

GENERAL NOTES

- BUILDING FOOTPRINT IS BASED OFF OF DRAWINGS OBTAINED FROM THE OWNER AND/OR ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
- LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATIONS TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.
- IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.
- B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
- MAP REFERENCES: BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR 233 LLC, 233 HILLSPOINT ROAD, WESTPORT, CONNECTICUT," DATED 9/17/2014, PREPARED BY J. EDWARDS & ASSOCIATES, LLC, EASTON, CONNECTICUT.
- SOIL TEST DATA OBTAINED FROM A REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT, 233 HILLSPOINT ROAD, WESTPORT, CONNECTICUT, PREPARED FOR GIBBY COHEN 233 HILLSPOINT ROAD, DATED 6/20/15, PREPARED BY HELLER AND JOHNSON-A CZA GEOTECHNICAL, INC. DIVISION, STRATFORD, CONNECTICUT.

GRADING & DRAINAGE NOTES

- ABBREVIATIONS:
 - PVC = POLYVINYL CHLORIDE PIPE (SDR-35)
 - HDPE = HIGH DENSITY POLYETHYLENE PIPE
 - RC = REINFORCED CONCRETE PIPE
 - MI = MANHOLE
 - CB = CATCH BASIN
 - INV = INVERT
 - LF = LINEAR FEET
 - ACOMP = ASPHALT COATED CORRUGATED METAL PIPE
 - HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
- THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING ON-SITE STORM PIPING AND STRUCTURES THAT ARE TO BE MAINTAINED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE DRAINAGE STRUCTURES FOR THE INDICATED PIPE CONNECTIONS.
- THE PIPE LENGTHS SHOWN ARE APPROXIMATE.
- ALL PROPOSED CATCH BASINS SHALL HAVE A 2' SUMP, UNLESS OTHERWISE SPECIFIED.
- ALL SLOPES TO BE NO GREATER THAN 5' HORIZONTAL TO 1' VERTICAL.

DETENTION CALCULATIONS

DESIGN CRITERIA:
 DETAIN AND INFILTRATE 1" RUNOFF

TOTAL IMPERVIOUS AREA:
 DWELLING: 1,411 S.F.
 STAIRWAY: 181 S.F.
 DRIVEWAY: 936 S.F.
 WALKS: 100 S.F.
 EXISTING BRICK WALK: 301 S.F.
 TOTAL: 2,979 S.F.

STORAGE REQUIRED:
 2,979 SF ((1.0 IN.)/12 IN./FT.) = 248.3 CF

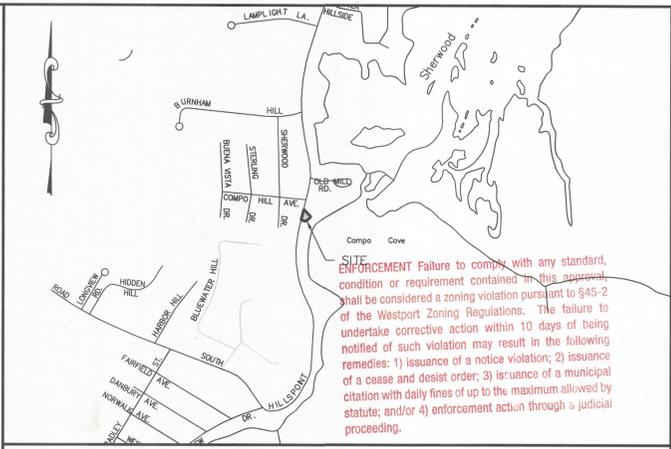
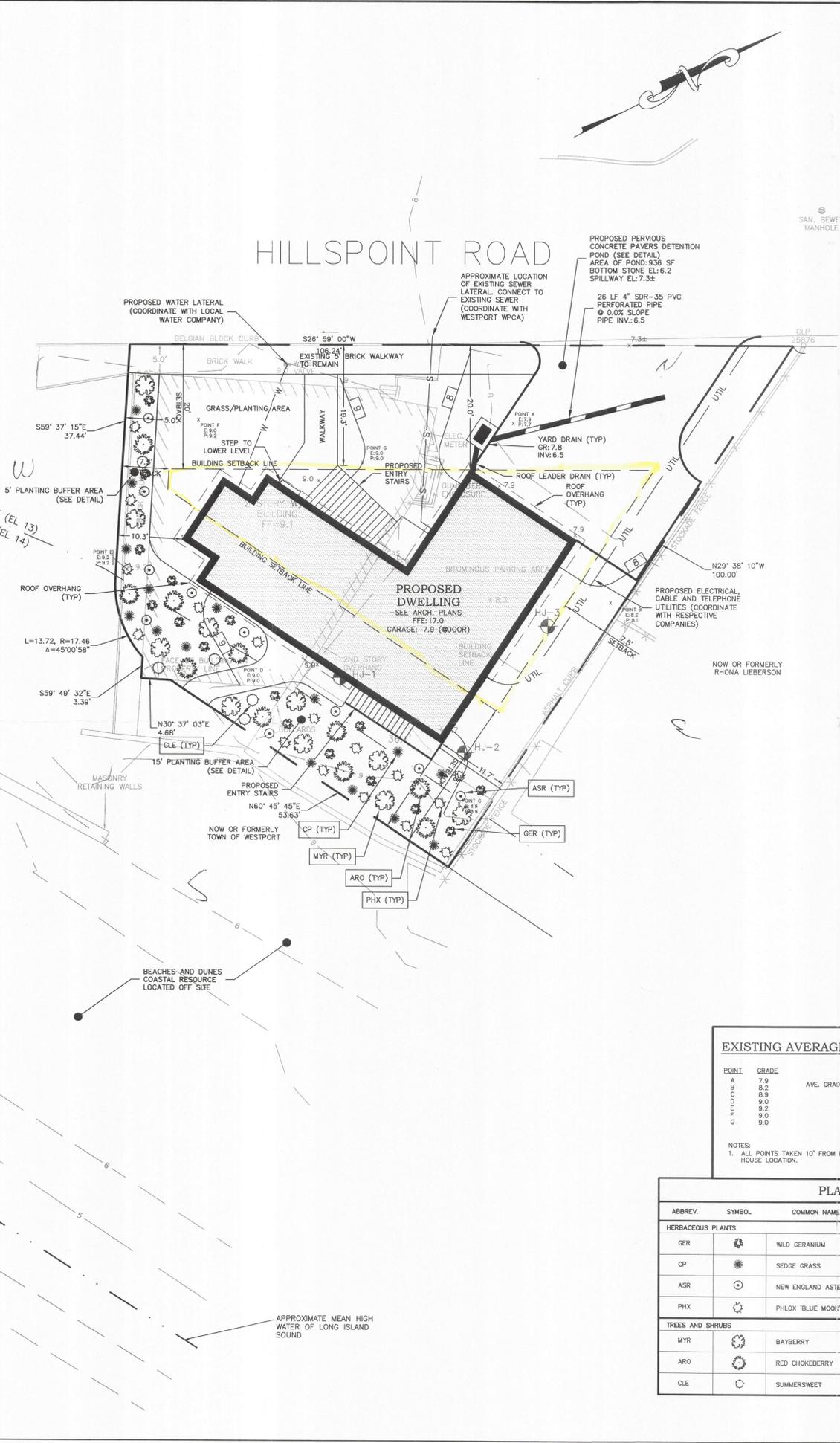
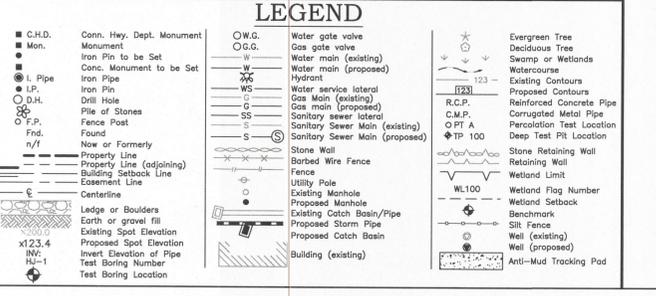
STORAGE PROVIDED:
 PERVIOUS PAVEMENT AREA: 936
 4" PERVIOUS PAVEMENT (0.2 VOID RATIO)
 7" CRUSHED STONE (0.4 VOID RATIO)
 936 SF x 4" x (1/12") x 0.2 = 62.4 CF
 936 SF x 7" x (1/12") x 0.4 = 218.4 CF
 TOTAL STORAGE PROVIDED: 280.8 CF

STORM WATER QUALITY CALCULATION:
 PERCENT IMPERVIOUS COVER (I) = 32.9%
 VOLUMETRIC RUNOFF COEFFICIENT (R) = 0.05 + 0.009(32.9) = 0.256
 AREA OF SITE (A) = 0.132 ACRES
 WQV = ((I)(R)(A))/12 = ((32.9)(0.256)(0.132))/12 = 0.092 ACRES
 AS DESIGNED, THE INFILTRATION SYSTEM HAS A TOTAL CAPACITY OF 280.8 CF, WHICH EQUATES TO 111.4% OF THE WQV.

TEST BORING RESULTS

SOIL BORING DATA OBTAINED FROM TEST BORING REPORTS PREPARED BY HELLER & JOHNSON/A CZA, TESTED ON 5/7/2015

GROUNDWATER DEPTH:	HU-1 7.0'	HU-2 7.0'	HU-3 8.5'
--------------------	--------------	--------------	--------------



SITE STATISTICS

SINGLE FAMILY DWELLING

ZONING DISTRICT "B"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	6,000 S.F.	5,757 S.F.
MIN. LOT SHAPE	60'x80'	60'x80'
MIN. BUILDING SETBACK (FRONT)	20'	20.0'
MIN. BUILDING SETBACK (SIDE)	7.5'	10.3'
MIN. BUILDING SETBACK (REAR)	25'	10.0'
MAX. HEIGHT	28'+x=	2 STORY / 35'
	x=BF-AVERAGE GRADE	
MAX. BUILDING COVERAGE	15% (863 S.F.)	DWELLING: 1,411 S.F. FRONT ENTRY: 120 S.F. REAR STAIRS: 52 S.F. LOWER LEVEL STEP: 9 S.F. TOTAL: 1,592 S.F. (27.7%)
MAX. TOTAL COVERAGE	30% (2,015 S.F.)	BUILDING COVERAGE: 1,592 S.F. DRIVEWAY: 936 S.F. TOTAL: 2,530 S.F. (43.9%)

LOT AREA COVERAGE CALCULATION

(ALL ENTRIES IN SQUARE FEET)

LINE	DESCRIPTION	AREA	PERCENTAGE
1	GROSS LOT AREA	5,757 SF	
2	ABOVE-GROUND UTILITY EASEMENTS	0 SF	
3	STREET AND ROAD	0 SF	
4	OTHER EXCLUSIVE SURFACE EASEMENT	0 SF	
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	0 SF	
6	WETLAND AREA	0 SF	
7	STEEP SLOPES OF 25% OR GREATER	0 SF	
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	0 SF	
9	WETLANDS/SLOPES REDUCTION (Line 8 x Line 8)	0 SF	
10	BASE LOT AREA (Line 1, Minus Line 5 and Line 9)	5,757 SF	
MAXIMUM LOT AREA COVERAGE CALCULATION			
11	BASE LOT AREA (Copied from Line 10, above)	5,757 SF	
12	SQUARE FEET OF TOTAL COVERAGE	2,530 SF	
13	LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE		43.9%
14	SQUARE FEET OF BUILDING COVERAGE	1,592 SF	
15	LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE		27.7%

SINCE LINE 13 AND LINE 15 IS GREATER THAN THE PERCENTAGE FOR MAXIMUM PERMITTED COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE REQUIRES A VARIANCE.

PLANS APPROVED FOR:

DEPARTMENT	DATE	SIGNATURE	REFERENCE
PLANNING	9/26/2018	[Signature]	
HEALTH			
CONSERVATION			
ENGINEERING			

RECEIVED SEP 28 2018 WESTPORT P & Z O

EXISTING AVERAGE GRADE

POINT	GRADE	AVE. GRADE = $\frac{\sum(A..G)}{7}$
A	7.9	-8.7
B	8.2	
C	8.9	
D	9.0	
E	9.2	
F	9.0	
G	9.0	

PROPOSED AVERAGE GRADE

POINT	GRADE	AVE. GRADE = $\frac{\sum(A..G)}{7}$
A	7.7	-8.7
B	8.1	
C	8.9	
D	9.0	
E	9.2	
F	9.0	
G	9.0	

NOTES:
 1. ALL POINTS TAKEN 10' FROM PROPOSED HOUSE LOCATION.

PLANTING LEGEND

ABBREV.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
HERBACEOUS PLANTS					
GER	[Symbol]	MILD GERANIUM	GERANIUM MACULATUM	1 GAL.	16
CP	[Symbol]	SEDGE GRASS	CAREX PENNSYLVANICA	1 GAL.	15
ASR	[Symbol]	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	1 GAL.	10
PHX	[Symbol]	PHLOX 'BLUE MOON'	PHLOX DIVARICATA	1 GAL.	16
TREES AND SHRUBS					
MYR	[Symbol]	BAYBERRY	MYRICA PENNSYLVANICA	3 GAL.	10
ARO	[Symbol]	RED CHOCBERRY	ARONIA ARBUTIFOLIA	2 GAL.	10
CLE	[Symbol]	SUMMERSWEET	CLETHRA	3 GAL.	4

SITE DEVELOPMENT PLAN

OF
233 HILLSPOINT ROAD
 WESTPORT, CONNECTICUT
 PREPARED FOR
PEN BUILDING COMPANY
 46 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT.

BRYAN P. EDWARDS, P.E., L.S. 23556

Date: 3/2/2018
 Scale: 1"=10'
 Job No.: 839
 Drawing No.: 1 of 2