



2 VIEW OF EXISTING REAR SLOPED YARD  
SCALE: 1" = 10'



3 VIEW OF EXISTING CABANAS  
SCALE: 1:80



1 OVERALL SITE PLAN  
SCALE: 1" = 50'

**MOSE**  
ASSOCIATES ARCHITECTS PC  
64 WALLACKS DRIVE  
STAMFORD, CONNECTICUT 06902  
203-438-5355

CERTIFICATION & SEAL



NOTE: DO NOT SCALE DRAWINGS  
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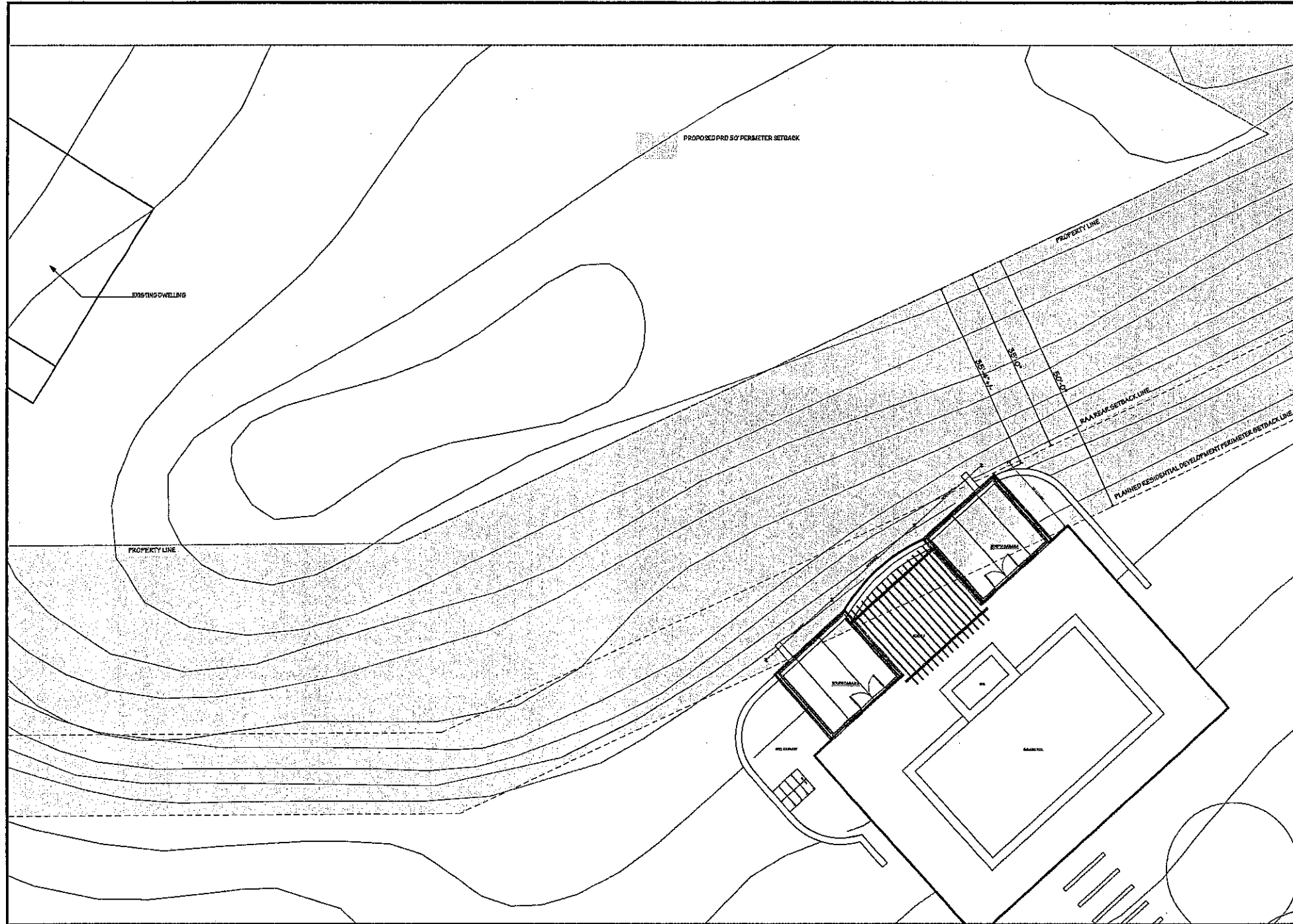
PROJECT  
ZBA SUBMISSION  
CRAIG RESIDENCE  
61 LEB ROAD, RIDGEFIELD, CONNECTICUT 06877

DATE / REVISIONS  
9-16-23 ZBA PRO SETBACK VARIANCE

DRAWING TITLE  
OVERALL SITE PLAN

DATE: 9/16/23  
BY:  
JOB NO: 23053  
DWG. NO:

**ZBA-1**



**MOSE**  
ASSOCIATES ARCHITECTS P.C.  
84 WALLACKS DRIVE  
STAMFORD, CONNECTICUT 06902  
203 438 5355

CERTIFICATION & SEAL

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PROJECT  
ZBA SUBMISSION  
CRAIG RESIDENCE  
61 LEE ROAD, RIDGEBFIELD, CONNECTICUT 06877

DATE / REVISIONS  
8-18-23 ZBA PRD SETBACK VARIANCE

DRAWING TITLE  
CABANA SITE PLAN - ENLARGED +  
PHOTOS


DATE: 8/18/23  
BY:  
JOB No: 2305.9  
DWG. No:

**ZBA-2**

**1 ENLARGED CABANA SITE PLAN**  
SCALE 1/8" = 1'-0"



- NOTES:
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO FINAL SURVEY, ZONING AND ENGINEERING ANALYSIS.
  2. EXISTING SITE DATA IS BASED UPON THE TOWN OF RIDGEFIELD GIS, CLASS 10 MAPING PREPARED BY RYAN AND FALLUS LAND SURVEYING.
  3. A PROPERTY AND TOPOGRAPHIC SURVEY AND TITLE SEARCH WILL BE REQUIRED.
  4. A SOIL SCIENTIST WILL BE NEEDED TO CHECK THE PROPERTY FOR WETLANDS.
  5. SOIL TESTING FOR SEPTIC SYSTEMS WILL BE NECESSARY.
  6. THE PROPERTY IS LOCATED IN THE R2A ZONE.
  7. MINIMUM LOT AREA IS 2.0 ACRES (87,120 SF), MINIMUM LOT AREA FOR A PRO LOT IS 1.0 ACRES (43,560 SF).
  8. EXISTING LOT AREA IS 11.0878 ACRES.
  9. THIS LAYOUT IS BASED ON A PROPOSED SUBDIVISION OF THE PROPERTY INTO 8 PRO LOTS.
  10. MINIMUM NON-WETLAND AREA IS 0.8 ACRES (34,848 SF).
  11. MAXIMUM DENSITY IS 1 UNIT PER 43,560 SF.
  12. MINIMUM LOT FRONTAGE IS 100'.
  13. MAXIMUM LOT COVERAGE ALLOWED PER SECTION 3.6.F. IS 3,440 SF PLUS 5% OF THE LOT AREA IN EXCESS OF 87,120 SF. LOT COVERAGE IS DEFINED AS "THE PERCENTAGE WHICH THE AGGREGATE BUILDING AREA OF ALL BUILDINGS ON THE LOT BEARS TO THE AREA OF THE LOT".
  14. MAXIMUM FLOOR AREA RATIO PER SECTION 3.6.G IS 5,000 SF PLUS 8.0% OF THE LOT AREA IN EXCESS OF 87,120.
  15. MAXIMUM YARD SETBACKS FROM ANY SIDE, FRONT, OR REAR LOT LINE IS 25'. MINIMUM YARD SETBACKS FROM A PERIMETER BOUNDARY LOT LINE IS 50'.
  16. MAXIMUM BUILDING HEIGHT IS 35 FEET AVERAGE BUILDING HEIGHT ABOVE FINISHED AVERAGE GRADE OR 45 FEET TOTAL BUILDING HEIGHT ABOVE FINISHED AVERAGE GRADE.
  17. MAXIMUM NUMBER OF STORIES IS 2.5 STORIES ABOVE GRADE (STORIES) FACING THE STREET.
  18. PER SECTION 3.6.L LOT SHAPE REQUIREMENT, EACH LOT SHALL HAVE A REGULARITY FACTOR (R) OF NOT LESS THAN 0.55.
  19. THE SITE IS NOT LOCATED IN A FEMA 100 YEAR FLOOD ZONE.
  20. THE SITE IS NOT LOCATED IN A STATE DEFINED OR LOCALLY DEFINED ADAPTER PROTECTION ZONE.
  21. THE SITE IS NOT LOCATED IN A DRINKING WATER WATERSHED.
  22. THE SITE IS LOCATED IN A CT. DEEP NATURAL DIVERSITY DATABASE. AN APPLICATION NEEDS TO BE SUBMITTED TO DETERMINE WHAT SPECIES MAY EXIST ON THE PROPERTY.

DATE	DESCRIPTION
<b>PRD SUBDIVISION FEASIBILITY PLAN</b> PREPARED FOR <b>GEORGE &amp; SUSAN CRAIG</b> 61 LEE ROAD RIDGEFIELD, CONNECTICUT	
	Date: 08/23/2023 Scale: 1"=50' Project: 23-775 File: 5308 Acad: 23775-FEAS Sheet: 1 OF 1
Drawn by: KBT	Checked by: SCS
40 Old New Milford Road Broadfield, CT 06034 (203) 776-5207 www.ccasurveying.com	