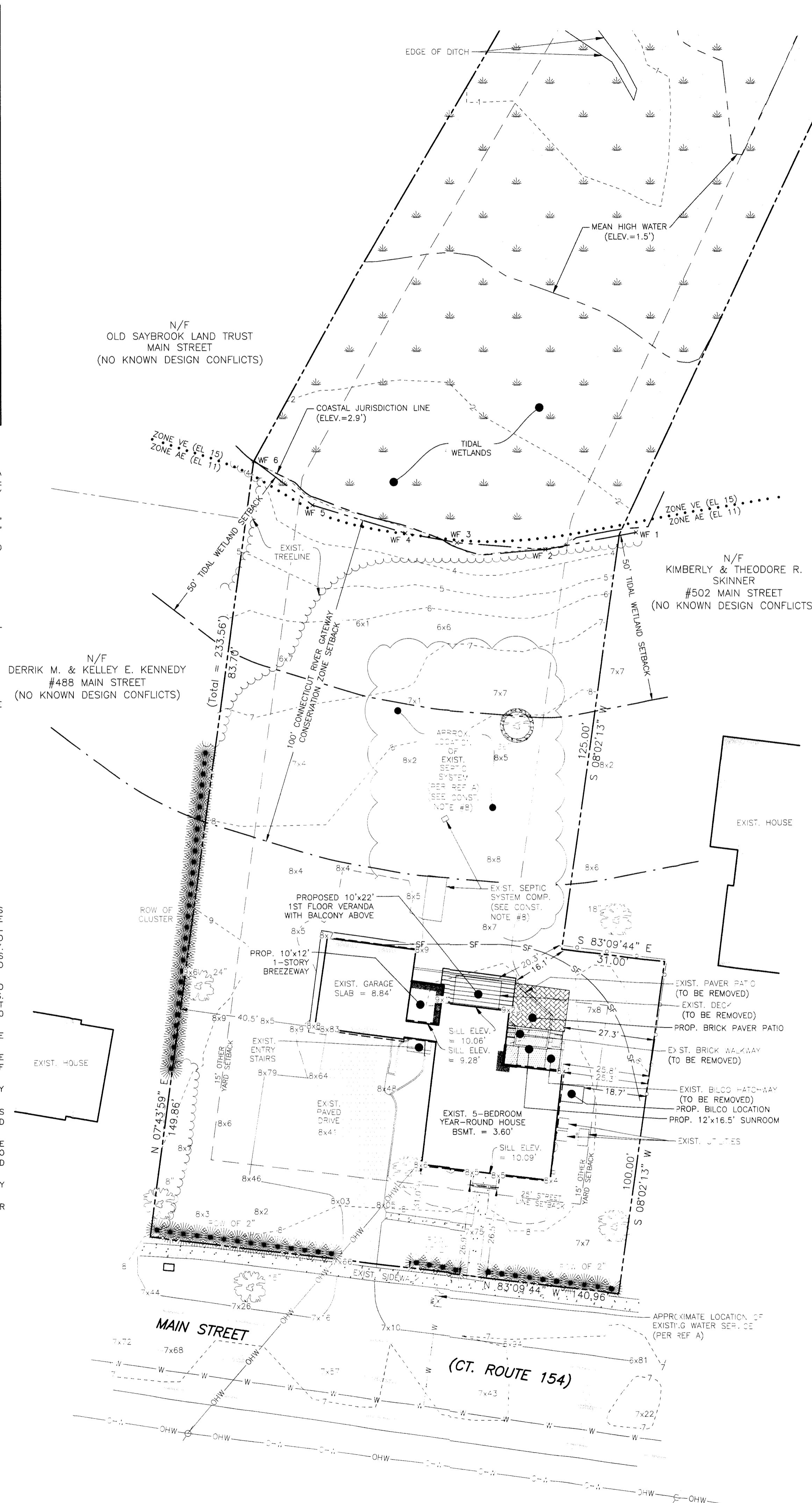


**GENERAL NOTES:**

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
  - A CLASS A-2 SURVEY MAP ENTITLED "ZONING LOCATION SURVEY OF 500 MAIN STREET (AKA ROUTE #154), OLD SAYBROOK, CONNECTICUT, PREPARED FOR MARY B. TOKAR, SCALE: 1"=40', DATED, AUGUST 27, 2021 AND REVISED THROUGH MARCH 6, 2024, PREPARED BY DESIG & ASSOCIATES, P.C.
  - ARCHITECTURAL PLANS ENTITLED "TOKAR RESIDENCE", SCALE: 1/4"=1', DATED: JANUARY 9, 2024 AND REVISED THROUGH JANUARY 25, 2024 AND REVISED THROUGH APRIL 18, 2024, PREPARED BY JOHN P. BEVERIDGE, AIA.
  - A GROSS SQUARE FOOTAGE ANALYSIS ENTITLED: "TOKAR RESIDENCE, 500 MAIN STREET, OLD SAYBROOK, CT", DATED: MARCH 18, 2024, PREPARED BY KLAUSEN CONSTRUCTION.
- THE APPLICANT AND HOME OWNER IS MARY B. TOKAR OF 500 MAIN STREET, OLD SAYBROOK, CT 06475.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 3 ON TAX ASSESSOR'S MAP 23. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 659 PAGE 622. THE AREA OF THE PARCEL IS 70,738.35± S.F. OR 1.62 ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENCE 'A' ZONING DISTRICT. THE PARCEL LIES WITHIN THE COASTAL AREA MANAGEMENT ZONE AND THE CONNECTICUT RIVER GATEWAY CONSERVATION ZONE. THE PARCEL LIES WITHIN FEMA FLOOD HAZARD ZONE AE (EL. 11) AND FEMA FLOOD HAZARD ZONE VE (EL. 15) AND THE OLD SAYBROOK FLOOD ORDINANCE ADDS TWO FEET TO THE FEMA FLOOD ELEVATION TO 13 AND 17 (NAVD-88), RESPECTIVELY. NO WORK IS PROPOSED WITHIN FLOOD HAZARD ZONE VE.
- THE EXISTING HOUSE IS OF HISTORIC SIGNIFICANCE, BUILT CA.1737 BY DR. SAMUEL ELIOT. IT IS ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE APPLICANT IS PROPOSING ADDITIONS TO THE REAR OF THE EXISTING 5-BEDROOM YEAR-ROUND DWELLING. NO NEW BEDROOMS ARE PROPOSED. ALL PROPOSED WORK WILL BE CONFORMING TO ALL ZONING REGULATIONS AND WILL BE OUTSIDE OF THE 100' CT RIVER GATEWAY CONSERVATION SETBACK. THE SITE IS LOCATED WITHIN THE CAM ZONE BUT IS EXEMPT SINCE ADDITIONS ARE MINOR AND ALL WORK IS MORE THAN 100 FEET AWAY FROM ANY CRITICAL COASTAL RESOURCE. A VARIANCE OF THE FLOOD PLAIN MANAGEMENT ORDINANCE WAS GRANTED ON 4/11/2024 TO AVOID LIFTING THE HISTORIC HOUSE 5 TO 6 FEET ABOVE EXISTING GRADE AND FOREVER ALTER ITS STREET PRESENCE AND HISTORIC AESTHETIC AND POTENTIALLY JEOPARDIZE ITS INCLUSION IN THE REGISTER.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE OLD SAYBROOK ZONING COMMISSION FOR A SPECIAL EXCEPTION AS REQUIRED PER SECTION 58.5.1 FOR A DWELLING IN THE GATEWAY CONSERVATION ZONE WITH A GROSS FLOOR AREA IN EXCESS OF 3,500 SQUARE FEET. A BIDDING APPLICATION WAS APPROVED BY THE CONNECTICUT RIVER AREA HEALTH DISTRICT ON FEBRUARY 15, 2024. THE OLD SAYBROOK ZONING BOARD OF APPEALS APPROVED VARIANCES REQUESTED ON APRIL 11, 2024.
- REFER TO ARCHITECTURAL DRAWINGS (REF. B) FOR PROPOSED BUILDING ADDITION INFORMATION.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. MAP A.

**CONSTRUCTION NOTES:**

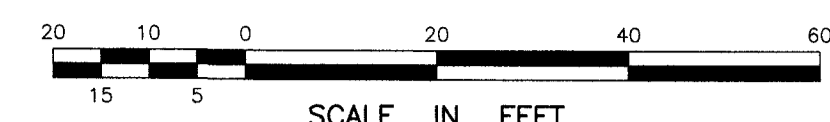
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF OLD SAYBROOK STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OLD SAYBROOK AND/OR GRAHD. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE SEPTIC SYSTEM.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM AND ABIDE BY ANY APPLICABLE "NO HAMMER" TIME PERIODS OF THE COMMUNITY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF OLD SAYBROOK AND/OR GRAHD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE AND TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE EXISTING SEPTIC SYSTEM.
- NO WORK SHALL BE DONE TO THE STREET SIDE OF THE HOUSE WITHOUT PROPER APPROVALS.



OLD SAYBROOK BUILDING/STRUCTURE COVERAGE TABLES			
EXISTING		PROPOSED	
NET LOT AREA:	SCALE: 1"=50' 27,482 S.F.	NET LOT AREA:	SCALE: 1"=50' 27,482 S.F.
EXISTING HOUSE, BREEZEWAY & GARAGE:	2,474.7 S.F.	EXISTING HOUSE, GARAGE & PROPOSED HOUSE ADDITION:	2,559.6 S.F.
EX. DECK, STAIRS & STOOPS:	154.0 S.F.	EX. DECK, STAIRS & STOOPS:	37.3 S.F.
EX. BILCO:	35.0 S.F.	PR. VERANDA:	215.3 S.F.
PR. BUILDING/STRUCTURE COVERAGE:	2,663.7 S.F.	PR. PORCH:	200.1 S.F.
PERCENT PROPOSED BUILDING COVERAGE:	2,663.7 S.F. / 27,482 S.F. = 9.7%	EX. BILCO:	35.0 S.F.
		PR. BUILDING/STRUCTURE COVERAGE:	3,047.3 S.F.
		PERCENT PROPOSED BUILDING COVERAGE:	27,482 S.F. = 11.1%

ZONING DATA TABLE			
OLD SAYBROOK RESIDENCE 'A' DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 S.F.	70,738.35 S.F. (GROSS) 27,482 S.F. (NET) (1)	70,738.35 S.F. (NO CHANGE) 27,482 S.F. (NET) (NO CHANGE) (1)
MIN. FRONTAGE	50 FT.	140.96 FT.	140.96 FT. (NO CHANGE)
MIN. WIDTH ALONG BUILDING LINE	100 FT.	111.1± FT. (2)	111.1± FT. (NO CHANGE) (2)
STREET LINE SETBACK (MAIN STREET)	25 FT.	26.5± FT. (EX. STEP) 31.0± FT. (EX. HOUSE)	26.5± FT. (NO CHANGE) (EX. STEP) 31.0± FT. (NO CHANGE) (EX. HOUSE)
SIDE YARD SETBACK (EAST BOUNDARY)	15 FT.	20.3± FT. (EX. DECK) 25.8± FT. (EX. HOUSE)	16.1± FT. (PR. VERANDA) 18.7± FT. (PR. BILCO HATCHWAY) 27.3± FT. (PR. PORCH) 25.8± FT. (NO CHANGE) (EX. HOUSE)
SIDE YARD SETBACK (WEST BOUNDARY)	15 FT.	40.5± FT. (EX. HOUSE)	40.5± FT. (NO CHANGE) (EX. HOUSE)
REAR YARD SETBACK (NORTH BOUNDARY)	15 FT.	840.3± FT. (EX. DECK) 838.5± FT. (EX. HOUSE)	841.5± FT. (+1.2 FT.) (PR. VERANDA) 838.5± FT. (NO CHANGE) (EX. HOUSE)
MAX. # OF STORIES	2 1/2 STORIES	2 1/2 STORIES (EX. HOUSE)	2 1/2 STORIES (NO CHANGE) (EX. HOUSE)
MAX. BUILDING HEIGHT	35 FT.	±32.7 FT. (EX. HOUSE) (3)	±32.7 FT. (NO CHANGE) (EX. HOUSE) (3)
MAX. GROSS FLOOR AREA	40% (±10,992 S.F.)	±16.0% (4,387± S.F.) (4)	±17.8% (4,901± S.F.) (+514± S.F.) (+1.8%) (4)
MAX. BUILDING/STRUCTURE COVERAGE	15% (±4,122 S.F.) (5)	±9.7% (2,663.7± S.F.) (5)	±11.1% (3,047.3± S.F.) (+383.6 S.F.) (+1.4%) (5)

- NET LOT AREA = GROSS LOT AREA - WETLANDS ON LOT  
NET LOT AREA = 70,738.35 S.F. - 43,256.35 S.F. = 27,482 S.F.
- THE MINIMUM WIDTH ALONG BUILDING LINE IS MEASURED ALONG THE STREET LINE SETBACK, LESS SIDE YARD SETBACKS.
- MAX. BUILDING HEIGHT WAS ESTIMATED USING ARCHITECTURAL PLANS (REF. B) AND IS MEASURED FROM THE EXISTING AVERAGE GRADE AT THE PERIMETER OF THE EXISTING BUILDING = EL. 8.4'± TO THE HIGHEST ROOF ELEVATION = EL. 41.1'±  
MAX. BUILDING HEIGHT = 32.7'±
- EXISTING AND PROPOSED GROSS FLOOR AREA INFORMATION WAS PROVIDED BY KLAUSEN CONSTRUCTION (REF. C) SEE BUILDING GROSS FLOOR AREA TABLE FOR MORE INFORMATION.
- THE PROPERTY IS LOCATED IN THE GATEWAY CONSERVATION ZONE - PER SECTION 24.6.2.A THE MAX. BUILDING/STRUCTURE REQUIREMENT IS REDUCED TO 15% MAX. BUILDING/STRUCTURE COVERAGE IS DEFINED AS THE FOOTPRINT OF A BUILDING OR STRUCTURE AS MEASURED FROM THE OUTERMOST EDGE/DROP LINE, INCLUDING COVERED PORCHES, VERANDAS, DECKS >6" ABOVE GRADE, COVERED ENTRY-WAYS, AND STOOPS - EXCLUDING PATIOS AND UTILITY PLATFORMS TO <6" ABOVE GRADE. FOR MORE INFORMATION SEE OLD SAYBROOK BUILDING/STRUCTURE COVERAGE TABLES.



**LEGEND**

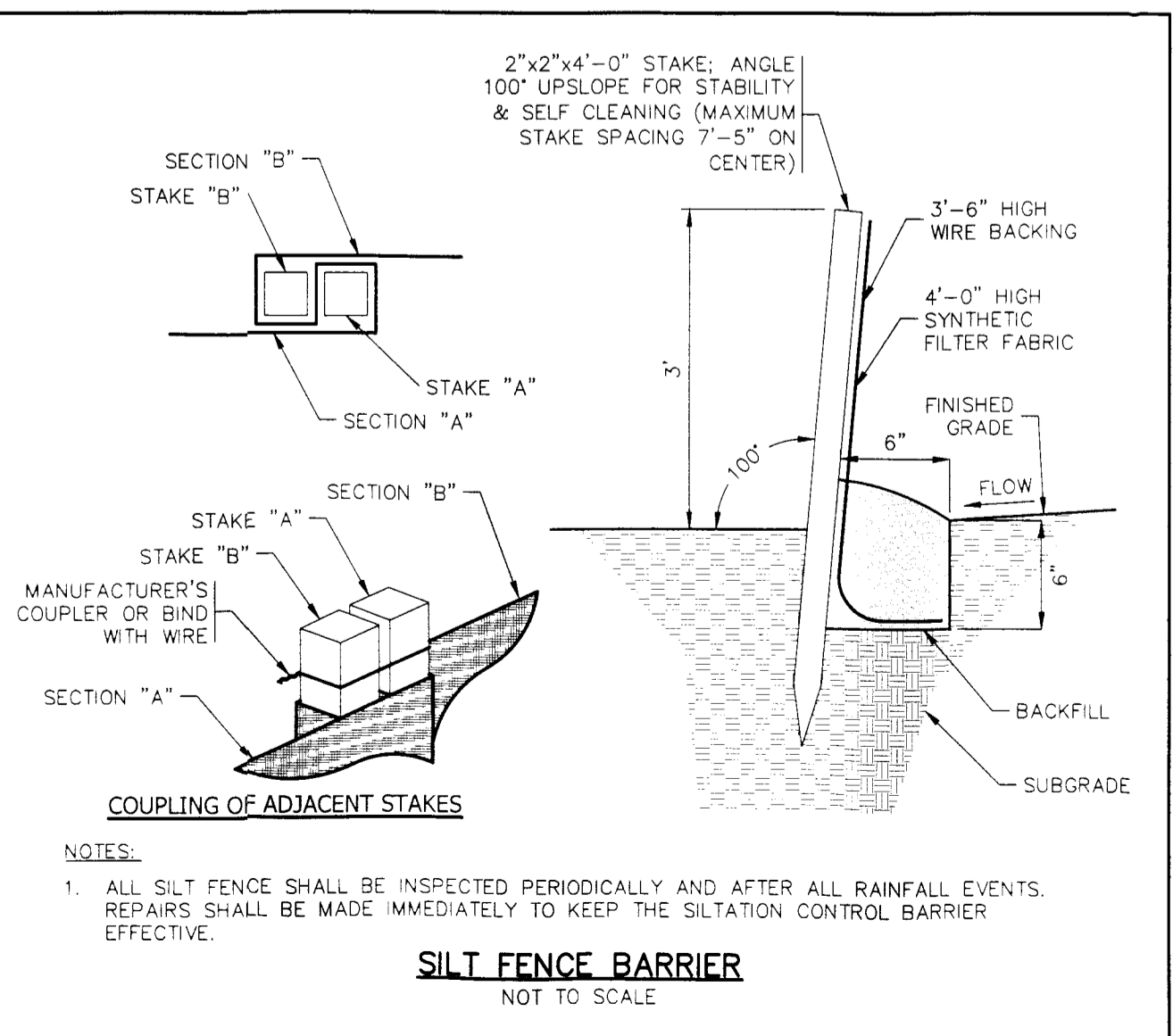
- EXISTING PROPERTY/STREET LINE
- BUILDING SETBACK LINE
- FLOOD ZONE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- PROPOSED BUILDING ADDITION
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- TIDAL WETLAND BOUNDARY
- 50' TIDAL WETLAND SETBACK
- TIDAL WETLANDS
- 100' CT RIVER GATEWAY SETBACK
- COASTAL JURISDICTION LINE
- MEAN HIGH WATER
- TIDAL WETLAND FLAG LOCATION
- EXISTING SPOT GRADE
- UTILITY POLE/GUY ANCHOR

PLAN PREPARED BY:  
INDIGO LAND DESIGN, LLC  
JOSEPH WREN, P.E.  
CT REG. NO. 21090  
40 ELM STREET, 2ND FLOOR  
OLD SAYBROOK, CT 06475  
PHONE: (860) 388-9343  
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF THE ENGINEER MUST BE AFFIXED TO THIS DRAWING IN THE LOCATION SHOWN BY THE MARK TO BE VALID.

NO.	DATE	BY	DESCRIPTION
1	4/19/2024	RM	MINOR REVISION PER ZBA

**COASTAL SITE PLAN**  
PREPARED FOR MARY B. TOKAR  
500 MAIN STREET, MAP 23 LOT 3  
OLD SAYBROOK, CONNECTICUT



BUILDING GROSS FLOOR AREA		
ITEM	EXISTING	PROPOSED
1ST FL.	1,656 S.F.	2,170 S.F.
2ND FL.	1,586 S.F.	1,586 S.F.
ATTIC	416 S.F.	416 S.F.
GARAGE	729 S.F.	729 S.F.
	4,387± S.F.	4,901± S.F.

\*GROSS FLOOR AREA INFORMATION PROVIDED BY THE PROJECT ARCHITECT & KLAUSEN CONSTRUCTION (REF. C).

DATE:  
MARCH 7, 2024  
SCALE:  
1"=20'  
DRAWN BY:  
RM  
CHECKED BY:  
JW  
DWG. NO.:  
CSP-1  
SHEET NO.:  
1 of 1  
JOB NO.:  
2024-1059