

- NOTES:**
- BOUNDARY & TOPOGRAPHIC DATA BY CCA/LLC.
  - VERTICAL DATUM IS BASED ON ASSUMED DATUM.
  - PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 236 OF 626 EFFECTIVE DATE JUNE 18, 2010.
  - STRICT ADHERENCE TO ALL OSHA, TOWN OF RIDGEFIELD AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
  - CONSTRUCTION IS EXPECTED TO BEGIN UPON RECEIPT OF PROPER PERMITS.
  - ALL UTILITIES TO BE INSTALLED UNDERGROUND AND IN THE LOCATIONS AS TO BE DETERMINED BY EACH UTILITY COMPANY.
  - ALL LANDSCAPED AREAS TO BE MULCHED.
  - CONTRACTOR IS RESPONSIBLE TO CONTACT "CALL BEFORE YOU DIG".
  - DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTIONS.
  - SPARE EROSION CONTROLS SHALL BE STORED ON SITE FOR EMERGENCY USE.
  - ALL DISTURBED AREAS TO BE TOPSOIL AND SEEDED.
  - ANY RETAINING WALLS OVER 3' IN HEIGHT ARE TO BE DESIGNED AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CT. LICENSED PROFESSIONAL ENGINEER.
  - NO WOOD RETAINING WALLS OVER 3' IN HEIGHT ARE ALLOWED.
  - UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4466.
  - UNDERGROUND UTILITIES SHOWN AS MARKED IN THE FIELD BY CALL BEFORE YOU DIG. LOCATIONS TO BE VERIFIED BY APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4466 BEFORE ANY SITE WORK.
  - THE EROSION CONTROL LINE (ECL) IS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
  - ALL ON-SITE TRAFFIC SIGNAGE AND MARKINGS SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE OWNER.
  - HOURS OF OPERATION FOR ALL EARTH EXCAVATION/PLACEMENT TO OCCUR IN ACCORDANCE WITH TOWN OF RIDGEFIELD ZONING REGULATIONS.
  - NO LIGHTING IS TO BE DIRECTED TOWARD OR OUTSIDE THE PROPERTY LIMITS.
  - CROSS SLOPE ON SIDEWALKS SHALL BE A MIN. OF 1/4" PER FOOT FROM BUILDING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS.
  - METHODS OF CONSTRUCTION SHALL MEET TOWN OF RIDGEFIELD AND CONNECTICUT D.O.T. STANDARDS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.
  - ALL CATCH BASINS, MANHOLES, PIPING AND OTHER UTILITY COMPONENTS SHALL BE CAPABLE OF SUPPORTING H-20 TRAFFIC LOADING.
  - ALL DRAINAGE PIPE SHALL BE CPEP-8, CORRUGATED POLYETHYLENE PIPE WITH A SMOOTH INTERIOR UNLESS NOTED OTHERWISE.

ALL STAIRS AND STEPS SHALL HAVE HANDRAILS IN ACCORDANCE WITH THE BUILDING CODE

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

ALL PAVEMENT MARKINGS SHALL CONFORM TO CT DOT FORM 816 SECTION 12.10 AND M.07.22

**ZONING TABLE:**

ITEM	REQUIRED	PROPOSED
ZONE	CBD	CBD
USE	COMMERCIAL/RESIDENTIAL	COMMERCIAL/RESIDENTIAL
LOT SIZE	10,000 SF MIN.	56,276 SF = 1.292 Acres
FRONTAGE	30'	296.81'
BUILDING COVERAGE	65%	(10,988 ± SF) = 19.5%
TOTAL IMP. COVERAGE	90%	(32,918 ± SF) = 58.3%
MIN. FRONT YARD	AVG. OF ABUTTING*	10'
MAX. FRONT YARD	AVG. OF ABUTTING*	10'
SIDE YARD	NONE REQ. BUT 3' MIN.**	5'*
REAR YARD	NONE REQ. BUT 3' MIN.**	42.9'
BLDG. HEIGHT	40' MAX.	40'
LOADING	10'x40'	2

**PARKING SUMMARY**

RESIDENTIAL	1.5 SP/1 BR UNIT	4x1.5=6.0 x60%*** = 4
RESIDENTIAL	2.0 SP/2 BR UNIT	21x2.0=42 x60%*** = 25
COMMERCIAL	4.25 SP/1,000 SF	3,5X4.25=15 x60%*** = 9
TOTAL REQUIRED		38 REQUIRED
TOTAL PROVIDED		44 PROVIDED

\* OR AS OTHERWISE APPROVED BY THE COMMISSION  
 \*\* IF PROVIDED  
 \*\*\* REQUIRED NUMBER OF SPACES REDUCED TO 60% IN CBD PER SEC. 7.3.C.1.

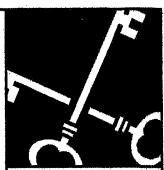
6-30-2021	FINAL CONDITION OF APPROVAL
6-30-2021	REVISE PARKING LAYOUT
DATE	DESCRIPTION

**LAYOUT & MATERIALS PLAN**  
 PREPARED FOR  
**PATRICK DOWNEND**  
 MBLU E15-0182  
 34 BAILEY AVENUE  
 RIDGEFIELD, CONNECTICUT

Date: 6/7/2021  
 Scale: 1"=30'  
 Proj. No.: 20248  
 File No.: 4935  
 Acad No.: 202488P  
 Sheet: C2  
 Drawn by: DLR/RJ/NY

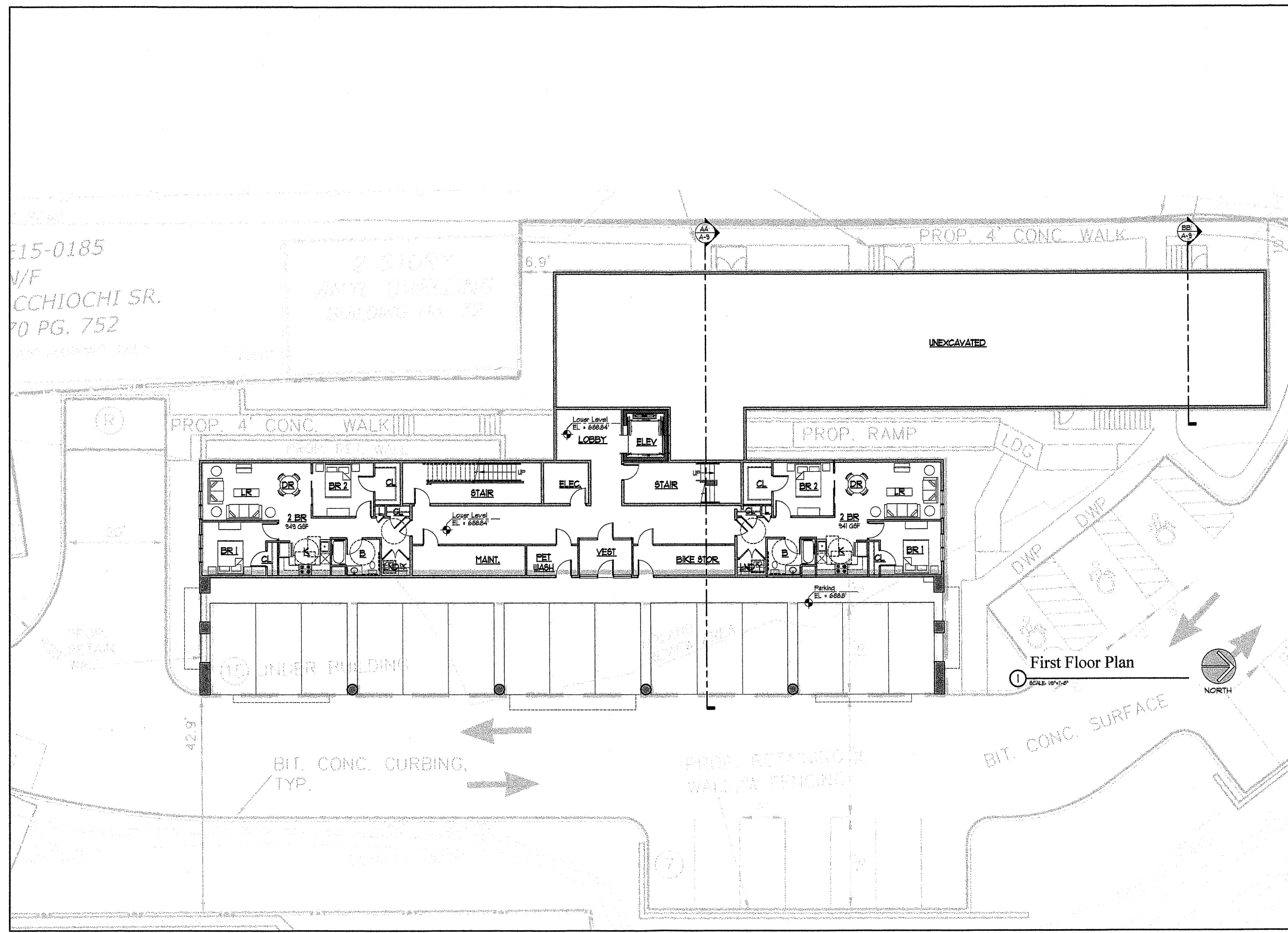
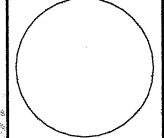
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15-0185  
W/F  
CCHIOCHI SR.  
70 PG. 752

2 STORY  
ANYL DWELLING  
BUILDING No. 32

PROP. 4' CONC. WALK

UNEXCAVATED

PROP. 4' CONC. WALK

PROP. RAMP

First Floor Plan  
SCALE: 1/8"=1'-0"



34 Bailey Avenue  
Hartford, CT

Patrick Downend

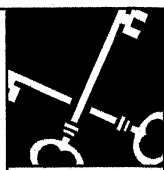
NOT FOR CONSTRUCTION

Drawn:	LC
Date:	02/18/2022
Revisions:	

Lower Level Plan

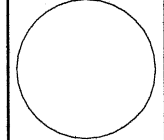
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02/18/2022



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**34 Bailey Avenue**  
Ridgelyield, CT

Patrick Downend

**NOT FOR CONSTRUCTION**

Drawn:	LC
Date:	02/18/2022
Revisions:	

Schematic Building Sections

**A-9**

