



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:
- 9-27-23 REVISION
 - 10-6-23 REVISION
 - 12-1-23 CONTRACT SET
 - 1-10-24 WETLANDS PLANTING
 - 1-12-24 WETLANDS DRAIN NOTE

PROJECT NO: 2083

PROJECT:
BRONFIELD RESIDENCE
5 PALMER COURT
RIDGEFIELD, CT

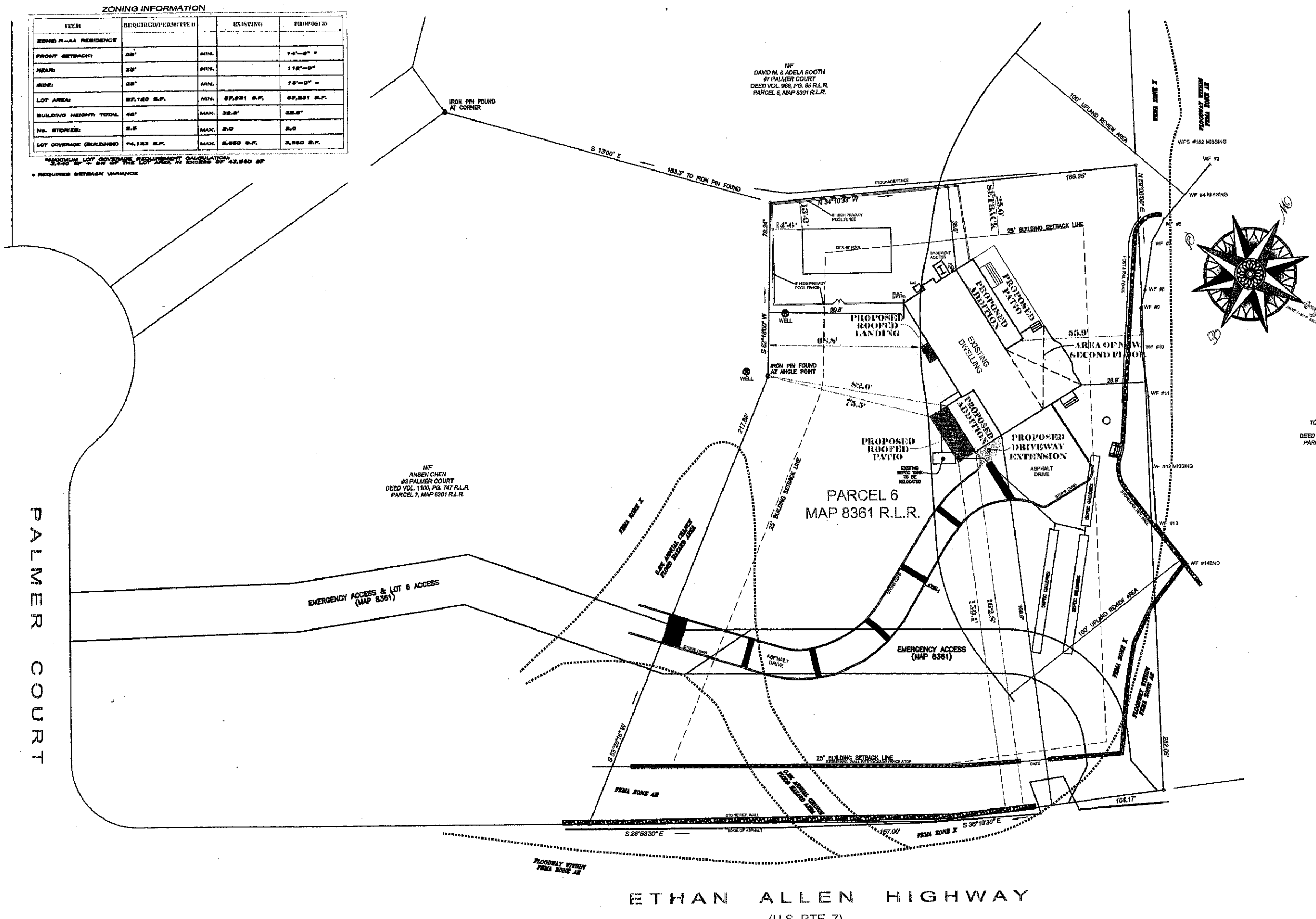
SEAL:

TITLE:
SITE PLAN

DRAWING NO:
SY-100

ZONING INFORMATION			
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
ZONE R-1A RESIDENCE			
FRONT SETBACK	25'	MIN.	14'-6" *
REAR	25'	MIN.	11'-0" *
SIDE	25'	MIN.	13'-0" *
LOT AREA	87,180 S.F.	MIN. 87,831 S.F.	87,831 S.F.
BUILDING HEIGHT TOTAL	48'	MAX. 32.8'	32.8'
NO. STORIES	2.5	MAX. 2.0	2.0
LOT COVERAGE (BUILDING)	4,123 S.F.	MAX. 2,680 S.F.	3,080 S.F.

*MAXIMUM LOT COVERAGE REQUIREMENT CALCULATION:
3,440 SF ± 5% OF THE LOT AREA IN EXCESS OF 43,880 SF
* REQUIRES SETBACK VARIANCE



PALMER COURT

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

SITE PLAN
SCALE 1" = 20'-0"