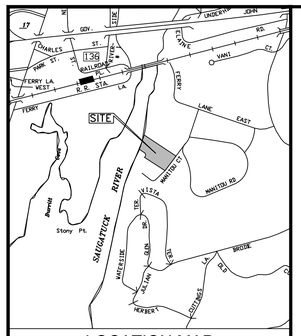


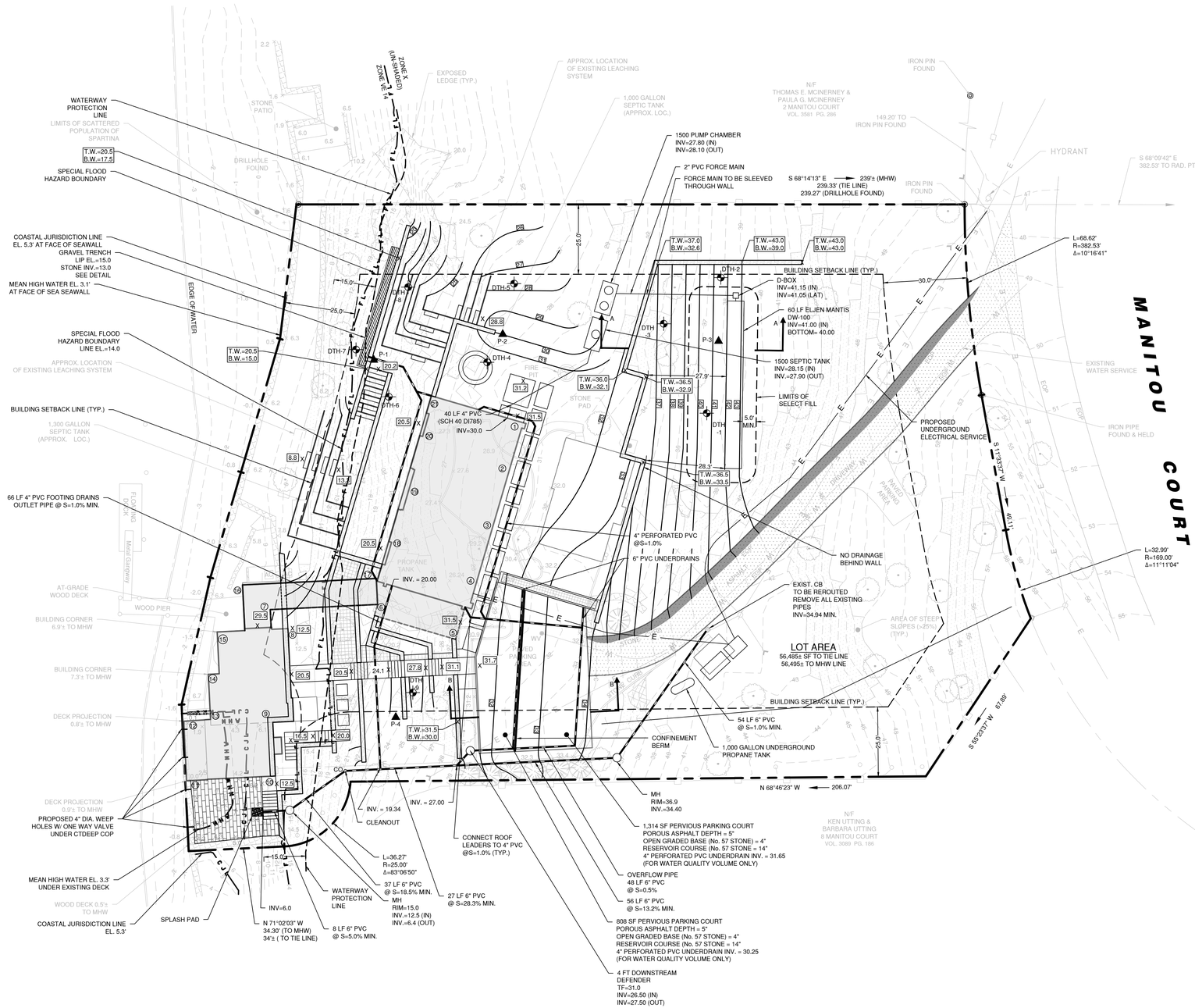
LOCATION MAP
(NTS)

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.

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

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
- Wetland Limit
- Spot Elevation
- Watercourse Limit
- Drainage Line
- Town/City Line
- 25 Year Flood Line
- 100 Year Flood Line
- FEMA Flood Zone Line
- Floodway Boundary
- Mean High Water
- Coastal Jurisdiction Line

PROPOSED LINETYPES:

- Sanitary Sewer
- Electric Service
- Water Service
- U/G Telephone Service
- Electric/Telephone Service
- Primary Septic
- Reserve Septic
- Retaining Wall
- Contour
- Spot Elevation
- Silt Fence (GSF)
- Wood/Chain Link Fence
- Construction Fence
- Vegetative Buffer
- Wetland Limit (Flagged)

SCALE IN FEET
0 20 40 60

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FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

STATE OF CONNECTICUT · NICHOLAS SOUMELIS · 27803 · LICENSED · PROFESSIONAL ENGINEER

REVISION DATE	ISSUE
8/28/20	REVISED PER DPW COMMENTS
9/11/20	REVISED PER DEEP COMMENTS
5/27/20	REVISED PER WMID COMMENTS

LANDTECH
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Environmental Science & Engineering
Structural Engineering · Land Surveying
Permit Coordination & 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 - UTILITY & GRADING PLAN

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

C-2

T:\ACTIVE PROJECTS\2020\20-01 DESMOND - 6 MANITOU COURT, WESTPORT\DWG\RIVER\DESMOND - 6 MANITOU COURT - SITE PLAN.DWG

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 ⅓ TO ½ 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:

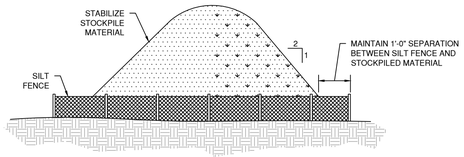
   BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =

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

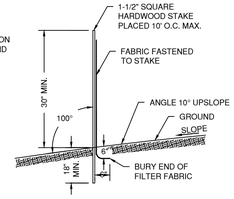
   PROPOSED FILL: 1,400 CY
   PROPOSED CUT: 100 CY
   TOTAL EARTHWORK: 1,500 CY << 2,615.5 CY

CONSTRUCTION SEQUENCE:

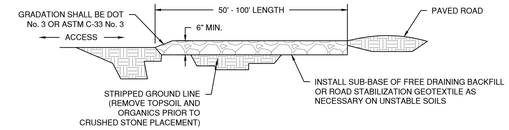
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. DEMOLISH STRUCTURES AND REMOVE EXISTING TREES.
3. ELEVATE EXISTING HOUSE.
4. REBUILD SECTION OF SEAWALL IN FRONT OF EXISTING HOUSE
5. EXCAVATE AND INSTALL FOUNDATIONS.
6. CONSTRUCT REMAINING SEAWALL AND RETAINING WALLS.
7. INSTALL DRAINAGE AND UTILITIES.
8.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

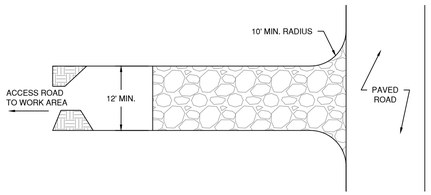


STOCKPILE DETAIL
(NTS)

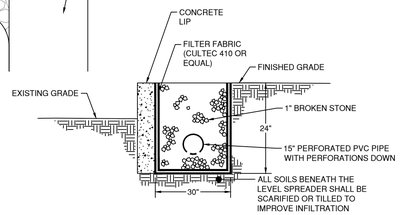


GEOTEXTILE SILT FENCE
(NTS)

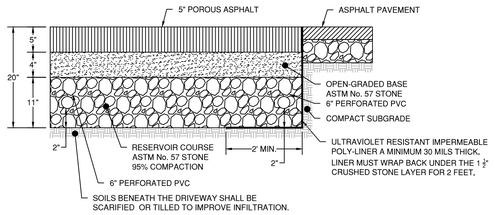




CONSTRUCTION ENTRANCE
(NTS)

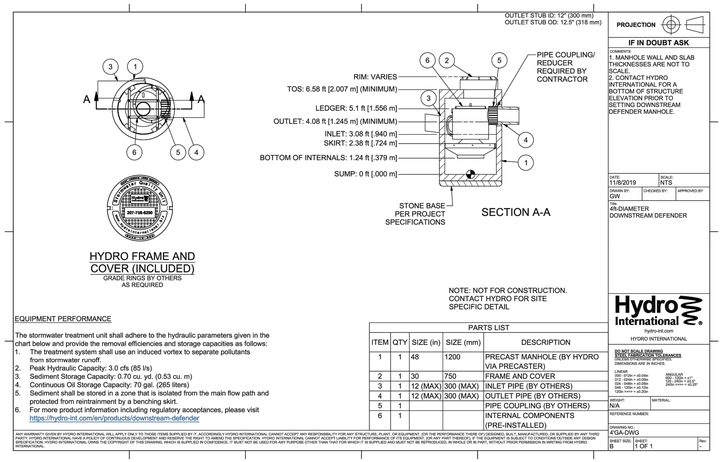


GRAVEL TRENCH TYPICAL CROSS SECTION
(NTS)



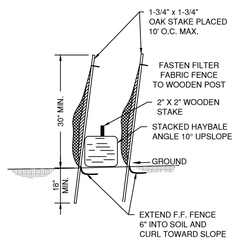
NOTES
1. STONE RESERVOIR COURSE THICKNESS VARIES.

POROUS ASPHALT DRIVEWAY TYPICAL CROSS SECTION
(NTS)

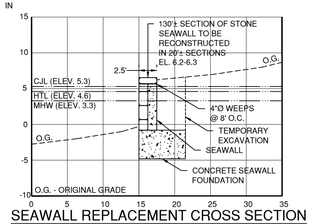


PARTS LIST

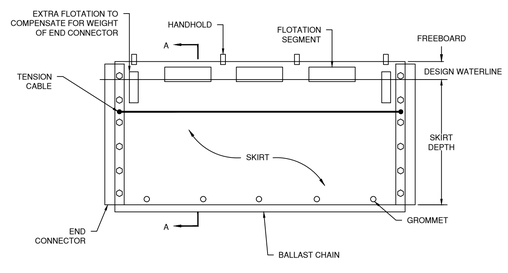
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	1	30	750	FRAME AND COVER
3	1	12 (MAX)	300 (MAX)	INLET PIPE (BY OTHERS)
4	1	12 (MAX)	300 (MAX)	OUTLET PIPE (BY OTHERS)
5	1			PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INSTALLED)



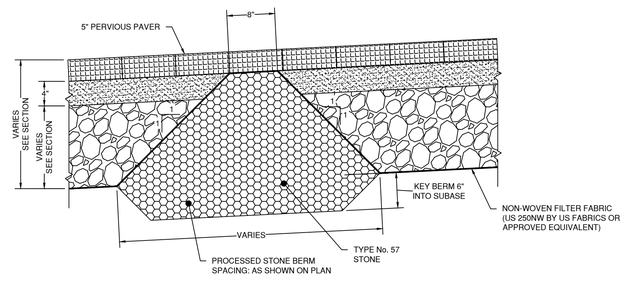
DOUBLE SILT FENCE W/ HAY BALES
(NTS)



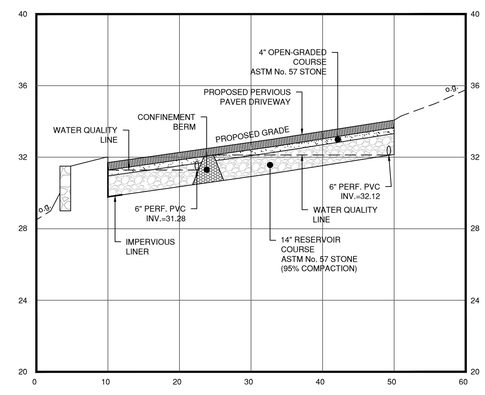
SEAWALL REPLACEMENT CROSS SECTION
SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'



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 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

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

ISSUE	REVISION DATE
REVISED PER DPW COMMENTS	8/28/20
REVISED PER DEEP COMMENTS	8/31/20
REVISED PER WMID COMMENTS	5/27/20

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Civil & Structural Engineers
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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