

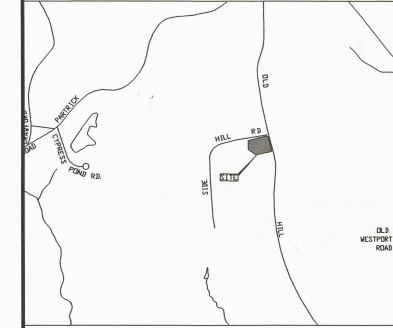
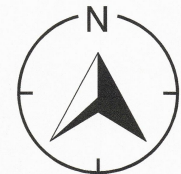
GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 63 OLD HILL ROAD TAKEN FROM LOT CONSOLIDATION MAP PREPARED BY LANDTECH DATED MAY APRIL 16, 2024.
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 09001C0394F, 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.)	65,078 SF (1.494 AC.)	Y
BASE LOT AREA	43,560 SF (1.0 AC.)	65,078 SF (1.494 AC.)	65,078 SF (1.494 AC.)	Y
TOTAL COVERAGE	MAX 25% / 16,270 SF	16.2% / 10,535 SF	19.0% / 12,335 SF	Y
SHAPE	MINIMUM 150' SQUARE	>150'	>150'	Y
YARDS	FRONT	30'	58.7', 109.0'	Y
	SIDE	25'	28.0', 109.8'	Y
	REAR	N/A	N/A	N/A
BUILDING HEIGHT	MAXIMUM 3 STORIES	2 STORIES	2 STORIES	Y

NOTES:
1. PROPERTY IS A CORNER LOT

COVERAGE CALCULATIONS		
SITE: 63 OLD HILL ROAD		
ZONE: RESIDENCE AA ZONE		
TOTAL SITE AREA: 1.494 AC. 65,078 SF.		
1.	TOTAL LOT AREA (GROSS)	65,078 S.F.
2.	EASEMENTS, ACCESSWAY	0
3.	ADJ. EXCLUSIVE SURFACE EASEMENTS	0
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0
5.	TOTAL OF EASEMENTS & ROADS (SUM OF LINES 2, 3 & 4)	65,078 S.F.
6.	WETLAND AREAS	0 S.F.
7.	STEEP 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)	65,078 S.F.
DETERMINE MAXIMUM ALLOWABLE LOT AREA COVERAGE		
11.	BASE LOT AREA X 25% (LINE 10 X 0.25)	16,270 S.F.
DETERMINE PROPOSED TOTAL AREA COVERAGE		
12.	EXISTING TOTAL COVERAGE	2,807 S.F.
	EXISTING RESIDENCE TO REMAIN	3,967 S.F.
	EXISTING GRAVEL DRIVEWAY TO REMAIN	2,249 S.F.
	EXISTING SIDE HILL ROAD TO REMAIN	1,005 S.F.
	EXISTING POOL TO REMAIN	450 S.F.
	EXISTING BOCCO COURT	31 S.F.
	EXISTING OVERHANG TO REMAIN	26 S.F.
	EXISTING COVERED LANDING TO REMAIN	1,800 S.F.
13.	PROPOSED TOTAL COVERAGE	10,535 S.F.
14.	EXISTING RESIDENCE TO REMAIN	2,807 S.F.
	EXISTING GRAVEL DRIVEWAY TO REMAIN	3,967 S.F.
	EXISTING SIDE HILL ROAD TO REMAIN	2,249 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	12,335 S.F.
16.	ALLOWABLE TOTAL COVERAGE	25% 16,270 S.F.
17.	EXISTING TOTAL COVERAGE	16.2% 10,535 S.F.
18.	PROPOSED LOT COVERAGE	19.0% 12,335 S.F.



LOCATION MAP (NTS)

4/16/24	REVISED PER LOT CONSOLIDATION
3/22/24	REVISED FRONT SETBACK
10/19/23	PER P&Z COMMENTS
7/25/23	PER P&Z COMMENTS
REVISION DATE	ISSUE

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

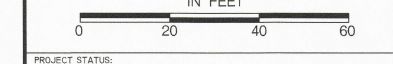
PREPARED FOR:
JAMES & DIANA G. COYNE TRUSTEES

PROJECT LOCATION:
63 OLD HILL ROAD WESTPORT, CT

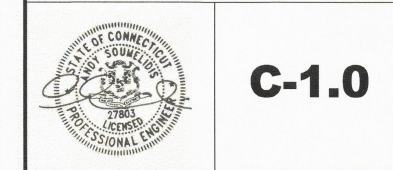
PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED PADDLE TENNIS COURT

DRAWING TITLE:
SITE DEVELOPMENT PLAN

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

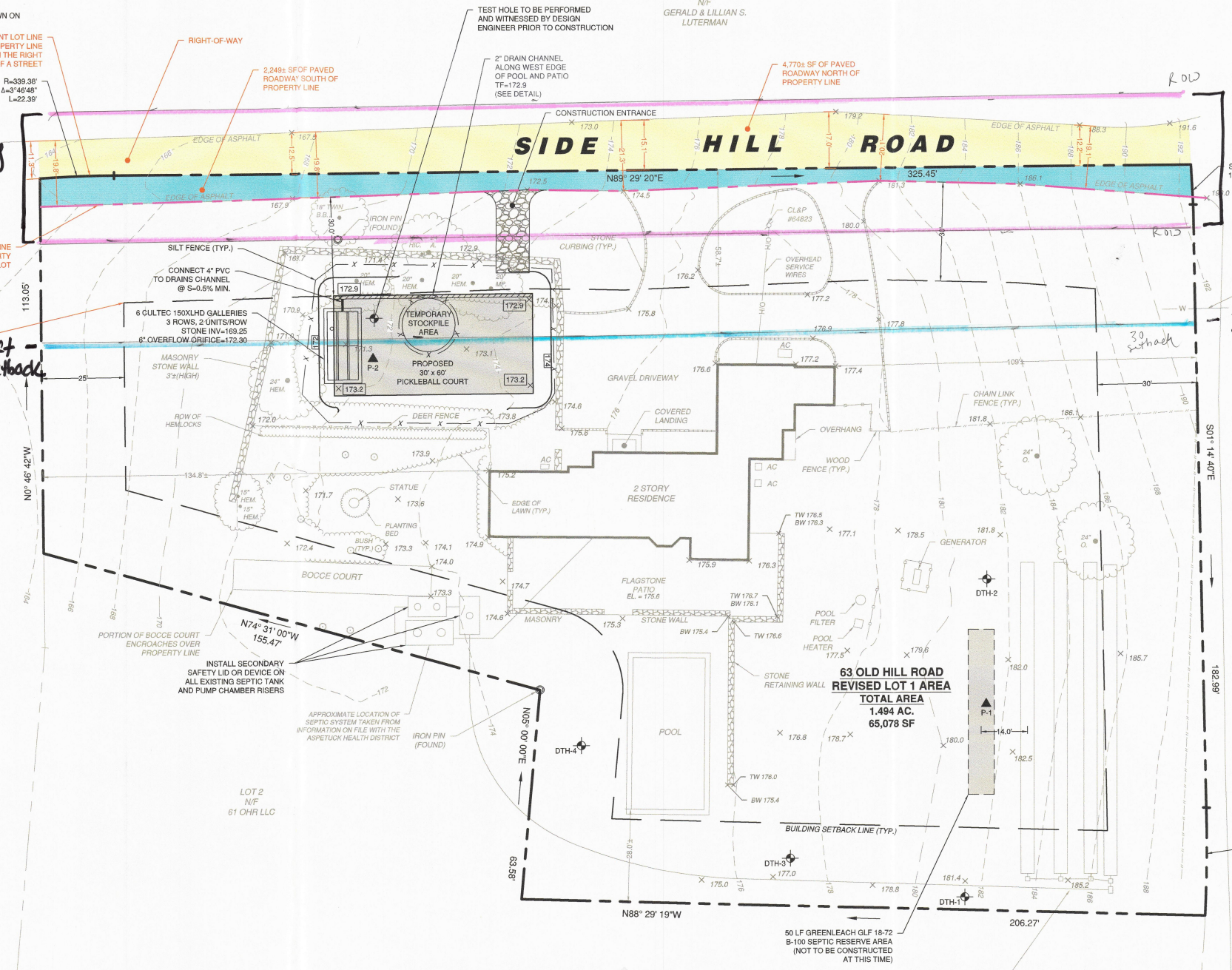


PROJECT STATUS:
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION



C-1.0

LANDTECH



Right of way (40')

30 ft setback

Right of way 30 ft setback per staff

MP 9/3/24

RECEIVED AUG 23 2024 ZBA

T:\ACTIVE PROJECTS\2024\01 COYNE - 63 OLD HILL RD, WESTPORT\DWG\20240416\63 OLD HILL ROAD SITE PLAN.DWG