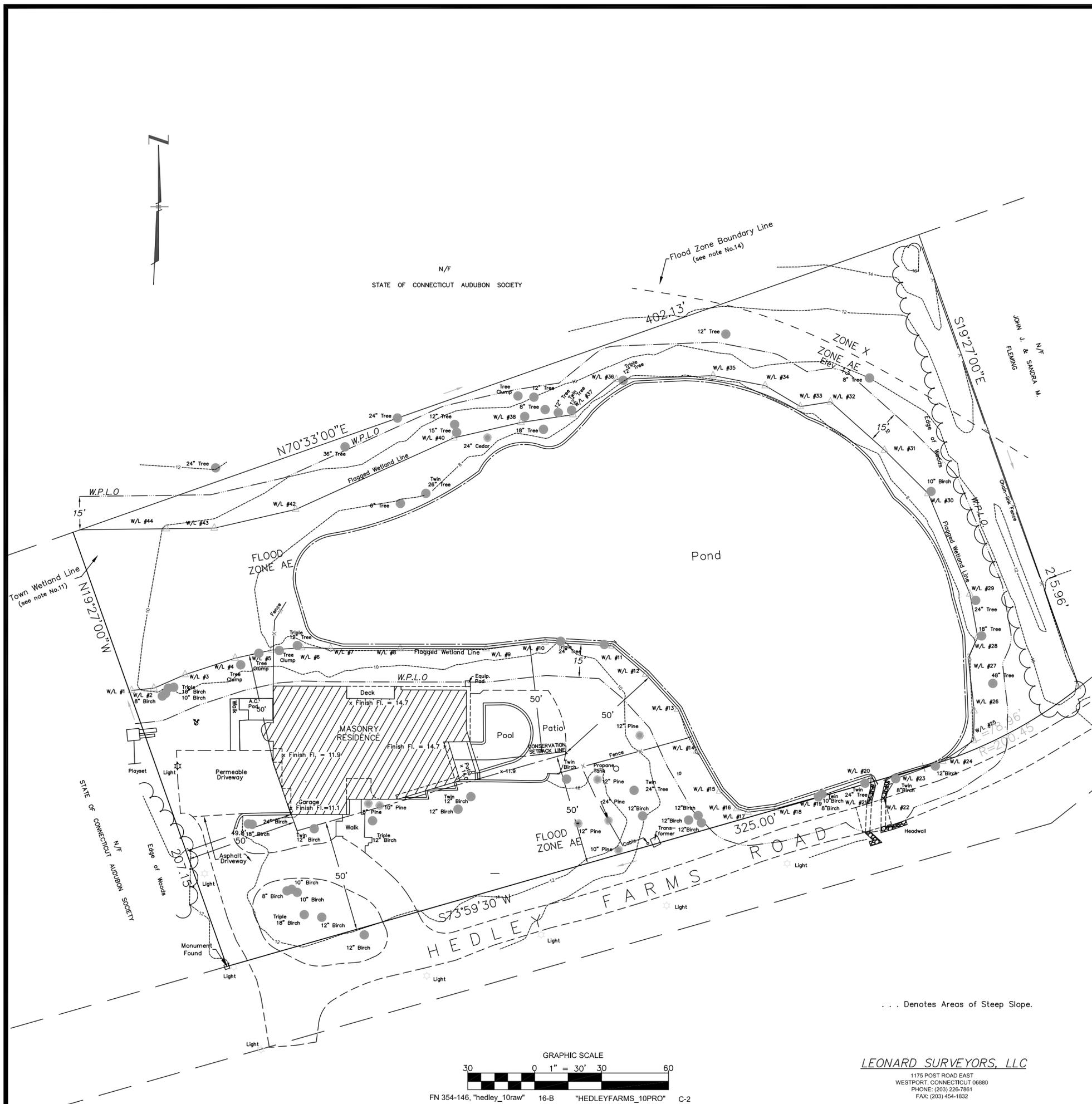


NOTES:

- This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
- This survey conforms to Horizontal Accuracy Class A-2.
- Total Area = 87,769 Sq. Ft.; 2.0149 Acres.
- Parcel is located in Residential Zone AAA and Coastal Area Management Zone.
- Property shown on Assessor's Map 1 06, as Tax Lot 011000.
- No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
- Underground improvements or encroachments if any are not shown.
- The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based on the municipal, state, and /or federal departmental interpretations and/or changes in regulations.
- Map References:
A. Property shown as lots '4 & 5' on a certain map entitled "Map of Hedley Farms, Westport, Conn., Scale : 1"=80', February 1954," by Charles S. Lyman, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 3770.
- Town wetland line extrapolated from Town of Westport Topographic Map sheet 1-6.
- Steep slopes as determined by a field topographic survey on March 26, 2007.
- Datum : Approximate Mean Sea Level.
Contour Interval : Two Feet.
- Flood Zone Boundary Line shown hereon extrapolated from F.I.R.M., Comm. Panel 09001 Panel No 556, rev. 8 July 2013.
- Property is situated in Flood Zone AE (El.13) and Zone "X" (areas of minimal flooding) as shown on F.I.R.M., Comm. No. 09001 Panel No. 556, Suffix G. 8 July 2013.
- Coverage Calculations :
Existing :
Total Lot Area = 87,769 Sq. Ft.
Wetland Area = 43,325 Sq. Ft. x 0.80 = 34,660 Sq. Ft.
(using Flagged Wetland Line)
Steep Slope Area = 430 Sq. Ft. x 0.80 = 344 Sq. Ft.
Net Lot Area = 52,765 Sq. Ft.
Driveway Area = 3,510 Sq. Ft.
Pool Area = 525 sq. ft.
Building Area = 4,463 Sq. Ft.
Total Lot Coverage = 8,520 Sq. Ft. = 16.04%
Maximum Allowable Lot Coverage = 52,765 Sq. Ft. x 25% = 13,191 Sq. Ft.
- Flagged wetlands delineated by Henry Moeller, soil scientist on April 12, 2007 and amended by the Conservation Commission on June 4, 2007. Refer to IWW/M-8039-07.

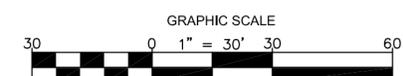


AS-BUILT PLAN
 PREPARED FOR
**CHRISTINE GOULD &
 ALEXANDER CHRISTON**
 12 HEDLEY FARMS ROAD
 WESTPORT ~ CONNECTICUT
 SCALE : 1" = 30'
 SEPTEMBER 5, 2018

REVISED TO SHOW PROPOSED GARAGE : JULY 29, 2008
 REVISED TO SHOW PROPOSED DRAINAGE : SEPTEMBER 18, 2008
 REVISED DECEMBER 13, 2010 PER WPL CONDITIONS
 REVISED 23 JAN.2020: remove contour

LEONARD SURVEYORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY

LEONARD SURVEYORS, LLC
 1175 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE: (203) 226-7861
 FAX: (203) 454-1832



... Denotes Areas of Steep Slope.

IN THE EVENT THE PROPOSED B100A CODE COMPLYING SEWAGE DISPOSAL SYSTEM NEEDS TO BE INSTALLED THE EXISTING WATER SERVICE LOCATION SHALL BE DETERMINED TO CONFIRM THAT THE MINIMUM 10' SEPARATING DISTANCE EXISTS. IF THE PROPER SEPARATING DISTANCE DOES NOT EXIST, THE WATER SERVICE SHALL BE RELOCATED AS REQUIRED.

Property is situated in Flood Zone AE (E1.13) and Zone "X" (areas of minimal flooding) as shown on F.L.R.M., Comm. No. 09001 Panel No. 556, Suffix G. 8 July 2013.

LEGEND

TEST PITS	EXISTING	PROPOSED
OCTOBER 1, 2018		
Test Pit #100		
00 - 10" TOPSOIL		
10 - 22" SELECT FILL		
22 - 42" ORIGINAL ORGANIC LAYER		
42 - 84" BROWN COARSE SAND & GRAVEL		
• GROUND WATER AT 67"		
• MOTILES AT 42"		
• NO LEDGE		
Test Pit #101		
00 - 05" TOPSOIL		
05 - 36" BROWN COARSE SAND & GRAVEL		
36 - 72" GREY/BROWN COARSE SAND		
• GROUND WATER AT 66"		
• NO MOTILES		
• NO LEDGE		
PERCOLATION TESTS		
SOIL PERCOLATION RATE ON FILE AT W.W.H.D.: 1" IN 5 MIN.		

- 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 314-A, 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.
 - THERE ARE NO STORM WATER DRAINAGE SYSTEMS WITHIN 25' (50' DOWN GRADIENT) OF THE PROPOSED SEWAGE DISPOSAL SYSTEM CODE COMPLYING AREA ON ANY OF THE ADJACENT PROPERTIES.
 - THERE ARE NO WELLS WITHIN 75' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM CODE COMPLYING AREA ON ANY OF THE ADJACENT PROPERTIES.
 - THERE ARE NO SEWAGE DISPOSAL SYSTEMS WITHIN 25' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM CODE COMPLYING AREA ON ANY OF THE ADJACENT PROPERTIES.
 - THERE ARE NO GEOTHERMAL SYSTEMS WITHIN 50' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM CODE COMPLYING AREA ON ANY OF THE ADJACENT PROPERTIES.
 - SOIL TESTS IN THE AREA OF THE PROPOSED SEWAGE DISPOSAL SYSTEM CODE COMPLYING AREA INDICATE A RESTRICTIVE LAYER GREATER THAN 80", THEREFORE, THE MINIMUM LEACHING SYSTEM SPREAD CALCULATION IS NOT REQUIRED.
 - EXISTING CONDITIONS INFORMATION OBTAINED FROM A PLOT PLAN PREPARED FOR CHRISTINE GOULD & ALEXANDER CHRISTON PREPARED BY LEONARD SURVEYORS, LLC, WESTPORT, CT. EXISTING SEWAGE DISPOSAL SYSTEM INFORMATION TAKEN FROM DATA ON FILE AT THE WESTPORT/WESTON HEALTH DISTRICT.

COVERAGE CALCULATION
(AS DESCRIBED IN THE WESTPORT PLANNING & ZONING REGULATIONS)

12 HEDLEY FARM ROAD, WESTPORT, CT
THE 87,769 s.f. SITE IS LOCATED WITHIN THE RESIDENCE "AAA" ZONE

At (TOTAL SITE AREA) =	87,769 s.f.
EASEMENT =	000 s.f.
At (Ag - EASEMENT) =	87,769 s.f.
W (WETLAND) =	43,325 s.f.*
S (SLOPES >25%) =	430 s.f.
At (At - (W + S)) =	44,014 s.f.
Abc (At + 0.2(W+S)) =	52,785 s.f.

THE BASE LOT AREA TO BE USED FOR COMPUTATION OF THE MAXIMUM ALLOWABLE LOT COVERAGE = 52,785 s.f.

MAXIMUM ALLOWABLE LOT COVERAGE = 52,785 s.f. x 25% = 13,191 s.f.

MAXIMUM ALLOWABLE LOT COVERAGE = 13,191 s.f.

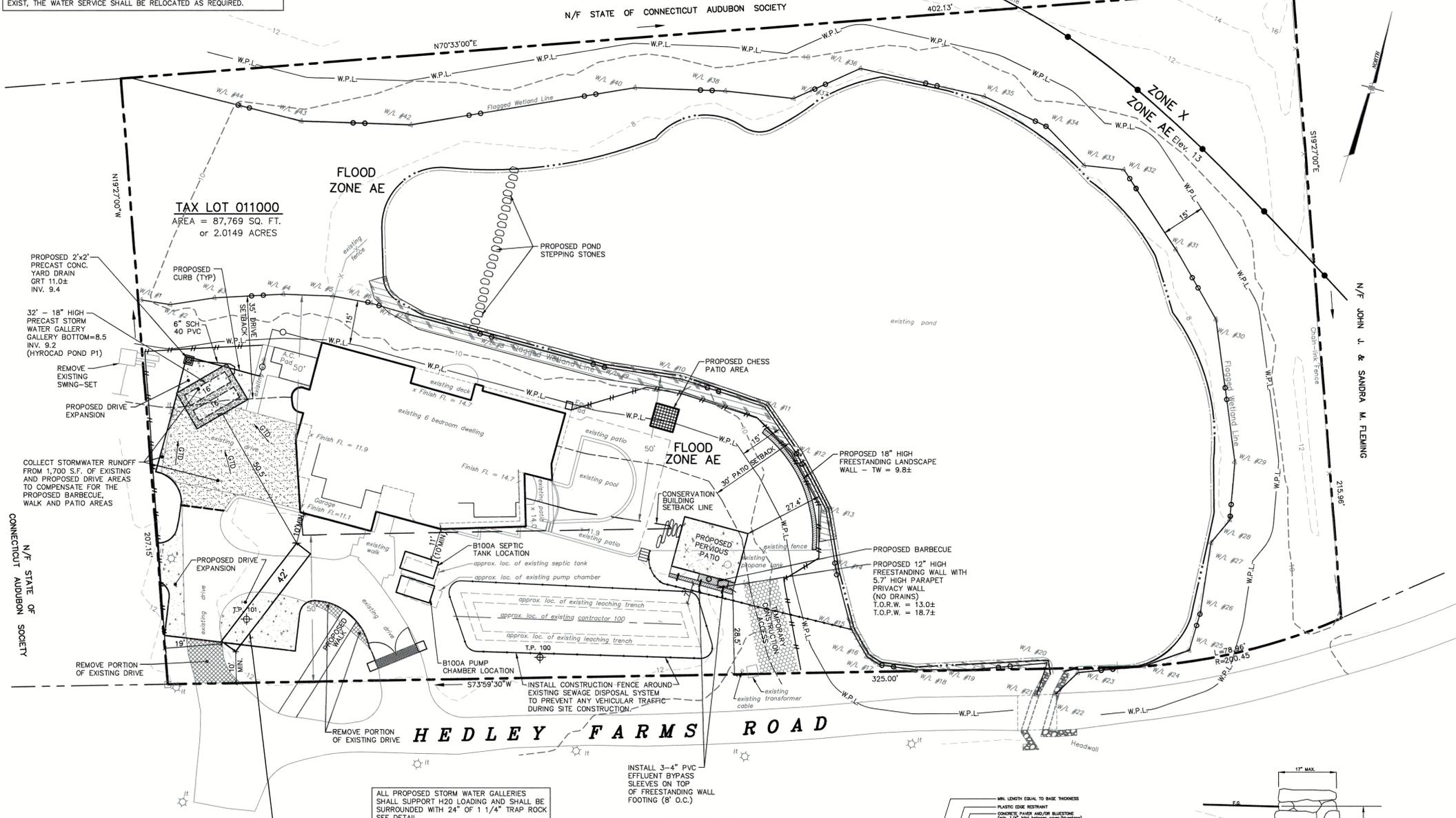
PROPOSED LOT COVERAGE (DWELLING, POOL, BBO & DRIVE) = 9,305 S.F.

PROPOSED LOT COVERAGE - 9,305 S.F. < ALLOWABLE COVERAGE - 13,191 S.F.

PROPOSED LOT COVERAGE = 9,305 S.F. = 17.6%

THE PROPOSED COVERAGE 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.

* EXISTING COVERAGE AREAS, WETLAND & STEEP AREA TAKEN FROM A MAP PREPARED BY LEONARD SURVEYORS, LLC



B100A SEWAGE DISPOSAL SYSTEM AREA FOR A 6 BEDROOM DWELLING

DESIGN INFORMATION:
NUMBER OF BEDROOMS = 6
SOIL PERC RATE: USE 1" IN 10 MIN.
REQUIRED LEACHING AREA = 742.5 S.F.
WATER SUPPLY: PUBLIC

LEACHING AREA PROVIDED:
42 L.F.-24" GEOMATRIX (GST 62-24) = 760 S.F. OF EFFECTIVE LEACHING AREA.

MINIMUM LEACHING SYSTEM SPREAD:
MINIMUM LEACHING SYSTEM SPREAD IS NOT REQUIRED

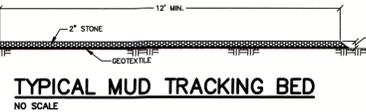
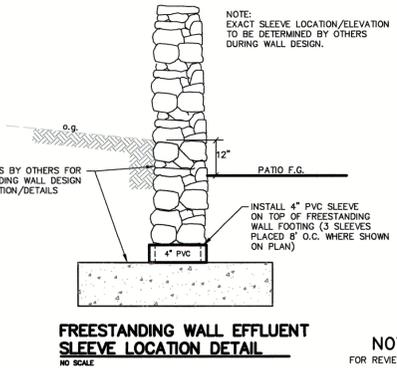
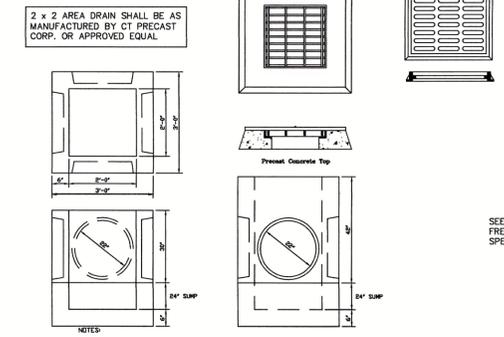
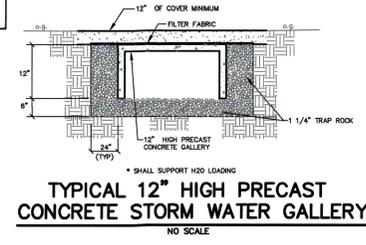
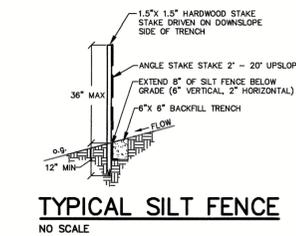
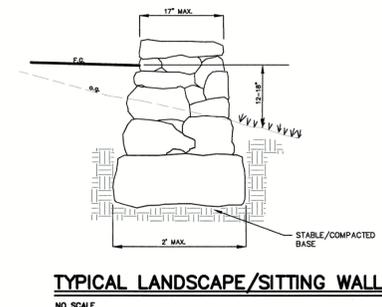
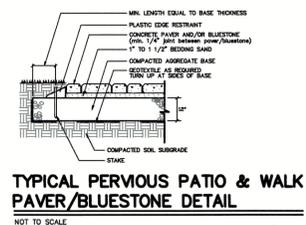
INSTALL CONSTRUCTION FENCE AROUND EXISTING SEWAGE DISPOSAL SYSTEM TO PREVENT ANY VEHICULAR TRAFFIC DURING SITE CONSTRUCTION.

INSTALL 3-4" PVC EFFLUENT BYPASS SLEEVES ON TOP OF FREESTANDING WALL FOOTING (8" O.C.)

ALL PROPOSED STORM WATER GALLERIES SHALL SUPPORT H2O LOADING AND SHALL BE SURROUNDED WITH 24" OF 1 1/4" TRAP ROCK SEE DETAIL.

SITE PLAN

SCALE: 1" = 20'



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

Laura Ruocco Pulie
LAURA RUOCCO PULIE, P.E. CT REG. NO. 14924



REV. 2/10/2020: EXISTING CONTOURS, DRAINAGE & WALL DETAILS/ELEV ADJUSTED

CHRISTINE GOULD & ALEXANDER CHRISTON 12 HEDLEY FARMS ROAD, WESTPORT, CT	DATE 12/10/19
SITE IMPROVEMENTS PLAN FOR THE PROPOSED PATIOS, BARBECUE AND DRIVE ALTERATIONS	SCALE AS NOTED
SITE PLAN, DETAILS & NOTES	PROJECT NO. 30216
CHAPPA SITE CONSULTING, LLC 3255 Fairfield Avenue - Bridgeport, CT 06605 phone: (203) 576-1755	SHEET NO. 1 of 1