

**GENERAL NOTES**

- LOT LINE & TOPOGRAPHIC INFORMATION FOR 29 DANBURY AVENUE TAKEN FROM ZONING LOCATION SURVEY PREPARED BY LANDTECH DATED 02/15/2023.
- DATUM: NAVD 88
- 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.
- THE PROJECT IS LOCATED ENTIRELY WITHIN FEMA FLOOD HAZARD ZONE AE 11 AS SHOWN ON FEMA FIRM MAP 09001C0551G.
- IT IS THE RESPONSIBILITY OF THE PROJECT ARCHITECT AND CONTRACTOR TO DETERMINE THE REQUIRED WATER DEMAND AND TO ENSURE PROPOSED WATER SERVICE SIZE.

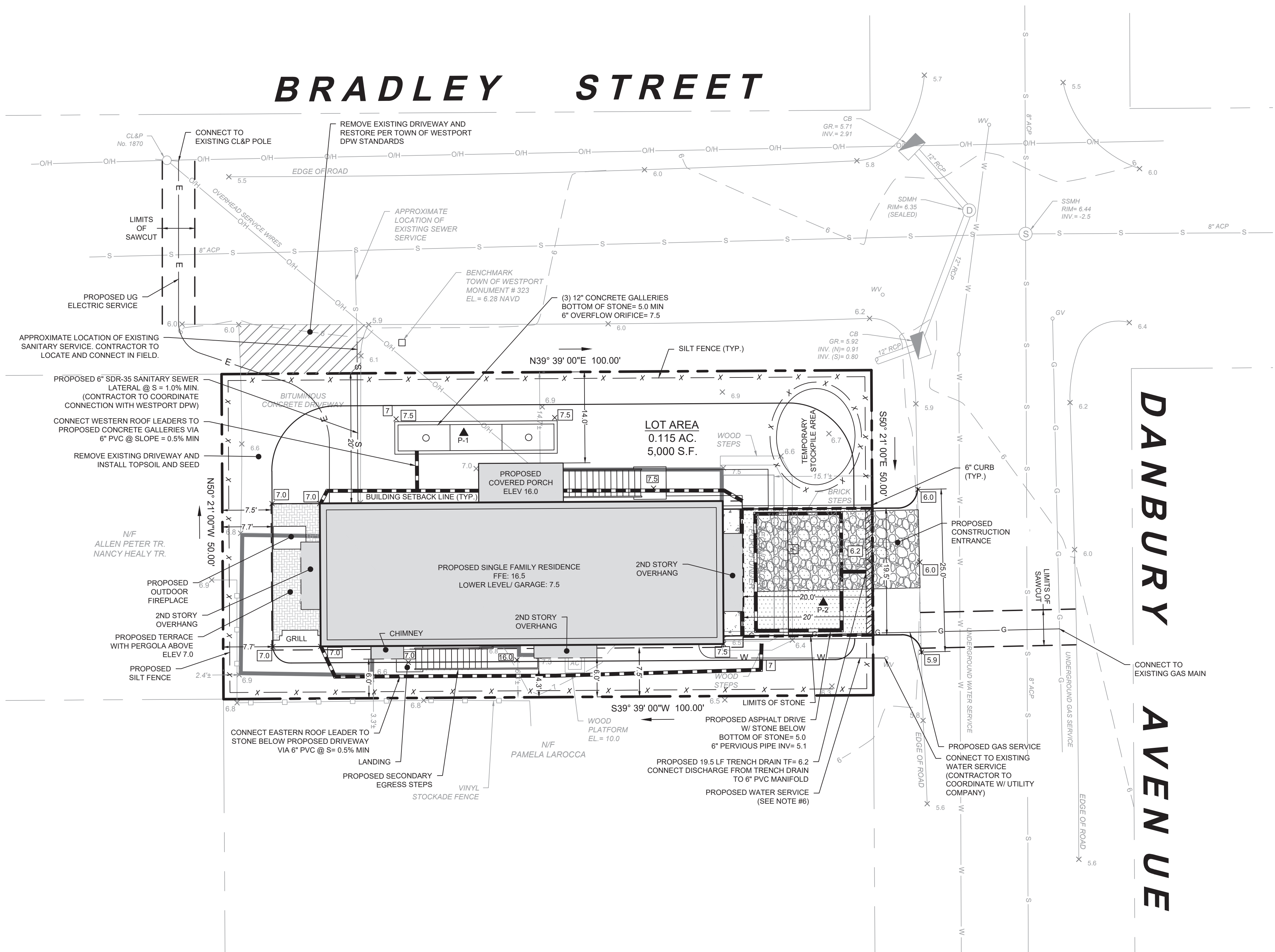
ZONING DATA				
ZONING DISTRICT: RESIDENCE A DISTRICT				
PROPOSED USE: SINGLE-FAMILY RESIDENCE				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA	21,760 SF (0.5 AC.)	5,000 SF (0.115 AC.) <sup>1</sup>	5,000 SF (0.115 AC.) <sup>1</sup>	N <sup>1</sup>
BASE LOT AREA		5,000 SF (0.115 AC.)	5,000 SF (0.115 AC.)	
TOTAL COVERAGE	MAX. 25% / 1,250 SF	41.7% / 2,085 SF	42.0% / 2,100 SF	N <sup>2</sup>
BUILDING COVERAGE	MAX. 15% / 750 SF	32.7% / 1,633 SF	33.8% / 1,688 SF	N <sup>3</sup>
SHAPE	MINIMUM 100' x 150' RECTANGLE	<100' x 150' RECTANGLE <sup>1</sup>	<100' x 150' RECTANGLE <sup>1</sup>	N <sup>4</sup>
YARDS	FRONT	20' <sup>5</sup>	(20.0', 14.0')	N <sup>5</sup>
	SIDE	7.5' <sup>6</sup>	(7.7', 4.3')	N <sup>6</sup>
	REAR	N/A <sup>7</sup>	N/A	-
BUILDING HEIGHT	MAXIMUM	2 STORES <sup>8</sup>	2 STORES <sup>7</sup>	Y
		30.2' <sup>9</sup>	22.3'	


NOTES:  
 1. PRE-EXISTING NON-CONFORMING LOT  
 2. CORNER LOT  
 3. PRE-EXISTING NON-CONFORMING STRUCTURES  
 4. REDUCED SETBACKS AND HEIGHT PER SECTIONS 6-3.1 AND 6-3.2 OF THE WESTPORT ZONING REGULATIONS  
 5. INCREASED BUILDING HEIGHT PER SEC. 13-5 HEIGHT IN WESTPORT ZONING REGULATIONS (11.0' (BFE) + 6.8' (AVERAGE GRADE) = 4.2')  
 6. 28 + 4.2 = 30.2  
 7. VARIANCE REQUIRED  
 8. NON-CONVERSION AGREEMENT REQUIRED FOR GROUND FLOOR

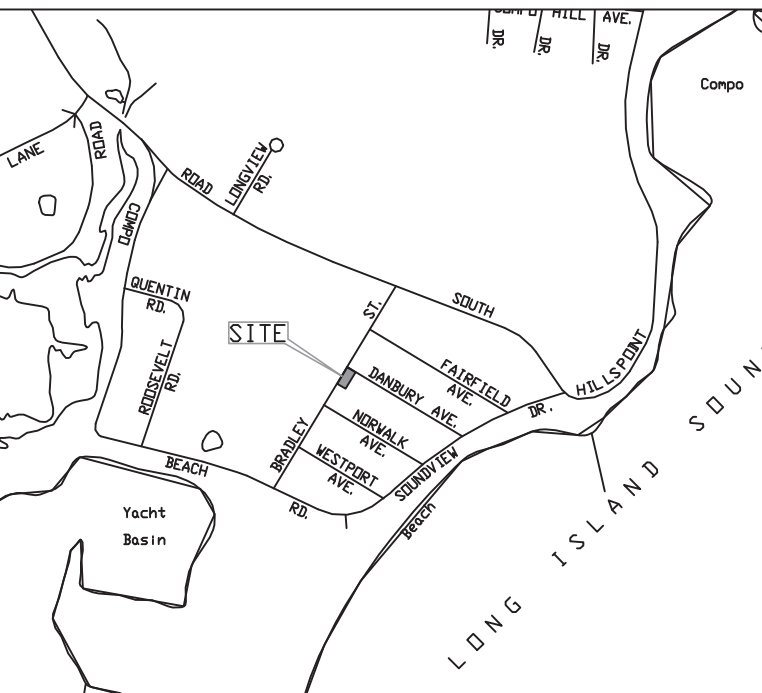
EXISTING AVERAGE BUILDING GRADE		PROPOSED AVERAGE BUILDING GRADE	
Spot Elev. No.	Grade Elevation	Spot Elev. No.	Grade Elevation
1	6.5	1	7.5
2	7.5	2	7.5
3	6.9	3	7.5
4	6.6	4	7.0
5	6.6	5	7.0
6	6.8	6	7.5
Total	40.9	Total	44.0
No. of Points	6	No. of Points	6
AVG. GRADE	6.8	AVG. GRADE	7.3

PROPERTY INFORMATION		
OWNER: GILLIAN GALLO		
SITE: 29 DANBURY AVE.		
ZONE: RESIDENCE A DISTRICT		
TOTAL SITE AREA: 0.115 AC, 5,000 SF		
LOT AREA / COVERAGE CALCULATIONS		
1.	TOTAL LOT AREA (GROSS)	5,000 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)	5,000 SF
ALLOWABLE BUILDING COVERAGE		
11.	BASE LOT AREA x 15%	750 SF
ALLOWABLE LOT COVERAGE		
12.	BASE LOT AREA x 25%	1,250 SF
EXISTING BUILDING COVERAGE		
13.	EXISTING RESIDENCE	1078 SF
	EXISTING WOOD STEPS	103 SF
	EXISTING DECK	402 SF
14.	SUM OF LINE 13	1,683 SF
PROPOSED BUILDING COVERAGE		
	PROPOSED RESIDENCE	1364 SF
	PROPOSED COVERED PORCH / STAIRS	130 SF
	PROPOSED 2nd STORY OVERHANGS	89 SF
	PROPOSED EGRESS STAIRS	65 SF
	PROPOSED FIREPIT	17 SF
	PROPOSED OUTDOOR GRILL COUNTER	16 SF
	PROPOSED CHIMNEY	10 SF
15.	SUM OF LINE 15	1,888 SF
EXISTING LOT COVERAGE		
17.	EXISTING BUILDING COVERAGE	1633 SF
18.	EXISTING DRIVEWAY	462 SF
	SUM OF LINE 17	2,095 SF
PROPOSED LOT COVERAGE		
19.	PROPOSED BUILDING COVERAGE	1988 SF
20.	PROPOSED DRIVEWAY	412 SF
21.	SUM OF LINE 19	2,400 SF
22.	ALLOWABLE BUILDING COVERAGE	15%
23.	EXISTING BUILDING COVERAGE	32.7%
24.	PROPOSED BUILDING COVERAGE	33.8%
25.	ALLOWABLE LOT COVERAGE	25%
26.	EXISTING LOT COVERAGE	41.7%
27.	PROPOSED LOT COVERAGE	42.0%

NOTES:  
 1. EXISTING COVERAGE NUMBERS TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED FEBRUARY 15, 2023.







LOCATION MAP (NTS)

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REVISION DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

**LANDTECH**  
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 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110  
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
**GILLIAN GALLO**

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PROJECT LOCATION:  
**29 DANBURY AVENUE  
 WESTPORT, CT**

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PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
 PROPOSED SINGLE FAMILY  
 RESIDENCE**

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DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

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PROJECT No. **24291-01**

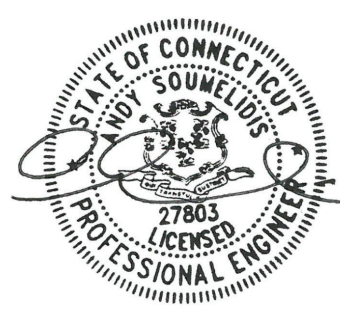
DATE: 11/14/2024 DESIGNED BY: CM CHECKED BY: CL

SCALE: 1" = 10'

IN FEET  
 0 10 20 30

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



C-1.0

LANDTECH

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