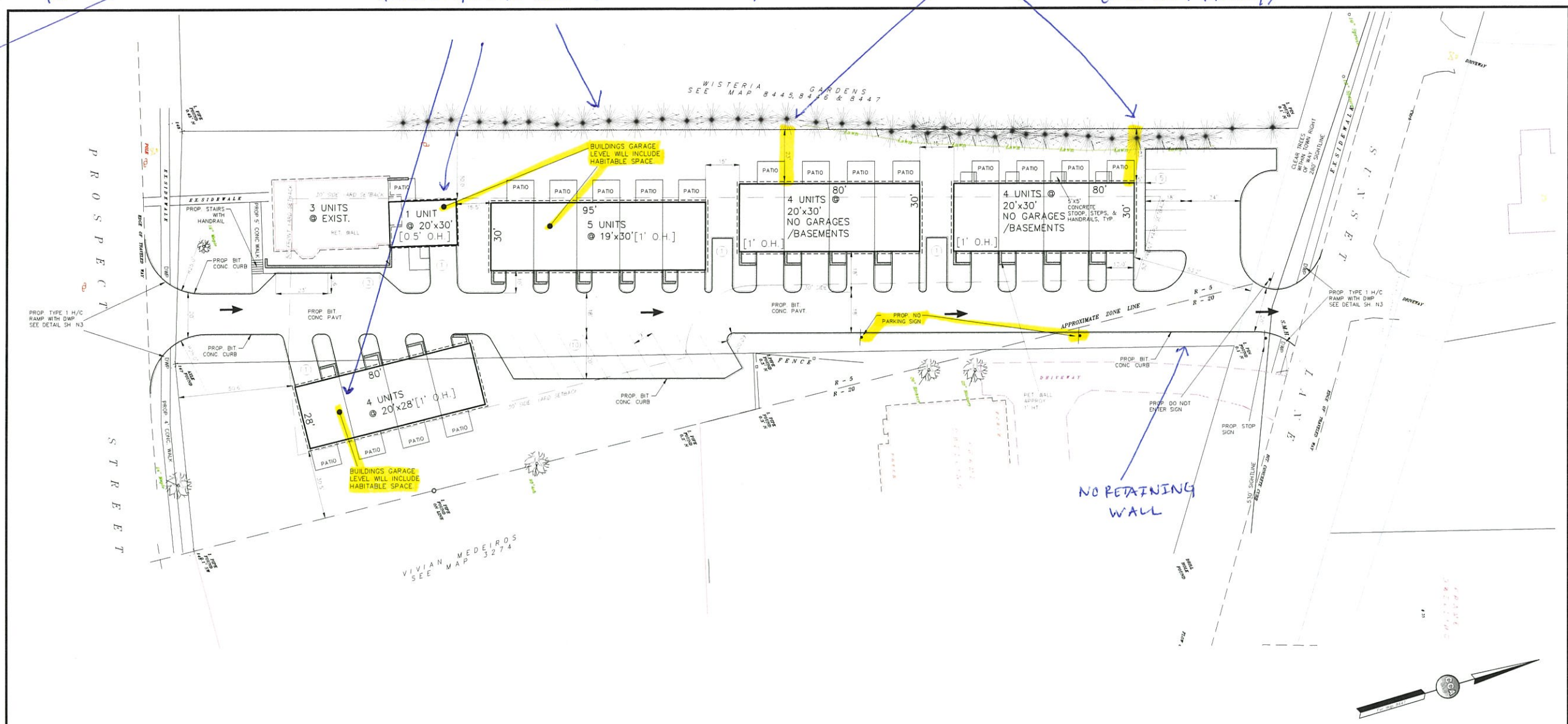


12.14.22  
M. Miles  
MARK-UP OF  
NEW ITEMS FOR  
REFERENCE

NOW HAVE SOME HABITABLE  
SPACE AT GARAGE LEVEL (NON-CONFORMING)

SETBACK REDUCED FROM 30' TO 23'  
(NON-CONFORMING)



- NOTES**
1. BOUNDARY & TOPOGRAPHIC DATA R.K. BY LAND SURVEYING
  2. VERTICAL DATUM IS BASED ON ASSUMED DATUM
  3. PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 236 OF 238, EFFECTIVE DATE JUNE 15, 2010
  4. STRICT ADHERENCE TO ALL OSHA, TOWN OF RIDGEFIELD AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES
  5. CONSTRUCTION IS EXPECTED TO BEGIN UPON RECEIPT OF PROPER PERMITS
  6. ALL UTILITIES TO BE INSTALLED UNDERGROUND AND IN THE LOCATIONS AS TO BE DETERMINED BY EACH UTILITY COMPANY
  7. ALL LANDSCAPED AREAS TO BE MULCHED
  8. CONTRACTOR IS RESPONSIBLE TO CONTACT "CALL BEFORE YOU DIG"
  9. DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTIONS
  10. SPARE EROSION CONTROLS SHALL BE STORED ON SITE FOR EMERGENCY USE
  11. ALL DISTURBED AREAS TO BE TOPSOIL AND SEEDS
  12. ANY RETAINING WALLS OVER 3' IN HEIGHT ARE TO BE DESIGNED AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CT LICENSED PROFESSIONAL ENGINEER
  13. NO WOOD RETAINING WALLS OVER 3' IN HEIGHT ARE ALLOWED
  14. 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 1-800-922-4455
  15. 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 1-800-922-4455 BEFORE ANY SITE WORK
  16. THE EROSION CONTROL LINE (ECL) IS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED
  17. ALL ON-SITE TRAFFIC SIGNAGE AND MARKINGS SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE OWNER
  18. HOURS OF OPERATION FOR ALL EARTH EXCAVATION/PLACEMENT TO OCCUR IN ACCORDANCE WITH TOWN OF RIDGEFIELD ZONING REGULATIONS
  19. NO LIGHTING IS TO BE DIRECTED TOWARD OR OUTSIDE THE PROPERTY LIMITS
  20. CROSS SLOPE ON SIDEWALKS SHALL BE A MIN. OF 1/4" PER FOOT FROM BUILDING
  21. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS
  22. METHODS OF CONSTRUCTION SHALL MEET TOWN OF RIDGEFIELD AND CONNECTICUT D.O.T. STANDARDS
  23. 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
  24. ALL CATCH BASINS, MANHOLES, PIPING AND OTHER UTILITY COMPONENTS SHALL BE CAPABLE OF SUPPORTING H-20 TRAFFIC LOADING
  25. ALL DRAINAGE PIPE SHALL BE CPEP-S, 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 INFORMATION**

	EXISTING	PROPOSED PER APPROVED P.S.
ZONING DISTRICT	R-5	R-5
PROPOSED USE	RESIDENTIAL	RESIDENTIAL
PARCEL AREA	1.415 ACRES / 61,648 SF	1.415 ACRES / 61,648 SF
MAXIMUM DENSITY	15 UNITS/ACRE ± 21	21 UNITS
MAXIMUM LOT COVERAGE	25%	12,083 SF / 61,648 SF = 19.6%
MINIMUM FRONT YARD	50'	50'
MINIMUM SIDE YARD	32'	23' (PART OF SETTLEMENT)
MINIMUM REAR YARD	40'	N/A
MAXIMUM BUILDING HEIGHT	BASEMENT, 2 STORES, ATTIC	GARAGE, 2 STORES, ATTIC
SCREENING/LANDSCAPING	REQUIRED	SEE LANDSCAPE PLAN
SPECIAL REQUIREMENTS R-5 ZONE		
1. PUBLIC WATER SEWER & STREET LIGHTING	REQUIRED	AVAILABLE TO SITE
2. EXTERIOR LAUNDRY DRYING AREAS	REQUIRED	AVAILABLE TO SITE
3. EXTERIOR LAUNDRY DRYING AREAS	REQUIRED	N/A
4. GARAGE CONTAINERS STORED IN SCREENED COLLECTION AREA	REQUIRED	INDIVIDUAL UNIT PICK-UP
PARKING	15 SPACES PER UNIT 21 UNITS * 1.5 = 32 SPACES	21 UNITS * 1.5 = 32 SPACES 10 - 1 CAR GARAGES IN TOWNHOUSES 8 - 1 CAR SPACE IN DRIVEWAY 21 ON GRASS SPACES 30 TOTAL SPACES



12/12/22 REVISIONS PER ADDENDUMS  
DATE DESCRIPTION

LAYOUT & MATERIALS PLAN  
PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
63-67 PROSPECT STREET  
RIDGEFIELD, CONNECTICUT

Scale: 1" = 20'

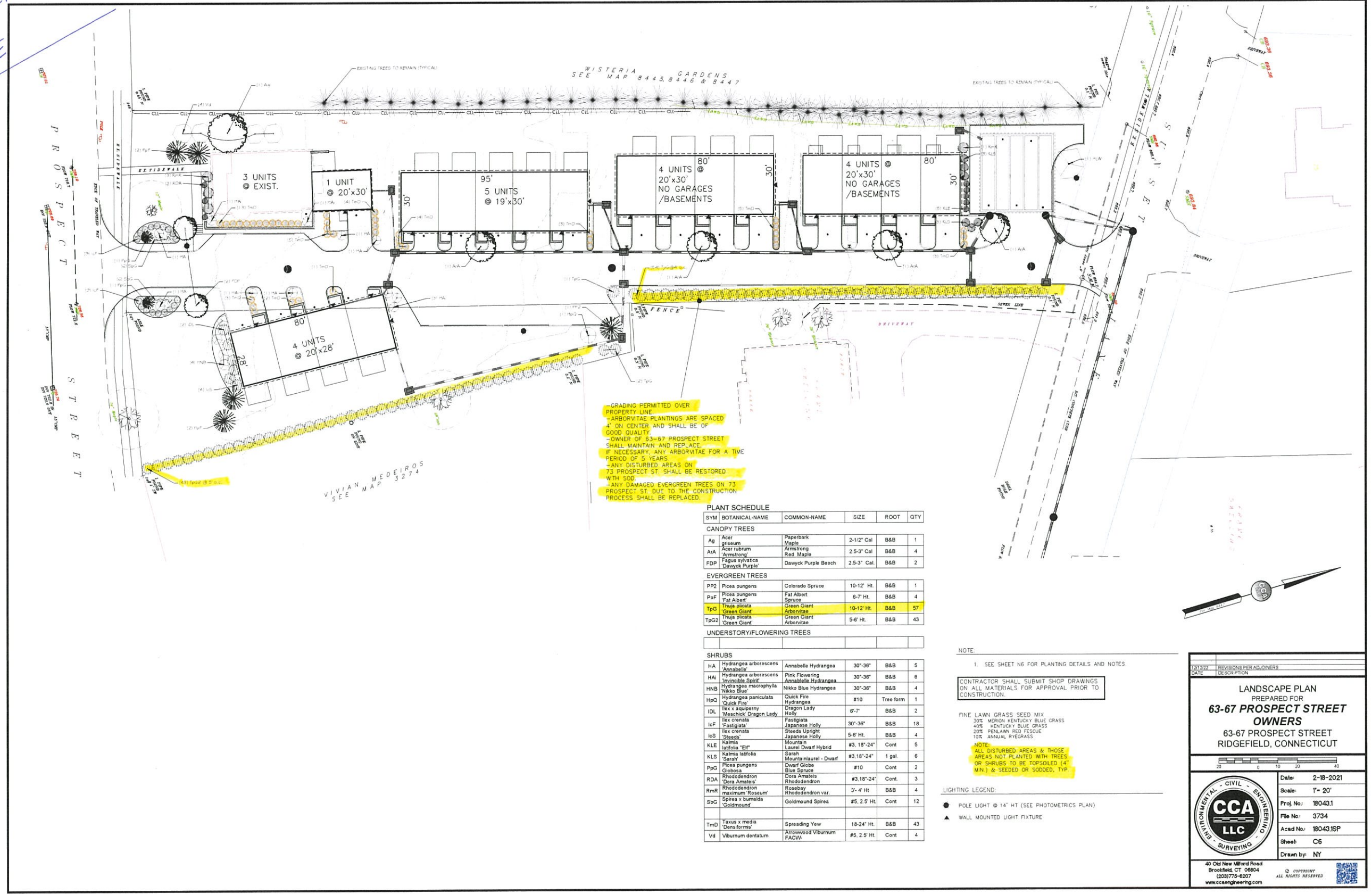
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FOR REVIEW - 5-27-2022

12.14.22  
M. MILES MARK-UP  
OF NEW ITEMS  
FOR  
REFERENCE



GRADING PERMITTED OVER PROPERTY LINE  
-ARBORVITAE PLANTINGS ARE SPACED 4' ON CENTER AND SHALL BE OF GOOD QUALITY  
-OWNER OF 63-67 PROSPECT STREET SHALL MAINTAIN AND REPLACE, IF NECESSARY, ANY ARBORVITAE FOR A TIME PERIOD OF 5 YEARS  
-ANY DISTURBED AREAS ON 73 PROSPECT ST. SHALL BE RESTORED WITH SOG  
-ANY DAMAGED EVERGREEN TREES ON 73 PROSPECT ST. DUE TO THE CONSTRUCTION PROCESS SHALL BE REPLACED.

PLANT SCHEDULE

SYM	BOTANICAL-NAME	COMMON-NAME	SIZE	ROOT	QTY
<b>CANOPY TREES</b>					
Ag	Acer ginnum	Paperbark Maple	2-1/2" Cal	B&B	1
AxA	Acer rubrum 'Armstrong'	Red Maple	2.5-3" Cal	B&B	4
FDP	Fagus sylvatica 'Dawyc Purple'	Dawyc Purple Beech	2.5-3" Cal	B&B	2
<b>EVERGREEN TREES</b>					
PP2	Picea pungens	Colorado Spruce	10-12' Ht.	B&B	1
PpF	Picea pungens 'Fat Albert'	Fat Albert Spruce	6-7' Ht.	B&B	4
TpG	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' Ht.	B&B	57
TpG2	Thuja plicata 'Green Giant'	Green Giant Arborvitae	5-6' Ht.	B&B	43
<b>UNDERSTORY/FLOWERING TREES</b>					
<b>SHRUBS</b>					
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30"-36"	B&B	5
HA1	Hydrangea arborescens 'Invisible Spirit'	Pink Flowering Annabelle Hydrangea	30"-36"	B&B	6
HNB	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	30"-36"	B&B	4
HpQ	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	#10	Tree form	1
IDL	Ilex x aquifolium 'Meschick Dragon Lady'	Dragon Lady Holly	6'-7'	B&B	2
IcF	Ilex crenata 'Fastigata'	Fastigata Japanese Holly	30"-36"	B&B	18
IcS	Ilex crenata 'Steeds Upright'	Steeds Upright Japanese Holly	5-6' Ht.	B&B	4
KLE	Kalmia latifolia 'Eg'	Mountain Laurel Dwarf Hybrid	#3, 18"-24"	Cont	5
KLS	Kalmia latifolia 'Sarah'	Mountain Laurel - Dwarf	#3, 18"-24"	1 gal.	6
PpG	Picea pungens 'Globose'	Dwarf Globe Blue Spruce	#10	Cont	2
RDA	Rhododendron 'Dora Amatis'	Dora Amatis Rhododendron	#3, 18"-24"	Cont.	3
RmR	Rhododendron maximum 'Rossum'	Rosebay Rhododendron var	3'-4' Ht	B&B	4
SbG	Spiraea x bumalda 'Goldmound'	Goldmound Spiraea	#5, 2.5' Ht.	Cont	12
TmD	Taxus x media 'Densiformis'	Spreading Yew	18-24' Ht.	B&B	43
Vd	Viburnum dentatum	Arrowwood Viburnum FACW	#5, 2.5' Ht.	Cont	4

NOTE:  
1. SEE SHEET N6 FOR PLANTING DETAILS AND NOTES

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

FINE LAWN GRASS SEED MIX  
30% MERION KENTUCKY BLUE GRASS  
40% KENTUCKY BLUE GRASS  
20% PENLAWN RED FESCUE  
10% ANNUAL RYEGRASS

NOTE:  
ALL DISTURBED AREAS & THOSE AREAS NOT PLANTED WITH TREES OR SHRUBS TO BE TOPSOILED (4" MIN.) & SEEDED OR SOODED, TYP

LIGHTING LEGEND:  
● POLE LIGHT @ 14' HT (SEE PHOTOMETRICS PLAN)  
▲ WALL MOUNTED LIGHT FIXTURE



DATE: 2-18-2021  
DESCRIPTION: LANDSCAPE PLAN  
PREPARED FOR: 63-67 PROSPECT STREET OWNERS  
63-67 PROSPECT STREET RIDGEBFIELD, CONNECTICUT

Scale: 1" = 20'  
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