

ZONING COMPLIANCE TABLE

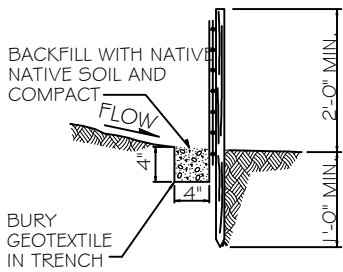
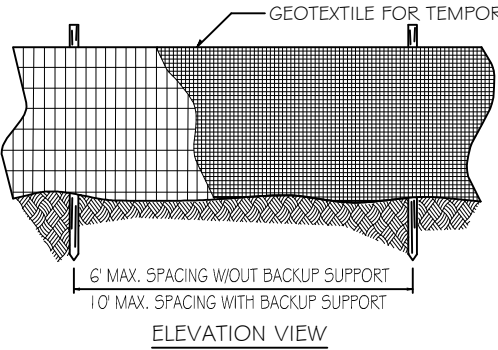
Zone - RAAA

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE -	2 ACRES	2.1594 ACRES	-
FRONTAGE	50'	260.95	-
YARDS			
FRONT	50'	14	14.0*
SIDE	50'	17.7 / 122.0'	17.7' / 118.6'
REAR	50'	237.25'	291.0'
LOT COVERAGE	5930 SF	2315 SF	2409 SF
FLOOR AREA	8881 SF	2016 SF	2110 SF

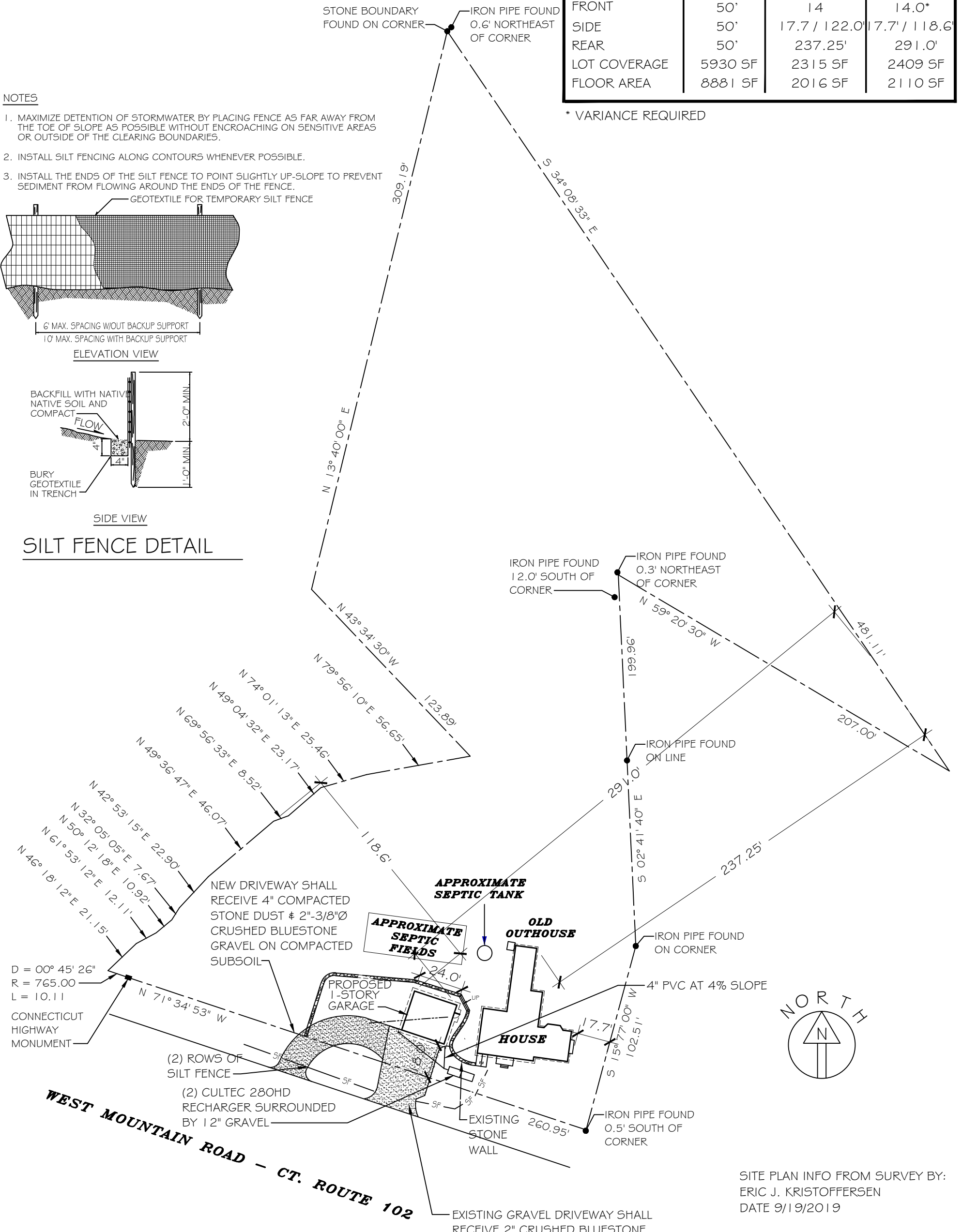
* VARIANCE REQUIRED

NOTES

1. MAXIMIZE DETENTION OF STORMWATER BY PLACING FENCE AS FAR AWAY FROM THE TOE OF SLOPE AS POSSIBLE WITHOUT ENCROACHING ON SENSITIVE AREAS OR OUTSIDE OF THE CLEARING BOUNDARIES.
2. INSTALL SILT FENCING ALONG CONTOURS WHENEVER POSSIBLE.
3. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.



SILT FENCE DETAIL



SITE PLAN INFO FROM SURVEY BY:
ERIC J. KRISTOFFERSEN
DATE 9/19/2019

PROJECT
RYAN RESIDENCE
152 WEST MOUNTAIN ROAD
RIDGEFIELD, CT

TITLE
SITE PLAN

DATE
JUNE 11, 2019

SCALE
1"=50'-0"

PROJ. #

CROSS RIVER ARCHITECTS, LLC

ROBERT J. EBERTS R.A., PRINCIPAL

P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518

914.763.5887
FAX 914.763.8409

SEAL

REVISIONS		
No.	Desc.	Date
3	GARAGE LOCATION CHANGE	7/1/2020
2	NEW LOCATION FOR PROP. GARAGE	10/03/2019
1	ADDED LEADERS, FENCE & CULTEC	09/10/2019