

PROPERTY INFORMATION			
OWNER: JAMES A. & DIANA G. COYNE			
SITE: 63 OLD HILL ROAD			
ZONE: AA RESIDENCE ZONE			
TOTAL SITE AREA: 1.266 AC.; 55,153 SF			
LOT AREA/COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		55,153 SF
2.	EASEMENTS, ACCESSWAY	5,201	
3.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL OF EASEMENTS & ROADS	5,201 SF	
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	0	
8.	TOTAL WETLAND & STEEP SLOPES	0	
9.	WETLAND/SLOPE REDUCTION	0.80 X LINE 8	0 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		49,952 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA X 25%	LINE 10 X 0.25	12,488 SF
EXISTING LOT COVERAGE			
12.	RESIDENCE	7,807± SF	
	GRAVEL DRIVEWAY	3,311± SF	
	POOL	1,005± SF	
	BOCCO COURT	450± SF	
	OVERHANG	31± SF	
	COVERED LANDING	26± SF	
13.	SUM OF LINE 12		7,630 ± SF
16.	ALLOWABLE LOT COVERAGE	25%	12,488 SF
17.	EXISTING LOT COVERAGE	15.3%	7,630 ± SF

REQUIRED SETBACKS RESIDENCE AA RESIDENCE ZONE (CORNER LOT)		EXISTING SETBACKS 63 OLD HILL ROAD	
FRONT	30'	STREET LINE	39.0'±, 109.0'±
SIDE	25'	SIDE	28.0'±, 59.2'±
REAR	N/A	REAR	N/A

ZONING DATA ZONING DISTRICT: RESIDENCE AA DISTRICT 63 OLD HILL ROAD		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
LOT AREA	43,560 SF (1.0 AC.)	55,153 SF (1.266 AC.)
BASE LOT AREA	25% (12,488 SF)	49,952 SF (1.147 AC.)
TOTAL COVERAGE	MINIMUM 150' SQUARE	150'
SHAPE	FRONT	30'
	SIDE	25'
	REAR	N/A
YARDS	FRONT	39.0'±, 109.0'±
	SIDE	28.0'±, 59.2'±
	REAR	N/A
BUILDING HEIGHT	MAXIMUM	3 STORIES
NOTES:		2 STORIES
1. SUBJECT PROPERTY IS A CORNER LOT		

**ROOF HEIGHT CALCULATIONS:**

RESIDENCE: ROOF PEAK = 203.5'    LOW ROOF = 191.8'    MIDPOINT = 197.7'

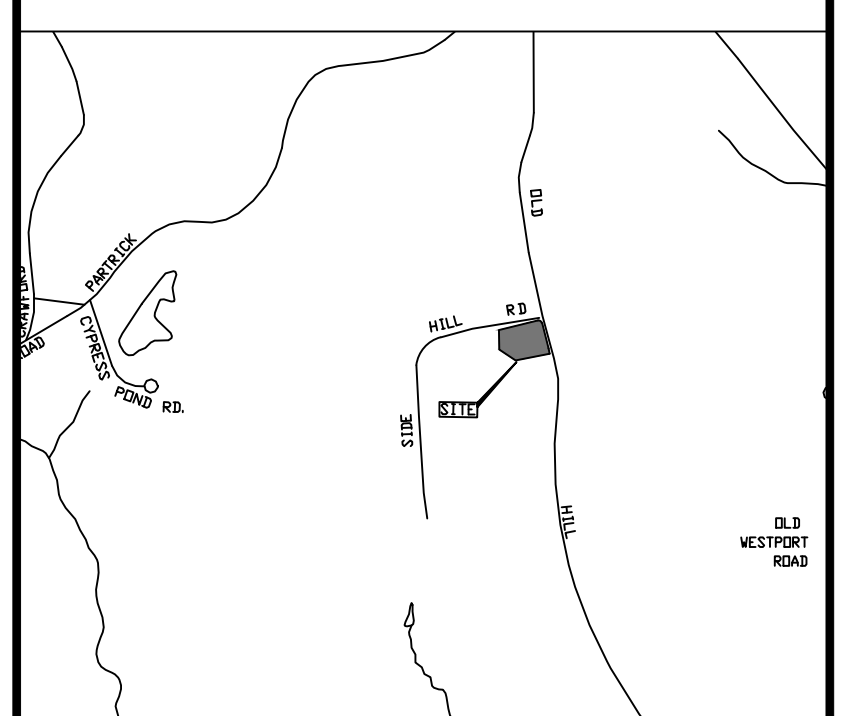
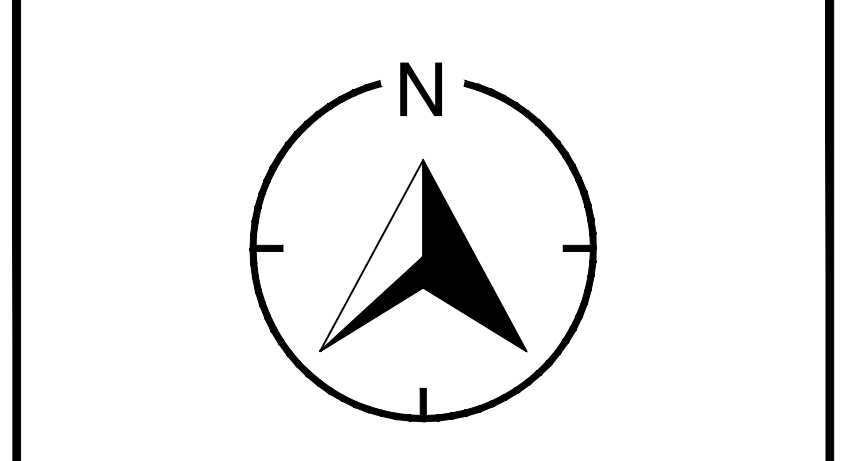
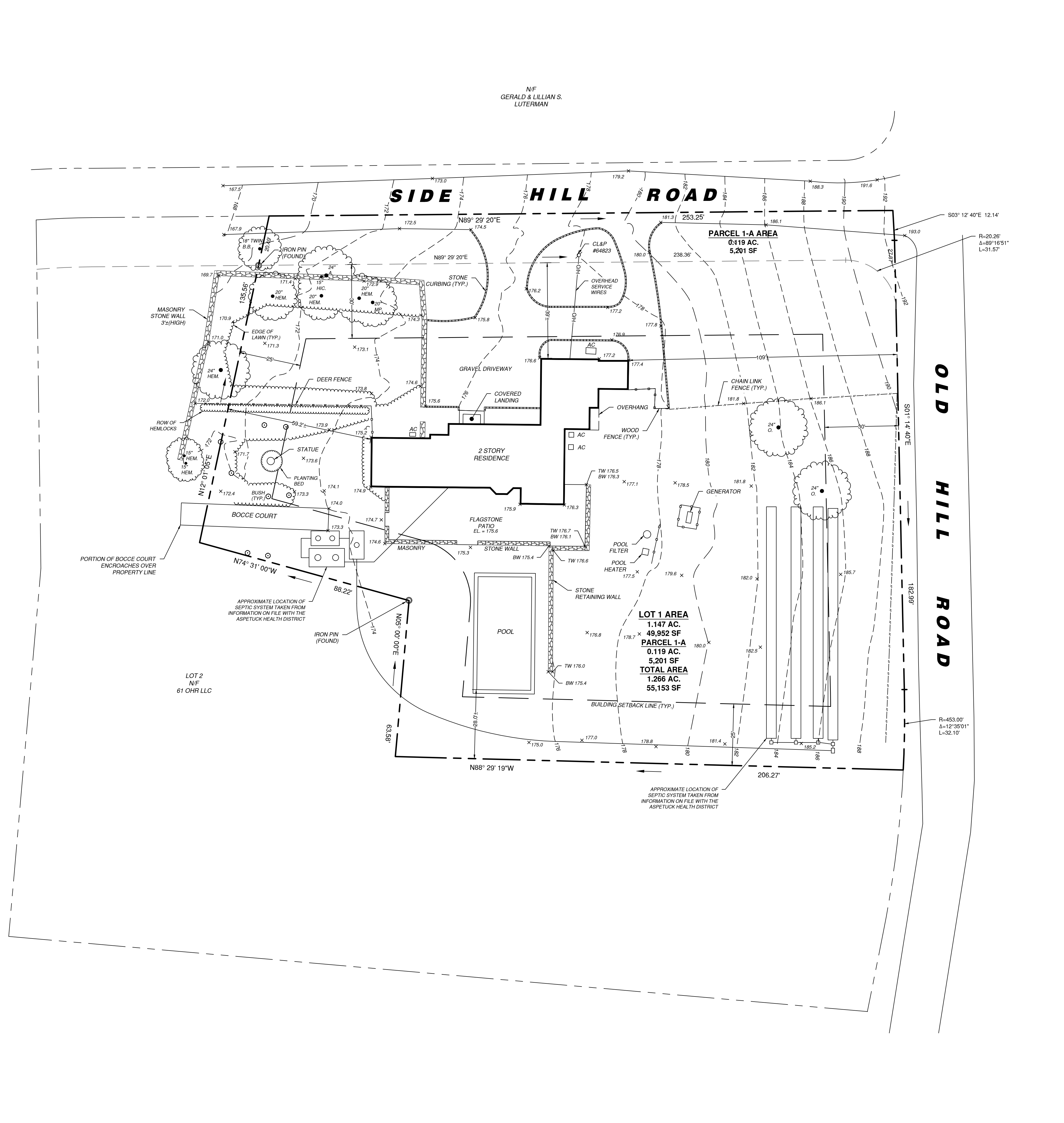
AVERAGE GRADE:  $176.3 + 175.9 + 174.9 + 175.2 + 177.2 + 177.4 = 1,056.9 / 6 = 176.2'$

ROOF MIDPOINT =  $197.7' - 176.2' = 21.5'$

- TREE LEGEND ABBREVIATIONS:**
- A. ASH
  - B.B. BLACK BIRCH
  - HEM. HEMLOCK
  - HIC. HICKORY
  - MP. MAPLE
  - O. OAK
- LEGEND ABBREVIATIONS:**
- BW. BOTTOM OF WALL
  - CL&P. CONNECTICUT LIGHT AND POWER
  - EL. ELEVATION
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - TW. TOP OF WALL
  - TYP. TYPICAL

LEGEND	
○	IRON PIN (FOUND)
⊕	UTILITY POLE
---	PROPERTY LINE
—OH—	OVERHEAD UTILITIES
--- 20 ---	CONTOUR
X 20.1	SPOT ELEVATION

- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.
  - THIS SURVEY IS A ZONING LOCATION & PARTIAL TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND VERTICAL ACCURACY CLASS "2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
  - THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
  - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
  - UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
  - THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
  - REFER TO MAP NO.S 1162, 1570 & 8847 IN WESTPORT LAND RECORDS.
  - VERTICAL DATUM: APPROXIMATE NAVD 88
  - THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL 09001C 0394F, EFFECTIVE JUNE 16, 2010.



**LOCATION MAP**  
(NTS)

**PROPERTY INFORMATION:**

OWNER: JAMES A. & DIANA G. COYNE (TRUSTEES)  
 ADDRESS: 63 OLD HILL ROAD  
 WESTPORT, CT

LOT AREA: 1.148 AC, 50,034 SF  
 ZONE: "AA"  
 DEED: BK. 2763 PG. 324

MAP: B11  
 LOT: 17

**SETBACK LINES:**

30' FRONT  
 25' SIDE  
 N/A REAR (CORNER LOT)

03/06/2023	ADDED EDGE OF LAWN, TREE LOCATIONS & MORE RETAINING WALLS
03/01/2023	CORRECTIONS TO LOT AREA & ADDED EDGE OF ROAD
REVISION DATE	ISSUE

**LANDTECH**  
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PREPARED FOR:  
**JAMES A. & DIANA G. COYNE TRUSTEES**

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

DRAWING TITLE:  
**ZONING LOCATION SURVEY &  
 TOPOGRAPHIC SURVEY**

PROJECT No. **22387-01**

DATE: **01/24/2023**    DRAWN BY: **YP**    CHECKED BY: **TAD**

SCALE: 1" = 20'



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Thomas A. Deilus*

THOMAS A. DEILUS, LAND SURVEYOR  
 CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND SEAL.



**SV-1.0**