

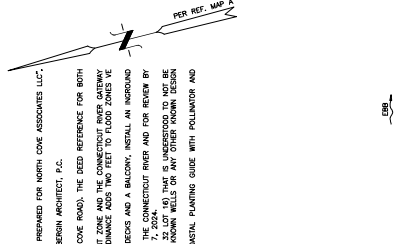
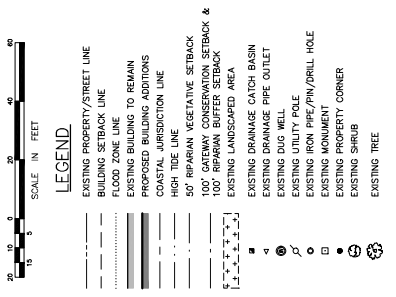


INDICO ARCHITECTURAL  
 100' GATEWAY BUFFER SUMMARY  
 1 OF 4  
 SHEET NO. CSP-1  
 DWG. NO. 2022-889

NO.	DATE	REVISIONS PER ARCHITECTURAL CHANGES, MISC.
1	5/2/2024	

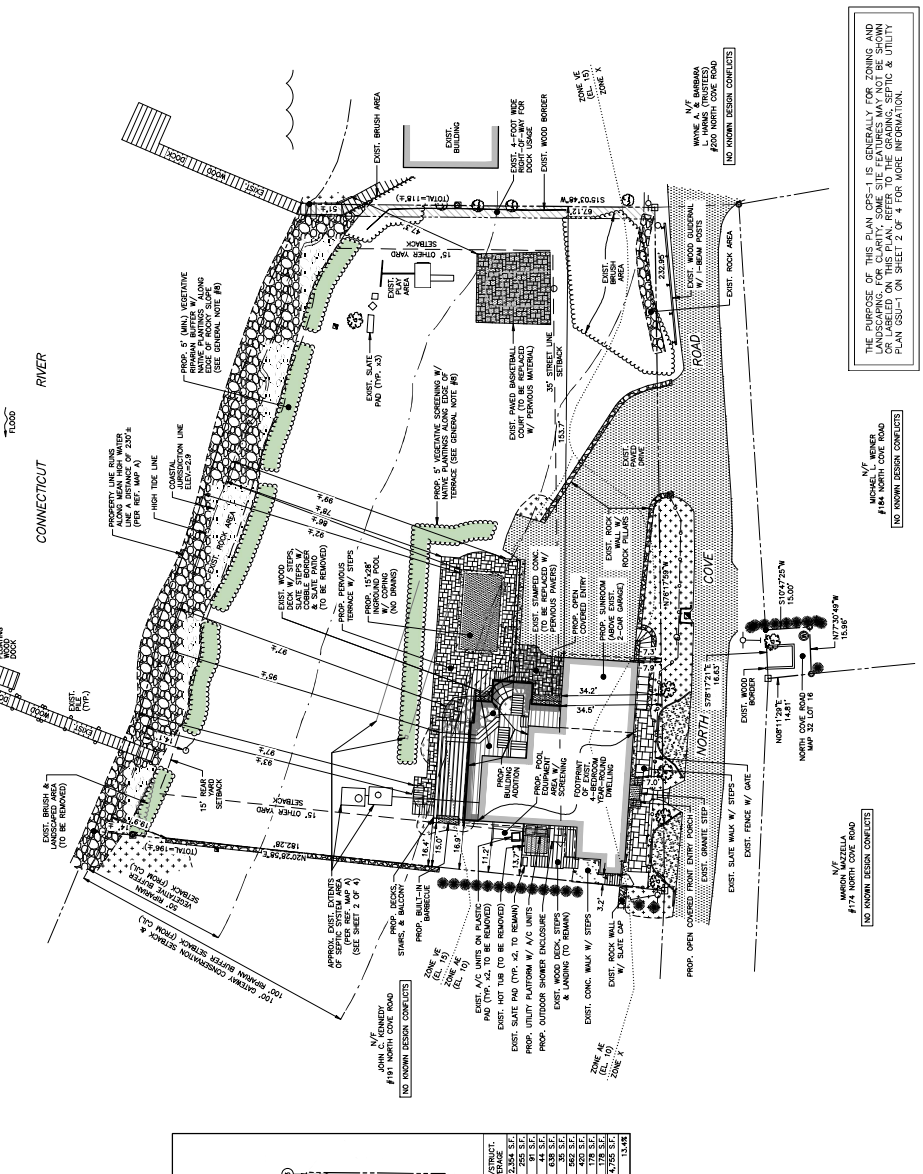
PREPARED FOR NORTH COVE ASSOCIATES LLC  
 201 N. COVE RD. (MAP 32 LOT 11) & N. COVE RD. (MAP 32 LOT 16)  
 OLD SAYBROOK, CONNECTICUT

DATE: FEBRUARY 14, 2024  
 SCALE: 1/2"=1'-0"  
 DRAWN BY: JAV  
 CHECKED BY: JAV  
 NO. OF SHEETS: 1 OF 4



**GENERAL NOTES:**

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCES INFORMATION:
  - THE SUBJECT PARCELS ARE IDENTIFIED AS LOT 11 ON THE ASSessor'S MAP 32 (NORTH COVE ROAD) AND LOT 16 ON THE ASSessor'S MAP 32 (NORTH COVE ROAD).
  - THE PROPERTY OWNER AND APPLICANT IS NORTH COVE ASSOCIATES LLC OF 201 NORTH COVE ROAD, OLD SAYBROOK, CT 06458.
  - THE SUBJECT PARCELS ARE LOCATED WITHIN THE "RESIDENCE A-2" ZONING DISTRICT. THESE PROPERTIES ARE LOCATED WITHIN THE COASTAL AREA MANAGEMENT ZONE AND THE CONNECTICUT RIVER GATEWAY FLOOD ZONE.
  - THE DESIGN FLOOD ELEVATION IS 120.0 FEET (100-YEAR FLOOD) AND 120.5 FEET (100-YEAR FLOOD) WITHIN THE FLOOD ZONE.
  - THE APPLICANT IS PROPOSING TO CONSTRUCT AN ADDITION TO THE EXISTING 4-STORY, 17,000-SQ-FEET RESIDENCE WITH AN ADJACENT 2-STORY GARAGE AND A 100' GATEWAY BUFFER WITH POLLINATOR AND NATIVE PLANTING.
  - THE PROPOSED VEGETATIVE BUFFER AND VEGETATIVE SCREENING SHALL CONSIST OF 4 TO 5 WYING PLANT SPECIES FROM THE CONNECTICUT COASTAL PLANTING GUIDE WITH POLLINATOR AND NATIVE PLANTING.
  - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING INFORMATION (REF. PLAN B).
  - ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO MHW-88 DATUM PER REF. MAP A.



ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (1)	20,000 S.F. (1)	35,546.82 S.F. (GROSS)	35,546.82 S.F. (NO CHANGE)
MIN. FRONT YARD SETBACK (2)	20 FT.	232.95 FT.	232.95 FT. (NO CHANGE)
MIN. SIDE AND REAR YARD SETBACK (3)	100 FT.	199.21 FT. (2)	199.21 FT. (NO CHANGE)
STREET LINE SETBACK (NORTH COVE ROAD)	30 FT.	79.78 FT. (EX. HOUSE) (3) 79.78 FT. (EX. HOUSE) (3) 79.78 FT. (EX. HOUSE) (3) 34.5 FT. (FR. GARAGE) (4)	79.78 FT. (EX. HOUSE) (3) 79.78 FT. (EX. HOUSE) (3) 79.78 FT. (EX. HOUSE) (3) 34.5 FT. (FR. GARAGE) (4)
OTHER YARD SETBACKS (WEST BOUNDARY)	15 FT. 15 FT. (6)	33.6 FT. (EX. DECK STAIRS) (2) 33.75 FT. (EX. HOUSE) (3) 33.75 FT. (EX. HOUSE) (3)	33.6 FT. (EX. DECK STAIRS) (2) 33.75 FT. (EX. HOUSE) (3) 33.75 FT. (EX. HOUSE) (3)
OTHER YARD SETBACKS (EAST BOUNDARY)	15 FT. 10 FT. (6)	153.75 FT. (EX. HOUSE)	153.75 FT. (EX. HOUSE)
REAR YARD SETBACK (NORTH BOUNDARY)	15 FT. 15 FT. (6)	101.6 FT. (EX. DECK STAIRS) 175 FT. (FR. HOUSE)	101.6 FT. (EX. DECK STAIRS) 175 FT. (FR. HOUSE)
MAX. NUMBER OF STORIES	2 1/2 STORY	3 STORIES (EX. HOUSE) (5)	3 STORIES (EX. HOUSE) (5)
MAX. BUILDING HEIGHT	30 FT.	37.64 FT. (EX. HOUSE) (6)	37.64 FT. (EX. HOUSE) (6)
MAX. GROSS FLOOR AREA	408 (14,418 S.F.)	16.6K (4,709.57 S.F.)	15.2K (4,259.57 S.F.) (-1,449.00 S.F.) (7)
MAX. BUILDING/STRUCTURE COVERAGE	105 (3,322 S.F.)	8.8K (2,468.57 S.F.)	13.4K (3,797.57 S.F.) (+4,829.00 S.F.) (8)
GATEWAY CONSERVATION SETBACK (FROM G.S.L.)	100 FT.	96 FT. (EX. DECK STAIRS) (4) 97.5 FT. (EX. DECK STAIRS) (4) 97.5 FT. (EX. SLATE PATIO)	96 FT. (EX. DECK STAIRS) (4) 97.5 FT. (EX. DECK STAIRS) (4) 97.5 FT. (EX. SLATE PATIO)

**100' GATEWAY BUFFER SUMMARY:**

PROPOSED IMPROVEMENTS WITHIN BUFFER: 100' GATEWAY BUFFER SUMMARY. PROPOSED IMPROVEMENTS WITHIN BUFFER: 100' GATEWAY BUFFER SUMMARY.

REMOVE PORTION OF EXISTING DECK, STAIRS & PATIO WITHIN BUFFER = 974 S.F.  
 INSTALL VEGETATIVE SCREENING ALONG EDGE OF PROPOSED TERRACE = 810 S.F.  
 TOTAL AREA OF BUFFER IMPROVEMENT = 2,114 S.F.  
 IN ADDITION TO THE ABOVE, THE EXISTING ANTIQUATED LEACHING SYSTEM WITHIN THE BUFFER WILL BE REMOVED AND RECORDED WITH A MODERN LEACHING SYSTEM ENTIRELY OUTSIDE OF THE BUFFER.

**EXISTING COVERAGE** (2024 1/4/24)

ITEM DESCRIPTION	BUILDING/STRUCTURE COVERAGE	TOTAL
1. EXIST. HOUSE	23,354 S.F.	23,354 S.F.
2. EXIST. DECK & STAIRS (W/ PROP. UTILITY PLATFORM ABOVE)	250 S.F.	250 S.F.
3. EXIST. GARAGE	44 S.F.	44 S.F.
4. PROPOSED FRONT ENTRY STEP	38 S.F.	38 S.F.
5. PROPOSED REAR DECK, STAIRS & TERRACE	262 S.F.	262 S.F.
6. PROPOSED UTILITY PLATFORM	178 S.F.	178 S.F.
7. PROPOSED TERRACE & STAIRS (FROM EXIST. DECK)	4,152 S.F.	4,152 S.F.
8. PROPOSED ROOF LOOP, AREA W/ SCREENING	1,468 S.F.	1,468 S.F.
TOTAL	24,886 S.F.	24,886 S.F.

**PROPOSED COVERAGE** (2024 1/4/24)

ITEM DESCRIPTION	BUILDING/STRUCTURE COVERAGE	TOTAL
1. EXIST. HOUSE	23,354 S.F.	23,354 S.F.
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TOTAL	24,886 S.F.	24,886 S.F.

**BUILDING GROSS FLOOR AREA**

AREA	EXISTING	PROPOSED
HABITABLE	2443 S.F.	2443 S.F.
PORCH	109 S.F.	650 S.F.
DECK	178 S.F.	2,668 S.F.
2ND FLOOR	1,277 S.F.	2,505 S.F.
TOTAL	3,107 S.F.	5,906 S.F.

EXISTING AND PROPOSED FLOOR AREAS PROVIDED FOR INFORMATION ONLY. NON-HABITABLE BASEMENT AREAS PROVIDED FOR INFORMATION ONLY.

**CONSTRUCTION NOTES:**

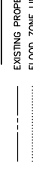
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CONSTRUCTION UTILITIES SHALL BE MARKED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
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**SEPTIC SYSTEM KEY**

(A)	EXISTING BUILDING SEWER PIPE (TO REMAIN)*
(B)	EXISTING SEPTIC PIPE FROM SEPTIC TANK TO PUMP CHAMBER (TO REMAIN)*
(C)	EXISTING PUMP CHAMBER (TO REMAIN)*
(D)	PROPOSED 2" SOLID 40 ASTM D798 SOLID PVC PIPE
(E)	PROPOSED 12-HOLE 12-20 BATED CONCRETE DISTRIBUTION BOX BY JULY PRECAST (OR EQUAL)
(F)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(G)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(H)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(I)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(J)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(K)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(L)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(M)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
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(P)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(Q)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(R)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(S)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(T)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(U)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(V)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(W)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(X)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(Y)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S
(Z)	PROPOSED 4" SOLID 40 ASTM D798 SOLID PVC LEADING SYSTEM PER MANUFACTURER'S LEADING SYSTEM PER MANUFACTURER'S



SCALE IN FEET



**LEGEND**

- EXISTING PROPERTY/STREET LINE
- FLOOD ZONE LINE
- EXISTING BUILDING ADDITIONS
- PROPOSED BUILDING ADDITIONS
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING DRAINAGE PIPE
- COASTAL JURISDICTION LINE
- HIGH TIDE LINE
- 50' RIPARIAN VEGETATIVE SETBACK
- 100' RIPARIAN BUFFER SETBACK
- 100' RIPARIAN BUFFER SETBACK
- EXISTING LANDSCAPED AREA
- APPROXIMATE TEST PIT LOCATION
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING DRAINAGE CATCH BASIN
- EXISTING DRAINAGE PIPE OUTLET
- EXISTING DUG WELL
- EXISTING UTILITY POLE
- EXISTING IRON PIPE/PIV/DRILL HOLE
- EXISTING MONUMENT
- EXISTING PROPERTY CORNER
- EXISTING SHRUB
- EXISTING TREE



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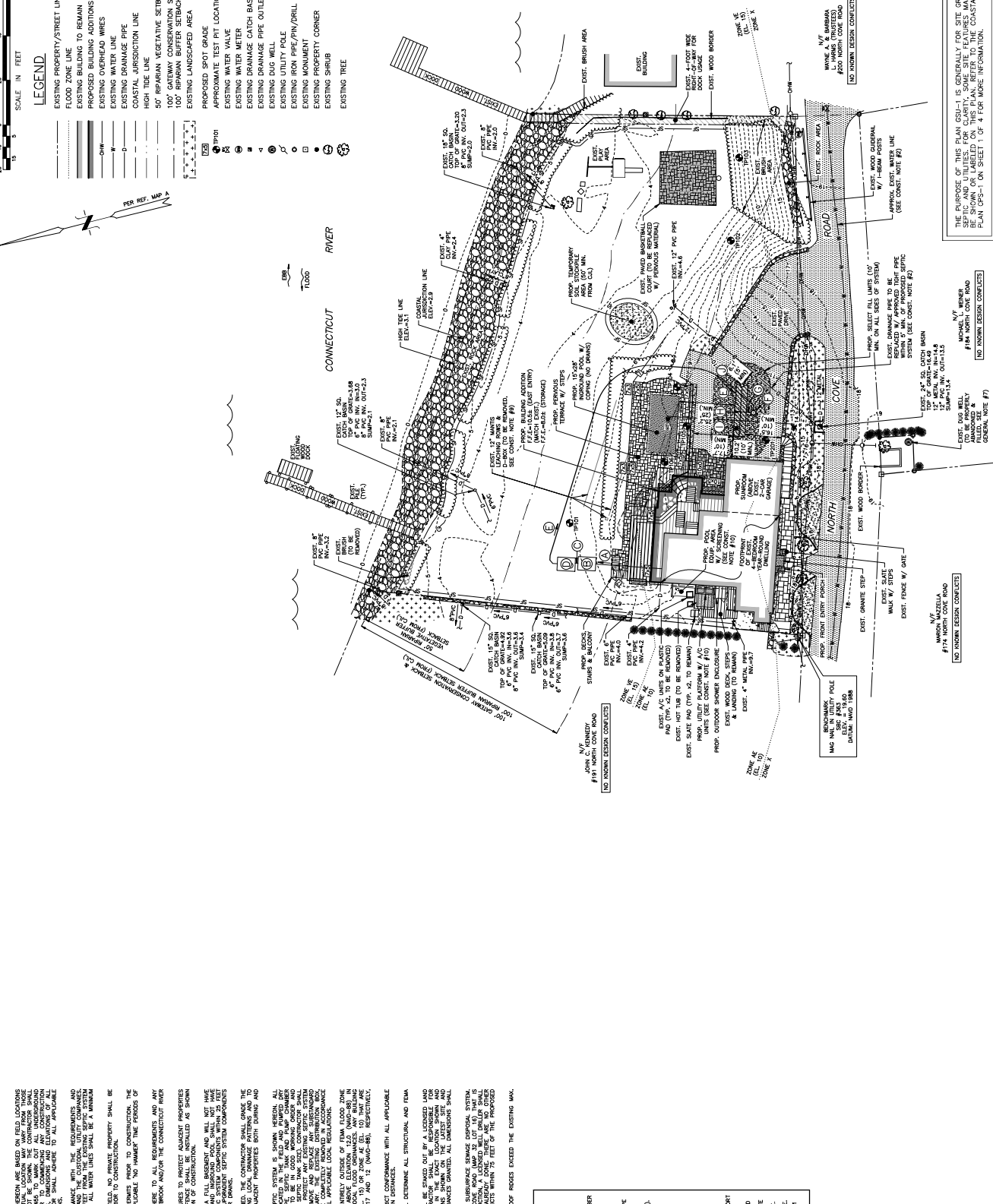
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201 N. COVE RD. (MAP 32 LOT 11) & N. COVE RD. (MAP 32 LOT 16)  
 GRADING, SEPTIC & UTILITY PLAN  
 PREPARED FOR NORTH COVE ASSOCIATES LLC  
 OLD SAYBROOK, CONNECTICUT  
 DATE: FEBRUARY 14, 2024  
 SCALE: 1/8"=1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DWG. NO.: GSU-1  
 SHEET NO.: 2 of 4  
 XDS, INC. 2022-889

THE PURPOSE OF THIS PLAN GSU-1 IS GENERALLY FOR SITE GRADING, SEPTIC AND UTILITIES. FOR CLARITY, SOME SITE FEATURES MAY NOT BE SHOWN ON THIS SHEET. REFER TO SHEET 1 OF 4 FOR MORE INFORMATION.