



SHERWOOD DRIVE

Proposed Site Plan

BASE LOT CALCULATION — PROPOSED (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 10,000 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SQ. FT.
3	STREET AND ROAD	= 0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	= 0 SQ. FT.
6	WETLANDS AREA	= 0 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 0 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 0 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 0 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 10,000 SQ. FT.

NOTE: STEEP SLOPES ELIMINATED IN PROPOSED SITE PLAN

AVG. GRADE AROUND RESIDENCE: (EXISTING)

$$17.0+17.9+17.6+17.9+18.6+18.9+19.6+20.5+19.9+17.6+16.2+15.7 = 217.4/12 = 18.12$$

$$\text{ELEVATION OF ROOF PEAK} = 46.30$$

$$\text{ELEVATION OF ROOF EAVE} = 40.06$$

$$\text{ELEVATION OF ROOF MIDPOINT} = 46.30+40.06 = 86.36/2 = 43.18$$

AVG. GRADE AROUND RESIDENCE: (PROPOSED)

$$17.2+17.9+17.6+17.9+18.6+18.9+19.6+20.5+19.9+19.2+18.0+18.0 = 223.3/12 = 18.61$$

$$\text{ELEVATION OF ROOF PEAK} = 46.30$$

$$\text{ELEVATION OF ROOF EAVE} = 40.06$$

$$\text{ELEVATION OF ROOF MIDPOINT} = 46.30+40.06 = 86.36/2 = 43.18$$

HEIGHT OF RESIDENCE: (EXISTING & PROPOSED)

$$\text{ELEVATION OF ROOF MIDPOINT} - \text{AVG. GRADE} = 43.18 - 18.12 = 25.06 \text{ FEET}$$

$$\text{ELEVATION OF RESIDENCE FINISH FLOOR} = 21.91$$

BUILDING COVERAGE: (EXISTING)

ALLOWABLE TOTAL BUILDING COVERAGE— 15% .....	1,500 SQ. FT. = 15.0 %
RESIDENCE, PORCH, STAIRS, DECK & OVERHANG .....	1,336.3 SQ. FT.
GARAGE & OVERHANG .....	266.6 SQ. FT.
TOTAL BUILDING COVERAGE .....	1,602.6 SQ. FT. = 16.23 %

BUILDING COVERAGE: (PROPOSED)

RESIDENCE, PROPOSED GARAGE ADDITION .....	1,601 SQ. FT.
RESIDENCE 1121.5 SF+GARAGE ADDITION 479.5 SF=1,601 SF	
TOTAL BUILDING COVERAGE .....	1,601 SQ. FT. = 16.01 %

LOT COVERAGE: (EXISTING)

ALLOWABLE TOTAL LOT COVERAGE— 35% .....	3,500 SQ. FT. = 35.00 %
TOTAL BUILDING COVERAGE .....	1,602.6 SQ. FT.
DRIVEWAY .....	1,521 SQ. FT.
TOTAL LOT COVERAGE .....	3,123.6 SQ. FT. = 31.64 %

LOT COVERAGE: (PROPOSED)

TOTAL BUILDING COVERAGE .....	1,601 SQ. FT.
DRIVEWAY .....	675 SQ. FT.
POOL .....	392 SQ. FT.
TOTAL LOT COVERAGE .....	2,668 SQ. FT. = 26.68 %

ADDITIONS & ALTERATIONS TO  
S.I.R. DEVELOPMENT  
9 SHERWOOD DRIVE  
WESTPORT, CT 06880



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PROPOSED  
SITE PLAN

DATE  
6-17-19

SCALE  
10th

JOB NO.  
1905

SHEET NO.  
S-1