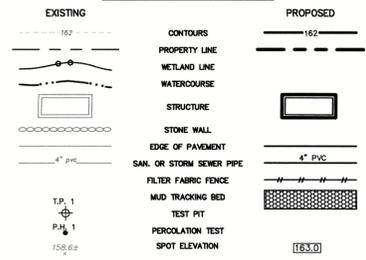


LEGEND



- GENERAL CONSTRUCTION NOTES:
1. 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 814, 1995.
 2. 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.
 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY STANDARDS.
 4. 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.
 5. EXISTING CONDITIONS INFORMATION TAKEN FROM A MAP PREPARED FOR CENTAURUS CAPITAL, LP BY LEONARD SURVEYORS, LLC, WESTPORT CT, DATED: NOVEMBER 12, 2016; REV. JANUARY 22, 2020.

- SEDIMENTATION AND EROSION CONTROL NOTES:
1. 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".
 2. ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICAL.
 3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
 4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
 6. 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.
 7. ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
 8. 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.
 9. ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.
 10. 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.

PROPERTY NOTES:

1. Tidal wetland line flagged by Otto Theell, soil scientist on November 3 and 10, 2015.
2. Property is situated in Flood Zone AE (EL 13) as shown on F.I.R.M., Panel 09001C05513, Map Revised July 8, 2013.
3. Property is situated within the waterway protection line jurisdiction.

Existing Coverage Calculations: (By Leonard Surveyors)

Total Lot Area = 13,768 Sq. Ft. (to Mean High Water Line)
 Tidal Wetland Area = 12 Sq. Ft.
 Steep Slope Area = 0 Sq. Ft.
 Net Lot Area = 13,756 Sq. Ft.
 Driveway Area = 245 Sq. Ft.
 Building Area = 25 Sq. Ft.

Existing Total Building Area = 25 Sq. Ft. = 0.18%
 Existing Total Lot Coverage = 270 Sq. Ft. = 1.96%

Max Allowable Building Coverage = 13,756 Sq. Ft. x 15% = 2,063 Sq. Ft.
 Max Allowable Lot Coverage = 13,756 Sq. Ft. x 25% = 3,439 Sq. Ft.

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

20 OWENOKE PARK; WESTPORT, CT
 THE 13,768 s.f. SITE IS LOCATED WITHIN THE RESIDENCE 'A' ZONE

Ag (TOTAL SITE AREA) = 13,768 s.f.
 EASEMENT = 000 s.f.
 A1 (Ag = EASEMENT) = 13,768 s.f.
 W (WETLAND) = 12 s.f.
 S (SLOPES >25%) = 000 s.f.
 An (An = (W + S)) = 13,756 s.f.
 Abc (An + 0.2(W+S)) = 13,758 s.f.

THE BASE LOT AREA TO BE USED FOR COMPUTATION OF THE MAXIMUM ALLOWABLE BUILDING & LOT COVERAGE = 13,758 S.F.

MAXIMUM ALLOWABLE BUILDING COVERAGE = 13,758 s.f. x 15% = 2,063 s.f.
 MAXIMUM ALLOWABLE LOT COVERAGE = 3,439 S.F.

PROPOSED BUILDING COVERAGE (EXISTING RAMP & STAIRS) = 25 S.F.
 PROPOSED BUILDING COVERAGE - 25 S.F. < ALLOWABLE COVERAGE - 2,063 S.F.

PROPOSED BUILDING COVERAGE - 25 S.F. = 0.18%

MAXIMUM ALLOWABLE LOT COVERAGE = 13,758 s.f. x 25% = 3,439 s.f.
 MAXIMUM ALLOWABLE LOT COVERAGE = 3,439 S.F.

PROPOSED LOT COVERAGE (DRIVE, PARKING, STAIRS & RAMP) = 1,445 S.F.
 PROPOSED LOT COVERAGE - 1,445 S.F. < ALLOWABLE COVERAGE - 3,439 S.F.

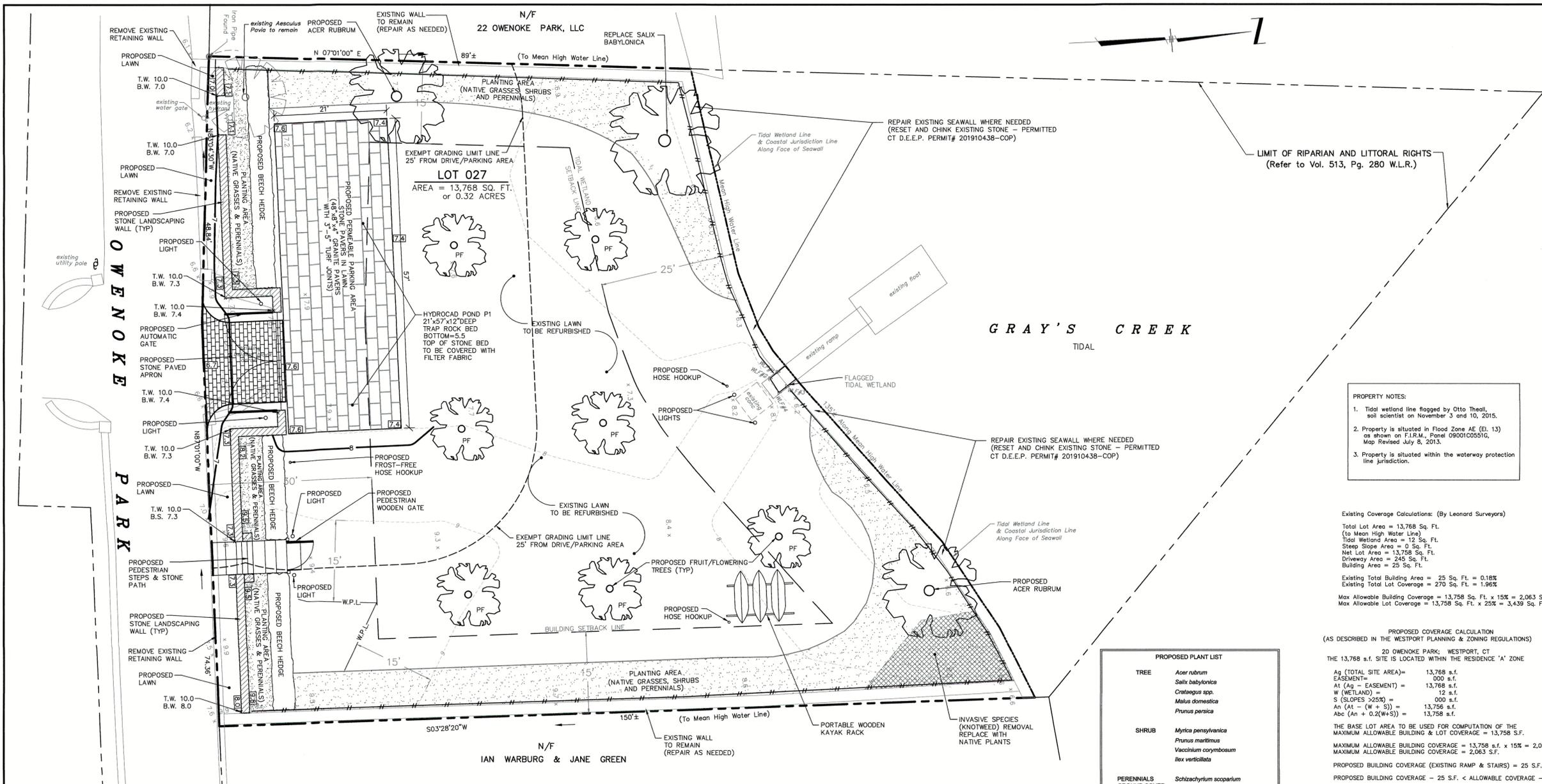
PROPOSED LOT COVERAGE - 1,445 S.F. = 10.50%

THE PROPOSED COVERAGE CALCULATIONS ARE BASED ON PRELIMINARY SITE DESIGN 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 DESIGN PLANS IN ORDER TO INSURE THAT THE ACTUAL COVERAGE DOES NOT EXCEED THE MAXIMUM ALLOWABLE AND TO OBTAIN A ZONING PERMIT.

PROPOSED PLANT LIST

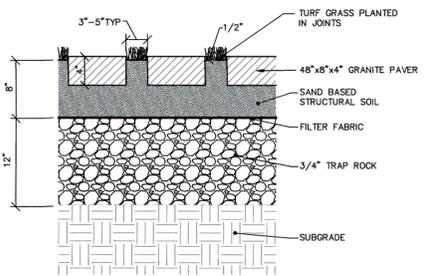
TREE	SHRUB	PERENNIALS	GROUND COVER
<i>Acer rubrum</i>	<i>Myrica pensylvanica</i>	<i>Schizachyrium scoparium</i>	<i>Urtica dioica</i>
<i>Salix babingtonia</i>	<i>Prunus maritima</i>	<i>Urtica paniculata</i>	<i>Berberis vulgaris</i>
<i>Crataegus spp.</i>	<i>Vaccinium corymbosum</i>	<i>Pennisetum alpestris</i>	<i>Pennisetum alpestris 'Hameln'</i>
<i>Morus domestica</i>	<i>Ilex verticillata</i>	<i>Elymus purpurum</i>	<i>Penicum virgatum</i>
<i>Prunus persica</i>		<i>Ammophila arenaria</i>	<i>Perovskia atriplicifolia</i>
		<i>Perovskia atriplicifolia</i>	<i>Hyletephium spectabile</i>
		<i>Hyletephium spectabile</i>	<i>Andropogon virginicus</i>
		<i>Andropogon virginicus</i>	

*PLANTING LIST PREPARED BY STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS, INC.

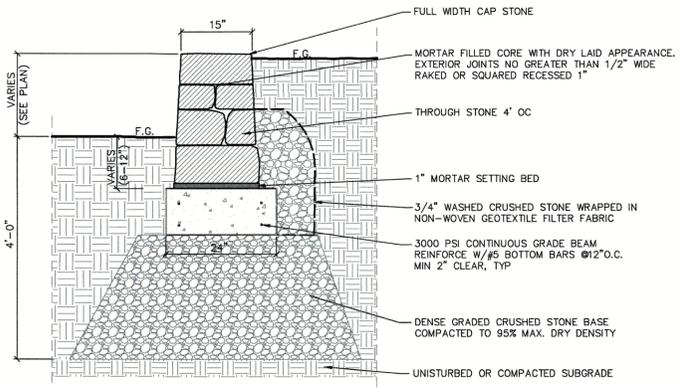


SITE PLAN

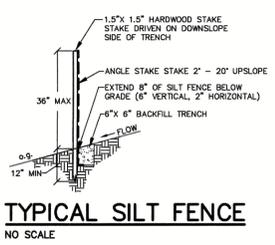
SCALE: 1" = 10'



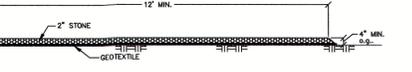
PERMEABLE STONE PAVING, DRYLAD*
 NO SCALE
 *STONE PAVING DETAIL PREPARED BY STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS, INC.



STONE RETAINING WALL ON CONCRETE GRADE BEAM*
 NO SCALE
 *RETAINING WALL DETAIL PREPARED BY STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS, INC.



TYPICAL SILT FENCE
 NO SCALE



TYPICAL MUD TRACKING BED
 NO SCALE

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

NOT FOR CONSTRUCTION
 FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

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

REV. 2/25/2020; PORTABLE KAYAK RACK RELOCATED; GRADING EXEMPTION LINE ADDED

1720 OWENOKE PARK LLC 20 OWENOKE PARK; WESTPORT, CT	DATE 2/10/2020
PROPOSED PARKING AREA AND SITE LANDSCAPING IMPROVEMENTS PLAN	SCALE AS NOTED
SITE PLAN, DETAILS & NOTES	PROJECT NO. 30273
	SHEET NO. 1 of 1

CHAPPA SITE CONSULTING, LLC
 3255 Fairfield Avenue - Bridgeport, CT 06605
 phone: (203) 578-1755