

**GENERAL NOTES**

1. TOPOGRAPHIC INFORMATION FOR 260 COMPO ROAD SOUTH WESTPORT CT TAKEN FROM PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 10/31/2023.
2. DATUM: NAVD88
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. TIDAL WETLANDS AS FLAGGED BY THOMAS RYDER ECOLOGIST AT LANDTECH, OCTOBER 19 & 23, 2023.
6. PARTIAL SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (EL.13), "AE" (EL.14), "VE" (EL.14) AND "VE" (EL.15) AND ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0551G, EFFECTIVE JULY 8, 2013.
7. "THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA COASTAL A ZONE AS SHOWN ON MAP/PANEL 09001C 0551G, EFFECTIVE JULY 8, 2013. THE LIMIT OF MODERATE WAVE ACTION (LMWA) LINE SHOWN INDICATES THE INLAND LIMIT OF THE COASTAL A ZONE."
8. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS.



**ZONING DATA**

ZONING DISTRICT: RESIDENCE AAA DISTRICT  
PROPOSED USE: SINGLE-FAMILY RESIDENCE

DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA	87,120 SF (2.0 AC.)	7,359,462 SF (168.95 AC.)	7,359,462 SF (168.95 AC.)	Y
BASE LOT AREA		7,359,462 SF (168.95 AC.)	7,359,462 SF (168.95 AC.)	
TOTAL COVERAGE	MAX 25% / 1,839,866 SF	8.5% / 624,839 SF	8.5% / 624,839 SF	Y
SHAPE	MINIMUM 200' SQUARE	>200'	>200'	Y
YARDS	FRONT	EXISTING	EXISTING	Y
	SIDE	EXISTING	EXISTING	Y
	REAR	EXISTING	EXISTING	Y
BUILDING HEIGHT	MAXIMUM 3 STORES	EXISTING	EXISTING	Y

- NOTES:
1. EXISTING PROPERTY AREA TAKEN FROM TOWN OF WESTPORT GIS
  2. COVERAGE INFORMATION TAKEN FROM PUBLICLY AVAILABLE GIS DATA, AERIAL IMAGERY, AND BACKGROUND INFORMATION PROVIDED BY TOWN OF WESTPORT DEPARTMENT OF PUBLIC WORKS.
  3. EXISTING FRONT, SIDE, AND REAR SETBACKS DIMENSIONS ARE CONSTRAINED BY EXISTING STRUCTURES THAT ARE UNMODIFIED BY THE PROPOSED IMPROVEMENTS.
  4. NO CHANGE IN BUILDING HEIGHT IS PROPOSED.

**PROJECT AREA TABLE**

DIMENSIONAL	EXISTING	PROVIDED	CHANGE
INN AT LONGSHORE FLOOR AREA	17989 SF	18189 SF	200 SF
COVERED PATIO	0 SF	3125 SF	3125 SF
PROPOSED SHED	0 SF	193 SF	193 SF
UNCOVERED OUTDOOR PATIO	4987 SF	3133 SF	-854 SF

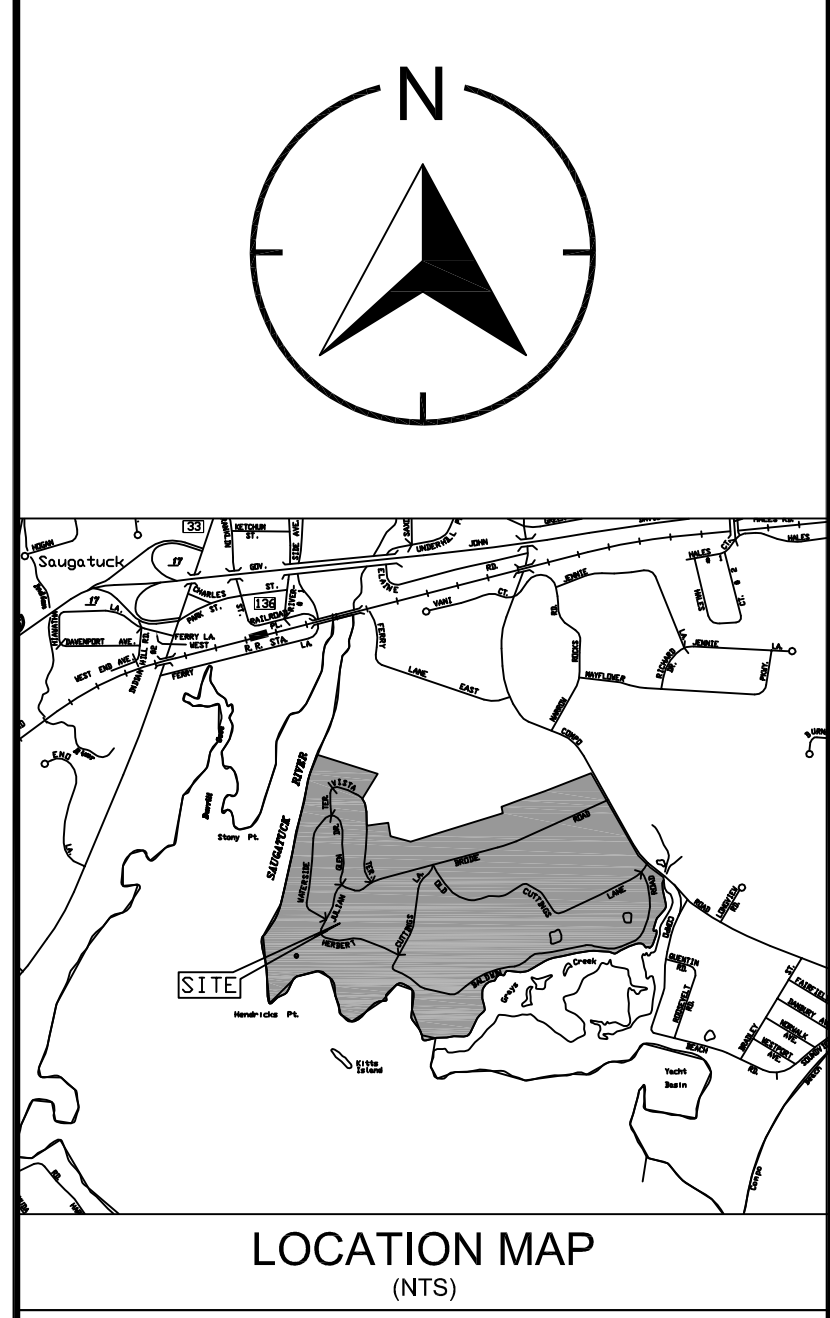
- NOTES:
1. FOR FEATURES WITHIN LIMITS OF DISTURBANCE ONLY

**PROPERTY INFORMATION**

OWNER: THE INN AT LONGSHORE  
SITE: 260 COMPO ROAD S WESTPORT, CT  
ZONE: RESIDENCE AAA DISTRICT  
TOTAL SITE AREA: 168.95 AC, 7,359,462 SF

**LOT AREA / COVERAGE CALCULATIONS**

LINE	DESCRIPTION	AREA	COVERAGE
1.	TOTAL LOT AREA (GROSS)	7,359,462 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 SF	
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	0	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	0	
9.	WETLANDS / SLOPES REDUCTION (0.80 x LINE 8)	0 SF	
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)	7,359,462 SF	
<b>ALLOWABLE LOT COVERAGE</b>			
11.	BASE LOT AREA x 25% (LINE 10 x 0.25)	1,839,866 SF	
<b>EXISTING LOT COVERAGE</b>			
	EXISTING INN	17989 SF	
	EXISTING STRUCTURES TO REMAIN	36143 SF	
12.	EXISTING TENNIS COURTS	57478 SF	
	EXISTING POOLS	6398 SF	
	EXISTING PARKING / DRIVES	506831 SF	
13.	SUM OF LINE 12	624,839 SF	
<b>PROPOSED LOT COVERAGE</b>			
14.	RENOVATED INN	18189 SF	
	PROPOSED COVERED PATIO	3125 SF	
	PROPOSED PORTE COCHERE	1008 SF	
	PROPOSED OUTDOOR BAR	138 SF	
	PROPOSED SHED	193 SF	
	EXISTING STRUCTURES TO REMAIN	36143 SF	
	EXISTING TENNIS COURTS	57478 SF	
	EXISTING POOLS	6398 SF	
	EXISTING PARKING / DRIVES TO REMAIN	502341 SF	
	PROPOSED DRIVEWAY ADDITION	480 SF	
15.	SUM OF LINE 14	626,370 SF	
16.	ALLOWABLE LOT COVERAGE	1,839,866 SF	25%
17.	EXISTING LOT COVERAGE	624,839 SF	8.5%
18.	PROPOSED LOT COVERAGE	626,370 SF	8.5%



**REVISION HISTORY**

REVISION DATE	ISSUE
9/16/2024	REVISED PER ARCHITECTURAL REVISIONS
8/5/2024	REVISED PER ZONING COMMENTS
5/16/2024	REVISED PER ARCHITECTURAL REVISIONS
4/09/2024	REVISED PER ARCHITECTURAL REVISIONS

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

PREPARED FOR:  
**LONGSHORE HOSPITALITY**

PROJECT LOCATION:  
**INN AT LONGSHORE  
260 COMPO ROAD S  
WESTPORT, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
PROPOSED BUILDING ADDITION**

DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

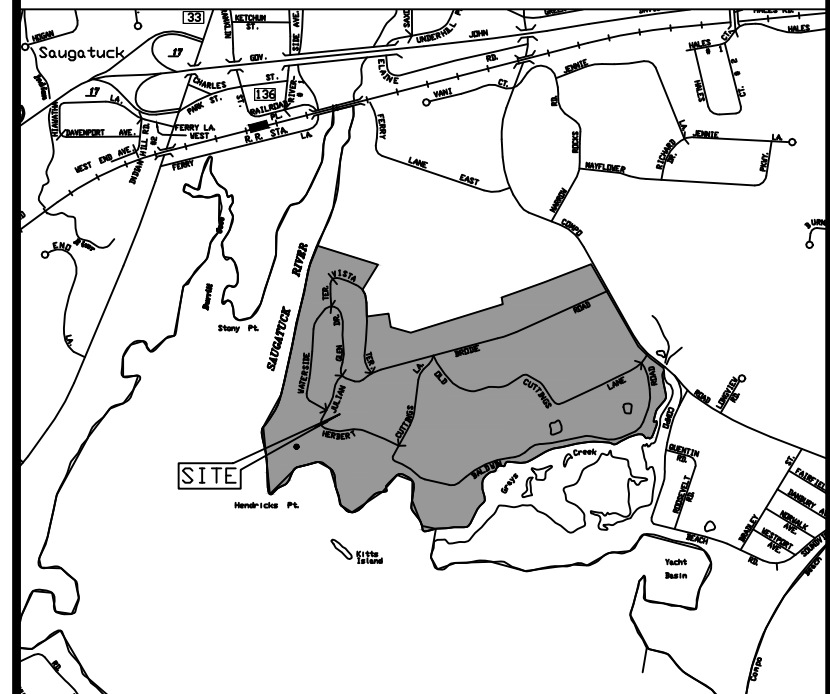
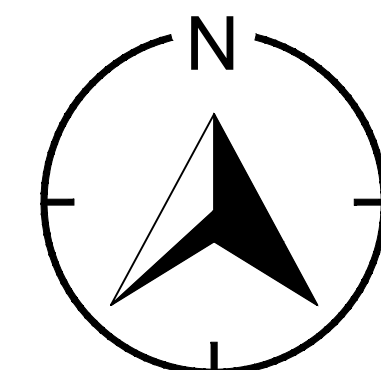
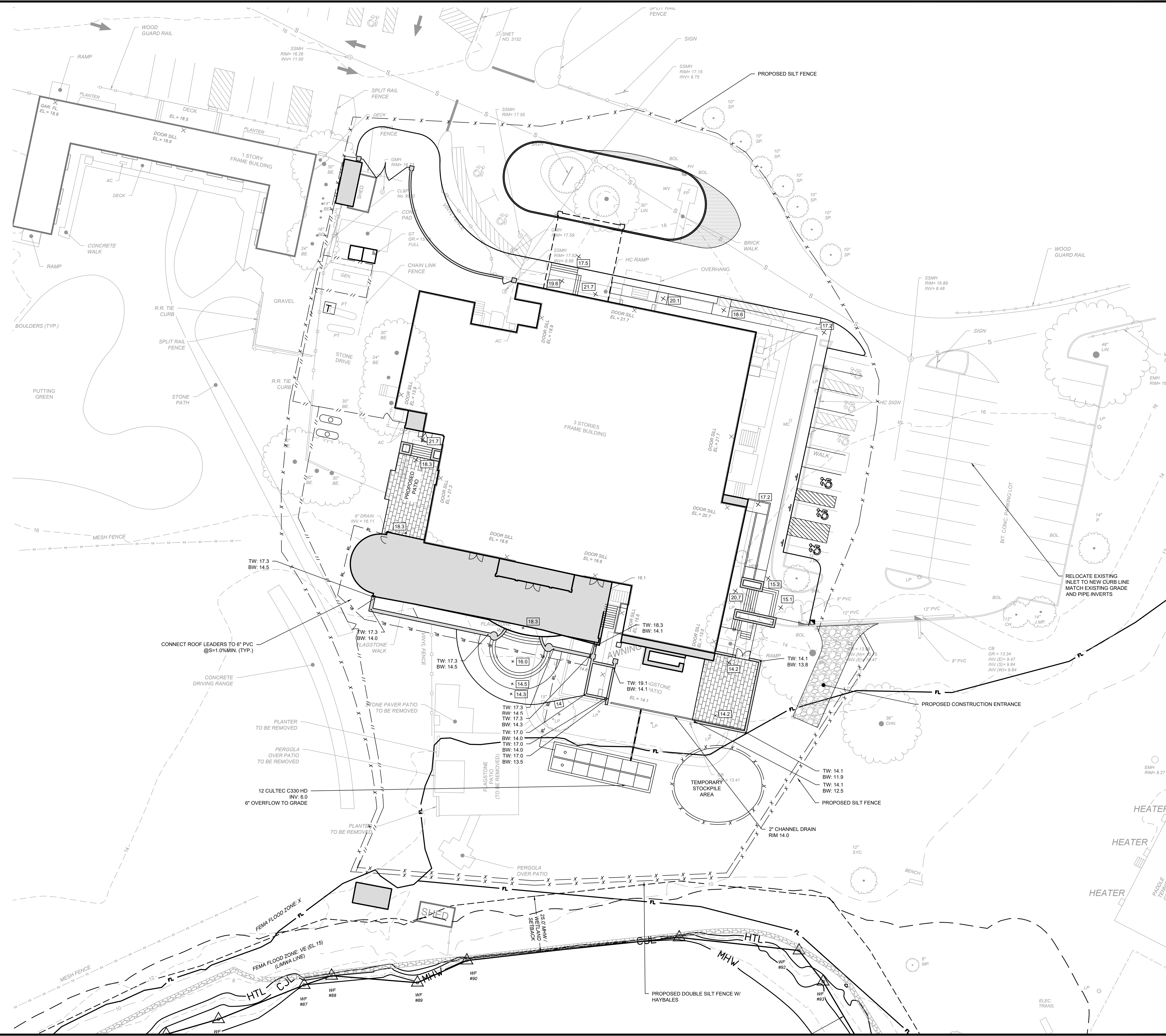
PROJECT No. **21240-01**  
DATE: **03/05/2024** DESIGNED BY: **RW** CHECKED BY: **AS**  
SCALE: 1" = 40'  
IN FEET  
0 40 80 120

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

**C-1.0**

LANDTECH

T:\ACTIVE PROJECTS\212401 INN AT LONGSHORE\212401-01 SITE DEVELOPMENT PLAN.dwg



LOCATION MAP (NTS)

9/16/2024	REVISED PER ARCHITECTURAL REVISIONS
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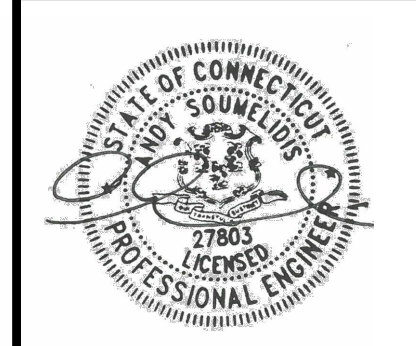
PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
 PROPOSED BUILDING ADDITION**

DRAWING TITLE:  
**GRADING AND DRAINAGE PLAN**

PROJECT No.	21240-01	
DATE:	DESIGNED BY:	CHECKED BY:
03/05/2024	RW	AS
SCALE: 1" = 40'		



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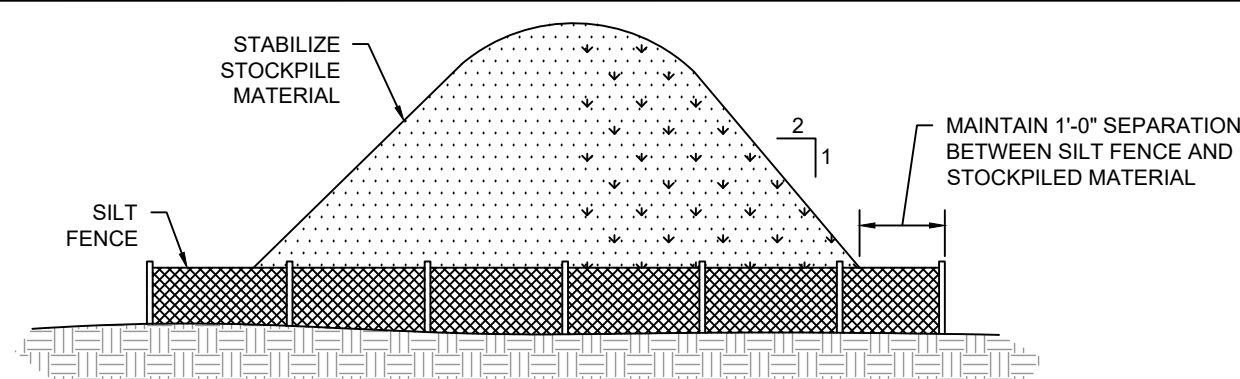
**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. 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.
3. 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.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. 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.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'X15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'X15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. 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.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. 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.
14. 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.

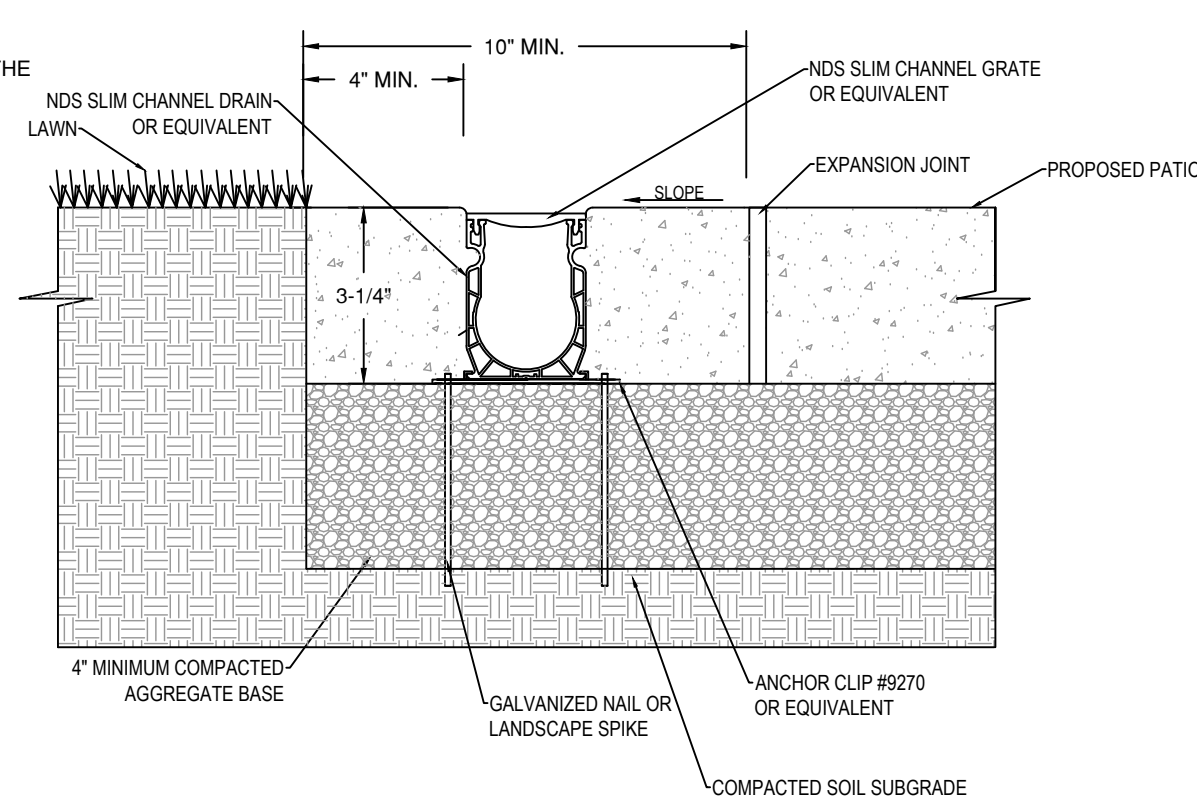
**EXCAVATION/FILL NOTES:**

1. 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.
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
4. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
5. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
6. 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 =  
7,359,462 SF X (0.5 X 25%) X 10 / 27 = 340,715 CY  
PROPOSED FILL: 15 CY  
PROPOSED CUT: 0 CY

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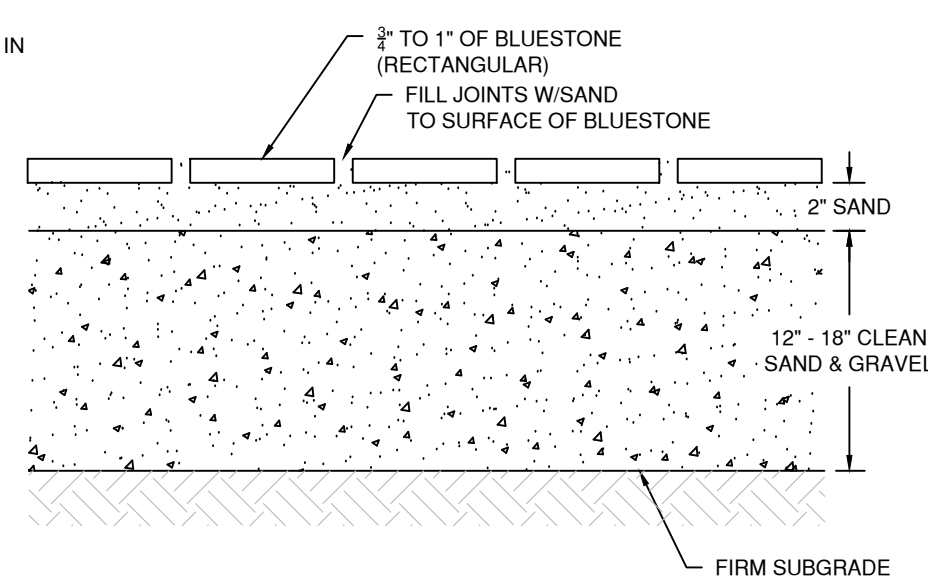
**STOCKPILE DETAIL**  
(NTS)



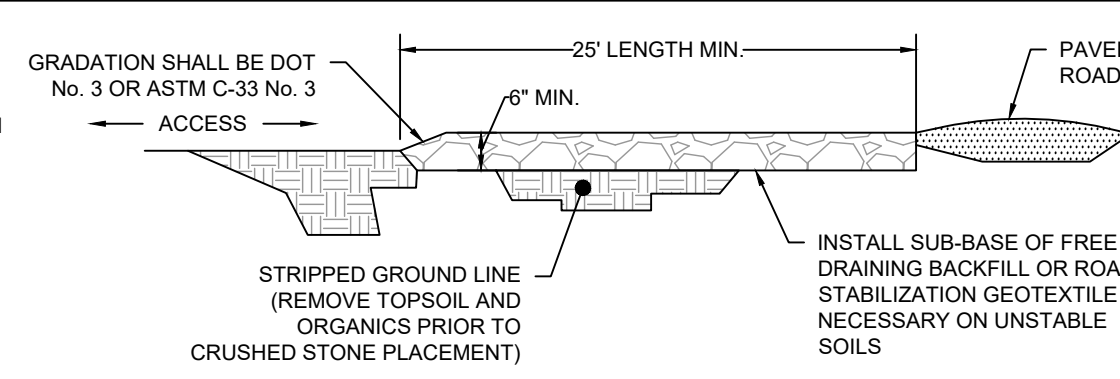
**2" DRAIN CHANNEL DETAIL**  
(NTS)

**GENERAL NOTES**

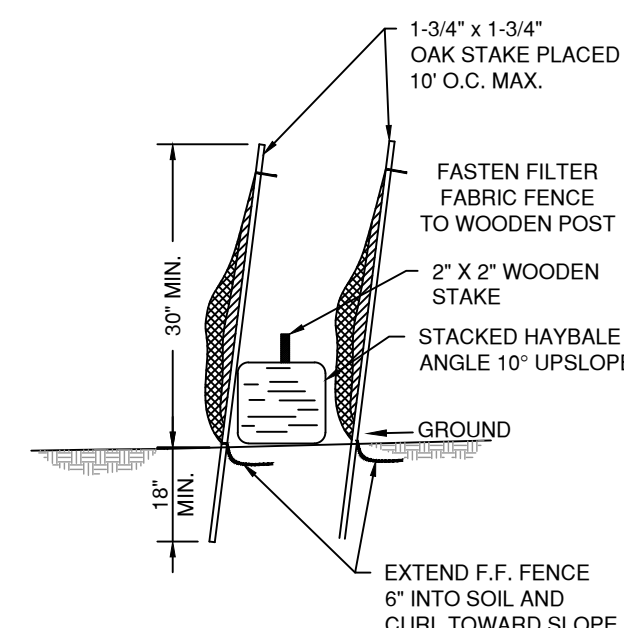
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. DO NOT SCALE THIS DRAWING.
4. THIS IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS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



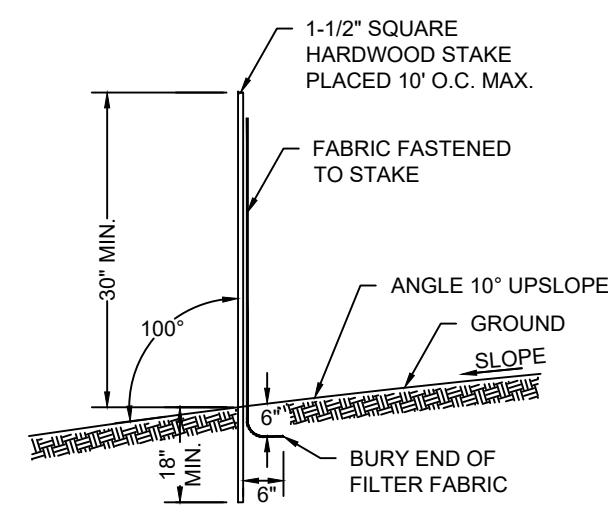
**PATIO DETAIL**  
(NTS)



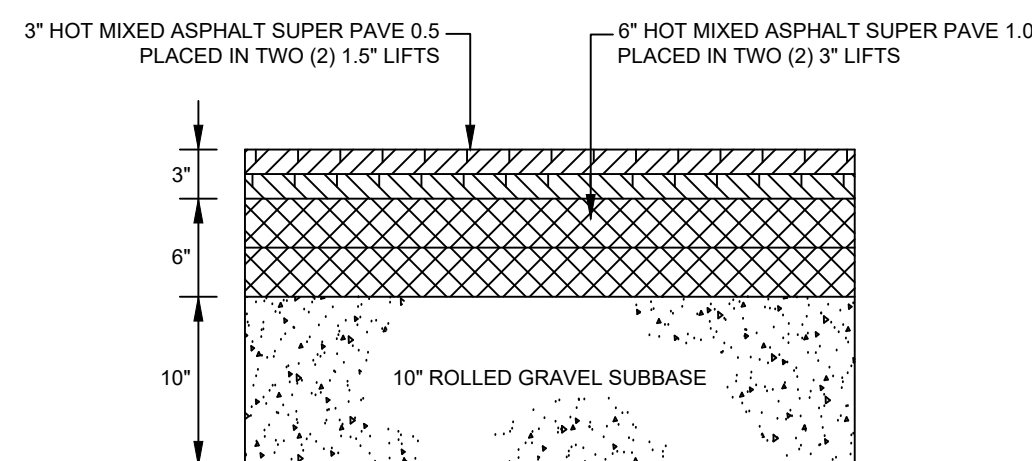
**CONSTRUCTION ENTRANCE**  
(NTS)



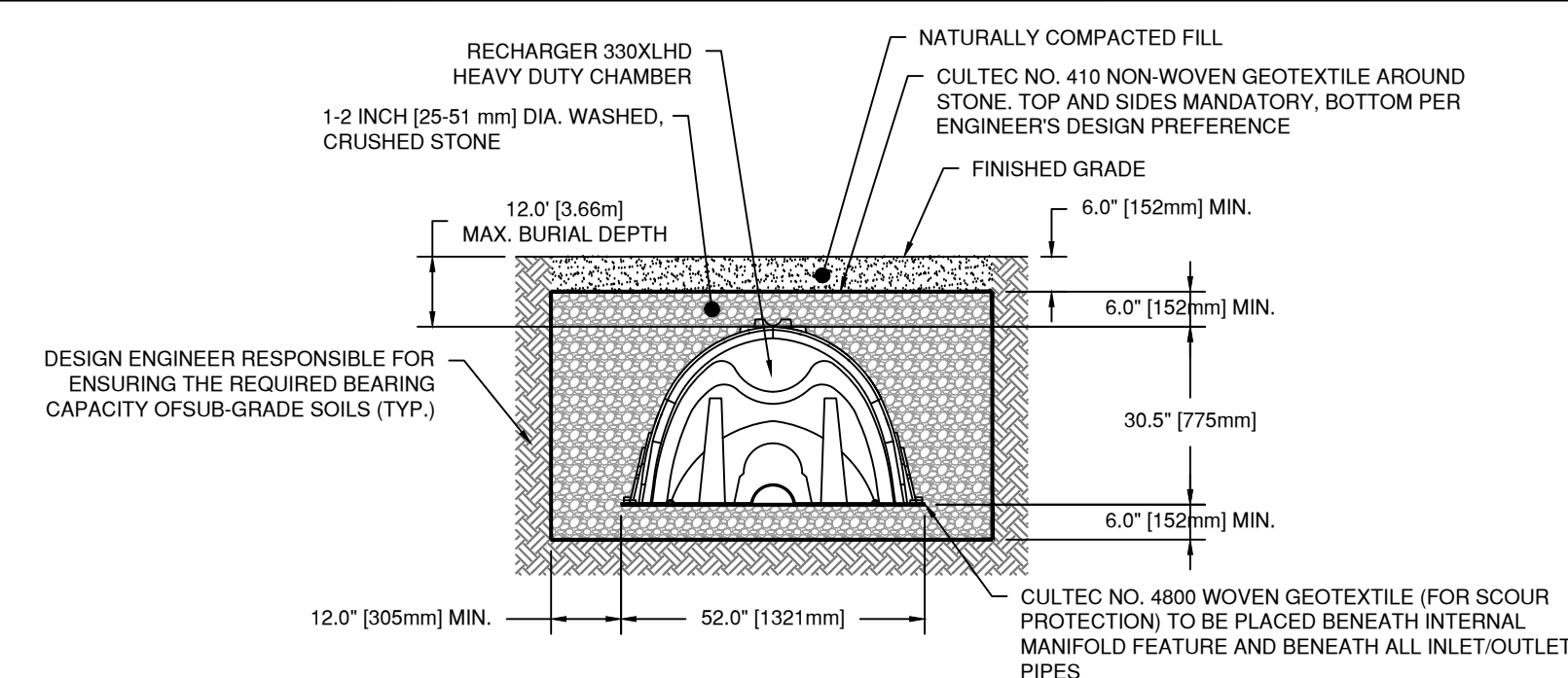
**DOUBLE SILT FENCE W/ HAY BALES**  
(NTS)



**GEOTEXTILE SILT FENCE**  
(NTS)



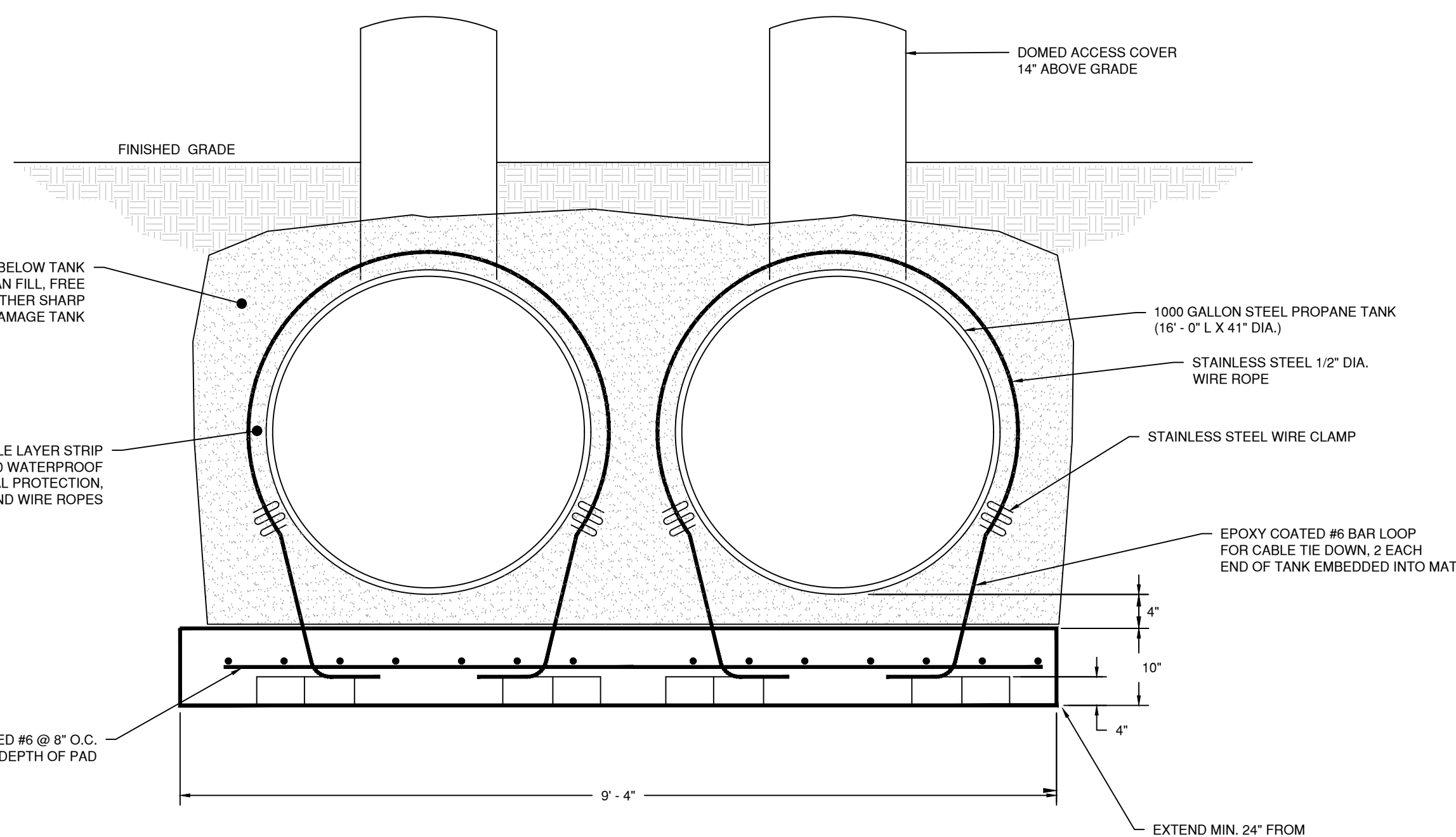
**HEAVY DUTY ASPHALT PAVEMENT FOR PARKING AND DRIVEWAYS**  
(NTS)



**GENERAL NOTES**  
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT (1.05 m<sup>3</sup>/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

**CULTEC RECHARGER 330XLHD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION**  
(NTS)



**1000 GALLON UNDERGROUND PROPANE TANKS**  
(NTS)

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DRAWING TITLE:  
**NOTES AND DETAILS**

PROJECT No: **21240-01**  
DATE: **03/05/2024** DESIGNED BY: **RW** CHECKED BY: **AS**  
SCALE:

**N.T.S.**

PROJECT STATUS:  
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**C-2.0**