

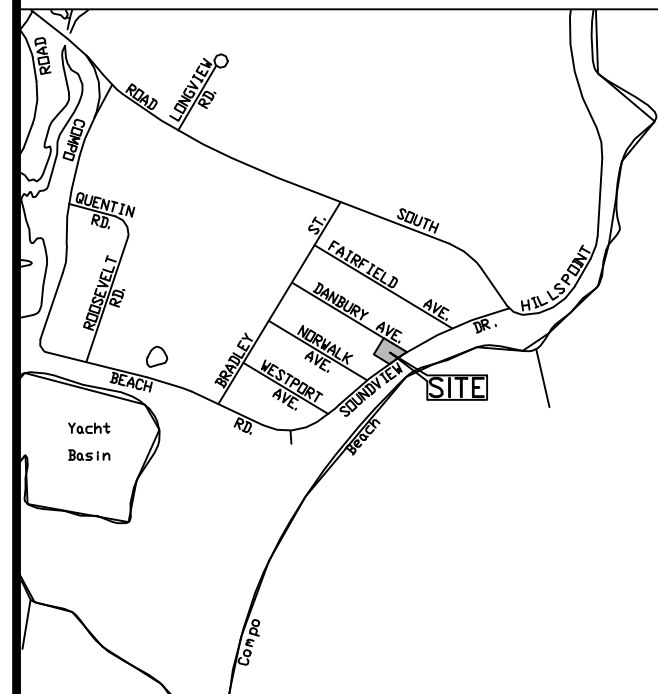
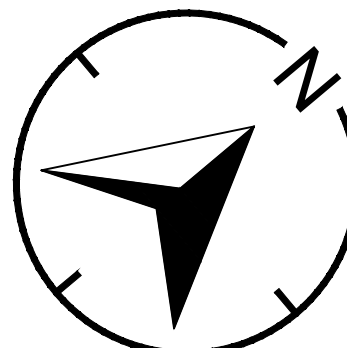
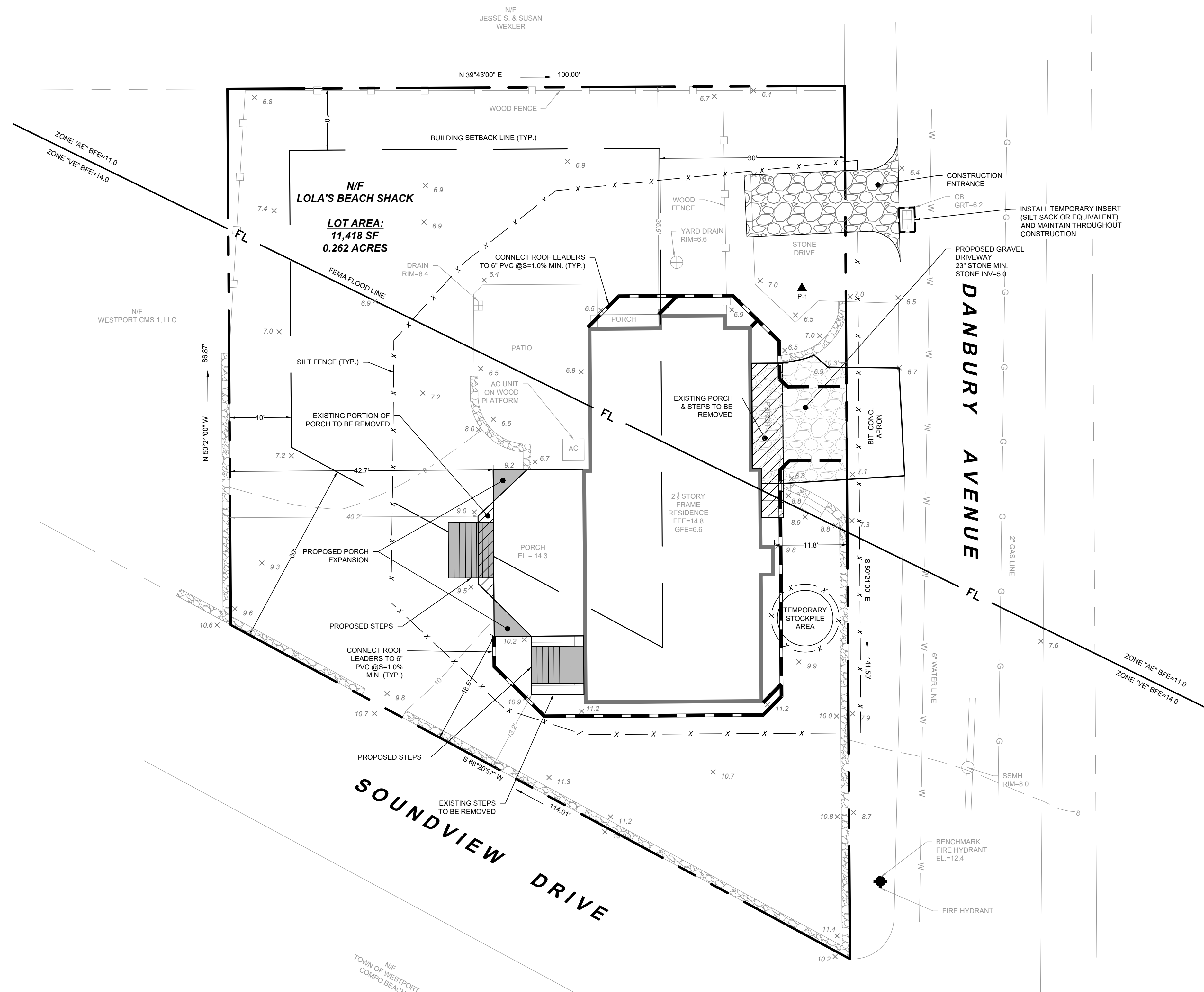
GENERAL NOTES

- LOT LINE & TOPOGRAPHIC INFORMATION FOR 23 SOUNDVIEW DRIVE TAKEN FROM ZONING LOCATION SURVEY PREPARED BY LANDTECH DATED 11/21/2023.
- DATUM: NAVD88
- 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.
- 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.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" (EL = 11.0) & "VE" (EL = 14) AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0551G, 7/8/2013.
- A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS.
- SUBJECT PROPERTY IS LOCATED IN A COASTAL HAZARD AREA

ZONING DATA				
ZONING DISTRICT: RESIDENCE A DISTRICT				
PROPOSED USE: SINGLE-FAMILY RESIDENCE				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROPOSED	CONFORMS
LOT AREA	21,780 SF (0.5 AC.)	11,418 SF (0.262 AC.) ³	11,418 SF (0.2612 AC.) ³	N ¹
BASE LOT AREA		11,418 SF (0.262 AC.) ³	11,418 SF (0.2612 AC.) ³	
TOTAL COVERAGE	MAX 25% / 2,854.5 SF	25.04% / (2,859 SF) ²	24.36% / (2,781 SF.)	Y
BUILDING COVERAGE	MAX 15% / 1,712.7 SF	20.49% / (2,340 SF) ²	19.81% / (2,262 SF.)	Y
SHAPE	MINIMUM 100' x 150' RECTANGLE	< 100' x 150' RECTANGLE	< 100' x 150' RECTANGLE	N ²
YARDS	FRONT	30'	13.2' / 11.8'	N
	SIDE	10'	36.9' / 40.2'	Y
	REAR	N/A (CORNER LOT)	N/A	N/A
BUILDING HEIGHT	2 STORES	EXISTING	EXISTING	Y
	MAXIMUM	31'		

1) EXISTING UNDERSIZED LOT
 2) EXISTING NON-CONFORMING LOT
 3) REDUCED SETBACK REQUIRED PER SECTION 6-3.1 OF THE WESTPORT ZONING REGULATIONS.
 4) ALLOWABLE BUILDING HEIGHT SHALL BE INCREASED BY A MAXIMUM OF 5' FOR EACH FOOT THAT AVERAGE GRADE IS BELOW THE BASE FLOOD ELEVATION PER WESTPORT ZONING REGULATIONS 13-5

PROPERTY INFORMATION			
OWNER: LOLA'S BEACH SHACK WESTPORT LLC			
SITE: 23 SOUNDVIEW DRIVE			
ZONE: RESIDENCE A DISTRICT			
TOTAL SITE AREA: 0.262 AC, 11,418 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		11,418 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)	0	0 SF
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	0	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	0	0 SF
9.	WETLANDS / SLOPES REDUCTION (BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9))	0.80 x LINE 8	0 SF
10.			11,418 SF
ALLOWABLE BUILDING COVERAGE			
11.	BASE LOT AREA x 15%	LINE 10 x 0.15	1,713 SF
ALLOWABLE LOT COVERAGE			
12.	BASE LOT AREA x 25%	LINE 10 x 0.25	2,855 SF
EXISTING BUILDING COVERAGE			
13.	EXISTING RESIDENCE & PORCHES	1859 SF	
	EXISTING BACK PORCH	393 SF	
	EXISTING STAIRS	88 SF	
14.		SUM OF LINE 13	2,340 SF
EXISTING LOT COVERAGE			
15.	EXISTING BUILDING COVERAGE	2340 SF	
	EXISTING DRIVEWAY	519 SF	
16.		SUM OF LINE 15	2,859 SF
PROPOSED BUILDING COVERAGE			
17.	EXISTING BUILDING COVERAGE	2340 SF	
	PROPOSED REMOVAL OF PORCHES & STAIRS	-227 SF	
	PROPOSED PORCH EXPANSION	32 SF	
	PROPOSED STEPS	117 SF	
18.		SUM OF LINE 17	2,262 SF
PROPOSED LOT COVERAGE			
19.	PROPOSED BUILDING COVERAGE	2262 SF	
	EXISTING DRIVEWAY	519 SF	
20.		SUM OF LINE 19	2,781 SF
21.	ALLOWABLE BUILDING COVERAGE	15%	1,713 SF
22.	EXISTING BUILDING COVERAGE	20.49%	2,340 SF
23.	PROPOSED BUILDING COVERAGE	19.81%	2,262 SF
24.	ALLOWABLE LOT COVERAGE	25%	2,855 SF
25.	EXISTING LOT COVERAGE	25.04%	2,859 SF
26.	PROPOSED LOT COVERAGE	24.36%	2,781 SF



LOCATION MAP (NTS)

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:
**LOLA'S BEACH SHACK
 WESTPORT LLC**

PROJECT LOCATION:
**23 SOUNDVIEW DRIVE
 WESTPORT, CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR A
 PROPOSED DECK EXPANSION**

DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT No. **21063-02**
 DATE: 09/06/2024 DESIGNED BY: CM CHECKED BY: PR
 SCALE: 1" = 10'
 IN FEET
 0 10 20 30

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

C-1.0

LANDTECH

T:\STAFF\DM3\23 SOUNDVIEW DRIVE\23 SOUNDVIEW DRIVE_SDP_SITING.DWG

