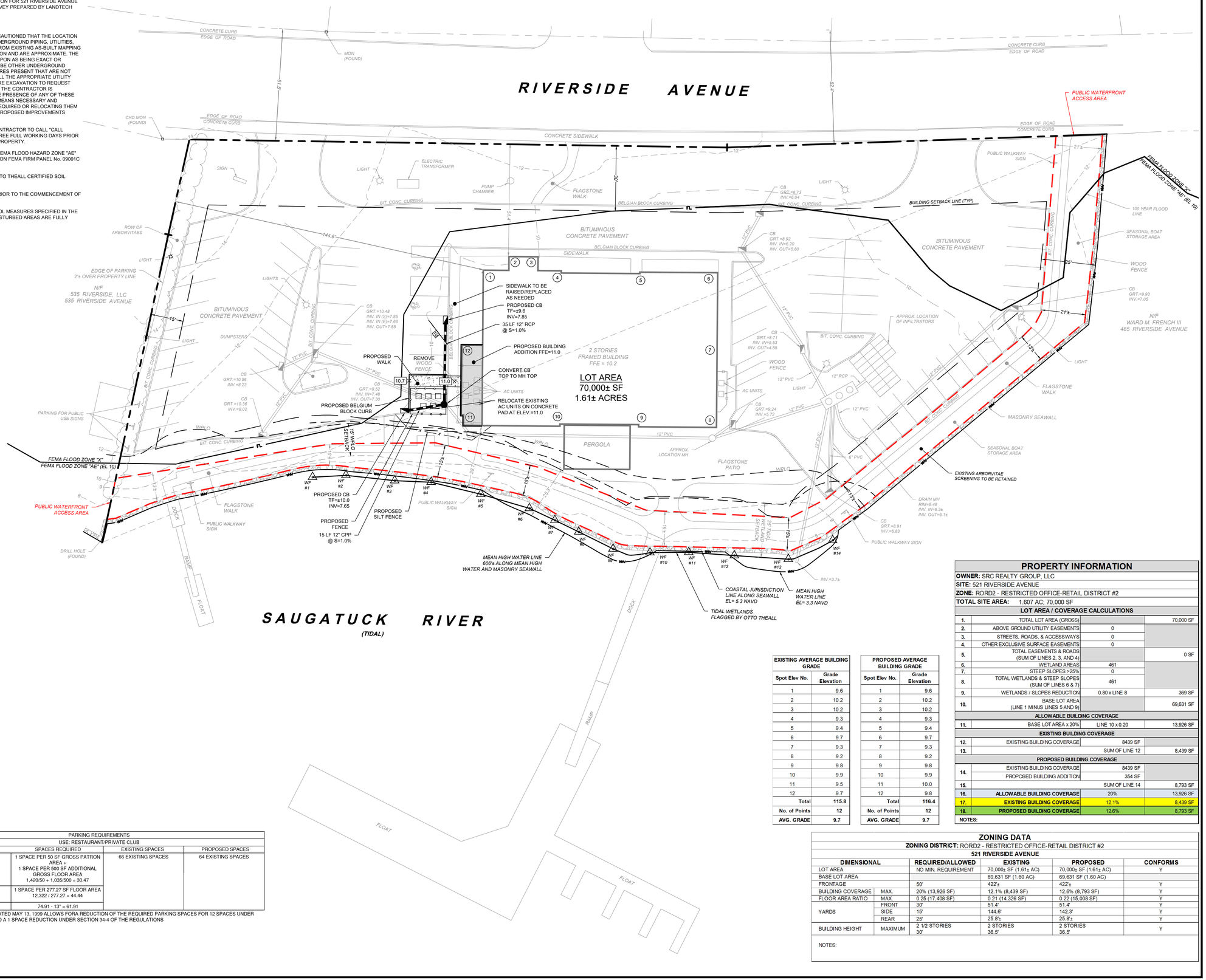
GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 521 RIVERSIDE AVENUE TAKEN FROM ZONING LOCATION SURVEY PREPARED BY LANDTECH DATED MARCH 3, 2025.
2. DATUM: 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. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (EL 10) & FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0551G, EFFECTIVE JULY 08, 2013.
6. TIDAL WETLANDS AS FLAGGED BY OTTO THEALL CERTIFIED SOIL SCIENTIST.
7. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.



EXISTING AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation
1	9.6
2	10.2
3	10.2
4	9.3
5	9.4
6	9.7
7	9.3
8	9.2
9	9.8
10	9.9
11	9.5
12	9.7
Total	115.8
No. of Points	12
AVG. GRADE	9.7

PROPOSED AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation
1	9.6
2	10.2
3	10.2
4	9.3
5	9.4
6	9.7
7	9.3
8	9.2
9	9.8
10	9.9
11	10.0
12	9.8
Total	116.4
No. of Points	12
AVG. GRADE	9.7

PARKING REQUIREMENTS			
USE: RESTAURANT/PRIVATE CLUB			
SPACES REQUIRED		EXISTING SPACES	PROPOSED SPACES
RESTAURANT 1,420 SF PATRON AREA 1,035 SF NON-PATRON AREA	1 SPACE PER 50 SF GROSS PATRON AREA + 1 SPACE PER 500 SF ADDITIONAL GROSS FLOOR AREA 1,420/50 + 1,035/500 = 30.47	66 EXISTING SPACES	64 EXISTING SPACES
BOAT CLUB 12,322 SF FLOOR AREA	1 SPACE PER 277.27 SF FLOOR AREA 12,322 / 277.27 = 44.44		
TOTAL	74.91 - 13* = 61.91		

*THE CURRENT ZONING PERMIT DATED MAY 13, 1999 ALLOWS FORA REDUCTION OF THE REQUIRED PARKING SPACES FOR 12 SPACES UNDER THE JOINT PARKING ANALYSIS AND A 1 SPACE REDUCTION UNDER SECTION 34-4 OF THE REGULATIONS

PROPERTY INFORMATION

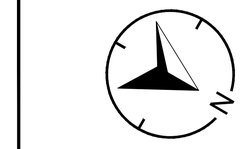
OWNER: SRC REALTY GROUP, LLC
SITE: 521 RIVERSIDE AVENUE
ZONE: RORD2 - RESTRICTED OFFICE-RETAIL DISTRICT #2
TOTAL SITE AREA: 1.607 AC; 70,000 SF

LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		70,000 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	461	
7.	STEEP SLOPES >25%	0	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	461	
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	369 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		69,631 SF
ALLOWABLE BUILDING COVERAGE			
11.	BASE LOT AREA x 20%	LINE 10 x 0.20	13,926 SF
EXISTING BUILDING COVERAGE			
12.	EXISTING BUILDING COVERAGE	8439 SF	
13.		SUM OF LINE 12	8,439 SF
PROPOSED BUILDING COVERAGE			
14.	EXISTING BUILDING COVERAGE	8439 SF	
	PROPOSED BUILDING ADDITION	354 SF	
15.		SUM OF LINE 14	8,793 SF
16.	**ALLOWABLE BUILDING COVERAGE**	20%	13,926 SF
17.	**EXISTING BUILDING COVERAGE**	12.1%	8,439 SF
18.	**PROPOSED BUILDING COVERAGE**	12.6%	8,793 SF
NOTES:			

ZONING DATA

ZONING DISTRICT: RORD2 - RESTRICTED OFFICE-RETAIL DISTRICT #2
521 RIVERSIDE AVENUE

DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROPOSED	CONFORMS
LOT AREA		NO MIN. REQUIREMENT	70,000± SF (1.61± AC)	70,000± SF (1.61± AC)	Y
BASE LOT AREA			69,631 SF (1.60 AC)	69,631 SF (1.60 AC)	
FRONTAGE		50'	422'±	422'±	Y
BUILDING COVERAGE	MAX.	20% (13,926 SF)	12.1% (8,439 SF)	12.6% (8,793 SF)	Y
FLOOR AREA RATIO	MAX.	0.25 (17,408 SF)	0.21 (14,326 SF)	0.22 (15,008 SF)	Y
YARDS	FRONT	30'	51.4'	51.4'	Y
	SIDE	15'	144.6'	142.3'	Y
	REAR	25'	25.8'±	25.8'±	Y
BUILDING HEIGHT	MAXIMUM	2 1/2 STORIES 30'	2 STORIES 36.5'	2 STORIES 36.5'	Y
NOTES:					



LOCATION MAP
(NTS)

REVISION DATE	ISSUE
8/20/25	REVISED AC LOCATION
10/1/25	REVISED PER P&Z COMMENTS
10/29/25	REVISED PER P&Z COMMENTS

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

PREPARED FOR:
SRC REALTY GROUP, LLC

PROJECT LOCATION:
521 RIVERSIDE AVENUE
WESTPORT, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED BUILDING ADDITION

DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT No. 24209-04

DATE: 5/29/2025 | DESIGNED BY: SM | CHECKED BY: PR

SCALE: 1" = 20'
IN FEET
0 20 40 60

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · 27961 · LICENSED PROFESSIONAL ENGINEER

C-1.0

T:\1 - ACTIVE PROJECTS\24209-04 WINKLEVOSS - 521 RIVERSIDE AVE, WESTPORT\DRAWINGS\521 RIVERSIDE AVENUE - SITE PLAN.DWG