

STATUTORY WARRANTY DEED

DIANA G. COYNE, of the Town of Westport, County of Fairfield, and State of Connecticut, for consideration paid, grants to **DIANA G. COYNE and JAMES A. COYNE, Trustees of the Diana G. Coyne Revocable Trust under Agreement dated February 15, 2006**, of 63 Old Hill Road, Westport, Connecticut 06880, with **WARRANTY COVENANTS:**

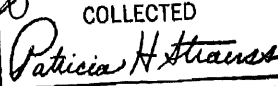
ALL THOSE CERTAIN pieces, parcels or tracts of land, with the buildings and improvements thereon, located in the Town of Westport, County of Fairfield and State of Connecticut being shown as "LOT 1" and "Parcel 1-A" in all comprising 55,153 S.F. or 1.266 acres on that certain map entitled "Lot Division Map prepared for LOUISE R. MEYER Westport, Connecticut Scale: 1" = 30' " certified Substantially Correct by Dennis A. Deilus Land Surveyor dated April 24, 1998 and on file in the Westport Town Clerk's office as Map No. 9295

TOGETHER WITH a Right of Way for all purposes over that tract of land 20 feet in width adjacent to the Northerly boundary of Parcel 1-A extending from Old Hill Road westerly to the Westerly boundary of the premises.

BEING the same Premises conveyed to the Grantor and James A. Coyne by Louise R. Meyer by Warranty Deed dated November 10, 1998 and recorded on the Westport Land Records in Volume 1650 at page 36.

SAID premises are conveyed subject to the following:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including, but not limited to, the zoning and planning rules and regulations of the City or Town, and region or district, if any, in which the Premises are situated.
2. Taxes, sewer use charges and water use charges of the City or Town and/or any region or district in which the Premises are situated hereafter becoming due and payable, which Taxes the Grantees herein assume and agree to pay.
3. Notes, conditions and setback lines on Maps 1162, 1570, 8847 and 9295 on file in the Westport Town Clerk's Office.
4. Easements in favor of Connecticut Light & Power Co. dated December 28, 1936 and recorded in Volume 67 at page 533 and re-recorded in Volume 70 at page 30 of the Westport Land Records.
5. Side Hill Road Special Taxing District charges hereafter becoming due and payable, which charges the Grantees herein assume and agree to pay.
6. Ordinance establishing Special Tax District dated March 15, 2001 and recorded in Volume 2442 at page 43 of said Land Records.


 CONVEYANCE TAX
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 TOWN CLERK OF WESTPORT

RECEIVED
 JAN 18 2024
 WESTPORT P. & Z. C.

7. Affidavit of Facts dated July 26, 2004 and recorded in Volume 2442 at page 43 of said Land Records.

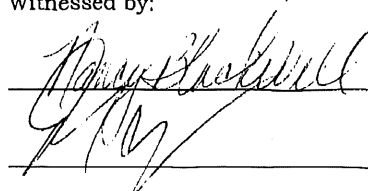
8. Rights of others in and to the portion of the Premises on which a private road is located.


9. Effect of letter from the Town of Westport Planning & Zoning Commission dated February 1, 1990 and recorded in Volume 1043 at page 153 of said Land Records.

10. Any state of facts which might be disclosed by an accurate survey or personal inspection of the Premises.

Signed as of this 16 day of January, 2007.

Witnessed by:

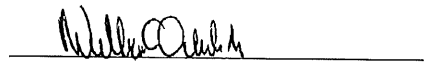




Diana G. Coyne L.S.

STATE OF CONNECTICUT }
 } ss.:
COUNTY OF FAIRFIELD }

On the 16 day of January, in the year 2007, before me, the undersigned, personally appeared **DIANA G. COYNE**, personally known to me or proved to me on the basis of a driver's license or other satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged before me that she executed the same as her free act and deed in her capacity therein stated, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument for the purposes therein contained, and that such individual made such appearance before the undersigned in



Notary Public/Comm. Superior Court
My Commission Expires: 11/21/07

Montagna, Laurie

From: Montagna, Laurie
Sent: Thursday, April 11, 2024 11:35 AM
To: 'Peter Gelderman'
Cc: Perillie, Michelle
Subject: RE: 63 Old Hill Rd
Attachments: Record Map #9295.pdf; Site Improvement plan.pdf; Site Plan revised 3-22-24.pdf

Good morning Pete,

I have a couple of questions regarding the interpretation of front setbacks, lot line and street line for 63 Old Hill Road when you have time. Attached please find the record map 9295 and the most recent Site Plan dated 3-22-24 from Land Tech and the prior issued Site Plan dated 10-19-23. The 3-22-24 Site Plan measures the setback from the edge of the pavement of Side Hill Road and the 10-19-23 Site Plan measures the front setback from the lot line.

Historically, when there is a road that encroaches onto a lot, we have interpreted the front setback from the edge of the road, not the edge of pavement. The paved portion of the road was not considered as this could be changed anytime.

P&Z has measured the front setback from the whole right of way of the street, as this could be paved into road area at any time and this is the area designated aside as the road. If I understand the below email, you indicate that we should measure the front setback from the edge of the pavement, which is not referenced in the zoning regulations, see below.

“Setback, Front:

The minimum required horizontal distance from the front lot line(s) or street line(s) to the closest point of any building, structure, structural projection or use measured in a straight line from and most nearly perpendicular to the front lot line(s).”

It would seem to make more sense to measure the front setback from the lot line, which is at least referenced in the definition of front setback. The proposed location of the pickleball court would be compliant if the front setback is measured from the lot line. If we measure the front setback from the edge of the paved portion of the road for this lot, we would have to change P&Z interpretation and procedures for similar lots going forward.

Eric states below that “the property line is now within the paved portion of the Side Hill Road, so the setbacks for structures located on 63 Old Hill Road should run from the paved portion of Side Hill Road as depicted in the attached.”

I understand that parcel 1A has become part of the lot, and that the lot line is in the middle of Side Hill Road. What I’m not clear about is how that translates to the front setback being measured from the paved portion of Side Hill Road?

The zoning regulations reference the “street line” which we have interpreted to mean the whole road, not just the paved portion, as the regulation does not say “paved portion”.

Per the zoning regulations, it appears that there are two choices from where to measure the front setback from, either from the lot line or the street line.

Do you agree that it would be more consistent with past practice to measure from the lot line when the road encroaches onto the lot?

Please advise when you have time, and thank you for your help,

Best,
Laurie

Laurie Montagna

Zoning Official
(203) 341-1083



WESTPORT™
CONNECTICUT



From: Perillie, Michelle <mperillie@westportct.gov>
Sent: Wednesday, March 20, 2024 11:49 AM
To: Montagna, Laurie <lmontagna@westportct.gov>
Subject: Fw: 63 Old Hill Rd

See below.

Michelle Perillie AICP CFM

Deputy Planning and Zoning Director



From: Peter Gelderman <pgelderman@berchemmoses.com>
Sent: Wednesday, March 20, 2024 11:29 AM
To: Perillie, Michelle <mperillie@westportct.gov>
Subject: RE: 63 Old Hill Rd

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michelle:

If Parcel 1 and Parcel 1-A have merged (and according to the merger language in the Regs, I believe they have), then I agree with Eric's analysis that the appropriate front setback line is the edge of the paved portion of the road. In the attached map, the proposed court is then located 30 feet from the front lot line and, per the zoning data chart shown on the map, conforms.

I hope this answers the question.

Please let me know if there are any other questions.

Pete



Peter V. Gelderman
Berchem Moses PC



📍 1221 Post Road East Westport, CT 06880
📞 (203) 227-9545 📞 (203) 571-1720
🌐 <http://www.berchemmoses.com>
✉️ pgelderman@berchemmoses.com



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From: Perillie, Michelle <mperillie@westportct.gov>
Sent: Wednesday, March 20, 2024 11:22 AM
To: Peter Gelderman <pgelderman@berchemmoses.com>
Subject: Fw: 63 Old Hill Rd

Hi Pete,
We spoke about this topic a few months ago. It never was fully settled. Eric Bernheim sent me the attached email. Can you please weigh in again?

Michelle Perillie AICP CFM

Deputy Planning and Zoning Director

203-341-1076



From: Eric Bernheim <bernheim@flb.law>
Sent: Monday, March 18, 2024 3:18 PM
To: Perillie, Michelle <mperillie@westportct.gov>
Subject: FW: 63 Old Hill Rd

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michelle: Please see the attached maps and my position on this matter below. I did discuss this preliminarily with Pete Gelderman, but wanted to pass it along to you as well.

Attached is our deed for the above referenced property - Parcel 1 and Parcel 1-A which shows that both Parcel 1 and Parcel 1-A are held in joint title. Accordingly, those two parcels have merged as a result of Section 6-3.2 and are deemed

to be one lot similar to the merger the Town required of 125 Harbor. As a result of the merger of Lot 1 and Parcel 1-A, the property line is now within the paved portion of the Side Hill Road, so the setbacks for structures located on 63 Old Hill Road should run from the paved portion of Side Hill Road as depicted in the attached.

The Front Setback is defined as: **Setback, Front:**

The minimum required horizontal distance from the front lot line(s) or street line(s) to the closest point of any building, structure, structural projection or use measured in a straight line from and most nearly perpendicular to the front lot line(s).

Due to the Merger per your regulations, there is no lot line between the street and the closest structure. Accordingly, the setback must run from the street line which is the paved portion Side Hill Road.

Please review and let me know if you agree. If you have questions after reviewing this, please call. Thanks,

Eric

Eric Bernheim

Partner, FLB Law

Email: bernheim@flb.law

Office: (203) 635-2200

Direct: (475) 236-5203

Cell: (203) 979-7169

Fax: (203) 293-9999

Website: www.flb.law

Address: 315 Post Road W, Westport, CT 06880

FLB Law

FOGERTY | LAMBERT | BERNHEIM



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Planning and Zoning Department

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
pandz@westportct.gov
Telephone (203) 341-1030

May 6, 2024

Mr. Peter Romano
LandTech Consultants, Inc.
518 Riverside Avenue
Westport, CT 06880

Re: 63 Old Hill Road, Westport, CT Denial of Issuance of Zoning Permit for Pickleball Court

Dear Mr. Romano:

This letter is in response to your request for a zoning permit for the construction of a pickleball court at 63 Old Hill Road. As the pickleball court is proposed to be located in the front setbacks, the zoning permit as presented will not be issued. The front setback along Side Hill Road is measured from the edge of the Right of Way of Side Hill Road, per sec. 5 of the Westport Zoning Regulations as follows:

Setback, Front:

The minimum required horizontal distance from the front lot line(s) or street line(s) to the closest point of any building, structure, structural projection or use measured in a straight line from and most nearly perpendicular to the front lot line(s).

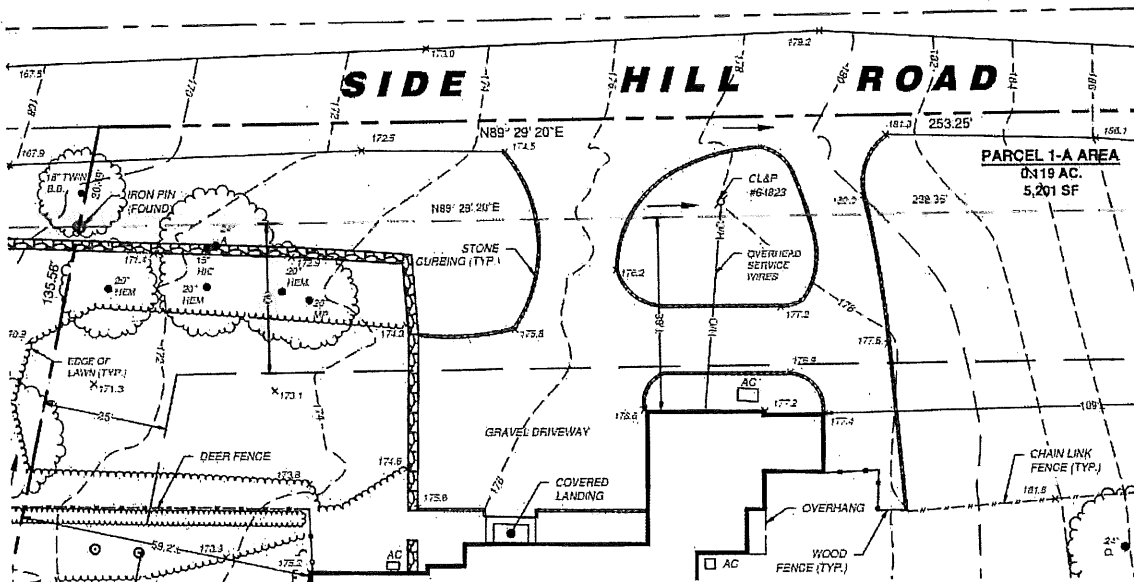
This is consistent with prior practice of the Westport Planning and Zoning Department. Per the Westport Zoning regulations, the area of Side Hill Road that is **on** 63 Old Hill Road, is removed from the lot area. As such, P&Z has decided it is consistent to measure the setbacks from the edge of the Right of Way, as this area has been removed from the lot area.

Also, below please find the definition of Lot Area from Sec. 5 of the Westport Zoning Regulations. This definition directs that no area of any public or private street shall be included in the lot area.

Lot Area:

The horizontal area contained within the property lines of the lot as calculated below. In determining compliance with minimum lot area and shape requirements land subject to easements for underground utilities may be included but land subject to easements for above ground utilities which forbid buildings or structures within the area of the easement or, where no such easement exists, the minimum area recommended by a utility company for public safety shall not be included. No part of any public or private street nor any easement which grants exclusive surface use of the property to other than the owner (except drainage easements) shall be included in the lot area.

Below please find a portion of the survey generated by LandTech, issued by Thomas Deilus, Land Surveyor, dated 1/24/23, revised on 3/6/2023, showing the Right of Way of Side Hill Road and the correct measuring of 30' front the setback. This survey was submitted to the Planning and Zoning Department on March 28, 2024. The highlighted area is the Right of Way of Side Hill Road. The 30' front setback is also highlighted.



Enclosed please find a full copy of this Survey.

Also, as the recorded deed for 63 Old Hill Road and associated Map 9295, see attached, continues to reference the Right of Way for Side Hill Road, that is where the front setback is measured from.

Sincerely,



Laurie Montagna, CAZEO
Zoning Official
Town of Westport

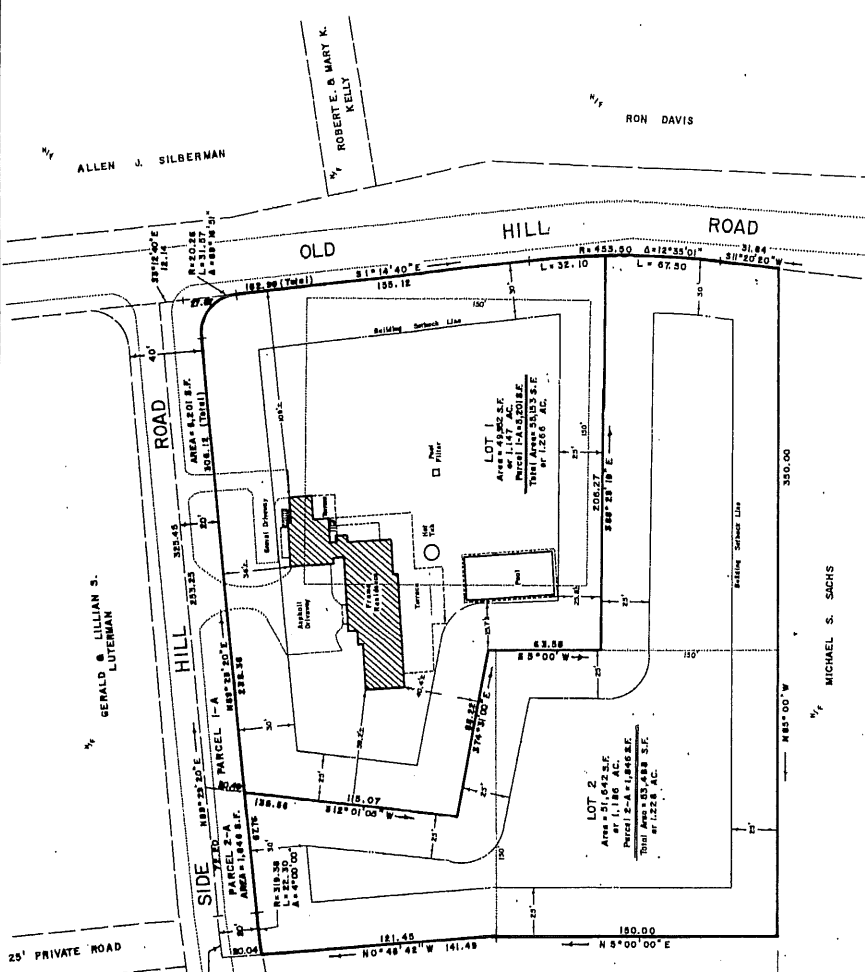
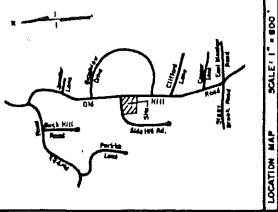
Attachments: Survey for 63 Old Hill Road by Thomas Deilus, revised date 3/6/2023
Statutory Warranty Deed 63 Old Hill Road (2 pages)
Westport Land Records Map #9295

cc: Peter Gelderman, Esquire

g:\pnz_off\zeo old\old hill road 63 pickleball court denial 5-3-24.docx

9295

9295



EXISTING LOT COVERAGE
 1. PARCEL 1-A-0203 E.F. (LOT 1)
 2. PARCEL 2-A-1,042 E.F. (LOT 2)
 3. PARCEL 1-A-0203 E.F. (LOT 1)
 4. PARCEL 2-A-1,042 E.F. (LOT 2)
 5. PARCEL 1-A-0203 E.F. (LOT 1)
 6. PARCEL 2-A-1,042 E.F. (LOT 2)

MINIMUM ALLOWABLE LOT COVERAGE CALCULATION
 1. PARCEL 1-A-0203 E.F. (LOT 1)
 2. PARCEL 2-A-1,042 E.F. (LOT 2)
 3. PARCEL 1-A-0203 E.F. (LOT 1)
 4. PARCEL 2-A-1,042 E.F. (LOT 2)
 5. PARCEL 1-A-0203 E.F. (LOT 1)
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MINIMUM ALLOWABLE LOT COVERAGE
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 5. PARCEL 1-A-0203 E.F. (LOT 1)
 6. PARCEL 2-A-1,042 E.F. (LOT 2)

LOT DIVISION MAP
 PREPARED FOR
LOUISE R. MEYER

WESTPORT, CONNECTICUT
 SCALE: 1" = 30'
 APRIL 24, 1998
 DENNIS A. DELUS - LAND SURVEYOR
 NORWALK, CONNECTICUT

- 1) WITH LOTS CONTAIN A 100' SQUARE.
- 2) SHALL BE MAP IN THE RECORDS OF THE WESTPORT LAND RECORDS.
- 3) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.
- 4) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.
- 5) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.
- 6) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.
- 7) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.
- 8) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.
- 9) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.
- 10) TOTAL AREA OF LOTS SHALL BE 1,260 ACRES.

WASH-OFF PLAR

9295

APPROVED BY THE PLANNER & ZONING COMMISSION
 CHAIRMAN: [Signature] DATE: 11/10/98
 APPROVED BY THE VOTING - WESTPORT HEALTH DEPARTMENT
 DIRECTOR: [Signature] DATE: 4/30/98
 RECEIVED OF FILE IN THE WESTPORT TOWN CLERK'S OFFICE
 AT 12:00 Noon on: Nov. 17, 1998
 FILE NUMBER: 9295 FROM CLERK
 [Signature]

MAJOR APPROVAL DATE
 SEPTEMBER 10, 1998
 WORK COMPLETE DATE: SEPTEMBER 10, 2003

DECLARED "SUBSTANTIALLY COMPLETED" AS TO THE PRECISION
 OF A CLASS A-2 SURVEY.
 [Signature]
 CONF. REP. NO. 6198

8295

Doc ID: 000319310002 Type: LAN
Book 2763 Page 324 - 325
File# 5026

STATUTORY WARRANTY DEED

DIANA G. COYNE, of the Town of Westport, County of Fairfield, and State of Connecticut, for consideration paid, grants to **DIANA G. COYNE and JAMES A. COYNE, Trustees of the Diana G. Coyne Revocable Trust under Agreement dated February 15, 2006**, of 63 Old Hill Road, Westport, Connecticut 06880, with **WARRANTY COVENANTS:**

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TOGETHER WITH a Right of Way for all purposes over that tract of land 20 feet in width adjacent to the Northerly boundary of Parcel 1-A extending from Old Hill Road westerly to the Westerly boundary of the premises.

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CONVEYANCE TAX
COLLECTED
Patricia H. Strand
TOWN CLERK OF WESTPORT

RECEIVED
JAN 18 2024
WESTPORT P. & Z. C.

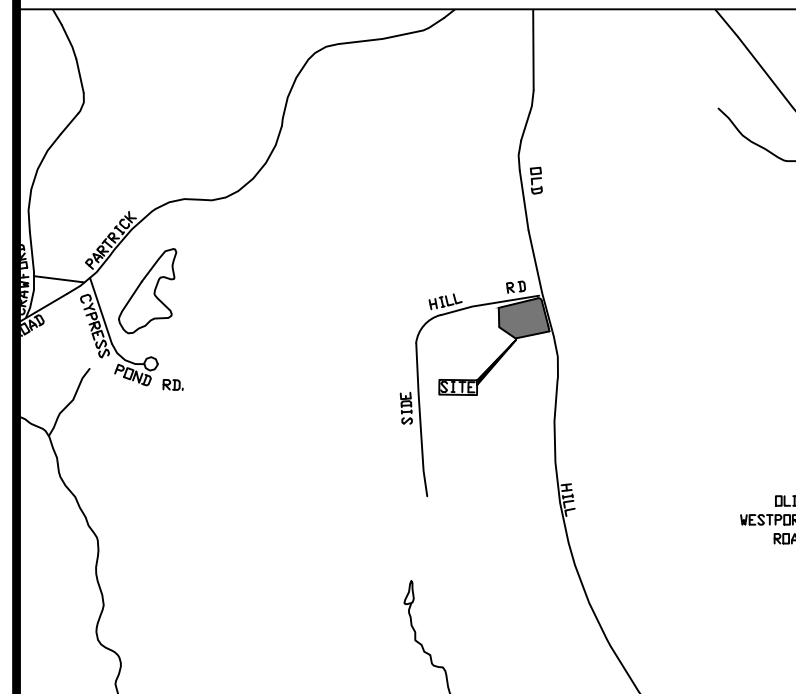
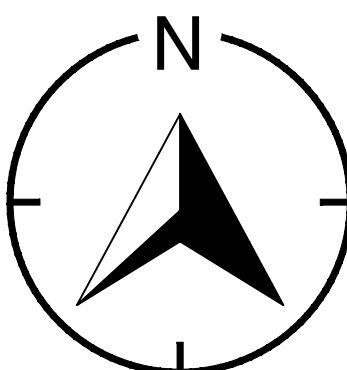
GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 63 OLD HILL ROAD TAKEN FROM LOT LINE REVISION MAP PREPARED BY LANDTECH DATED MAY 25, 2023, REVISED TO JULY 21, 2023.
2. DATUM: APPROXIMATE NAVD 88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL 09001C0384F, EFFECTIVE JUNE 18, 2010.

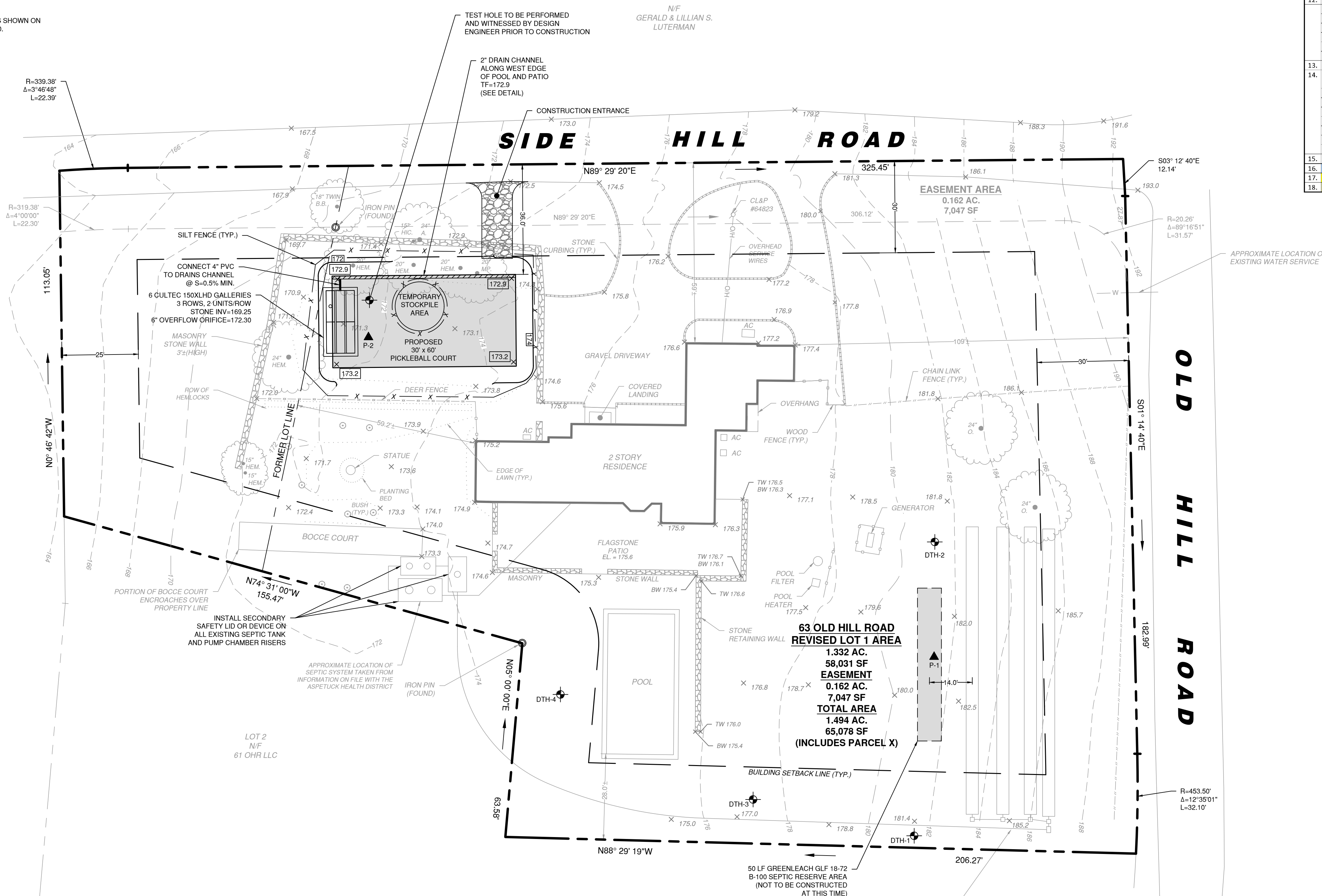
ZONING DATA				
ZONING DISTRICT: RESIDENCE AA DISTRICT				
PROPOSED USE: SINGLE-FAMILY RESIDENCE				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA	43,560 SF (1.0 AC.)	65,078 SF (1.494 AC.) ²	65,078 SF (1.494 AC.) ²	Y
BASE LOT AREA		58,031 SF (1.332 AC.)	58,031 SF (1.332 AC.)	Y
TOTAL COVERAGE	MAX 25% / 14,508 SF	13.1% / 7,630 SF	16.2% / 9,430 SF	Y
SHAPE	MINIMUM 150' SQUARE	>150'	>150'	Y
YARDS	FRONT	30'	59.0' / 109.0'	Y
	SIDE	25'	28.0' / 59.2'	Y
	REAR	N/A ¹	N/A	N/A
BUILDING HEIGHT	MAXIMUM 40'	21.5'	21.5'	Y

NOTES:
 1. PROPERTY IS A CORNER LOT
 2. LOT LINE REVISION MAP SHALL BE SUBMITTED FOR APPROVAL FOLLOWING VARIANCE APPROVAL

COVERAGE CALCULATIONS		
SITE: 63 OLD HILL ROAD		
ZONE: RESIDENCE AA ZONE		
TOTAL SITE AREA: 1,494 AC. 65,078 S.F.		
1.	TOTAL LOT AREA (GROSS)	65,078 S.F.
2.	EASEMENTS, ACCESSWAY	7,047 S.F.
3.	ADD' EXCLUSIVE SURFACE EASEMENTS	0
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0
5.	TOTAL OF EASEMENTS & ROADS (SUM OF LINES 2, 3 & 4)	58,031 S.F.
6.	WETLAND AREAS	0 S.F.
7.	SHEEP SLOPES > 25% (BASED ON TOWN GIS DATA)	0 S.F.
8.	TOTAL WETLAND & STEEP SLOPES (SUM OF LINES 6 & 7)	0 S.F.
9.	WETLAND/SLOPE REDUCTION (0.80 X LINE 8)	0 S.F.
10.	DETERMINE BASE LOT AREA (LINE 1 MINUS LINES 5 AND LINE 9)	58,031 S.F.
DETERMINE MAXIMUM ALLOWABLE LOT AREA COVERAGE		
11.	BASE LOT AREA X 25%	14,508 S.F.
DETERMINE PROPOSED TOTAL AREA COVERAGE		
12.	EXISTING TOTAL COVERAGE	7,630 S.F.
	EXISTING RESIDENCE TO REMAIN	2,807 S.F.
	EXISTING GRAVEL DRIVEWAY TO REMAIN	3,311 S.F.
	EXISTING POOL TO REMAIN	1,005 S.F.
	EXISTING BOCCO COURT	450 S.F.
	EXISTING OVERHANG TO REMAIN	31 S.F.
	EXISTING COVERED LANDING TO REMAIN	26 S.F.
13.	SUM OF LINE 12	7,630 S.F.
14.	PROPOSED TOTAL COVERAGE	9,430 S.F.
	EXISTING RESIDENCE TO REMAIN	2,807 S.F.
	EXISTING GRAVEL DRIVEWAY TO REMAIN	3,311 S.F.
	EXISTING POOL TO REMAIN	1,005 S.F.
	EXISTING BOCCO COURT	450 S.F.
	EXISTING OVERHANG TO REMAIN	31 S.F.
	EXISTING COVERED LANDING TO REMAIN	26 S.F.
	PROPOSED PADDLE TENNIS COURT (50%)	1,800 S.F.
15.	SUM OF LINE 14	9,430 S.F.
16.	ALLOWABLE TOTAL COVERAGE	14,508 S.F.
17.	EXISTING TOTAL COVERAGE	7,630 S.F.
18.	PROPOSED LOT COVERAGE	9,430 S.F.



LOCATION MAP (NTS)



10/19/23	PER P&Z COMMENTS
7/25/23	PER P&Z COMMENTS
REVISION DATE	ISSUE

LANDTECH
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

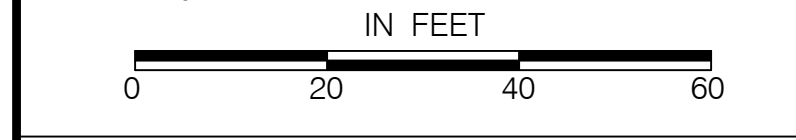
PREPARED FOR:
JAMES & DIANA G. COYNE TRUSTEES

PROJECT LOCATION:
**63 OLD HILL ROAD
WESTPORT, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR A
PROPOSED PADDLE TENNIS COURT**

DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT NO.	22387-01	
DATE:	DESIGNED BY:	CHECKED BY:
4/14/2023	SM	AS
SCALE: 1" = 20'		



PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**

C-1.0

LANDTECH

T:\ACTIVE PROJECTS\2023\63 COYNE - 63 OLD HILL RD. WESTPORT\DRAWINGS - 63 OLD HILL ROAD - SITE PLAN.DWG

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A FILTER BAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/2 TO 2/3 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

EXCAVATION/FILL NOTES:

- NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
- THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
- PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED. 2"
- AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
- FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
- MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
58,031 SF X (0.5 X 25%) X 10' / 27 = 2686.62 CY
PROPOSED FILL: 75 CY
PROPOSED CUT: 60 CY
TOTAL: 135 CY

GENERAL NOTES

- THE REQUIRED CODE COMPLIANT SEPTIC LEACHING SYSTEM IS BASED ON 5 BEDROOMS PER INFORMATION TAKEN FROM THE WESTPORT CT GIS.

B100A CODE COMPLYING NOTES

- THERE HAVE BEEN NO OBSERVED SEWERAGE BREAKOUTS FOR THE EXISTING SEPTIC SYSTEM.
- THE EXISTING SEPTIC SYSTEM SHALL BE INSPECTED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY FOR THE PADDLE TENNIS COURT.
- EXISTING SEPTIC SYSTEM LOCATION TAKEN FROM INFORMATION ON FILE WITH THE ASPETUCK HEALTH DEPARTMENT.
- THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THAT A CODE COMPLYING SEPTIC SYSTEM AREA IS AVAILABLE ON THE PROPERTY TO ACCOMMODATE A PROPOSED BUILDING ADDITION IN ACCORDANCE WITH SECTION 19-13-B100A OF THE CONNECTICUT PUBLIC HEALTH CODE. AN ENGINEERED SEPTIC SYSTEM DESIGN WILL BE REQUIRED AT THE TIME OF SEPTIC SYSTEM REPLACEMENT IF NEEDED IN THE FUTURE.
- BASED ON A VISUAL INSPECTION OF NEIGHBORING PROPERTIES AND A REVIEW OF AVAILABLE RECORDS, NO PART OF THE EXISTING SEPTIC SYSTEM AND CODE COMPLYING AREA IS WITHIN THE REQUIRED SEPARATION DISTANCE FROM A WATER SUPPLY WELL, STORM WATER STRUCTURE, GROUNDWATER DRAIN, STORM WATER SYSTEM, OR CLOSED LOOP GEOTHERMAL SYSTEM BOREHOLE/TRENCH AS DEFINED IN TABLE 1 OF THE "TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS", LATEST REVISION.

MLSS CALCULATION - RESERVE

HYDRAULIC FACTOR (HF):
HYDRAULIC GRADIENT AT BOTH ENDS OF SYSTEM:
(183.1 - 178.5) / 50 = 9.2%; (182.2 - 177.1) / 50 = 10.2%
AVG. HYDRAULIC GRADIENT = (9.2 + 10.2) / 2 = 9.7%
HYDRAULIC GRADIENT = 8.1-10.0%

AVERAGE DEPTH OF TEST HOLES WITHIN THE SYSTEM:
DTH-1 = 49", DTH-2 = 24"
(49 + 24) / 2 = 36.5"
DEPTH OF DOWNGRADIENT TEST HOLE = DTH-3 = 24"
AVERAGE DEPTH OF RESTRICTIVE LAYER = (36.5 + 24) / 2 = 30.25"
HF = 24

FLOW FACTOR (FF):
NUMBER OF BEDROOMS = 5
FF = 2.00

PERCOLATION FACTOR (PF):
PERCOLATION RATE = 1" IN LESS THAN 10.0 MINUTES
PF = 1.0

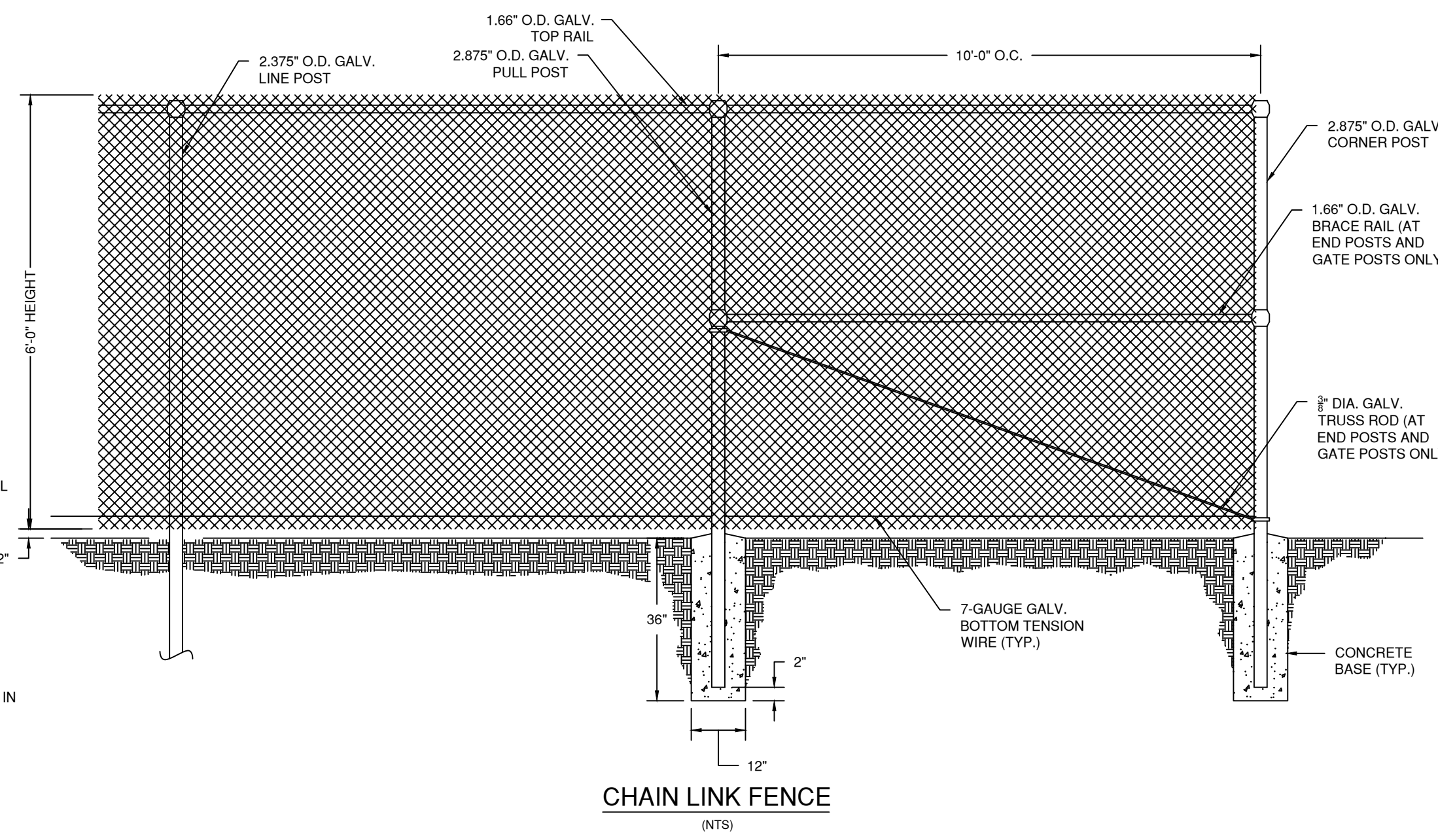
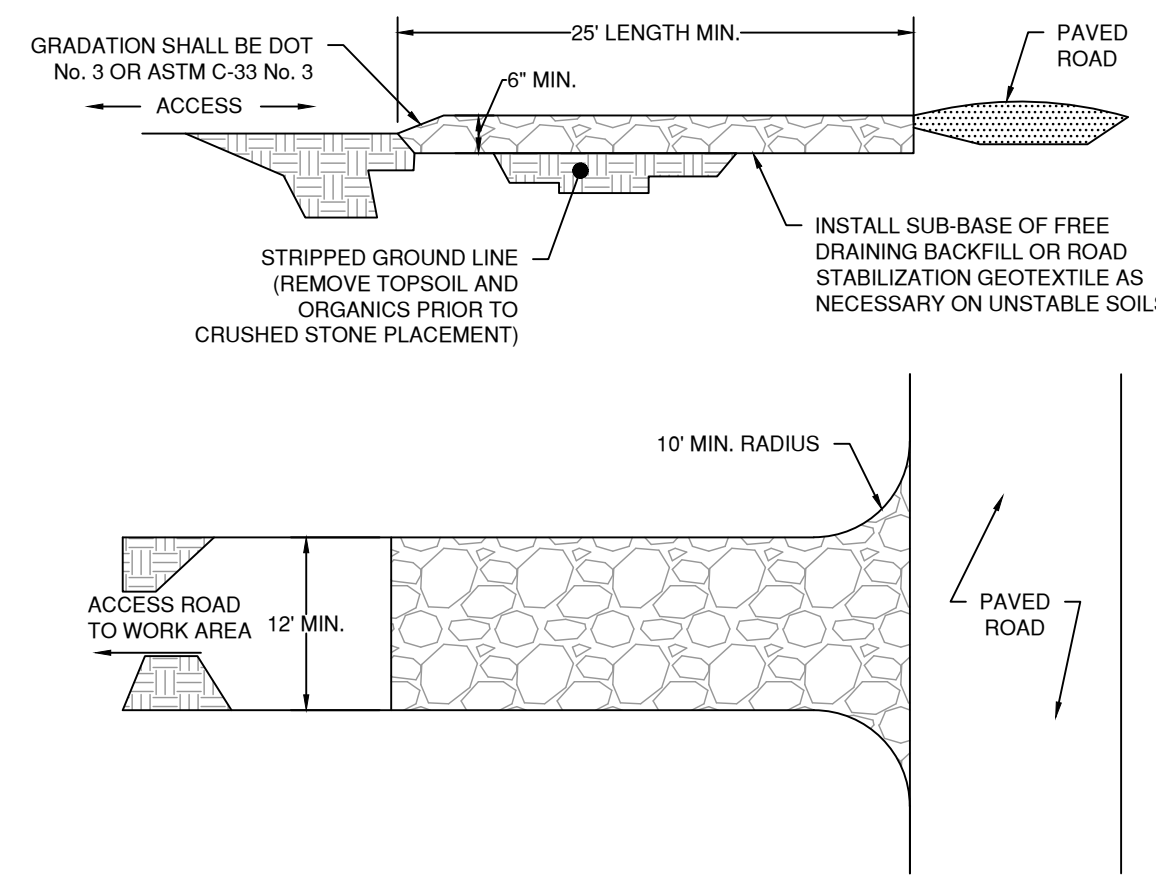
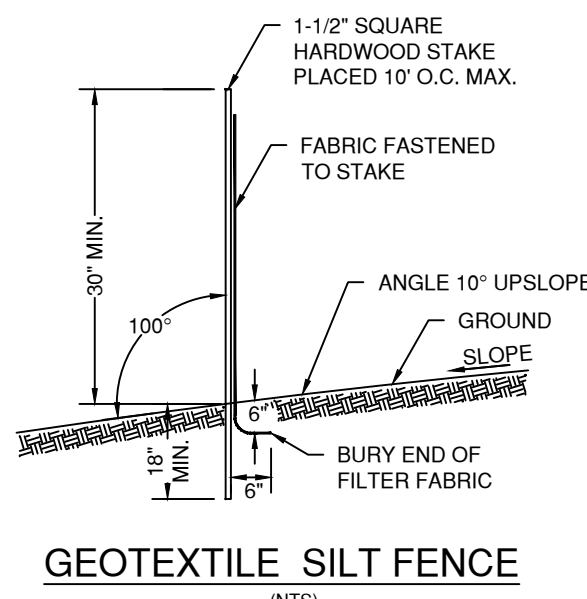
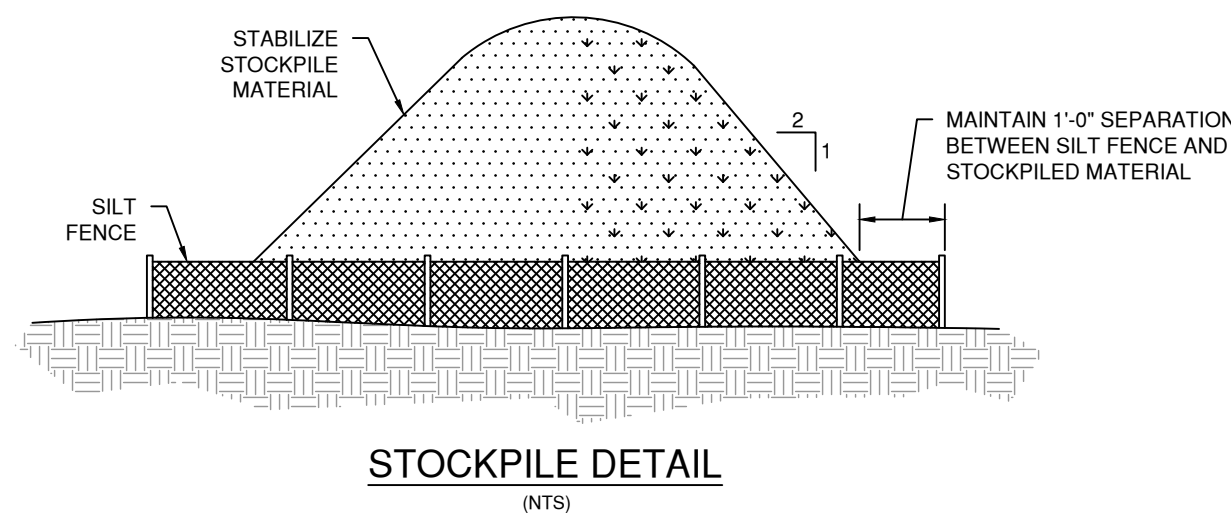
MLSS = HF X FF X PF
MLSS = 24 X 2.00 X 1.0
MLSS = 48 FEET

PRIMARY LEACHING SYSTEM SPREAD = 50 FEET

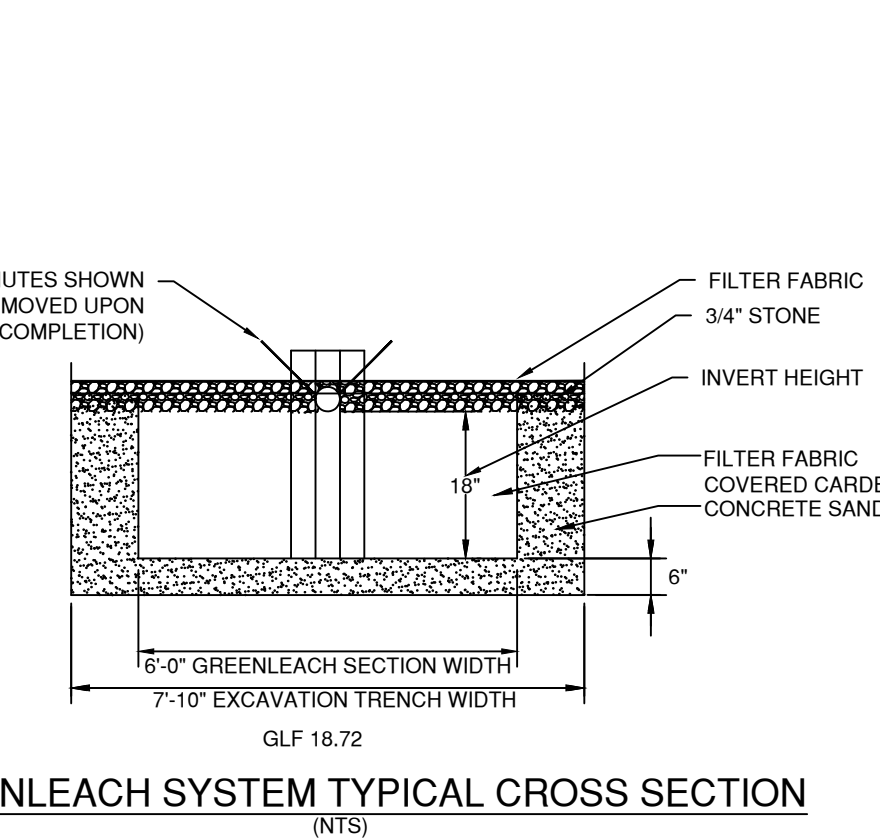
B100A CODE COMPLYING AREA CALCULATIONS

OF BEDROOMS = 5
PERCOLATION RATE = 1 INCH @ 6.67 MINUTES
SQUARE FEET OF LEACHING AREA REQUIRED = 660 SF

PROPOSED CODE COMPLYING AREA
50 LF OF GREENLEACH FILTER GLF 18-72
50 LF X 14.1 SF/LF = 705 SF OF LEACHING AREA PROVIDED



CONSTRUCTION ENTRANCE



TEST HOLE DATA

SOIL TEST CONDUCTED ON MARCH 31, 2023

TEST HOLE 1

0 - 2.5" TOPSOIL
2.5 - 5.5" DARK YELLOW-BROWN FINE SANDY LOAM
5.5 - 15" BROWN SAND
15 - 19" DARK YELLOW-BROWN FINE SANDY LOAM
19 - 49" DARK YELLOW-BROWN SANDY LOAM
NO MOTTLING, NO GROUNDWATER, LEDGE AT 49"
RESTRICTIVE LAYER AT 49"

TEST HOLE 2

0 - 12" MISCELLANEOUS FILL
12 - 24" VERY DARK BROWN FINE SANDY LOAM
24 - 48" DARK YELLOW-BROWN VERY FINE SANDY LOAM
48 - 70" DARK GRAY-BROWN VERY FINE SANDY LOAM
ROOTS TO 56"
MOTTLING AT 36", NO GROUNDWATER, LEDGE AT 70"
RESTRICTIVE LAYER AT 36"

TEST HOLE 3

0 - 6" MISCELLANEOUS FILL
6 - 16" DARK BROWN FINE SANDY LOAM
16 - 29" DARK YELLOW-BROWN FINE SANDY LOAM
29 - 34" DARK GRAY-BROWN VERY FINE SANDY LOAM
34 - 60" COARSE GRAVELLY SANDY LOAM
MOTTLING AT 30", NO GROUNDWATER, LEDGE AT 60"
RESTRICTIVE LAYER AT 30"

TEST HOLE 4

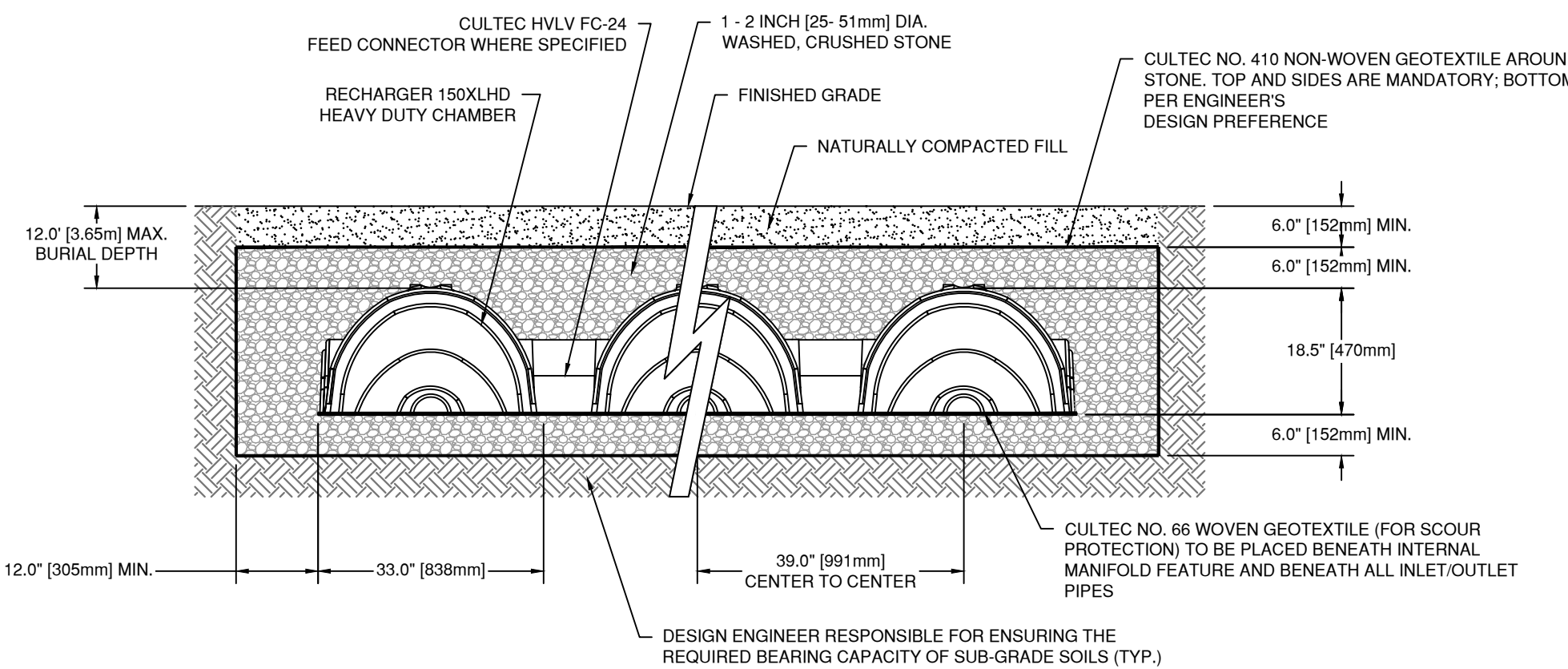
0 - 36" MISCELLANEOUS FILL
36 - 45" ORIGINAL TOPSOIL
45 - 75" BROWN SILT
MOTTLING AT 45", GROUNDWATER AT 75", NO LEDGE
RESTRICTIVE LAYER AT 45"

PERCOLATION TEST DATA

Perc Hole	P-1	Date:	3/31/2023	
Depth:	36 in.	Presoak:	12:15	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
12:05	3.00		00:10	0.43
12:15	26.00	23.00	00:10	6.67
12:25	27.50	1.50	00:10	6.67
refill				
12:33	9.00			
12:43	24.00	15.00	00:10	0.67
12:53	25.50	1.50	00:10	6.67
Final Rate:	1" in	6.67 minutes		
BOH=32"				
Perc Hole	P-2	Date:	4/6/2023	
Depth:	30 in.	Presoak:	12:15	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
9:30	8.00		00:10	2.00
9:40	11.00	5.00	00:10	2.50
9:50	15.00	4.00	00:10	2.86
10:00	18.50	3.50	00:10	2.86
10:10	21.00	2.50	00:10	4.00
10:20	23.00	2.00	00:10	5.00
10:30	24.00	1.00	00:10	10.00
Final Rate:	1" in	10.00 minutes		

GENERAL SEPTIC FEASIBILITY NOTES

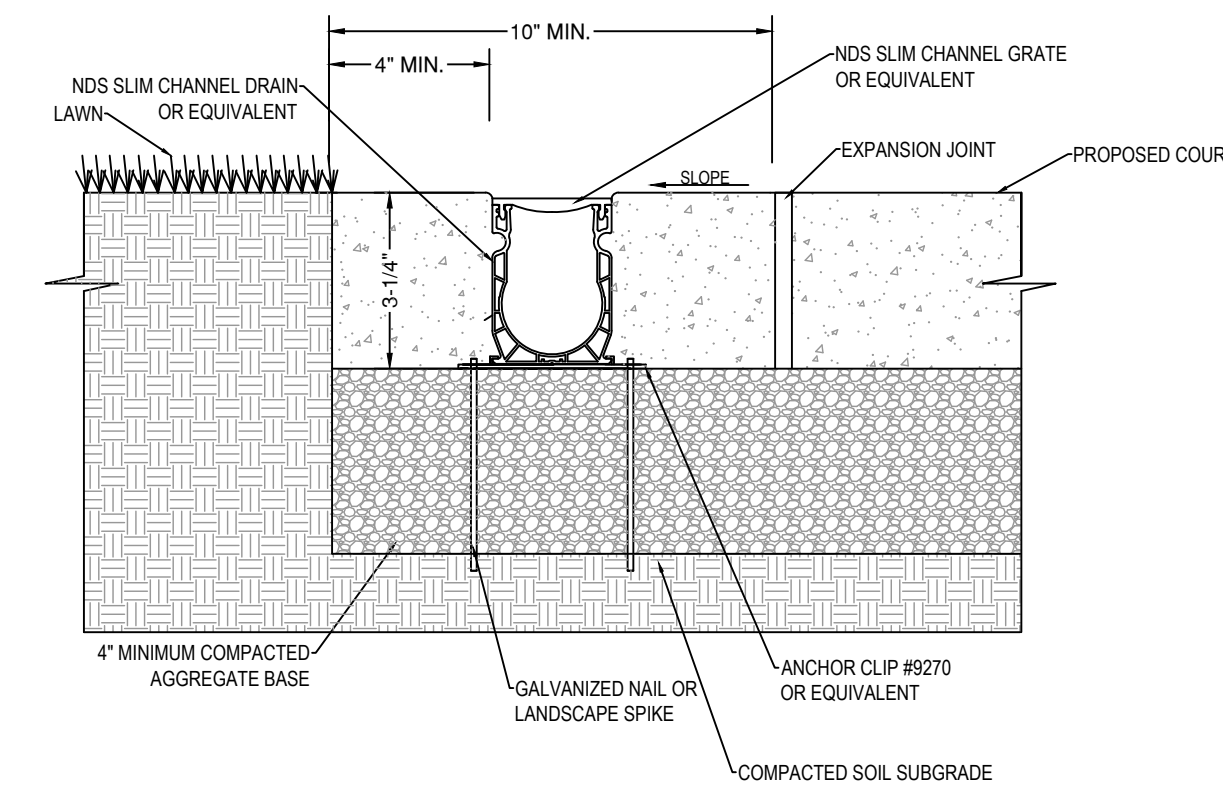
- BASED ON AN OBSERVED PERCOLATION RATE OF 1" IN 6.67 MINUTES AND A 5 BEDROOM DWELLING 660 SQ. FT. OF EFFECTIVE LEACHING AREA IS REQUIRED AS PER THE STATE OF CONNECTICUT HEALTH CODE. INSTALL 50 LINEAR FEET (60 LF OF TRENCHING) OF GREENLEACH FILTER GLF 18-72 GALLERIES (14.1 SQ. FT. PER FT.) PROVIDING 705 SQ. FT. OF EFFECTIVE LEACHING AREA.
- HOUSE SEWER TO BE CONSTRUCTED OF 4" PVC, SCHED. 40, ASTM D1785 WITH RUBBER COMPRESSION GASKETED JOINTS OR EQUAL. MINIMUM PITCH ON HOUSE SEWER FROM HOUSE TO SEPTIC TANK TO BE ONE-QUARTER-INCH PER FOOT AND SEWER FROM SEPTIC TANK TO LEACHING SYSTEM TO BE ONE-EIGHTH PER FOOT. ALL EFFLUENT PIPES DISPERSING FLOWS TO DISTRIBUTION BOXES TO BE 4" SOLID PVC ASTM D3034 SDR 35 WITH SOLVENT SEALED JOINTS OR EQUAL. CHANGES IN DIRECTION TO BE MADE WITH THE APPROPRIATE COMMERCIAL MANUFACTURED FITTINGS. ALL PIPES TO BE PROPERLY CONNECTED TO SEPTIC TANK, PUMP CHAMBER AND DISTRIBUTION BOXES.
- PROVIDE A 1,250 GALLON, TWO COMPARTMENT SEPTIC TANK MADE OF CONCRETE WITH A MINIMUM 4,000 PSI CONCRETE PER ASTM STANDARDS WITH 5 TO 7 PERCENT AIR ENTRAINMENT. MANHOLES SHALL EXTEND TO FINISHED GRADE WHERE COVER OVER THE TANK EXCEEDS 12 INCHES. SEAL ALL JOINTS. ALL TANK INLET AND OUTLET PIPING SHALL BE SEALED WITH A POLYETHYLENE GASKET, "POLYLOK" OR EQUAL.
- DISTRIBUTION BOXES ARE TO BE SET ON A STABLE FOOTING OF 12" MINIMUM DEPTH OF 1" CRUSHED STONE.
- APPROVED AGGREGATE (STONE) SHALL BE USED FOR BACKFILLING.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP BOTH THE ENGINEER OF RECORD AND THE LOCAL HEALTH DEPARTMENT INFORMED OF CONSTRUCTION PROGRESS.
- THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.
- EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.
- PRIOR TO CONSTRUCTION ACTIVITIES THE LEACHING SYSTEM AREAS SHALL BE ROPED OFF OR OTHERWISE DELINEATED SO AS TO KEEP CONSTRUCTION TRAFFIC OFF THE SEPTIC AREA.
- THE DESIGN CONFORMS TO APPLICABLE CODE AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- THE DISCHARGE FROM GARBAGE DISPOSALS OR WATER TREATMENT DEVICES MUST NOT BE DISCHARGED TO THE SYSTEM.
- LANDTECH ASSUMES NO RESPONSIBILITY FOR SEPTIC SYSTEM SITE PREPARATION, LOCATION OR INVERT ELEVATIONS IN COMPLIANCE WITH THE APPROVED PLAN, UNLESS IT SUPERVISES EACH PHASE OF SYSTEM INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO CALL "CALL BEFORE YOU DIG" 1-800-922-4455, PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.



GENERAL NOTES

- RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 4.89 CF/FT (0.45 m³/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 (3.65m). THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- ALL RECHARGER 150XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 150XLHD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION



GENERAL NOTES

- EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING.
- THIS IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED.

2" DRAIN CHANNEL DETAIL

(NTS)

10/19/23 PER P&Z COMMENTS
7/25/23 PER P&Z COMMENTS
REVISION DATE ISSUE
LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
JAMES & DIANA G. COYNE TRUSTEES
PROJECT LOCATION:
63 OLD HILL ROAD WESTPORT, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED PADDLE TENNIS COURT

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No. **22387-01**
DATE: 4/14/2023 DESIGNED BY: SM CHECKED BY: AS

SCALE:
N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

LANDTECH PROFESSIONAL ENGINEER
C-2.0

T:\ACTIVE PROJECTS\2023\01 COYNE - 63 OLD HILL RD., WESTPORT\ADMIN\SSD-COYNE - 63 OLD HILL ROAD - SITE PLAN.DWG