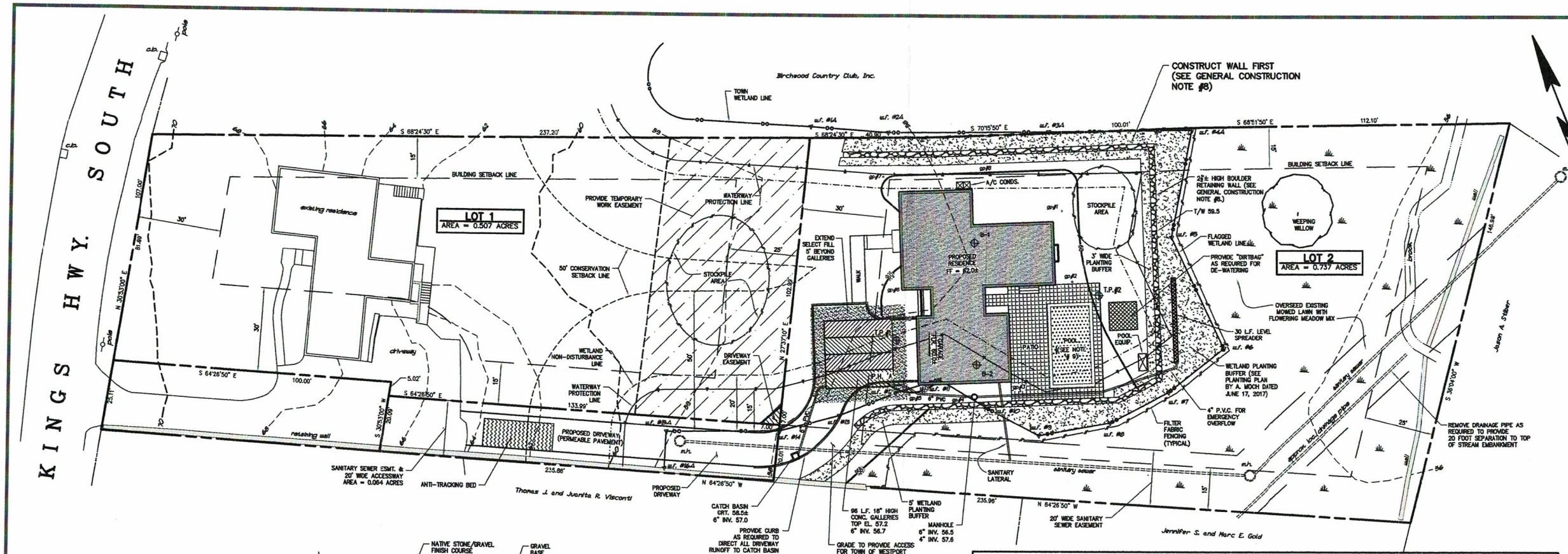


SITE PLAN
SCALE: 1" = 20'

LEGEND

EXISTING		PROPOSED
650	CONTOURS	650
671.5	SPOT ELEVATION	650.25
	PROPERTY LINE	
	BUILDING SETBACK	
	TREE	
	STONE WALL	
	STRUCTURE	
	EDGE OF PAVEMENT	
8" PVC	STORM OR SAN. SEWER PIPE (LESS THAN 12" DIA.)	8" PVC
	CATCH BASIN	
	CATCH BASIN/DRYWELL	
	WATER	
	ELECTRIC	
	UTILITY POLE	
	FILTER FABRIC FENCE/HAYBALES	
	MUD TRACKING BED	
121	TEST PIT	
12	PERCOLATION HOLE	

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 Director 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, haybale filters will be installed around all stockpiles of fill materials; or as directed by the Westport Conservation Director.
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 the plan or directed by the Town of Westport.

GENERAL CONSTRUCTION NOTES:

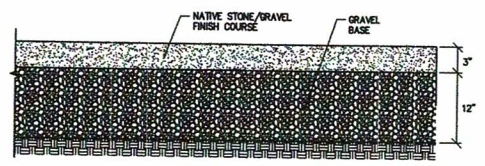
1. All construction shall conform to the Town of Westport standard specifications or in the absence thereof, to the State of Connecticut Department of Transportation Form 816.
2. Subsurface structures and utilities have been determined from existing records and are not guaranteed to be complete or accurate. 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 any 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. The oil tank shall be located above ground within the proposed dwelling. All new utilities shall be placed underground.
4. The house shall be constructed on a crawl space with lowest elevation at or above elevation 56.0
5. The contractor shall notify the Westport Department of Public Works (341-1151) at least 48 hours prior to installation of stormwater mitigation system.
6. Collect all driveway and 1,170 sq. ft. of roof runoff and direct to the proposed subsurface detention system.
7. All proposed driveway and patio surfaces shall be permeable.
8. Upon the start of construction, the retaining wall shall be built first and serve as the limit of disturbance for site development. Said retaining wall shall not be mortared. The location of the wall shall not be expanded closer to the wetland.
9. The proposed bottom of pool elevation shall not be lower than elevation 54.00.
10. For proposed plantings see "Wetland/Wetland Buffer Restoration Plan" prepared by Aleksandra Moch, Landscape Designer/Wetland Scientist, dated June 17, 2017.
11. Survey information obtained from "Plot Plan" prepared for Joseph Mark Valeski and Estate of Gloria R. Valeski, 61 Kings Highway South, Westport, CT, prepared by Leonard Surveyors LLC, dated January 15, 2015. Mean sea level reference datum: NAVD '88.

REV. 06/20/17: ADD VARIOUS CONDITIONS OF APPROVAL
REV. 05/09/17: CORRECT CUT/FILL CALCULATION
REV. 04/05/17: ADJUST DRAINAGE SCHEMATIC
REV. 03/27/17: ADJUST PROPERTY LINES
REV. 10/17/16: ADJUST DRAINAGE, DRIVEWAY & PLANTINGS

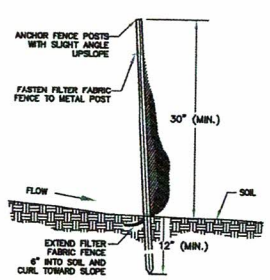
MAXIMUM ALLOWABLE CUT/FILL CALCULATION

50% (17,629 S.F. x 0.25 x 10') / 27 = 816 CY

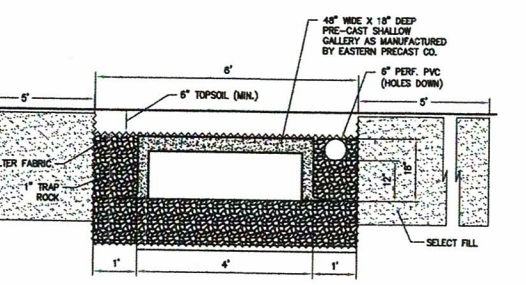
PROPOSED CUT: 20 CY
PROPOSED FILL: 610 CY



PERMEABLE DRIVEWAY
NOT TO SCALE



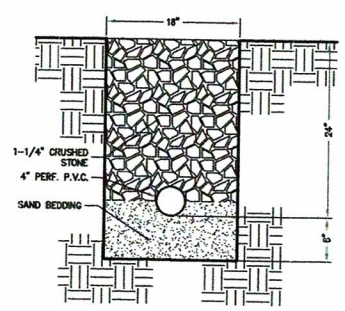
FILTER FABRIC FENCE
SCALE 3/4" = 1'-0"



PERMEABLE PATIO PAVERS
NOT TO SCALE

ANTI-MUDTRACKING BED SECTION AT CONSTRUCTION ACCESS DRIVE
NOT TO SCALE

18" HIGH PRECAST CONCRETE GALLERY
SCALE: 1/2"=1'



LEVEL SPREADER
SCALE: 1"=1'

TEST PIT LOGS
September 22, 2016

TEST PIT 1

00 - 08" TOPSOIL
08 - 42" MISC. FILL (SOIL, STONES, ROCKS, DEBRIS)
42 - 72" GRAY SILT & ORGANIC

* NO LEDGE
* WATER @ 80"
* NO MOTTLES

TEST PIT 2

00 - 08" TOPSOIL
08 - 48" MISC. FILL
48 - 72" GRAY SILT & ORGANIC

* NO LEDGE
* NO WATER
* NO MOTTLES

PERC HOLE NO: 'A'
Date: October 12, 2016
HOLE DIAMETER = 8.0"
HOLE DEPTH = 22.0"

TIME	TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	PERC. RATE (min./inch)
12:05	PRESOAK			
01:00		2.50"		
01:10	10 MIN.	6.50"	4.00"	
01:20	10 MIN.	8.50"	2.00"	
01:30	10 MIN.	10.00"	1.50"	
01:40	10 MIN.	11.00"	1.00"	
01:50	10 MIN.	12.00"	1.00"	
02:00	10 MIN.	12.50"	0.50"	20.00 MIN.

CONSTRUCTION SEQUENCE:

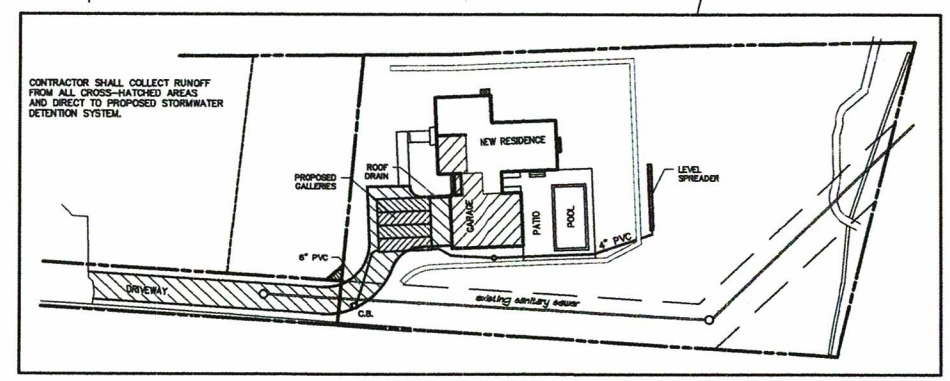
1. Rough stake lot including property lines, driveway, and proposed structures and flag areas to be cleared for site development. Delineate trees to be saved.
2. Clear area to be developed of trees, shrubs and vegetation.
3. Cut and remove tree trunks, chip or remove branches and twigs.
4. Install filter fabric fencing, anti-tracking bed and all sedimentation and erosion controls.
5. Strip and stockpile topsoil. Surround with staked haybales and seed stockpile.
6. Excavate for structure foundation and remove excavated material from site. Begin construction of dwelling and garage.
7. Rough grade site.
8. Install utilities, sanitary lateral and drainage system.
9. Fine grade site, spread topsoil and seed.
10. Overseed lawn within wetland with flowering meadow mix as shown on plan. Install buffer plantings.
11. Remove erosion and sedimentation controls and dispose of sediments in a manner which is consistent with the intent of the plan.
12. Final site clean-up.

Narrative Regarding Excavation & Fill Conformance with 32-8.3.2
61 Kings Highway South, Westport, CT

The proposed regrading of this property conforms to Section 32-8.3.2 of the Town of Westport Zoning Regulations.

1. There are no proposed manmade earth slopes exceeding 5 horizontal to 1 vertical (20%).

2. Except for installation of the driveway, there is no proposed grading or slope changes within 5' of any lot line.



STORMWATER DRAINAGE AND DETENTION SCHEMATIC
SCALE: 1" = 40'

AVERAGE GRADE COMPUTATION

POINT	EXISTING ELEV.	PROPOSED ELEV.
1	57.6	60.0
2	57.7	60.1
3	57.7	60.3
4	57.7	59.9
5	57.9	60.1
6	58.1	60.0
7	58.4	60.0
8	57.9	60.0
TOTAL	463.0	480.4
AVERAGE	57.9	60.1

MAXIMUM ALLOWABLE COVERAGE CALCULATION
61 Kings Highway South, Lot 2 - Westport, CT
(AS DESCRIBED IN THE WESTPORT PLANNING & ZONING REGULATIONS)

THE 32,120 s.f. SITE IS LOCATED WITHIN THE RESIDENCE 'A' ZONE

Ag (TOTAL SITE AREA)	=	32,120 s.f. (Not Including 0.064 Acre
EASEMENT	=	0 s.f. Accessway)
At (Ag - EASEMENT)	=	32,120 s.f.
W (WETLAND)	=	18,114 s.f.
S (SLOPES >25%)	=	0 s.f.
An (At - (W + S))	=	14,006 s.f.
Abc (An + 0.2(W + S))	=	17,629 s.f.

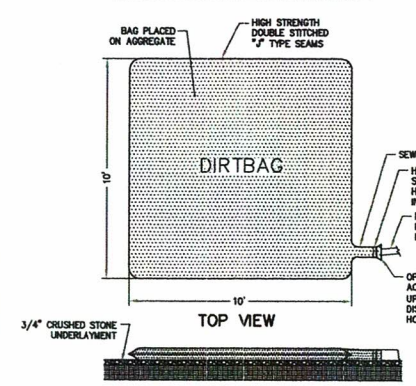
THE BASE LOT AREA TO BE USED FOR COMPUTATION OF THE MAXIMUM ALLOWABLE COVERAGE = 17,629 s.f.

MAXIMUM ALLOWABLE LOT COVERAGE = 17,629 s.f. x 25% = 4,407 s.f.

PROPOSED LOT COVERAGE = 4,392 s.f. (24.91%)
Building = 2,640 s.f.
Driveway = 1,360 s.f.
Pool = 392 s.f.

MAXIMUM ALLOWABLE BUILDING COVERAGE = 17,629 s.f. x 15% = 2,644 s.f.

PROPOSED BLDG. COVERAGE = 2,640 s.f. (14.98%)
Building = 2,640 s.f.



TOP VIEW

SIDE VIEW

DIRTBAG PUMPED SILT CONTROL SYSTEM
NOT TO SCALE

THIS PLAN NOT VALID WITHOUT THE LICENSED ENGINEER'S SEAL AND LIVE SIGNATURE

RICHARD A. BENNETT, P.E. CT REG. NO. 11338

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RICHARD BENNETT & ASSOCIATES, LLC

MLR PROPERTIES, LLC
61 KINGS HIGHWAY SOUTH – WESTPORT, CT (MAP B07, LOT 045)

SITE PREPARATION PLANS FOR A PROPOSED RESIDENCE ON LOT 2

SITE PLAN DETAILS & NOTES

SCALE	DATE	RBA NO.	SHEET NO.
AS SHOWN	09/14/16	16MV01	1 OF 1

RICHARD BENNETT & ASSOCIATES, LLC
Consulting Engineering & Site Planning
25 Sylvan Road South Westport, CT