

**NOTES:**

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THIS MAP NOT VALID WITHOUT THE SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.

UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NON-EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455.

REFERENCE MADE TO MAPS # 4917, 5443, 5913, 6770, AND 7376 OF THE TOWN CLERK'S OFFICE.

ENCROACHMENTS, IF ANY, NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO ALLOW DETERMINATION COMPLIANCE WITH ZONING REGULATIONS.

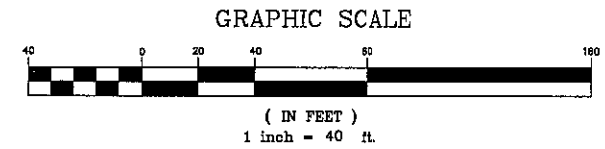
REFER TO VARIANCES GRANTED AND FILED IN VOL. 849 AT PG. 4B3, AND VOL. 952 AT PG. 505 OF THE RIDGEFIELD TOWN CLERK'S LAND RECORDS.

REFER TO "SCHEMATIC DESIGN -- ARCHITECTURAL SITE PLAN, ALTERATIONS AND ADDITIONS TO THE ALI RESIDENCE, 74 HIGH RIDGE AVE, RIDGEFIELD, CT 06877, ISSUED 11/26/23" PREPARED BY DOYLE COFFIN ARCHITECTURE, LLC.

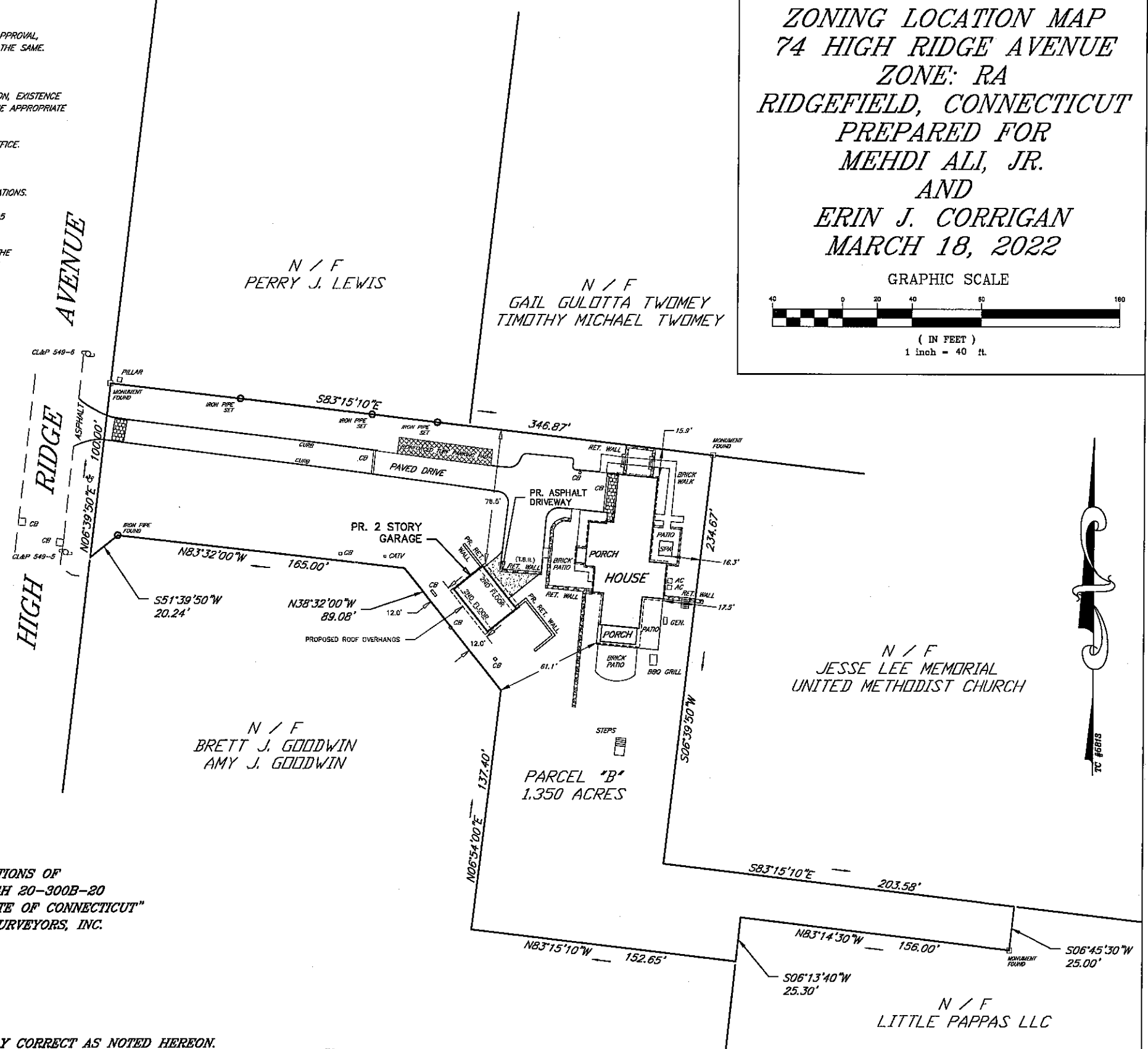
GENERAL REQUIREMENTS - ZONE RA			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	43,560 SF	58,805 SF	NO CHANGE
MINIMUM NON-WETLAND AREA	34,845 SF	58,805 SF	NO CHANGE
MAXIMUM DENSITY	1 UNIT	1 UNIT	NO CHANGE
REGULARITY FACTOR	0.55 MIN.	0.66	NO CHANGE
MINIMUM FRONTAGE	160	160	NO CHANGE
<b>SETBACKS</b>			
FRONT	25' MIN.	275.5'	207.0' TO GARAGE
SIDE - NORTH	25' MIN.	75.9'	76.5' TO GARAGE
SIDE - SOUTH	25' MIN.	61.1'	12.5' TO GARAGE
REAR	25' MIN.	17.5'	99.3' TO GARAGE
BUILDING COVERAGE	4,202 SF MAX.	2,855 SF	3,507 SF
F.A.R.	6.764 SF MAX.	4.214 SF *	5.514 SF
IMPERVIOUS COVERAGE	5,402 SF MAX.	11,345 SF	12,400 SF

\* NOTE: EXISTING F.A.R. BASED ON RIDGEFIELD TAX ASSESSOR'S DATA AND IS SUBJECT TO REVISION.

**ZONING LOCATION MAP**  
**74 HIGH RIDGE AVENUE**  
**ZONE: RA**  
**RIDGEFIELD, CONNECTICUT**  
**PREPARED FOR**  
**MEHDI ALI, JR.**  
**AND**  
**ERIN J. CORRIGAN**  
**MARCH 18, 2022**



**HIGH RIDGE AVENUE**



THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AMENDED OCTOBER 26, 2018.

**SURVEY TYPE: ZONING LOCATION SURVEY**  
**BOUNDARY DETERMINATION CATEGORY: RESURVEY**  
**CLASS OF ACCURACY: A-2**

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
**CERTIFIED BY:**

*Roger Stalker*  
**ROGER A. STALKER, LS # 70009**

PDF COPY

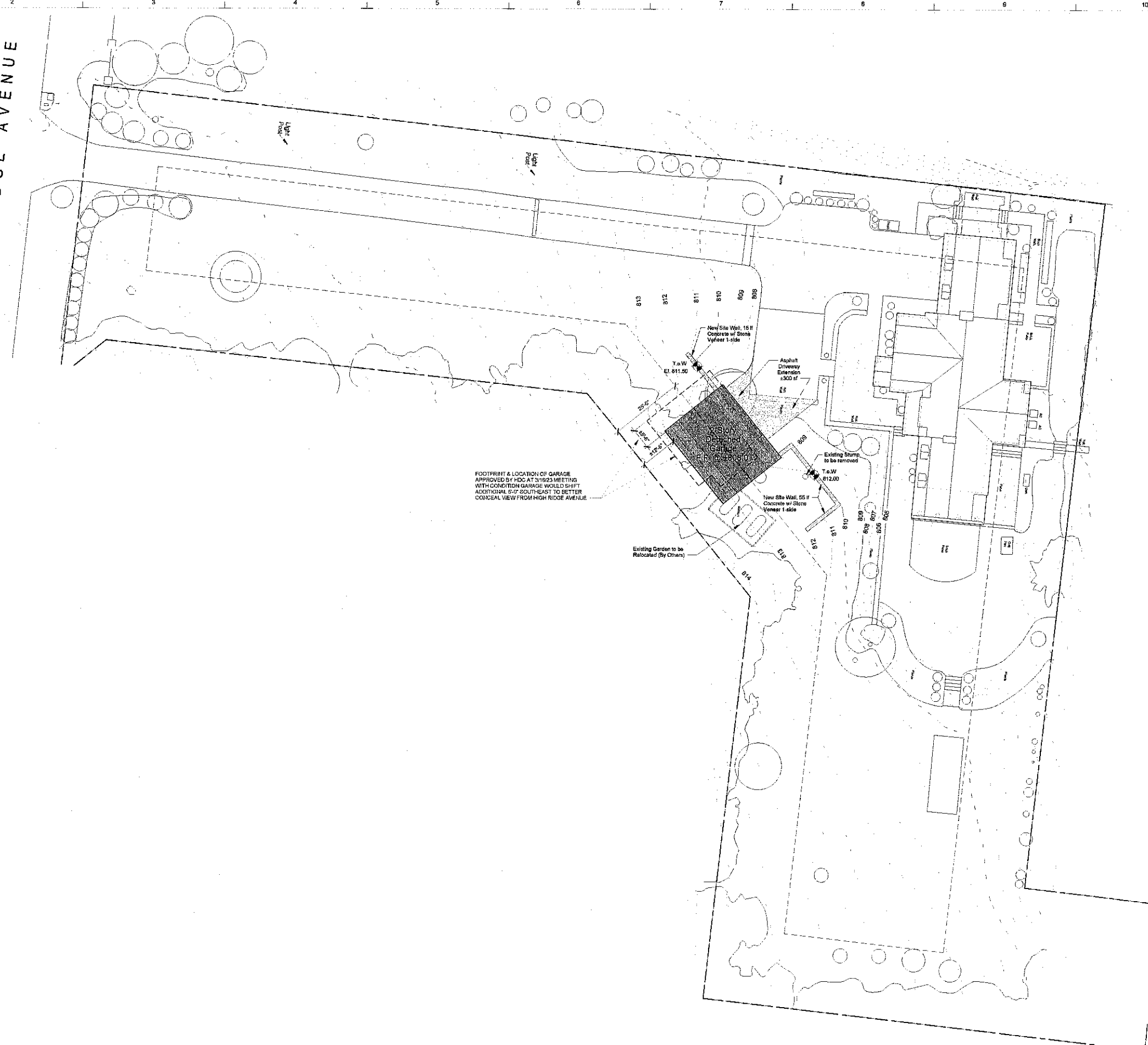


NO.	DATE	DESCRIPTION	BY
4	2/23/24	+ PR. GARAGE, DRIVE, & RET. WALLS	RAS
3	4/19/22	REV. PR. TURF PARKING & SCREENING	RAS
2	4/13/22	+ IRON PIPES SET	RAS
1	4/11/22	+ PR. TURF PARKING & SCREENING	RAS

**STALKER LAND SURVEYING, INC.**  
 Roger Stalker, LS  
 503 Danbury Road  
 Wilton, Connecticut 06897  
 TEL (203) 563-0048  
 www.StalkerLS.com

<b>DRAWN BY:</b>	RAS	<b>DATE:</b>	3-18-22
<b>CHECKED BY:</b>	RAS	<b>DRAWING NO.:</b>	74 HIGH RDG.
<b>JOB NO.:</b>	0112022	<b>SHEET</b>	1 OF 1

HIGH RIDGE AVENUE



FOOTPRINT & LOCATION OF GARAGE APPROVED BY HDC AT 2/19/23 MEETING WITH CONDITION GARAGE WOULD SHIFT ADDITIONAL 5'-0" SOUTH-EAST TO BETTER CONCEAL VIEW FROM HIGH RIDGE AVENUE

Existing Garden to be Relocated (By Others)

Existing Stump to be removed

New Site Wall, 55 ft Concrete w/ Stone Veneer 1-side

Asphalt Driveway Extension ~300 sf

New Site Wall, 15 ft Concrete w/ Stone Veneer 1-side

T.o.W. El. 811.50

T.o.W. El. 812.00



**DOYLE|COFFIN**  
ARCHITECTURE

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NOTES

Ref. North

**ALTERATIONS & ADDITIONS TO THE**

**ALI RESIDENCE**

**74 HIGH RIDGE AVE  
RIDGEFIELD, CT 06877**

ISSUED	REVISIONS	DATE
△	DESCRIPTION	DATE

PRINCIPAL	PTC	PA	ATB
PROJECT #	1024	SCALE	1/16" = 1'-0"

SCHEMATIC DESIGN

**Architectural Site Plan**

DOYLE COFFIN ARCHITECTURE, LLC 2023  
SHEET

**SP.1**



**DOYLE|COFFIN**  
ARCHITECTURE

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NOTES



ALTERATIONS & ADDITIONS TO THE

ALI RESIDENCE

74 HIGH RIDGE AVE  
RIDGEFIELD, CT 06877

ISSUED	11/28/23
REVISIONS	
△ DESCRIPTION	DATE

PRINCIPAL	PTC	P.A.	ATB
PROJECT #	1024	SCALE	As Indicated

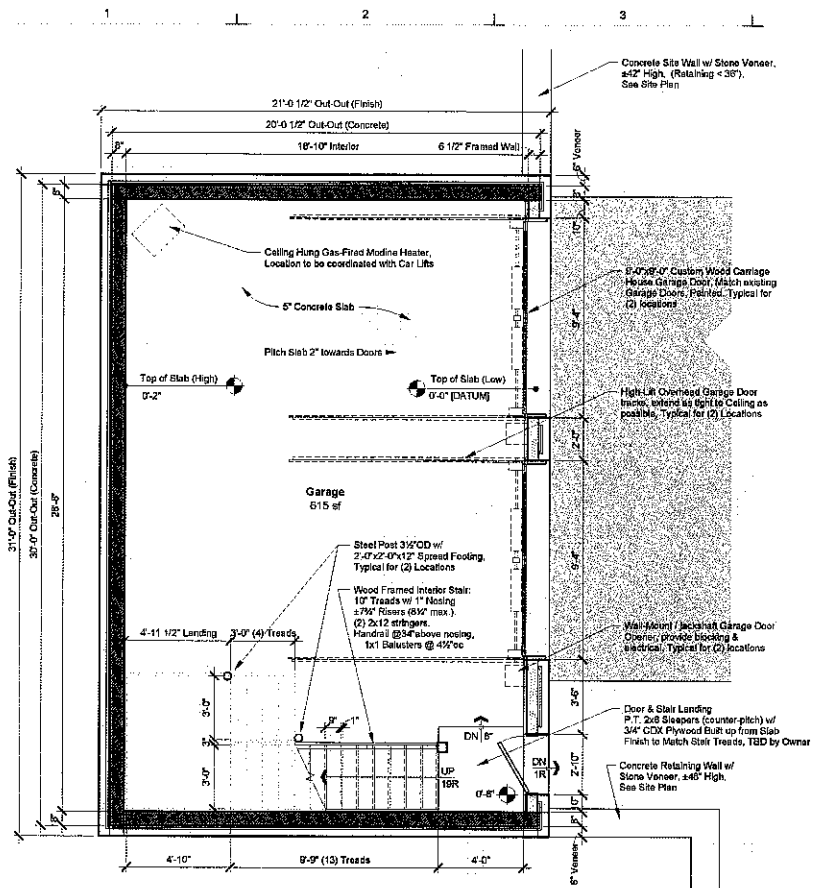
SCHEMATIC DESIGN

**GARAGE PLANS & ELEVATIONS**

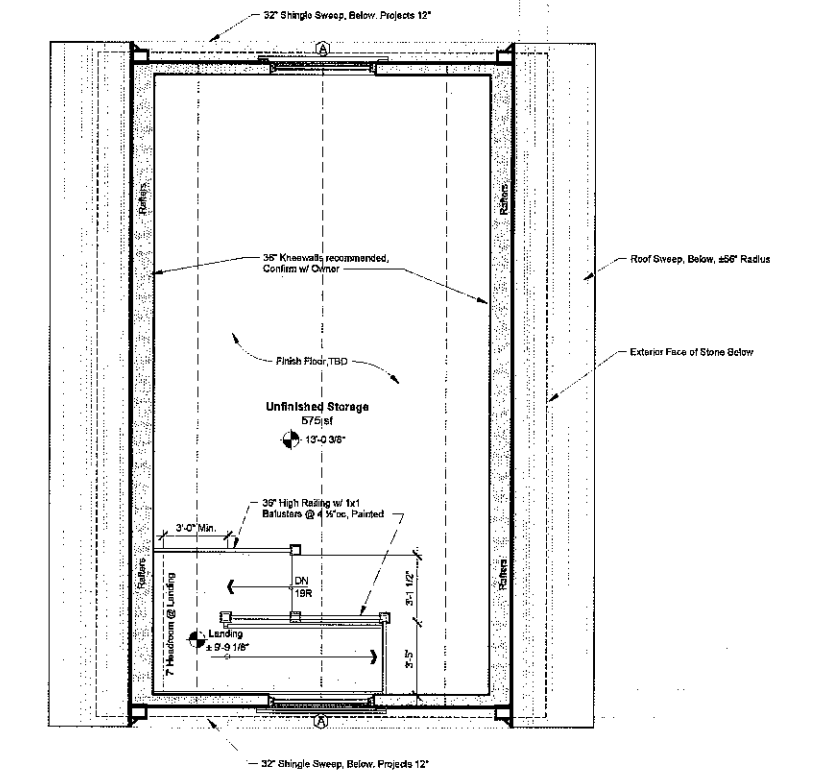
DOYLE COFFIN ARCHITECTURE, LLC 2023

SHEET

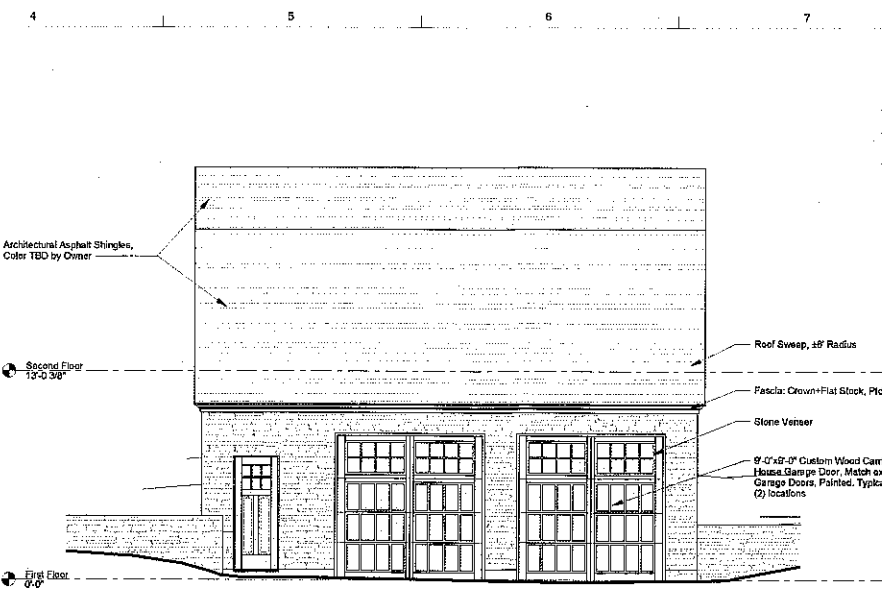
**A.1**



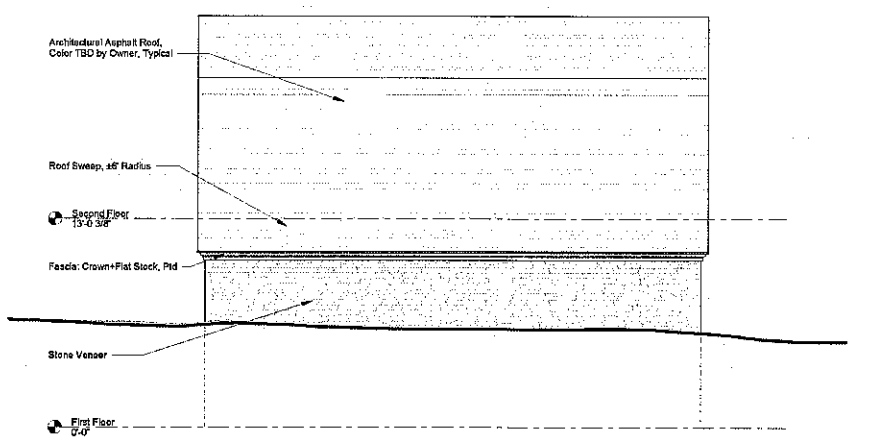
1 FIRST FLOOR PLAN  
1/4" = 1'-0"



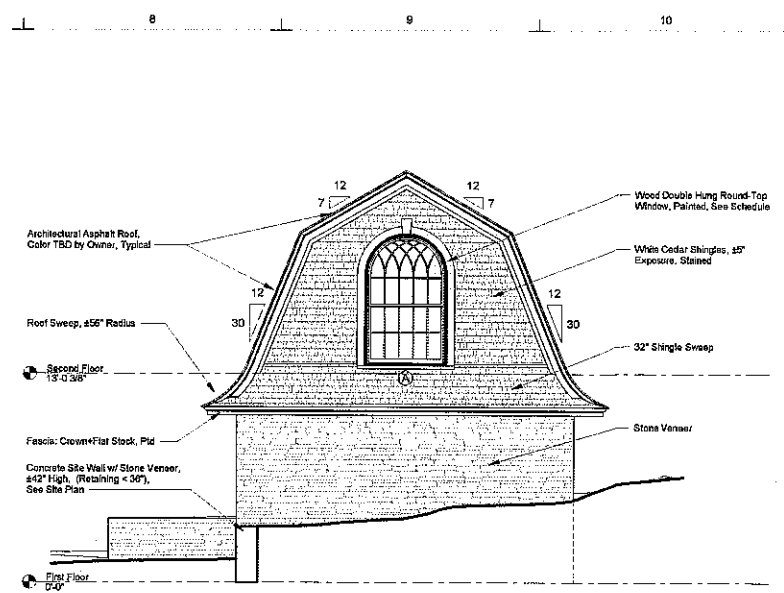
2 SECOND FLOOR PLAN  
1/4" = 1'-0"



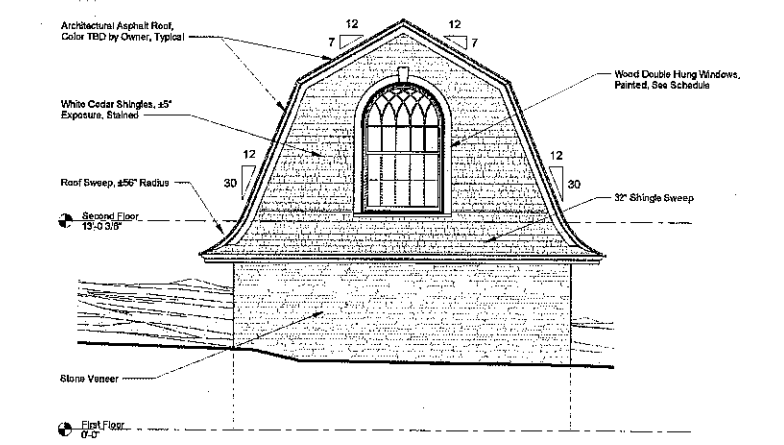
3 EAST ELEVATION  
3/16" = 1'-0"



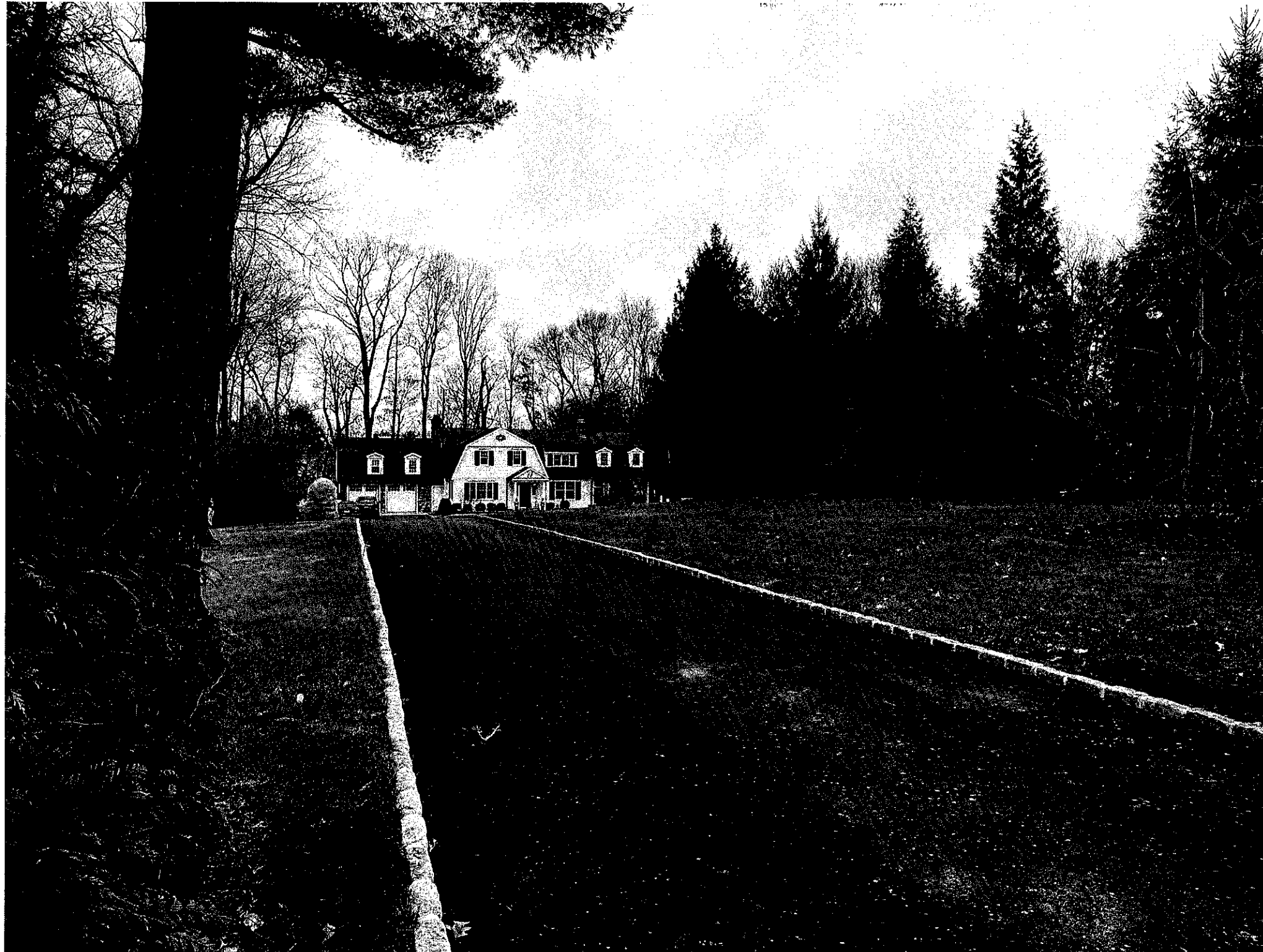
5 WEST ELEVATION  
3/16" = 1'-0"



4 NORTH ELEVATION  
3/16" = 1'-0"



6 SOUTH ELEVATION  
3/16" = 1'-0"



View from High Ridge Avenue - EXISTING



View from High Ridge Avenue - PROPOSED