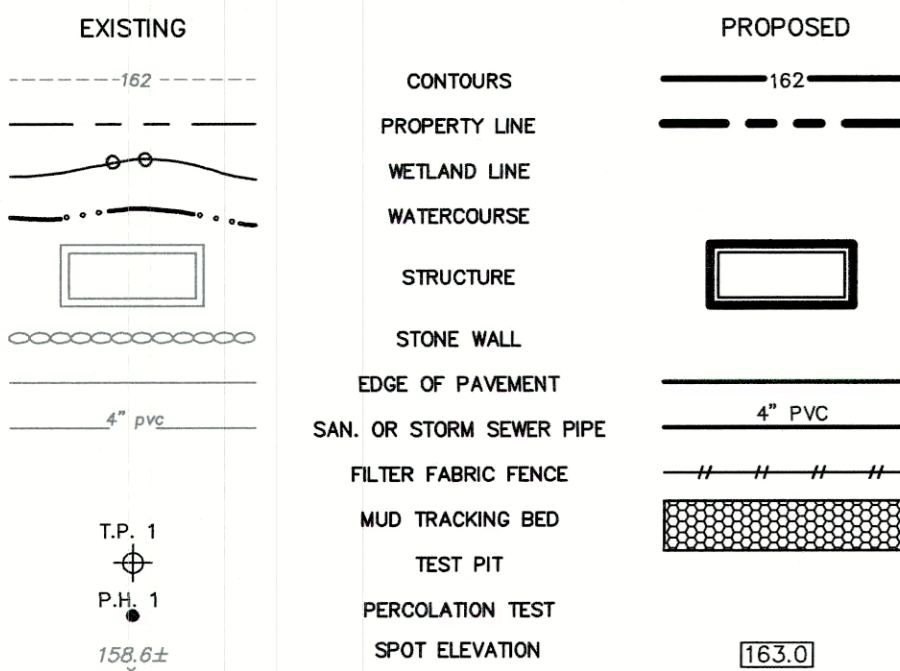


LEGEND



GENERAL CONSTRUCTION NOTES:

- ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTPORT STANDARDS SPECIFICATION. IN THE ABSENCE OF THE TOWN OF WESTPORT STANDARDS, REFER TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM B14A, 1995.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. INITIAL DETERMINATION OF UTILITY LOCATIONS SHALL INCLUDE BUT IS NOT LIMITED TO CONTACTING "CALL BEFORE YOU DIG", TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. SHOULD THE CONTRACTOR DETERMINE THAT A CONFLICT EXISTS, HE SHALL PROMPTLY NOTIFY THE ENGINEER WHO WILL MAKE THE NECESSARY DESIGN ADJUSTMENTS.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY STANDARDS.
- ALL PRECAST STORM-WATER GALLERIES AND YARD DRAIN BASINS SHALL SUPPORT H2O LOADING.
- THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR DIRECTING THE PROPER VOLUME OF STORM WATER RUNOFF TO THE APPROPRIATE DRAINAGE DETENTION SYSTEM - SEE DRAINAGE COMPUTATIONS PREPARED BY CHAPPA SITE CONSULTING, LLC.
- SURVEY INFORMATION TAKEN FROM A MAP PREPARED FOR SIR DEVELOPMENT, DENNIS A. DELUSI, L.S., NORWALK, CT, DATED DECEMBER 8, 2021. EXISTING SANITARY SEWER LATERAL LOCATION TAKEN FROM AS-BUILT DATA OBTAINED FROM THE TOWN OF WESTPORT.
- SANITARY SEWER LATERAL SHALL BE 6" PVC SDR-35 (ASTM 3034) SEWER PIPE. SANITARY LATERAL SHALL BE INSTALLED WITH A MINIMUM COVER OF 30" AND A MINIMUM SLOPE OF 2%.
- WATER SERVICE SHALL BE LOCATED A MINIMUM OF TEN FEET FROM ANY SANITARY SEWER PIPE.

SEDIMENTATION AND EROSION CONTROL NOTES:

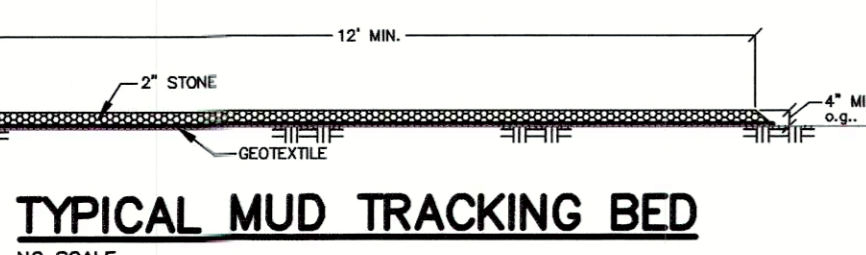
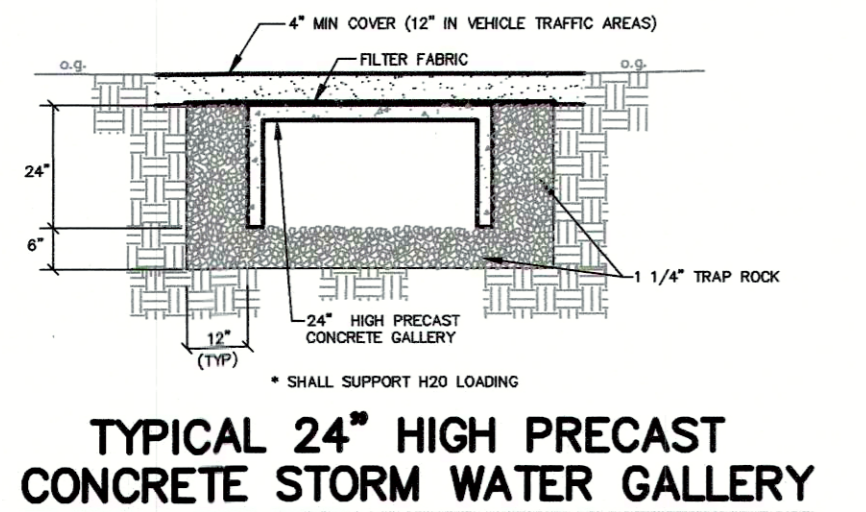
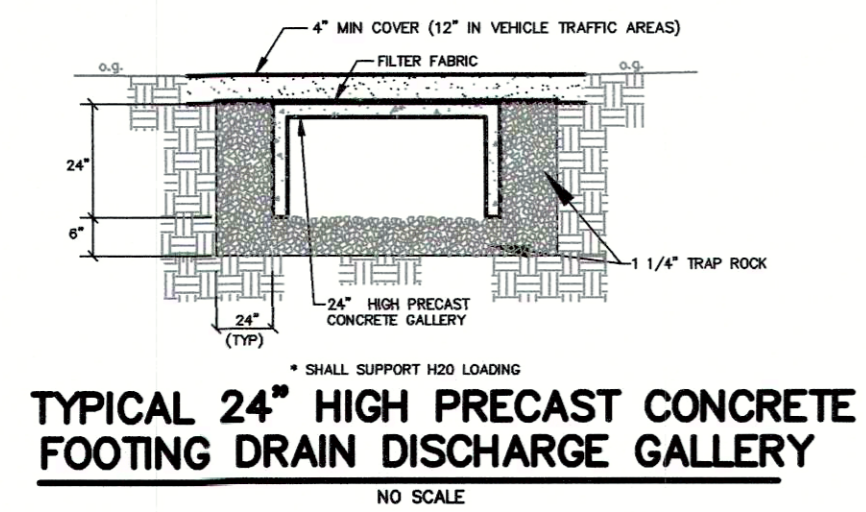
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
- ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICAL.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE WESTPORT CONSERVATION COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- FOR EROSION AND SILTATION CONTROL, FILTER FABRIC FENCE WILL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS; OR AS DIRECTED BY THE WESTPORT CONSERVATION COMMISSION.
- ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.
- THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAN AND CLEAR OF ALL MUD DURING CONSTRUCTION AND SHALL IMPLEMENT WHATEVER MEASURES DIRECTED BY THE TOWN OF WESTPORT. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF MUD TRACKING BEDS 4" DEEP WHERE SHOWN ON PLAN OR DIRECTED BY THE TOWN OF WESTPORT.

PERCOLATION TEST RESULTS

DATE: DECEMBER 3, 2021

PERC HOLE A DEPTH = 28.5"

TIME	READING	DROP IN INCHES	PERCOLATION RATE
9:05	PRESOAK	FULL	
11:22	9.50"	REFILL	
11:32	11.75"	2.25	
11:42	13.50"	1.75	
11:52	15.00"	1.50	
12:02	16.25"	1.25	
12:12	17.50"	1.25	
12:22	18.50"	1.00	1" IN 10.0 MINUTES



TYPICAL SILT FENCE

NO SCALE

EXISTING UTILITY LOCATIONS ARE NOT GUARANTEED. CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG PRIOR TO ANY EXCAVATION.

PROPOSED COVERAGE CALCULATION

(AS DESCRIBED IN THE WESTPORT PLANNING & ZONING REGULATIONS)

12 DEXTER ROAD, WESTPORT, CT
THE 12,523 S.F. SITE IS LOCATED WITHIN THE RESIDENCE 'A' ZONE

Ag (TOTAL SITE AREA) = 12,523 S.F.
EASEMENT = 000 S.F.
At (Ag - EASEMENT) = 12,523 S.F.
W (WETLAND) = 000 S.F.
S (SLOPES >25%) = 000 S.F.
An (At - (W + S)) = 12,523 S.F.
Abc (An + 0.2(W+S)) = 12,523 S.F.

THE BASE LOT AREA TO BE USED FOR COMPUTATION OF THE MAXIMUM ALLOWABLE BUILDING & LOT COVERAGE = 12,523 S.F.

MAXIMUM ALLOWABLE BUILDING COVERAGE = 12,523 S.F. x 15% = 1,878 S.F.
MAXIMUM ALLOWABLE LOT COVERAGE = 1,878 S.F.

PROPOSED BUILDING COVERAGE (DWELLING) = 1,874 S.F.
PROPOSED BUILDING COVERAGE = 1,874 S.F. < ALLOWABLE COVERAGE = 1,878 S.F.

PROPOSED BUILDING COVERAGE = 1,874 S.F. = 14.96%
MAXIMUM ALLOWABLE LOT COVERAGE = 12,523 S.F. x 25% = 3,130 S.F.
MAXIMUM ALLOWABLE LOT COVERAGE = 3,130 S.F.

PROPOSED LOT COVERAGE (DWELLING, FUTURE POOL & DRIVE) = 2,926 S.F.
PROPOSED LOT COVERAGE = 2,926 S.F. < ALLOWABLE COVERAGE = 3,130 S.F.
PROPOSED LOT COVERAGE = 2,926 S.F. = 23.37%

PROPOSED CELLAR CALCULATION:

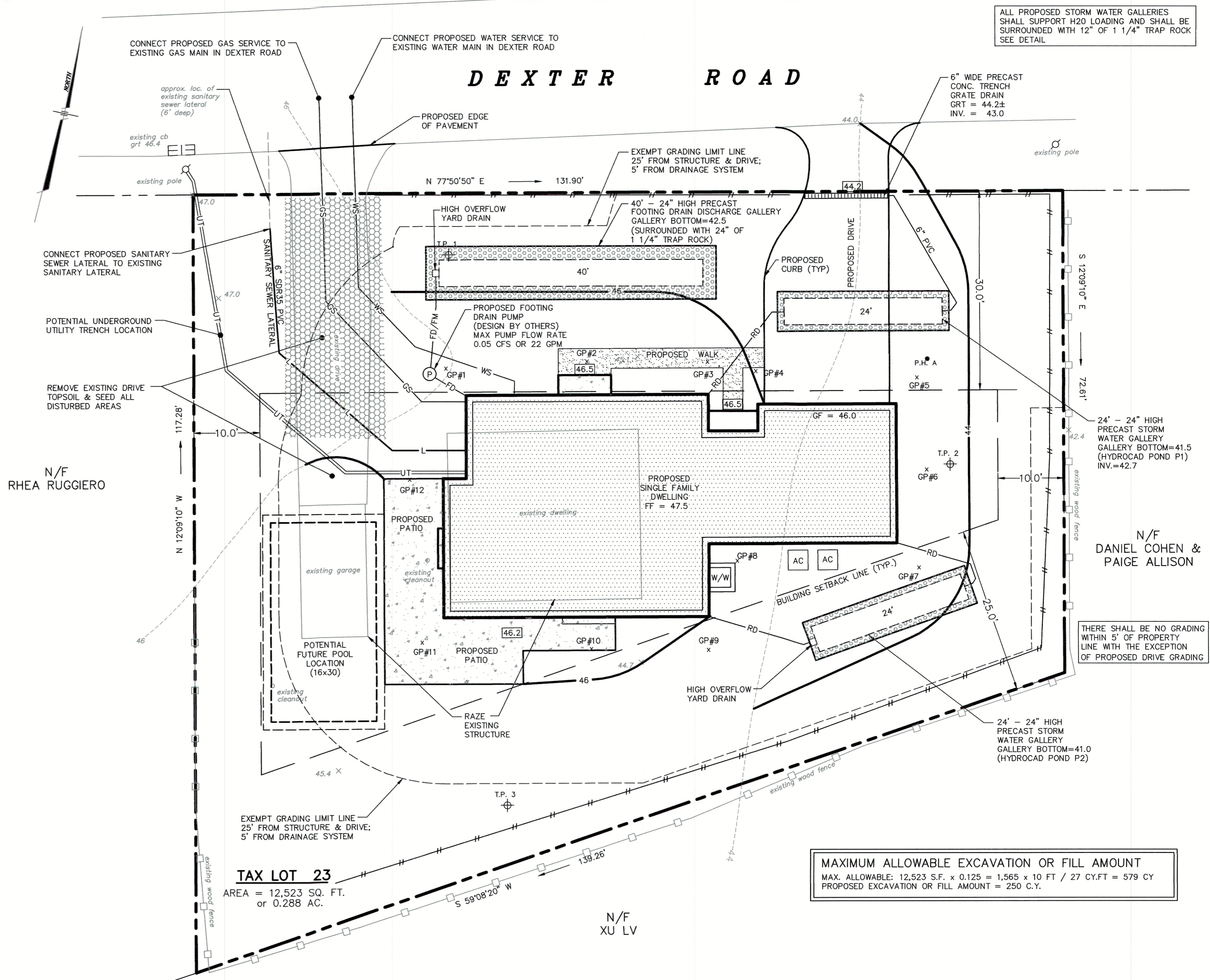
FIRST FLOOR ELEV. = 47.50
CELLAR FLOOR ELEV. = 46.50
CELLAR CEILING HEIGHT MIDPOINT ELEV. = 42.0
TOTAL CELLAR PERIMETER = 164 LF.
FOUNDATION AREA WITH GREATER THAN 50% EXPOSED = 5 LF.

THE PROPOSED COVERAGE & CELLAR CALCULATIONS ARE BASED ON PRELIMINARY HOUSE DESIGN AND FOOTPRINT AS PROVIDED BY THE OWNER AND CURRENTLY MEETS THE COVERAGE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR BUILDER TO RECOMPUTE THE COVERAGE CALCULATIONS USING THE FINAL BUILDING PLANS IN ORDER TO INSURE THAT THE ACTUAL BUILDING COVERAGE DOES NOT EXCEED THE MAXIMUM ALLOWABLE AND TO OBTAIN A ZONING PERMIT.

AVERAGE GRADE CALCULATIONS

AVERAGE EXISTING GRADE ELEV. = 44.6±
AVERAGE PROPOSED GRADE ELEV. = 46.0±

GRADE POINT#	EXISTING GRADE	PROPOSED GRADE
GP#1	46.1±	46.5±
GP#2	45.5±	46.5±
GP#3	44.5±	46.3±
GP#4	44.3±	45.9±
GP#5	43.2±	45.5±
GP#6	43.0±	45.5±
GP#7	43.0±	45.5±
GP#8	44.4±	45.8±
GP#9	44.4±	45.8±
GP#10	44.9±	46.2±
GP#11	45.5±	46.2±
GP#12	45.8±	46.2±
TOTAL	534.6±	551.9±
# OF SPOTS	12	12
AVERAGE GRADE	44.6±	46.0±



SITE PLAN

SCALE: 1" = 10'

MAXIMUM ALLOWABLE EXCAVATION OR FILL AMOUNT
MAX. ALLOWABLE: 12,523 S.F. x 0.125 = 1,565 x 10 FT / 27 CY/FT = 579 CY
PROPOSED EXCAVATION OR FILL AMOUNT = 250 C.Y.



NICHOLAS A. MARIANI, P.E. CT REG. NO. 29991

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

SIR DEVELOPMENT, LLC 16 DEXTER ROAD, WESTPORT, CT		DATE 12/23/21
PROPOSED SITE IMPROVEMENTS PLAN FOR A SINGLE FAMILY DWELLING		SCALE AS NOTED
SITE PLAN, DETAILS & NOTES		PROJECT NO. 30375
		SHEET NO. 1 of 1
CHAPPA SITE CONSULTING, LLC 55 Ridgeview Avenue - Trumbull, CT 06611 phone: (203) 576-1755		