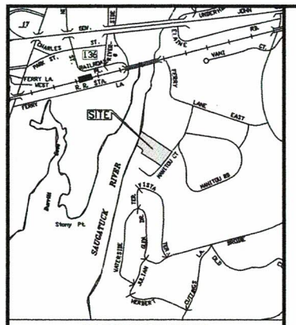


LOCATION MAP
(NTS)

GENERAL NOTES

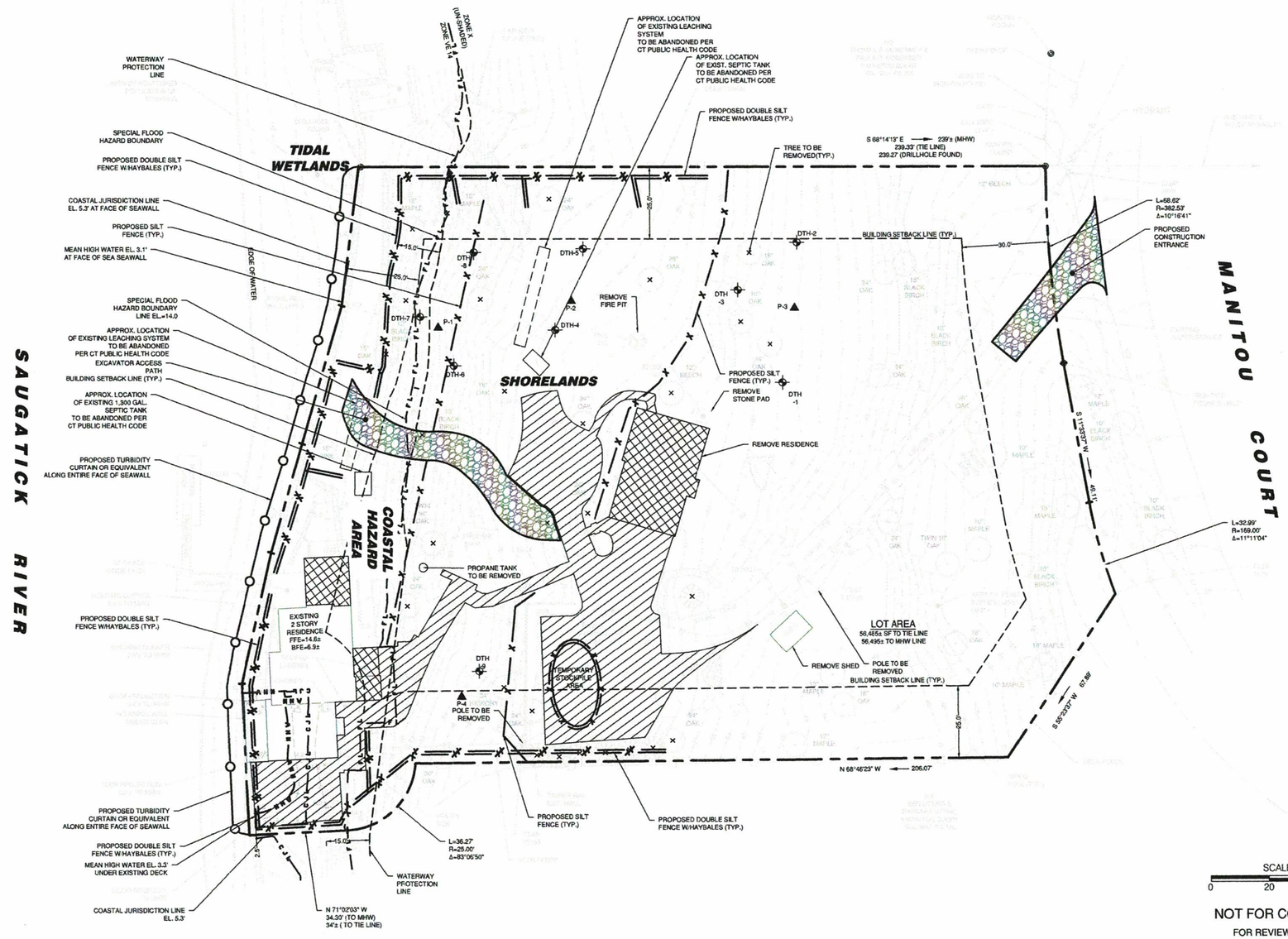
1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 6 MANITOU COURT TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY DENNIS A. DEILUS LAND SURVEYORS DATED MARCH 16, 2020.

N

DEMOLITION LEGEND

EXISTING BUILDINGS TO BE REMOVED

EXISTING PAVEMENT AND WALKWAYS TO BE REMOVED



LEGEND

EXISTING SYMBOLS:

- Iron Pin (Found)
- Monument (Found)
- Manhole
- *CB* Catch Basin
- Utility Pole
- Light Pole
- Water Gate
- Gas Valve
- Gas Meter
- Existing Well

PROPOSED SYMBOLS:

- (YD) Storm Yard Drain
- (MH) Storm Drain Manhole
- (CB) Catch Basin
- (SSMH) Sanitary Sewer Manhole
- P-1 Perc Test Hole Location & Number
- DTH-1 Deep Test Hole Location & Number
- (W) Proposed Well

EXISTING LINETYPES:

- Property Line
- Sanitary Sewer Line
- U/G Elec. Line
- Water Line
- Overhead Utilities
- U/G Tele. Line
- U/G Electric/Telephone Line
- Wood/Chain Link Fence
- Stone Rel. Wall
- Contour
- WF#3 WF#4 Wetland Limit
- Spot Elevation
- Watercourse Limit
- Drainage Line
- TOWN LINE Town/City Line
- 25 Year Flood Line
- 100 Year Flood Line
- F L FEMA Flood Zone Line
- Floodway Boundary
- H H V Mean High Water
- C J L Coastal Jurisdiction Line

PROPOSED LINETYPES:

- S Sanitary Sewer
- E Electric Service
- W Water Service
- T U/G Telephone Service
- E/T Electric/Telephone Service
- Primary Septic
- Reserve Septic
- Retaining Wall
- 20 Contour
- 20.1 × Spot Elevation
- Silt Fence (GSF)
- Wood/Chain Link Fence
- Construction Fence
- Vegetative Buffer
- WF#3 WF#4 Wetland Limit (Flagged)

SCALE IN FEET
0 20 40 60

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REVISION DATE	ISSUE
5/12/20	REVISED PER WWFC COMMENTS

PREPARED FOR: 6 MANITOU COURT, LLC

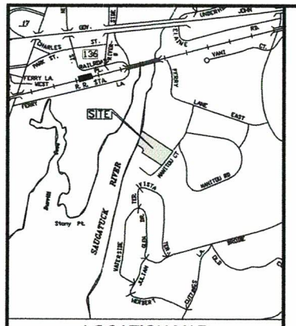
PROJECT LOCATION: 6 MANITOU COURT WESTPORT, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A SINGLE FAMILY ADDITION AND RENOVATION - DEMOLITION PLAN

PROJECT No.	20020-01
SCALE 1" = 20'	DATE 5/12/20
DRAWN BY: SM	CHECKED BY: AS

C-0

T:\ACTIVE PROJECTS\2020\20-01 SAUGATUCK - 6 MANITOU COURT - WESTPORT\DWG\WWFC\DEMO PLAN.DWG



LOCATION MAP
(NTS)

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ZONING DATA

ZONING DISTRICT: RESIDENCE AAA DISTRICT

PROPOSED USE: SINGLE-FAMILY RESIDENCE

DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA		87,120 SF (2.0 AC.)	55,858 SF (1.282 AC.)*	55,858 SF (1.282 AC.)*	N*
BASE LOT AREA			46,480 SF (1.067 AC.)	50,218 SF (1.153 AC.)	
TOTAL COVERAGE	MAX	25% / 12,555 SF	21.9% / 10,105 SF	22.5% / 11,275 SF	Y
SHAPE	MINIMUM	200' SQUARE	>200'	>200'	Y
YARDS	FRONT	30'*	104.4'±	162.3'±	Y
	SIDE	25'*	2.2'±**	2.5'±**	N**
	REAR	25'*	0.0'**	0.0'±**	N**
BUILDING HEIGHT BARN	MAXIMUM	3 STORIES 40'	N/A	3 STORIES 34.5'	Y
BUILDING HEIGHT BOAT HOUSE	MAXIMUM	3 STORIES 40'	EXISTING	2 STORIES 33'	Y

* Existing non-conforming lot allows for reduced setback per section 6-3.1

** Existing non-conforming to setback; reducing non-conformity

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 6 MANITOU COURT TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY DENNIS A. DEILUS LAND SURVEYORS DATED MARCH 16, 2020.

COVERAGE CALCULATIONS

SITE: 6 MANITOU COURT
ZONE: RESIDENCE AAA
TOTAL SITE AREA: 1.282 AC. S.F.

1.	TOTAL LOT AREA (GROSS)		55,858 S.F.
2.	EASEMENTS, ANY/SEWAY	0	
3.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL OF EASEMENTS & ROADS (SUM OF LINES 2, 3 & 4)		0 S.F.
6.	WETLAND AREAS	0 S.F.	
7.	EXISTING STEEP SLOPES > 25%	12,973 S.F.	
8.	PROPOSED STEEP SLOPES > 25%	7,050 S.F.	
9.	EXISTING TOTAL WETLAND & STEEP SLOPES (SUM OF LINES 6 & 7)	12,973 S.F.	
10.	PROPOSED TOTAL WETLAND & STEEP SLOPES (SUM OF LINES 6 & 7)	7,050 S.F.	
11.	EXISTING WETLAND/SLOPE REDUCTION	0.80 X LINE 8	10,378 S.F.
12.	PROPOSED WETLAND/SLOPE REDUCTION	0.80 X LINE 8	5,640 S.F.
13.	EXISTING DETERMINE BASE LOT AREA (LINE 1 MINUS LINES 5 AND LINE 11)		46,480 S.F.
14.	PROPOSED DETERMINE BASE LOT AREA (LINE 1 MINUS LINES 5 AND LINE 12)		50,218 S.F.
	DETERMINE MAXIMUM ALLOWABLE LOT AREA COVERAGE		
15.	EXISTING BASE LOT AREA X 25%	LINE 13 X 0.25	11,529 S.F.
16.	PROPOSED BASE LOT AREA X 25%	LINE 14 X 0.25	12,555 S.F.
	DETERMINE PROPOSED TOTAL AREA COVERAGE		
17.	**EXISTING TOTAL COVERAGE**		
	EXISTING 2 STORY RESIDENCE	1,815 S.F.	
	EXISTING 1 STORY RESIDENCE	990 S.F.	
	EXISTING DRIVEWAY	6,133 S.F.	
	SHED, DOCK, DECK	1,167 S.F.	
18.	SUM OF LINE 17		10,105 S.F.
19.	**PROPOSED TOTAL COVERAGE**		
	PROPOSED RESIDENCE	4,838 S.F.	
	PROPOSED DRIVEWAY	5,277 S.F.	
	PROPOSED WOOD DECK	585 S.F.	
	DOCK, TRAMPOLINE, WATER FEATURE	575 S.F.	
20.	SUM OF LINE 19		11,275 S.F.
16.	**ALLOWABLE TOTAL COVERAGE (LINE 16)**	25.0%	12,555 S.F.
17.	**EXISTING TOTAL COVERAGE (LINE 18 / LINE 13)**	21.9%	10,105 S.F.
18.	**PROPOSED LOT COVERAGE (LINE 20 / LINE 14)**	22.5%	11,275 S.F.

LEGEND

EXISTING SYMBOLS:
- Iron Pin (Found)
- Monument (Found)
- Manhole
- "CB" Catch Basin
- Utility Pole
- Light Pole
- Water Gate
- Gas Valve
- Gas Meter
- Existing Well

PROPOSED SYMBOLS:
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EXISTING LINETYPES:
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- Water Line
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- U/G Tele. Line
- U/G Electric/Telephone Line
- Wood/Chain Link Fence
- Stone Ret. Wall
- Contour
- Wetland Limit
- Spot Elevation
- Watercourse Limit
- Drainage Line
- Town/City Line
- 25 Year Flood Line
- 100 Year Flood Line
- FEMA Flood Zone Line
- Floodway Bourdary
- Mean High Water
- Coastal Jurisdiction Line

PROPOSED LINETYPES:
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- Reserve Septic
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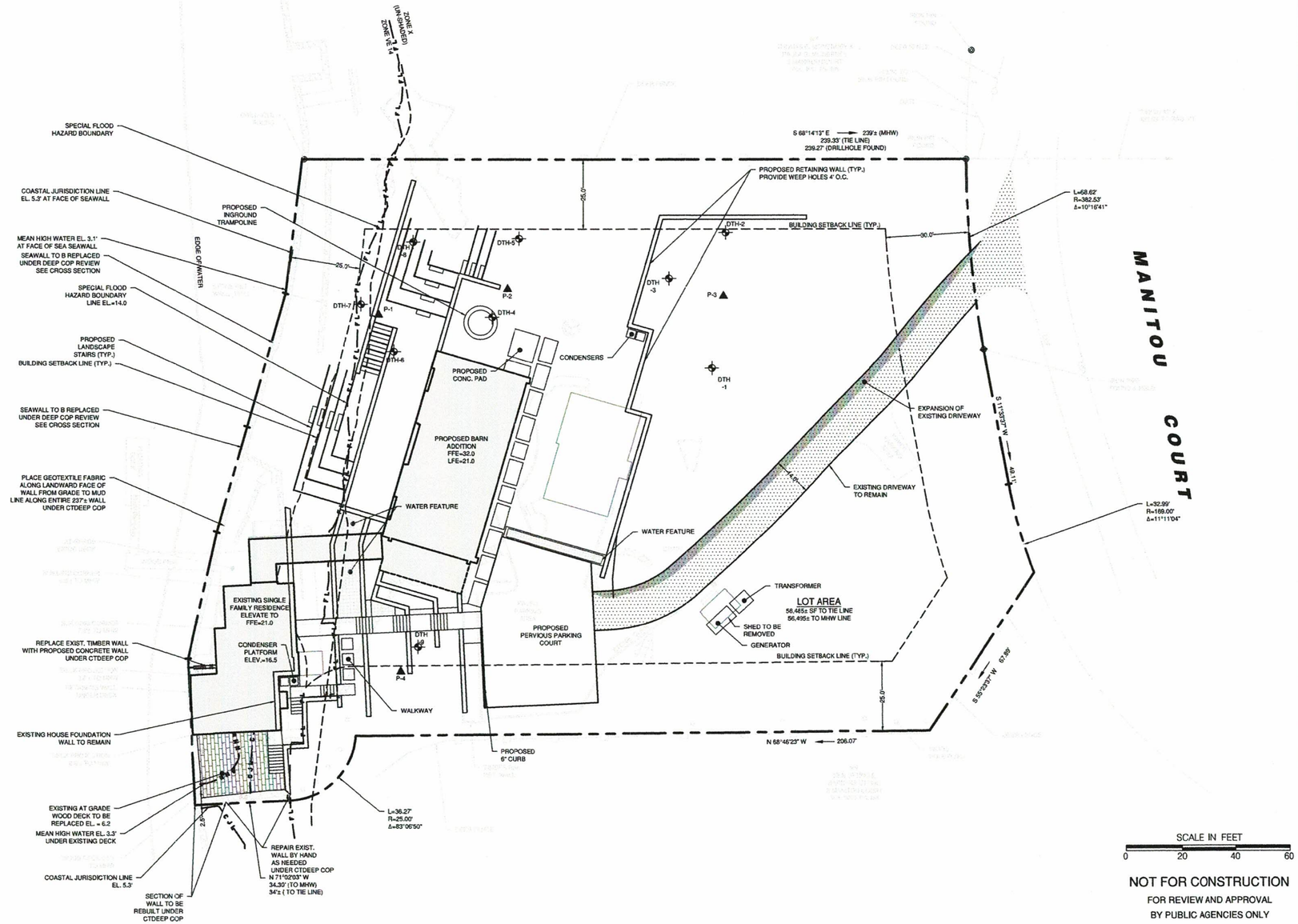

SCALE IN FEET
0 20 40 60

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ISSUE	REVISION DATE
REVISED PER WHITC COMMENTS	5/27/20

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Environmental Studies Permitting
Structural Engineering Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

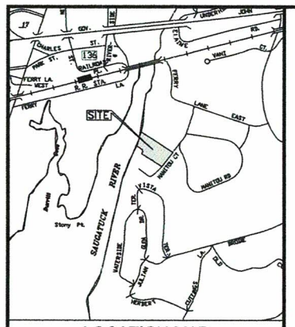
PREPARED FOR: 6 MANITOU COURT, LLC

PROJECT LOCATION: 6 MANITOU COURT WESTPORT, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A SINGLE FAMILY ADDITION AND RENOVATION - LAYOUT PLAN

PROJECT No.	20020-01
SCALE 1" = 20'	DATE 5/12/20
DRAWN BY: SM	CHECKED BY: AS

C-1



LOCATION MAP
(NTS)

GENERAL NOTES

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EXISTING AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation
1	30.1
2	30.5
3	29.9
4	28.4
5	25.2
6	18.7
7	14.1
8	14.1
9	16.6
10	12.6
11	6.9
12	7.5
13	7.5
14	7.5
15	7.5
16	7.5
17	16.2
18	16.7
19	17.7
20	19.9
21	22.1
Total	357.2
No. of Points	21.0
AVG. GRADE	17.0

PROPOSED AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation
1	31.5
2	31.5
3	31.5
4	31.5
5	31.1
6	24.1
7	14.1
8	14.1
9	16.6
10	12.5
11	6.6
12	7.5
13	7.5
14	7.5
15	7.5
16	7.5
17	24.1
18	18.0
19	18.0
20	18.0
21	18.0
Total	378.7
No. of Points	21.0
AVG. GRADE	18.0

LEGEND

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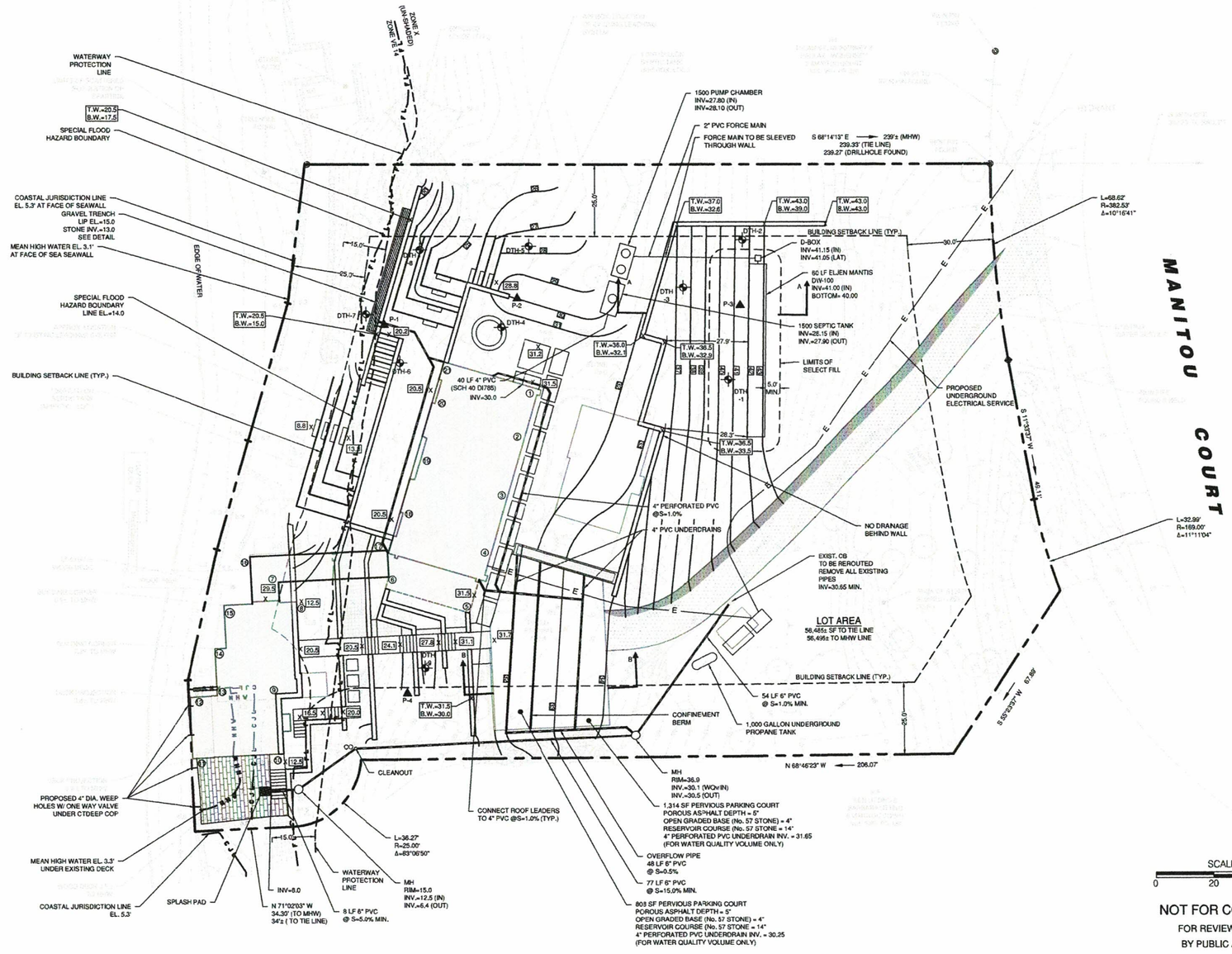

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REVISION DATE	ISSUE
5/27/20	REVISED PER WWR COMMENTS

PREPARED FOR: 6 MANITOU COURT, LLC

PROJECT LOCATION: 6 MANITOU COURT WESTPORT, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A SINGLE FAMILY ADDITION AND RENOVATION - UTILITY & GRADING PLAN

PROJECT No.	20020-01
SCALE 1" = 20'	DATE 5/12/20
DRAWN BY: SM	CHECKED BY: AS

C-2

GENERAL SEPTIC NOTES

1. THE PROPOSED SEPTIC SYSTEM IS TO BE CONSTRUCTED TO CONFORM TO THE LATEST REVISION OF THE STATE OF CONNECTICUT PUBLIC HEALTH CODE.
2. IT IS THE RESPONSIBILITY OF THE INSTALLER TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455. TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
3. IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP THE LOCAL HEALTH DEPARTMENT AND THE ENGINEER OF RECORD INFORMED OF CONSTRUCTION PROGRESS. NO DEVIATIONS FROM THE APPROVED DESIGN PLAN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER AND SANITARIAN. ENGINEER AND SANITARIAN WILL BE CONTACTED IF SOIL CONDITIONS OTHER THAN THOSE SHOWN ON PLAN ARE ENCOUNTERED AND WORK WILL BE HALTED PENDING REVIEW OF THOSE CONDITIONS.
4. THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.
5. ELEVATIONS SHOWN REFER TO THE INVERT (FLOW LINE) OF THE PROPOSED LEACHING SYSTEM UNLESS NOTED OTHERWISE.
6. BASED ON AN OBSERVED PERCOLATION RATE OF 1" IN 25 MINUTES AND A 5 BEDROOM DWELLING, A 1,500 GALLON SEPTIC TANK AND 1,000 SQ. FT. OF EFFECTIVE LEACHING AREA MUST BE PROVIDED AS PER THE STATE OF CONNECTICUT HEALTH CODE. INSTALL 60' OF ELJEN MANTIS DW-100 GALLERIES PROVIDING 1,200 SQ. FT. OF EFFECTIVE LEACHING AREA.
7. UTILIZATION OF EXISTING SEPTIC TANK WILL BE BASED UPON THE INTEGRITY OF THE TANK AND BAFFLES DETERMINED PRIOR TO LEACHING SYSTEM CONSTRUCTION.
8. PROVIDE A 1,500 GALLON, TWO COMPARTMENT SEPTIC TANK MADE OF CONCRETE WITH A MINIMUM 4,000 PSI CONCRETE PER ASTM STANDARDS. SEPTIC TANK ACCESS SHALL BE OUTFITTED WITH 24" DIAMETER RISERS TO FINISHED GRADE WHERE SOIL COVER OVER THE TANK EXCEEDS 12 INCHES. SEAL ALL JOINTS WATERTIGHT. ALL TANK INLET AND OUTLET PIPING SHALL BE SEALED WITH A POLYETHYLENE GASKET, "POLYLOK" OR EQUIVALENT. TANK TO BE WATERTIGHT.
9. SEPTIC TANK BAFFLES SHALL CONFORM TO TECHNICAL STANDARDS OF THE PUBLIC HEALTH CODE.
10. SEPTIC TANK SHALL HAVE AN APPROVED NON-BYPASS EFFLUENT FILTER AT THE OUTLET.
11. ALL PIPING BETWEEN HOUSE AND SEPTIC TANK SHALL BE FOUR INCHES IN DIAMETER WITH A MINIMUM SLOPE OF ¼" PER FOOT OR SIX INCHES IN DIAMETER WITH A MINIMUM SLOPE OF ⅛" PER FOOT. PIPE SHALL BE LAID WITH TIGHT JOINTS AND IN A STRAIGHT LINE WITH UNIFORM GRADES. ACCESSIBLE MANHOLES OR SURFACE CLEANOUTS SHALL BE PROVIDED AT ONE OR MORE CUMULATIVE CHANGES OF DIRECTION EXCEEDING 45 DEGREES OR WHERE BUILDING SEWER EXCEEDS 75 FEET IN LENGTH. MATERIALS TO BE ALLOWED BY TECHNICAL STANDARDS.
12. ALL PIPE USED BETWEEN SEPTIC TANK AND LEACHING AREA SHALL BE 4" SDR-35 PVC PIPE WITH WATERTIGHT JOINTS OR EQUIVALENT ALLOWED BY TECHNICAL STANDARDS. PIPE SHALL BE SET ON A MINIMUM SLOPE OF ¼" PER FOOT.
13. DISTRIBUTION BOXES ARE TO BE SET ON A STABLE FOOTING OF 12" MINIMUM DEPTH OF 1" CRUSHED STONE.
14. ALL FILTER FABRIC SHALL BE 1.5 OZ./YD. (ASTM D-5261), PERMEABILITY OF 1.0/SEC. (AS TM D-4491) AND A TRAPEZOID TEAR OF 15 LBS. (ASTM D-4533) OR EQUIVALENT.
15. NO FOOTING DRAINS OR OTHER GROUNDWATER DRAINS SHALL BE INSTALLED WITHIN 25' OF PROPOSED SEPTIC SYSTEM OR WITHIN 50 FEET OF SEPTIC SYSTEM IF DRAIN IS DOWN GRADIENT.
16. PRIOR TO CONSTRUCTION ACTIVITIES THE LEACHING SYSTEM AREAS SHALL BE ROPED OFF OR OTHERWISE DELINEATED SO AS TO KEEP CONSTRUCTION TRAFFIC OFF THE SEPTIC AREA.
17. STRIP AND STOCKPILE TOPSOIL AND REMOVE BOULDERS PRIOR TO PLACING FILL. ALL TOPSOIL MUST BE REMOVED IN FILL SYSTEMS.
18. GRAVEL FILL TO BE DUMPED AT THE EDGE OF PREPARED LEACHING AREA AND PUSHED ONTO HARROWED SURFACE WITH TRACK MACHINE IN 12" (MAX) LIFTS. GRAVEL TO BE COMPACTED TO 90-95% STANDARDS PROCTOR DENSITY - ASTM D-698. THE ENGINEER OF RECORD AND THE HEALTH DEPARTMENT MUST APPROVE THE SELECT GRAVEL PRIOR TO ITS PLACEMENT.
19. SELECT FILL SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - A. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3 INCH SIEVE.
    - B. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
    - C. THE MATERIAL THAT PASSES THE #4 SIEVE IS TO BE REWEIGHED AND A SECOND SIEVE ANALYSIS COMPLETED.
    - D. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

*PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

20. NON-SELECT FILL SHALL BE A CLEAN LOAM OR BETTER FREE OF ORGANIC MATTER.
21. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENING SYSTEM OR THE OUTFLOW FROM A GARBAGE DISPOSAL OR TUB (BATHTUB, WHIRLPOOL, JACUZZI, ETC.) IN EXCESS OF 100 GALLONS.
22. MEASUREMENTS FOR AS-BUILT DRAWING TO BE COMPLETED BY PROFESSIONAL ENGINEER PRIOR TO BACKFILLING.
23. FINAL GRADING TO BE COMPLETED IMMEDIATELY AFTER INSPECTION AND COMPLETION OF MEASUREMENTS FOR AS-BUILT DRAWING.
24. THERE ARE NO WELLS WITHIN 75' OF PROPOSED SEPTIC SYSTEM.
25. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
26. LAND-TECH CONSULTANTS, INC., ASSUMES NO RESPONSIBILITY FOR SEPTIC SYSTEM SITE PREPARATION, LOCATION OR INVERT ELEVATIONS IN COMPLIANCE WITH THE APPROVED PLAN, UNLESS IT SUPERVISES EACH PHASE OF SYSTEM INSTALLATION.
27. BASED ON A VISUAL INSPECTION OF NEIGHBORING PROPERTIES AND A REVIEW OF AVAILABLE RECORDS, NO PART OF THE PROPOSED SEPTIC SYSTEM IS WITHIN THE REQUIRED SEPARATION DISTANCE FROM A WATER SUPPLY WELL, OR CLOSED LOOP GEOTHERMAL SYSTEM BOREHOLE/TRENCH AS DEFINED IN TABLE 1 OF THE "TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS", LATEST REVISION.

SEPTIC SYSTEM DESIGN CALCULATIONS

OF BEDROOMS = 5
PERCOLATION RATE = 1 INCH 20.1 - 30.00 MINUTES USED FOR DESIGN
(OBSERVED PERCOLATION RATE OF 1" IN 25 MINUTES)
SQUARE FEET OF LEACHING AREA REQUIRED = 1,000 SF

PROPOSED SEPTIC SYSTEM LEACHING FIELD
60 LF OF ELJEN MANTIS DW-100
60 LF X 20.0 SF/LF = 1,200 SF OF LEACHING AREA PROVIDED

MLSS CALCULATION - PRIMARY

HYDRAULIC FACTOR (HF):
HYDRAULIC GRADIENT AT BOTH ENDS OF SYSTEM = (38.5 - 31.5) / 40 = 17.5%; (38.5 - 34) / 40 = 11.3%
AVG. HYDRAULIC GRADIENT = (17.5 + 11.3) / 2 =12.9%
HYDRAULIC GRADIENT = 10.1-15.0%

AVERAGE DEPTH OF TEST HOLES WITHIN THE SYSTEM = DTH-1 = 38", DTH-2= 31"
(38 + 31) / 2 = 34.5"
DEPTH OF DOWNGRADIENT TEST HOLE = DTH-3 = 27"
AVERAGE DEPTH OF RESTRICTIVE LAYER = (34.5 + 27) / 2 = 30.75"
HF = 20

FLOW FACTOR (FF):
NUMBER OF BEDROOMS = 5
FF = 2.0

PERCOLATION FACTOR (PF):
PERCOLATION RATE = 1" IN 20.1 - 30.0 MINUTES
PF = 1.5

MLSS = HF X FF X PF
MLSS = 20 X 2.0 X 1.5
MLSS = 60 FEET

PRIMARY LEACHING SYSTEM SPREAD = 60 FEET

INVERT ELEVATIONS

HOUSE SEWER AT FOUNDATION = 30.0 MIN.

SEPTIC TANK
INLET = 28.15
OUTLET = 27.90

PUMP CHAMBER
INLET = 27.80
OUTLET = 28.10

DISTRIBUTION BOX
INLET = 41.15
LATERAL = 41.05

ELJEN MANTIS DW-100 GALLERIES
INVERT = 41.00
BOTTOM = 40.00

1,500 GALLON PUMP CHAMBER VOLUME & DOSING CALCULATIONS

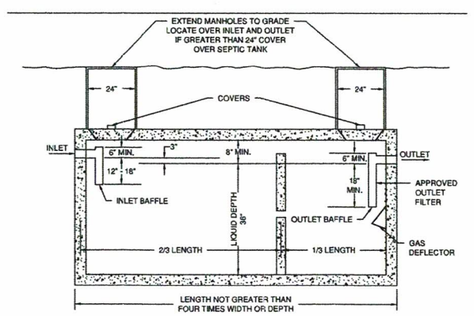
1,500 GALLON PRECAST CONCRETE PUMP CHAMBER AS MANUFACTURED BY EASTERN PRECAST CO. INC.

DESIGN FLOW = 600 GPD

PUMP CHAMBER VOLUME:
TANK INSIDE DIMENSIONS = '38.0" x 72.0" = 69.0 SF
VOLUME OF 1" OF STORAGE = 43.0 GAL./INCH

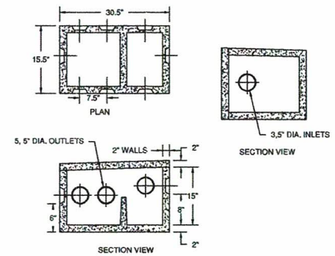
PUMP DOSING VOLUME:
ELJEN MANTIS DW-100 DOSING VOLUME PER UNIT = 30.0 GAL.
(PER MANUFACTURER GUIDELINES)
60 LF / 5 LF/UNIT = 12 UNITS
DOSING VOLUME = 12 UNITS x 30 GAL./UNIT = 360.0 GAL.
360.0 GAL. / 43.0 GAL./INCH = 8.4"
SET DIFFERENTIAL BETWEEN "PUMP ON" AND "PUMP OFF" FLOATS AT 9.0"
PROVIDING 387.0 GALLONS PER PUMP CYCLE
600 GPD / 387.0 GAL./CYCLE = 1.6 CYCLES/DAY

EMERGENCY STORAGE VOLUME:
DESIGN FLOW VOLUME = 600 GAL.
600 GAL. / 43.0 GAL./INCH = 14.0"
SET EMERGENCY "ALARM ON" FLOAT AT 14" BELOW INLET INVERT
ELEVATION PROVIDING 600 GALLONS ABOVE ALARM LEVEL.

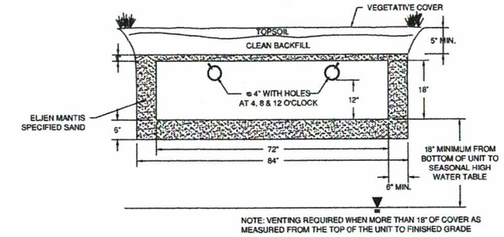


SEPTIC TANK
(NTS)

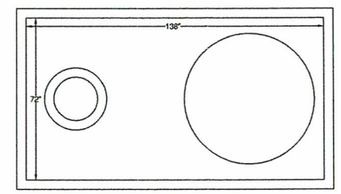
SEPTIC TANK DIMENSIONS			
CAPACITY (GALLONS)	LENGTH	WIDTH	HEIGHT
1,000	9'8"	4'4"	5'
1,250	10'	5'	5'4"
1,500	11'8"	6'	4'9"
2,000	11'8"	6'	6'
2,500	11'8"	6'	7'



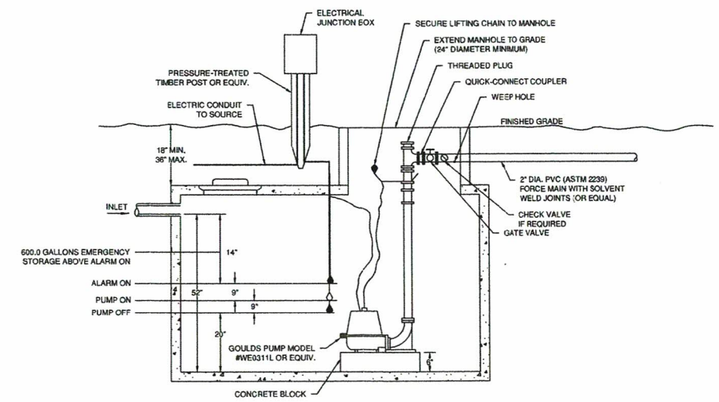
DISTRIBUTION BOX WITH BAFFLE
(NTS)



ELJEN MANTIS DW-100 TYPICAL CROSS SECTION
(NTS)



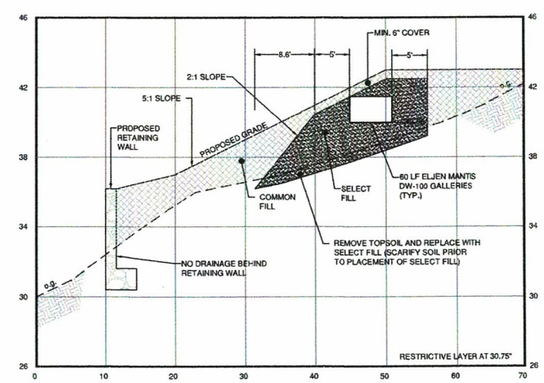
PLAN



SECTION

GENERAL NOTES:
1. SET FLOATS TO PUMP 387.0 GALLONS PER CYCLE.
2. PUMP CHAMBER SHALL BE PRECAST CONCRETE AS MANUFACTURED BY EASTERN PRECAST CO. INC. OR APPROVED EQUAL.

1,500 GALLON PUMP CHAMBER
(NTS)



SECTION A - A
SCALE: HORIZ. 1" = 10'
VERT. 1" = 4'

TEST HOLE DATA

SOIL TESTS CONDUCTED ON FEBRUARY 14, 2020

TEST HOLE 1
0 - 7" TOPSOIL
7 - 50" BROWN SILTY FINE SAND
ROOTS TO 28"
NO MOTTLING, GROUNDWATER AT 38", LEDGE AT 50"
RESTRICTIVE LAYER AT 38"

TEST HOLE 2
0 - 3" TOPSOIL
3 - 36" BROWN SILTY FINE SAND
ROOTS TO 28"
NO MOTTLING, GROUNDWATER AT 31", LEDGE AT 36"
RESTRICTIVE LAYER AT 31"

TEST HOLE 3
0 - 4" TOPSOIL
4 - 29" BROWN SILTY FINE SAND
ROOTS TO 26"
NO MOTTLING, GROUNDWATER AT 27", LEDGE AT 29"
RESTRICTIVE LAYER AT 27"

TEST HOLE 4
0 - 6" TOPSOIL
6 - 20" BROWN SILTY FINE SAND
ROOTS TO 11"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 20"
RESTRICTIVE LAYER AT 20"

TEST HOLE 5
0 - 8" TOPSOIL
8 - 42" BROWN SILTY FINE SAND
ROOTS TO 13"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 42"
RESTRICTIVE LAYER AT 42"

TEST HOLE 6
0 - 9" TOPSOIL
9 - 30" BROWN SILTY FINE SAND
ROOTS TO 27"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 30"
RESTRICTIVE LAYER AT 30"

TEST HOLE 7
0 - 7" TOPSOIL
7 - 41" BROWN SILTY FINE SAND
ROOTS TO 33"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 41"
RESTRICTIVE LAYER AT 41"

TEST HOLE 8
0 - 8" TOPSOIL
8 - 20" BROWN SILTY FINE SAND
ROOTS TO 12"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 20"
RESTRICTIVE LAYER AT 20"

TEST HOLE 9
0 - 10" TOPSOIL
10 - 45" BROWN SILTY FINE SAND
ROOTS TO 21"
NO MOTTLING, NO LEDGE, GROUNDWATER AT 22"
RESTRICTIVE LAYER AT 22"

PERCOLATION TEST DATA

Perc Hole P.1 Date: 2/14/2020
Depth: 24 in. Presoak: 60min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:50	5.50			
11:00	7.00	1.50	00:10	6.67
11:10	8.50	1.50	00:10	6.67
11:20	9.50	1.00	00:10	10.00
11:30	10.00	0.50	00:10	20.00
11:40	10.50	0.50	00:10	20.00
11:50	11.00	0.50	00:10	20.00

Final Rate: 1" in 20.00 minutes

Perc Hole P.2 Date: 2/14/2020
Depth: 24 in. Presoak: 60min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:51	7.00			
11:01	8.00	1.00	00:10	10.00
11:11	8.50	0.50	00:10	20.00
11:21	9.50	1.00	00:10	10.00
11:31	9.75	0.25	00:10	40.00
11:41	10.00	0.25	00:10	40.00
11:51	10.25	0.25	00:10	40.00

Final Rate: 1" in 40.00 minutes

Perc Hole P.3 Date: 2/14/2020
Depth: 24 in. Presoak: 60 min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:53	3.50			
11:03	8.00	4.50	00:10	2.22
11:13	12.00	4.00	00:10	2.50
11:23	14.25	2.25	00:10	4.44
11:33	15.25	1.00	00:10	10.00
11:43	15.75	0.50	00:10	20.00
11:53	16.15	0.40	00:10	25.00

Final Rate: 1" in 25.00 minutes

Perc Hole P.4 Date: 2/14/2020
Depth: 25 in. Presoak: 60 min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10.55	5.00			
11.05	11.50	6.50	00:10	1.54
11:15	15.00	3.50	00:10	2.86
11:25	17.75	2.75	00:10	3.64
11:35	19.50	1.75	00:10	5.71
11:45	21.00	1.50	00:10	6.67
11:55	22.00	1.00	00:10	10.00

Final Rate: 1" in 10.00 minutes

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BY PUBLIC AGENCIES ONLY

LANDTECH
Civil & Structural Engineers
Environmental Scientists
Planning Consultants
Construction Management
Construction Finance
518 Riverside Avenue - Westport, Connecticut 06880 - 203-454-2110 - info@landtechconsult.com

REVISION DATE	ISSUE
5/27/20	REVISED PER WWPD COMMENTS

PREPARED FOR: 6 MANITOU COURT, LLC
PROJECT LOCATION: 6 MANITOU COURT WESTPORT, CT
TITLE: PROPOSED SITE IMPROVEMENTS FOR A SINGLE FAMILY ADDITION AND RENOVATION - NOTES & DETAILS

PROJECT No. 20020-01
SCALE NTS
DATE 5/12/20
DRAWN BY: SM
CHECKED BY: AS

C-3

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM OR DISPERSED IN AN UNDISTURBED FIELD AREA. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO ½ TO ⅔ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

EXCAVATION/FILL NOTES:

1. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
4. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
5. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
6. THERE SHALL BE NO EXCAVATION/FILL WITHIN 5' OF A LOT LINE.
7. THERE SHALL BE NO PROPOSED SLOPES GREATER THAN 1:5 (20%).
8. THERE SHALL BE NO EXCAVATION/FILL GREATER THAN 10' IN HEIGHT.
9. MAXIMUM CUT/FILL:

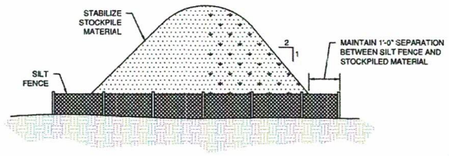
   BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =

   56,495 SF X (0.5 X 25%) X 10 / 27 = 2615.5 CY

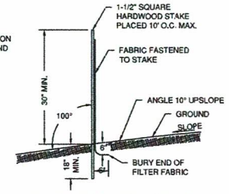
   PROPOSED FILL: 1,400 CY
   PROPOSED CUT: 100 CY
   TOTAL EARTHWORK: 1,500 CY << 2,615.5 CY

CONSTRUCTION SEQUENCE:

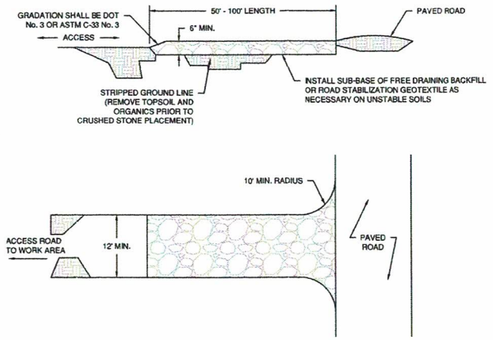
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. DEMOLISH STRUCTURES AND REMOVE EXISTING TREES.
3. ELEVATE EXISTING HOUSE.
4. REBUILD SECTION OF SEAWALL IN FRONT OF EXISTING HOUSE
5. EXCAVATE AND INSTALL FOUNDATIONS.
6. CONSTRUCT REMAINING SEAWALL AND RETAINING WALLS.
7. INSTALL DRAINAGE AND UTILITIES.
8. CONSTRUCT PROPOSED RESIDENCE.
9. CONSTRUCT PERVIOUS DRIVEWAYS.
10. LANDSCAPE AND STABILIZE SITE.
11. REMOVE EROSION AND SEDIMENT CONTROLS



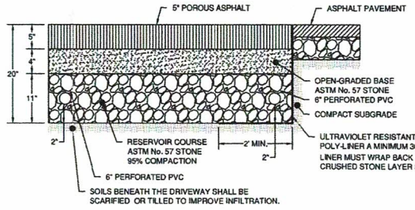
STOCKPILE DETAIL
(NTS)



GEOTEXTILE SILT FENCE
(NTS)

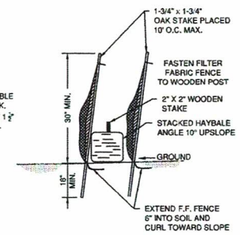


CONSTRUCTION ENTRANCE
(NTS)

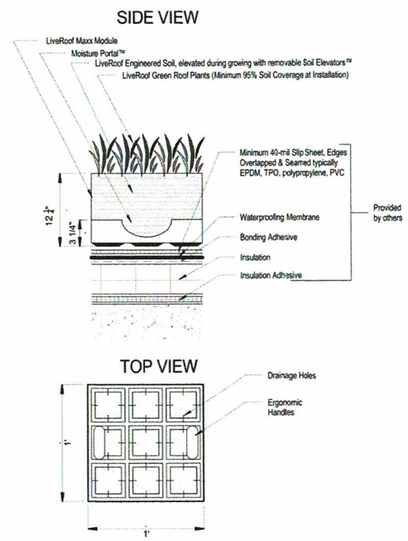


NOTES
1. STONE RESERVOIR COURSE THICKNESS VARIES.

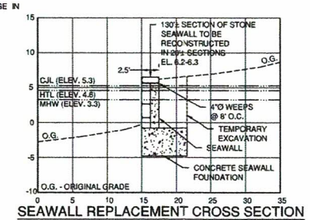
POROUS ASPHALT DRIVEWAY TYPICAL CROSS SECTION
(NTS)



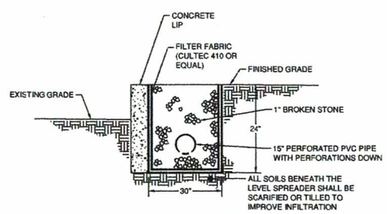
DOUBLE SILT FENCE W/ HAY BALES
(NTS)



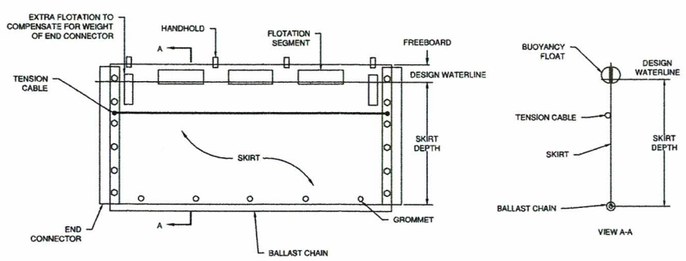
GREEN ROOF
(NTS)



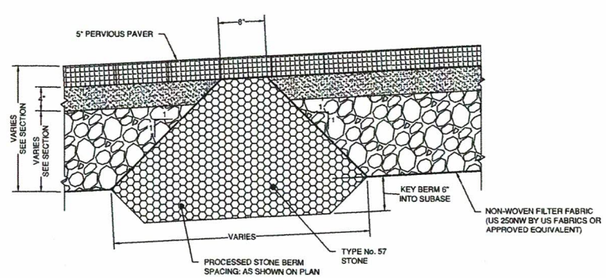
SEAWALL REPLACEMENT CROSS SECTION
SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'



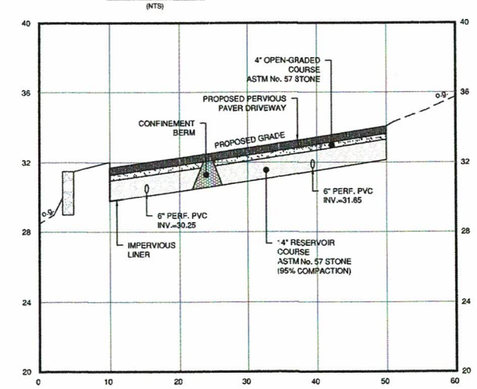
GRAVEL TRENCH TYPICAL CROSS SECTION
(NTS)



TURBIDITY CURTAIN (TYPICAL)
(NTS)



ROADWAY CONFINEMENT BERM
(NTS)



SECTION B - B
SCALE: HORIZ. 1" = 10'
VERT. 1" = 4'

TEST HOLE DATA

SOIL TESTS CONDUCTED ON FEBRUARY 14, 2020

TEST HOLE 1
0 - 7" TOPSOIL
7 - 50" BROWN SILTY FINE SAND
ROOTS TO 28"
NO MOTTLING, GROUNDWATER AT 38", LEDGE AT 50"
RESTRICTIVE LAYER AT 38"

TEST HOLE 2
0 - 3" TOPSOIL
3 - 36" BROWN SILTY FINE SAND
ROOTS TO 28"
NO MOTTLING, GROUNDWATER AT 31", LEDGE AT 36"
RESTRICTIVE LAYER AT 31"

TEST HOLE 3
0 - 4" TOPSOIL
4 - 29" BROWN SILTY FINE SAND
ROOTS TO 28"
NO MOTTLING, GROUNDWATER AT 27", LEDGE AT 29"
RESTRICTIVE LAYER AT 27"

TEST HOLE 4
0 - 6" TOPSOIL
6 - 20" BROWN SILTY FINE SAND
ROOTS TO 11"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 20"
RESTRICTIVE LAYER AT 20"

TEST HOLE 5
0 - 8" TOPSOIL
8 - 42" BROWN SILTY FINE SAND
ROOTS TO 13"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 42"
RESTRICTIVE LAYER AT 42"

TEST HOLE 6
0 - 9" TOPSOIL
9 - 30" BROWN SILTY FINE SAND
ROOTS TO 27"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 30"
RESTRICTIVE LAYER AT 30"

TEST HOLE 7
0 - 7" TOPSOIL
7 - 41" BROWN SILTY FINE SAND
ROOTS TO 33"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 41"
RESTRICTIVE LAYER AT 41"

TEST HOLE 8
0 - 8" TOPSOIL
8 - 20" BROWN SILTY FINE SAND
ROOTS TO 12"
NO MOTTLING, NO GROUNDWATER, LEDGE AT 20"
RESTRICTIVE LAYER AT 20"

TEST HOLE 9
0 - 10" TOPSOIL
10 - 45" BROWN SILTY FINE SAND
ROOTS TO 21"
NO MOTTLING, NO LEDGE, GROUNDWATER AT 22"
RESTRICTIVE LAYER AT 22"

PERCOLATION TEST DATA

Perc Hole P.1 — Date: 2/14/2020
Depth: 24 in. — Presoak: 60min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:50	5.50			
11:00	7.00	1.50	00:10	6.67
11:10	8.50	1.50	00:10	6.67
11:20	9.50	1.00	00:10	10.00
11:30	10.00	0.50	00:10	20.00
11:40	10.50	0.50	00:10	20.00
11:50	11.00	0.50	00:10	20.00

Final Rate: 1" in 20.00 minutes

Perc Hole P.2 — Date: 2/14/2020
Depth: 24 in. — Presoak: 60min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:51	7.00			
11:01	8.00	1.00	00:10	10.00
11:11	8.50	0.50	00:10	20.00
11:21	9.50	1.00	00:10	10.00
11:31	9.75	0.25	00:10	40.00
11:41	10.00	0.25	00:10	40.00
11:51	10.25	0.25	00:10	40.00

Final Rate: 1" in 40.00 minutes

Perc Hole P.3 — Date: 2/14/2020
Depth: 24 in. — Presoak: 60 min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:53	3.50			
11:03	8.00	4.50	00:10	2.22
11:13	12.00	4.00	00:10	2.50
11:23	14.25	2.25	00:10	4.44
11:33	15.25	1.00	00:10	10.00
11:43	15.75	0.50	00:10	20.00
11:53	16.15	0.40	00:10	25.00

Final Rate: 1" in 25.00 minutes

Perc Hole P.4 — Date: 2/14/2020
Depth: 25 in. — Presoak: 60 min

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:55	5.00			
11:05	11.50	6.50	00:10	1.54
11:15	15.00	3.50	00:10	2.86
11:25	17.75	2.75	00:10	3.64
11:35	19.50	1.75	00:10	5.71
11:45	21.00	1.50	00:10	6.67
11:55	22.00	1.00	00:10	10.00

Final Rate: 1" in 10.00 minutes

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

ISSUE	REVISION DATE
REVISED PER INWB COMMENTS	5/27/20

LANDTECH
Civil & Structural Engineers
Environmental Scientists
Permit Services
Construction Management
Construction Finance
518 Riverside Avenue - Westport, Connecticut 06880 - 203-454-2110 - info@landtechconsult.com

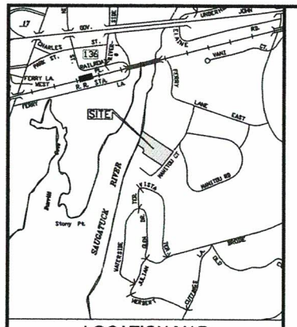
PREPARED FOR:
6 MANITOU COURT, LLC

PROJECT LOCATION:
6 MANITOU COURT
WESTPORT, CT

TITLE:
PROPOSED SITE IMPROVEMENTS FOR A SINGLE FAMILY ADDITION AND RENOVATION - NOTES & DETAILS

PROJECT No.	20020-01
SCALE: NTS	DATE: 5/12/20
DRAWN BY: SM	CHECKED BY: AS

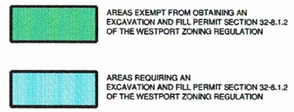
C-4



LOCATION MAP
(NTS)

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 6 MANITOU COURT TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY DENNIS A. DEILUS LAND SURVEYORS DATED MARCH 16, 2020.



LEGEND

EXISTING SYMBOLS:

- Iron Pin (Found)
- Monument (Found)
- Manhole
- "CB" Catch Basin
- Utility Pole
- Light Pole
- Water Gate
- Gas Valve
- Gas Meter
- Existing Well

PROPOSED SYMBOLS:

- (YD) Storm Yard Drain
- (MH) Storm Drain Manhole
- (CB) Catch Basin
- (SSMH) Sanitary Sewer Manhole
- P-1 Perc Test Hole Location & Number
- DTH-1 Deep Test Hole Location & Number
- Proposed Well

EXISTING LINETYPES:

- Property Line
- Sanitary Sewer Line
- U/G Elec. Line
- Water Line
- Overhead Utilities
- U/G Tele. Line
- U/G Electric/Telephone Line
- Wood/Chain Link Fence
- Stone Ret. Wall
- Contour
- WF#3 WF#4 Wetland Limit
- Spot Elevation
- Watercourse Limit
- Drainage Line
- TOWN LINE Town/City Line
- 25 Year Flood Line
- 100 Year Flood Line
- FEMA Flood Zone Line
- Floodway Boundary
- MHW Mean High Water
- CJL Coastal Jurisdiction Line

PROPOSED LINETYPES:

- S Sanitary Sewer
- E Electric Service
- W Water Service
- T U/G Telephone Service
- E/T Electric/Telephone Service
- Primary Septic
- Reserve Septic
- Retaining Wall
- 20 Contour
- 20.1 × Spot Elevation
- Silt Fence (GSF)
- Wood/Chain Link Fence
- Construction Fence
- Vegetative Buffer
- WF#3 WF#4 Wetland Limit (Flagged)

SCALE IN FEET
0 20 40 60

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

LANDTECH

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Civil Engineering Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing

REVISION DATE	ISSUE

PREPARED FOR: 6 MANITOU COURT, LLC

PROJECT LOCATION: 6 MANITOU COURT WESTPORT, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A SINGLE FAMILY ADDITION AND RENOVATION - ILLUSTRATIVE PLAN SHOWING EXCEMPTED GRADING

PROJECT No.	20020-01
SCALE 1" = 20'	DATE 5/12/20
DRAWN BY: SM	CHECKED BY: AS

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