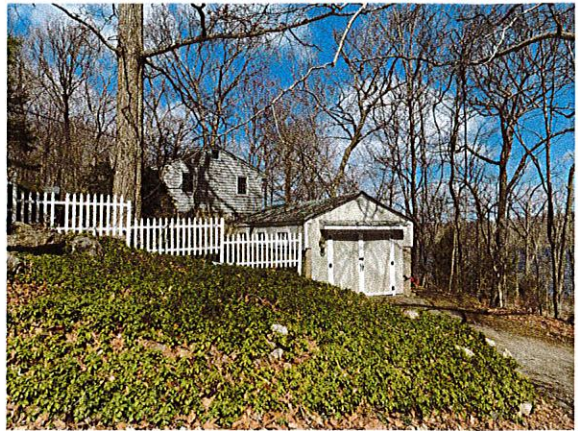


SITE INFORMATION: 15 NINTH LANE		
PROPERTY OWNER:	JANE J. BRADLEY 15 NINTH LANE RIDGEBFIELD, CONNECTICUT 06877	
ZONING DISTRICT:	RA	
LOT AREA:	0.6528 ACRES (28,429 SF)	
SECTION 3.6. AREA AND DIMENSIONAL STANDARDS		
	REQUIRED	EXISTING OR PROPOSED
3.6.A. MINIMUM LOT AREA	1.0 ACRES (43,560 SF)	0.6528 ACRES (28,429 SF)
3.6.B. MINIMUM HIGHWATER AREA	0.8 ACRES (34,848 SF)	COMPLIES E.T.R.
3.6.C. MAXIMUM DENSITY	1.0 ACRES (43,560 SF)	0.6528 ACRES (28,429 SF)
3.6.D. MINIMUM FRONTAGE	100 FT	122.71 FT COMPLIES E.T.R.
3.6.E. MINIMUM LOT WIDTH	NA	COMPLIES E.T.R.
3.6.F. LOT SHAPE REQUIREMENT		
3.6.F.1. MAXIMUM LOT COVERAGE: 20,000 TO 43,559 SF		2,594 SF ALLOWED
3.6.F.2. 2,075 SF PLUS 5.8% OF THE LOT AREA IN EXCESS OF 20,000 SF		
3.6.F.3. MAXIMUM FLOOR AREA RATIO: 20,000 TO 43,559 SF		4,790.03 SF ALLOWED
3.6.F.4. 4,200 SF PLUS 7.0% OF THE LOT AREA IN EXCESS OF 20,000 SF		
3.6.H. MINIMUM YARD SETBACKS		
3.6.H.1. MINIMUM FRONT YARD	25 FT	24.86 FT COMPLIES
3.6.H.2. MINIMUM SIDE YARD	25 FT	18.25 FT COMPLIES
3.6.H.3. MINIMUM SIDE YARD	25 FT	16.71 FT COMPLIES
3.6.H.4. MINIMUM BACK YARD	25 FT	35.18 FT COMPLIES
3.6.I. BUILDING HEIGHT: AVERAGE ABOVE FINISHED GRADE		
3.6.I.1. BUILDING HEIGHT: AVERAGE ABOVE FINISHED GRADE	35 FT	[E.T.R.] COMPLIES
3.6.I.2. BUILDING HEIGHT: TOTAL ABOVE FINISHED GRADE	45 FT	[E.T.R.] COMPLIES
3.6.I. BUILDING HEIGHT: AVERAGE ABOVE EXISTING GRADE		
3.6.I.1. BUILDING HEIGHT: AVERAGE ABOVE EXISTING GRADE	40 FT	[E.T.R.] COMPLIES
3.6.I.2. BUILDING HEIGHT: TOTAL ABOVE EXISTING GRADE	45 FT	[E.T.R.] COMPLIES
3.6.J. MAXIMUM NUMBER OF STORIES	2.5 STORIES	[E.T.R.] COMPLIES
**[E.T.R.] - EXISTING TO REMAIN		

DWELLING INFORMATION: DETACHED GARAGE	
EXISTING DETACHED ONE-STORY GARAGE	308 SF
EXISTING TO BE DEMOLISHED	
PROPOSED DETACHED ONE AND A HALF STORY ADU	417 SF
PROPOSED DETACHED ONE AND A HALF STORY ADU-ENTRY STAIR	60 SF
PROPOSED DETACHED ONE AND A HALF STORY ADU-LOFT	239 SF
TOTAL PROPOSED FLOOR AREA	716 SF

**3.6. DIMENSIONAL EXCEPTIONS**  
 3.6.B. YARD SETBACK EXCEPTIONS  
 3.6.B.3. UNCOVERED ENTRY STAIRS AND STOOPS AND COVERED FIRE ESCAPES MAY EXTEND INTO ANY REQUIRED YARD SETBACK NOT MORE THAN SIX (6) FEET.



**F**  
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 Franca Group LLC  
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 www.franca-group.com

DATE \_\_\_\_\_  
 REVISIONS \_\_\_\_\_  
 REF. NORTH

NINTH LANE

PROJECT NAME  
**BRADLEY ADU**  
 15 NINTH LANE  
 RIDGEBFIELD, CONNECTICUT 06877

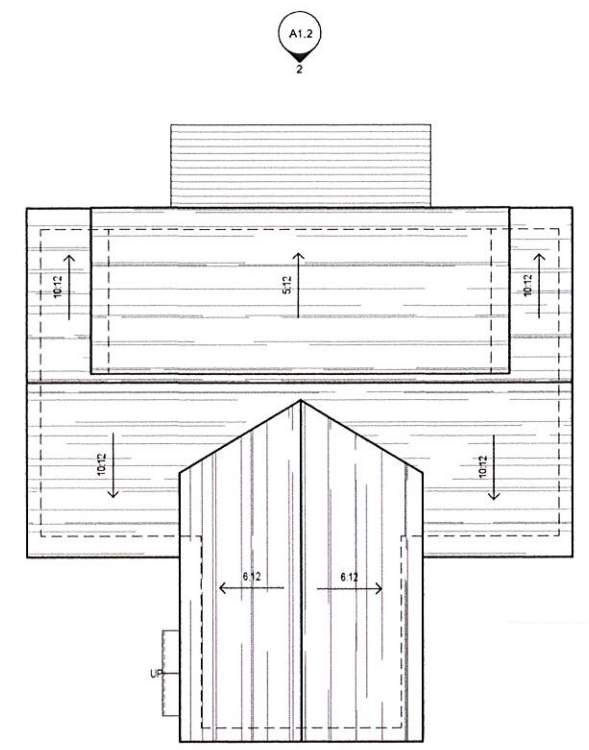
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 SITE PLAN

PROJECT NO. 196  
 ISSUE DATE 12.05.2022  
 SCALE As Indicated  
 SHEET NUMBER

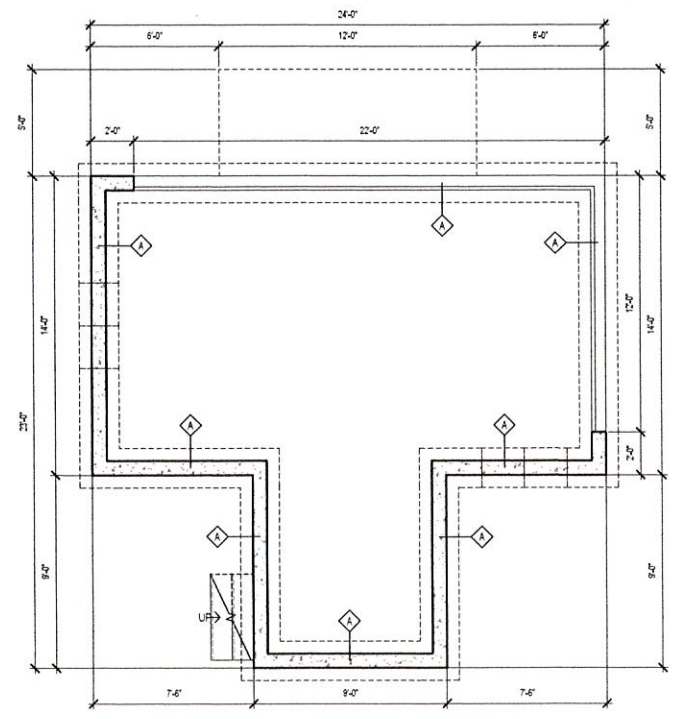
**SP.1**

SITE INFORMATION: 15 NINTH LANE		DWELLING INFORMATION: DETACHED GARAGE	
PROPERTY OWNER:	JANE J. BRADLEY 15 NINTH LANE RIDGEBELD, CONNECTICUT 06877	EXISTING DETACHED ONE-STORY GARAGE	308 SF
ZONING DISTRICT:	PA	EXISTING TO BE DEMOLISHED	
LOT AREA:	0.6528 ACRES (28,429 SF)		
<b>SECTION 3.6. AREA AND DIMENSIONAL STANDARDS</b>		PROPOSED DETACHED ONE AND A HALF STORY ADU	417 SF
	REQUIRED	EXISTING OR PROPOSED	
3.6.A. MINIMUM LOT AREA	1.0 ACRES (43,560 SF)	0.6528 ACRES (28,429 SF)	
3.6.B. MINIMUM HIGHWATER AREA	0.8 ACRES (34,848 SF)	COMPLIES E.T.R.	
3.6.C. MAXIMUM DENSITY	1.0 ACRES (43,560 SF)	0.6528 ACRES (28,429 SF)	
3.6.D. MINIMUM FRONTAGE	100 FT	122.71 FT COMPLIES E.T.R.	
3.6.D. MINIMUM LOT WIDTH	NA	COMPLIES E.T.R.	
3.6.E. LOT SHAPE REQUIREMENT			
3.6.F. MAXIMUM LOT COVERAGE, 20,000 TO 43,559 SF		2,584 SF ALLOWED	
2,075 SF PLUS 5.8% OF THE LOT AREA IN EXCESS OF 20,000 SF			
3.6.G. MAXIMUM FLOOR AREA RATIO, 20,000 TO 43,559 SF		4,790.03 SF ALLOWED	
4,200 SF PLUS 7.0% OF THE LOT AREA IN EXCESS OF 20,000 SF			
<b>3.6.J. MINIMUM YARD SETBACKS</b>			
3.6.J.1. MINIMUM FRONT YARD	25 FT	24.86 FT COMPLIES	
3.6.J.2. MINIMUM SIDE YARD	25 FT	18.25 FT COMPLIES	
3.6.J.3. MINIMUM SIDE YARD	25 FT	78.71 FT COMPLIES	
3.6.J.4. MINIMUM BACK YARD	25 FT	85.18 FT COMPLIES	
3.6.J.5. BUILDING HEIGHT, AVERAGE ABOVE FINISHED GRADE	35 FT	[E.T.R.] COMPLIES	
3.6.J.6. BUILDING HEIGHT, TOTAL ABOVE FINISHED GRADE	45 FT	[E.T.R.] COMPLIES	
3.6.J.7. BUILDING HEIGHT, AVERAGE ABOVE EXISTING GRADE	40 FT	[E.T.R.] COMPLIES	
3.6.J.8. BUILDING HEIGHT, TOTAL ABOVE EXISTING GRADE	45 FT	[E.T.R.] COMPLIES	
3.6.J.9. MAXIMUM NUMBER OF STORIES	2.5 STORIES	[E.T.R.] COMPLIES	
**E.T.R.** - EXISTING TO REMAIN			

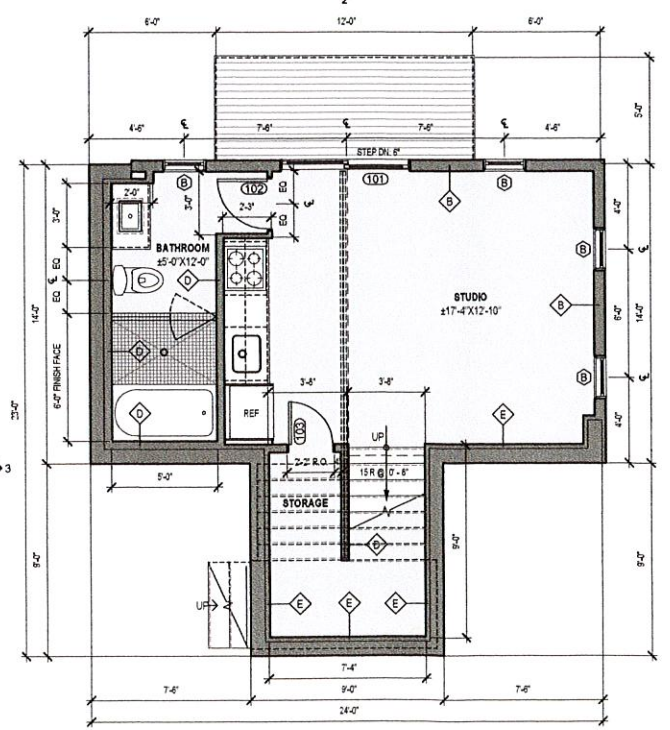
**3.6. DIMENSIONAL EXCEPTIONS**  
 3.6.B. YARD SETBACK EXCEPTIONS  
 3.6.B.3. UNCOVERED ENTRY STAIRS AND STOOPS AND COVERED FIRE ESCAPES MAY EXTEND INTO ANY REQUIRED YARD SETBACK NOT MORE THAN SIX (6) FEET.



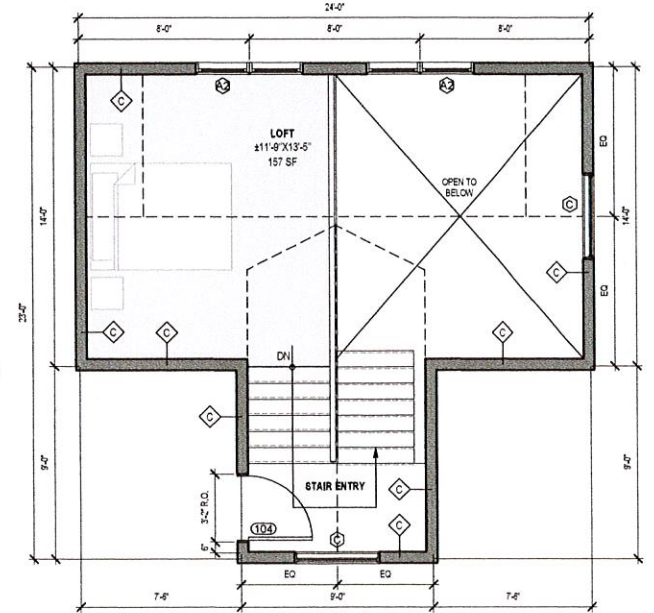
4 ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 LOFT PLAN  
SCALE: 1/4" = 1'-0"



DATE \_\_\_\_\_  
 REVISIONS \_\_\_\_\_  
 REF. NORTH

PROJECT NAME  
**BRADLEY ADU**  
 15 NINTH LANE  
 RIDGEBELD, CONNECTICUT 06877

FLOOR PLANS

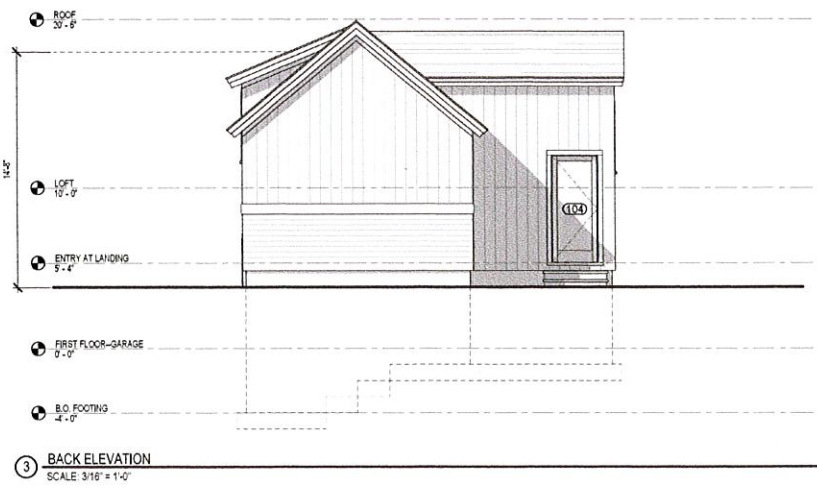
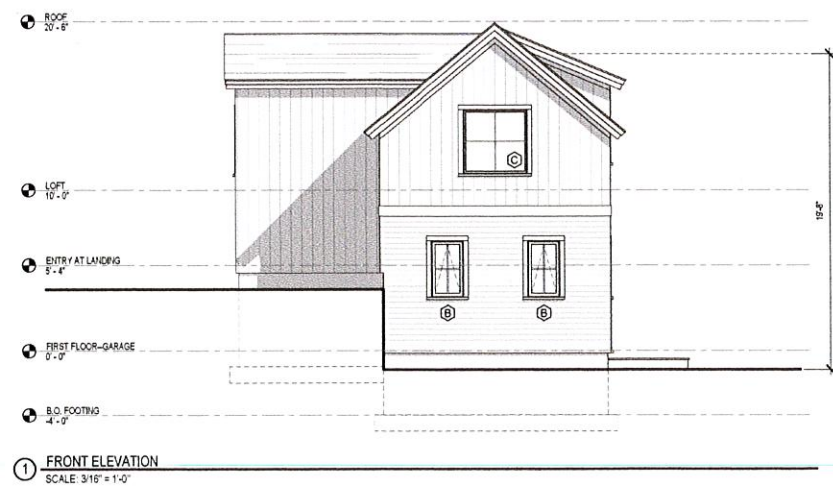
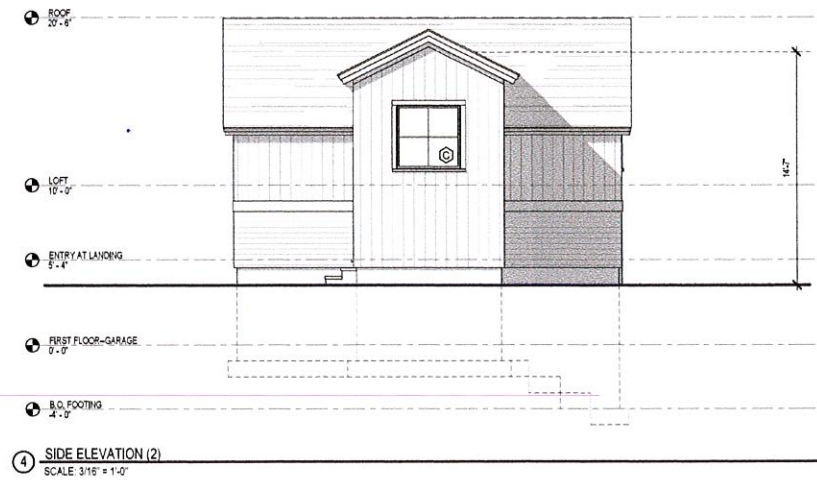
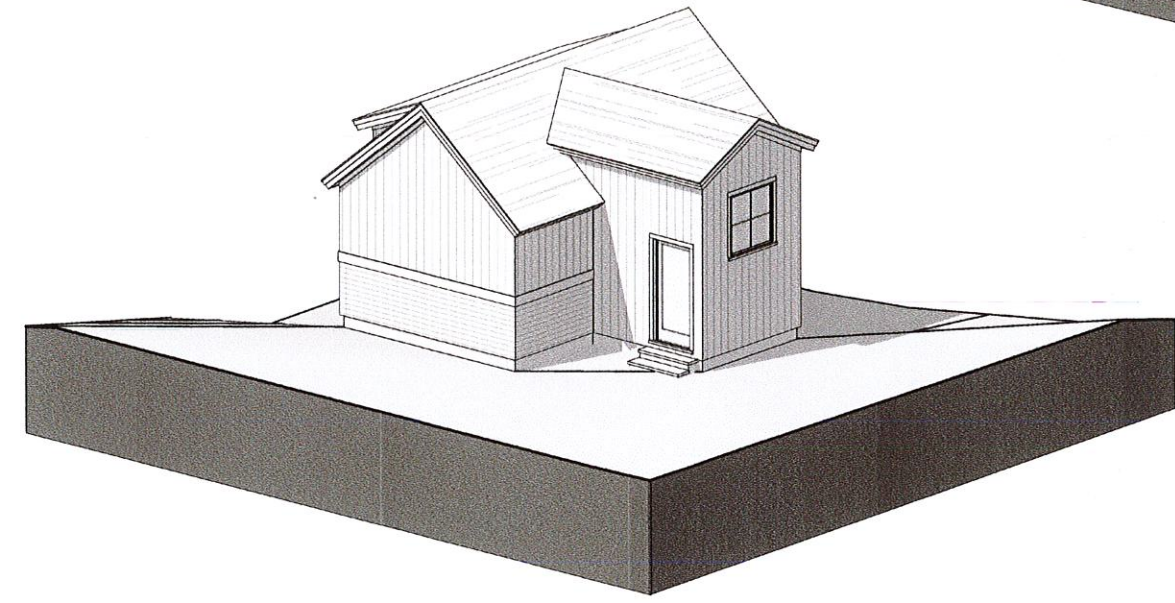
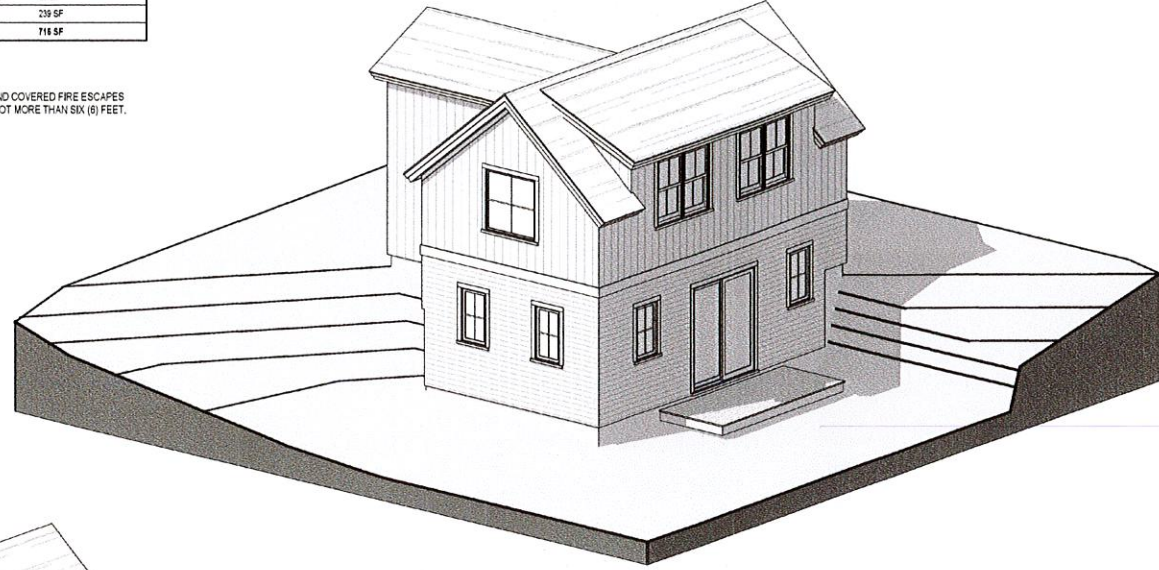
PROJECT NO. 156  
 ISSUE DATE 12.05.2022  
 SCALE 1/4" = 1'-0"  
 SHEET NUMBER

**A1.1**

SITE INFORMATION: 15 NINTH LANE		
PROPERTY OWNER:	JANE J. BRADLEY	
ZONING DISTRICT:	RA	
LOT AREA:	0.8528 ACRES [38,429 SF]	
<b>SECTION 3.6. AREA AND DIMENSIONAL STANDARDS</b>		
	REQUIRED	EXISTING OR PROPOSED
3.3.A. MINIMUM LOT AREA	1.0 ACRES (43,560 SF)	0.8528 ACRES (38,429 SF)
3.3.B. MINIMUM HIGH-WETLAND AREA	0.8 ACRES (34,848 SF)	COMPLIES E.T.R.
3.3.C. MAXIMUM DENSITY	1.0 ACRES (43,560 SF)	0.8528 ACRES (38,429 SF)
3.3.D. MINIMUM FRONTAGE	100 FT	122.71 FT COMPLIES E.T.R.
3.3.D. MINIMUM LOT WIDTH	N/A	COMPLIES E.T.R.
3.3.E. LOT SHAPE REQUIREMENT		
3.3.F. MAXIMUM LOT COVERAGE 20,000 TO 43,559 SF		2,564 SF ALLOWED
2,075 SF PLUS 5.8% OF THE LOT AREA IN EXCESS OF 20,000 SF		
3.3.G. MAXIMUM FLOOR AREA RATIO 20,000 TO 43,559 SF		4,790.03 SF ALLOWED
4,200 SF PLUS 7.0% OF THE LOT AREA IN EXCESS OF 20,000 SF		
<b>3.3.H. MINIMUM YARD SETBACKS</b>		
3.3.H. MINIMUM FRONT YARD	25 FT	24.88 FT COMPLIES
3.3.H. MINIMUM SIDE YARD	25 FT	18.25 FT COMPLIES
3.3.H. MINIMUM SIDE YARD	25 FT	78.71 FT COMPLIES
3.3.H. MINIMUM BACK YARD	25 FT	85.18 FT COMPLIES
3.3.I. BUILDING HEIGHT: AVERAGE ABOVE FINISHED GRADE	35 FT	[E.T.R.] COMPLIES
3.3.I. BUILDING HEIGHT: TOTAL ABOVE FINISHED GRADE	45 FT	[E.T.R.] COMPLIES
3.3.I. BUILDING HEIGHT: AVERAGE ABOVE EXISTING GRADE	40 FT	[E.T.R.] COMPLIES
3.3.I. BUILDING HEIGHT: TOTAL ABOVE EXISTING GRADE	45 FT	[E.T.R.] COMPLIES
3.3.J. MAXIMUM NUMBER OF STORIES	2.5 STORIES	[E.T.R.] COMPLIES
*E.T.R. - EXISTING TO REMAIN		

DWELLING INFORMATION: DETACHED GARAGE	
EXISTING DETACHED ONE-STORY GARAGE	308 SF
EXISTING TO BE DEMOLISHED	
PROPOSED DETACHED ONE AND A HALF STORY ADU	417 SF
PROPOSED DETACHED ONE AND A HALF STORY ADU-ENTRY STAIR	60 SF
PROPOSED DETACHED ONE AND A HALF STORY ADU-LOFT	239 SF
<b>TOTAL PROPOSED FLOOR AREA</b>	<b>716 SF</b>

**3.6. DIMENSIONAL EXCEPTIONS**  
 3.6.B. YARD SETBACK EXCEPTIONS  
 3.6.B.3. UNCOVERED ENTRY STAIRS AND STOOPS AND COVERED FIRE ESCAPES MAY EXTEND INTO ANY REQUIRED YARD SETBACK NOT MORE THAN SIX (6) FEET.



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 info@franca-group.com  
 www.franca-group.com

DATE

REVISIONS

PROJECT NAME  
**BRADLEY ADU**  
 15 NINTH LANE  
 RIDGEFIELD, CONNECTICUT 06877

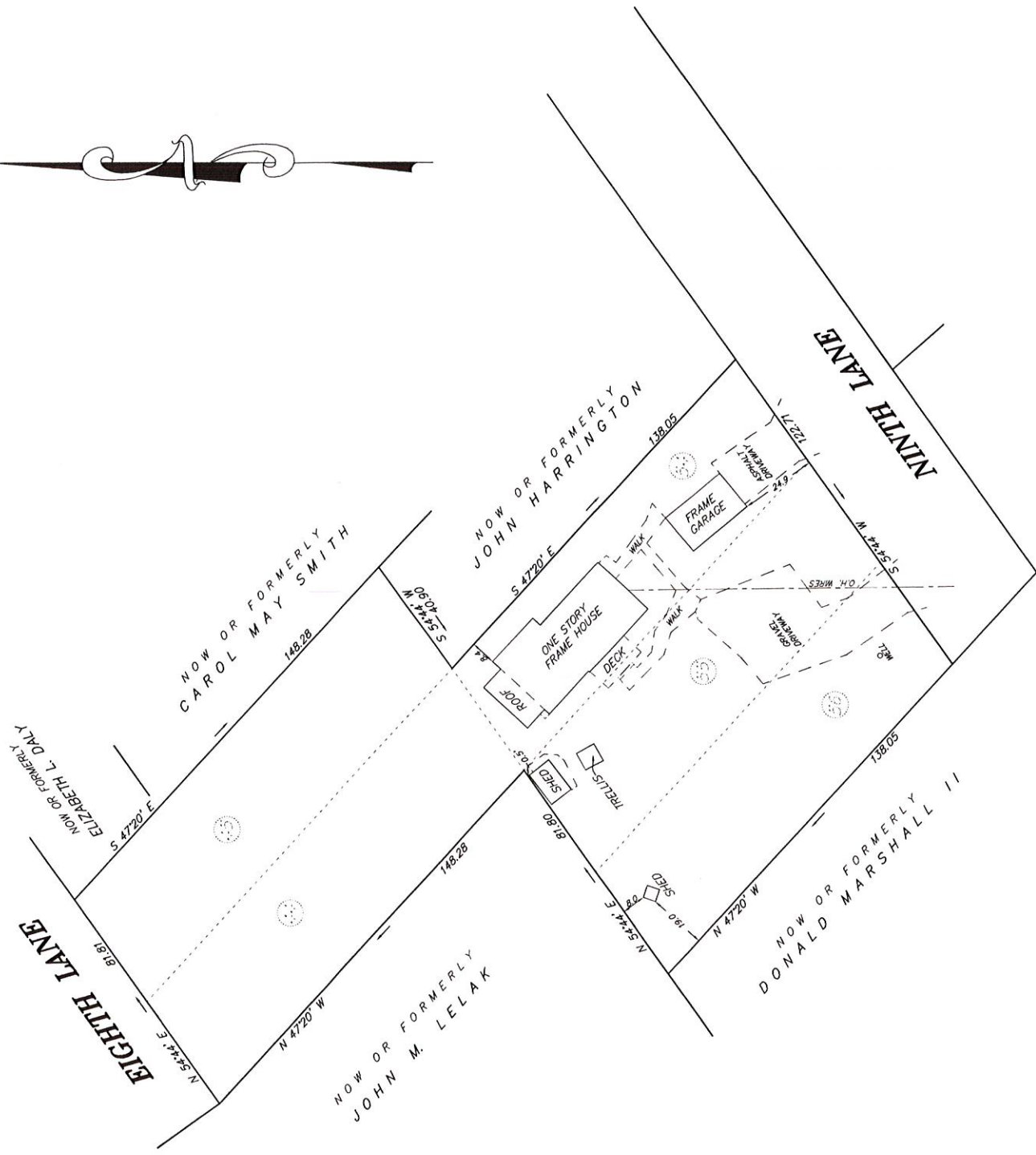
EXTERIOR ELEVATIONS

PROJECT NO. 196  
 ISSUE DATE 12.05.2022  
 SCALE As Indicated  
 SHEET NUMBER

**A1.2**

ASSESSORS MAP C10  
TAX LOT 137  
R-AA RESIDENCE ZONE

15 NINTH LANE



# IMPROVEMENT LOCATION MAP

PREPARED FOR  
**JANE J. BRADLEY**  
RIDGEFIELD, CONNECTICUT

AREA  
28,429 S.F.  
(0.6526 AC.)

SEPTIC DATA PROVIDED BY RIDGEFIELD HEALTH DEPARTMENT.  
NOT FIELD VERIFIED.  
ALLOWABLE BUILDING COVERAGE = 2,564 S.F.  
EXISTING BUILDING COVERAGE = 1,570 S.F.  
ALLOWABLE IMPERVIOUS SURFACES = 3,898 S.F.  
EXISTING IMPERVIOUS SURFACES = 4,251 S.F.  
REFER TO MAP NO. 2024 ON FILE  
IN THE RIDGEFIELD LAND RECORDS.



THE PURPOSE OF THIS MAP IS FOR A BUILDING PERMIT.  
OTHER FIELD DATA MAY NOT BE SHOWN.

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. AS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY. TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN P. O'BRIEN CT. LIC. # 17110  
OFFICE OF MOODY & O'BRIEN, LLC  
NOVEMBER 22, 2024, NEW CANAAN, CONN.

FILE R-10

Land Projects 3\11 MAMANASCO RD\dwg\11 MAMANASCO RD.dwg

F.B. R-02 P.6