

LOCATION MAP
1" = 1000'

GENERAL NOTES

- 1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 270 SAUGATUCK AVENUE TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY DENNIS A. DEILLUS LAND SURVEYORS DATED SEPTEMBER 14, 2016.
2. EXISTING SEPTIC SYSTEM ON LOT 1 TO BE MAINTAINED. EXISTING SANITARY SEWER IN ENO LANE SATISFIES THE REQUIREMENT FOR A RESERVE SEPTIC AREA, I.E. B-100 CODE COMPLIANCE.

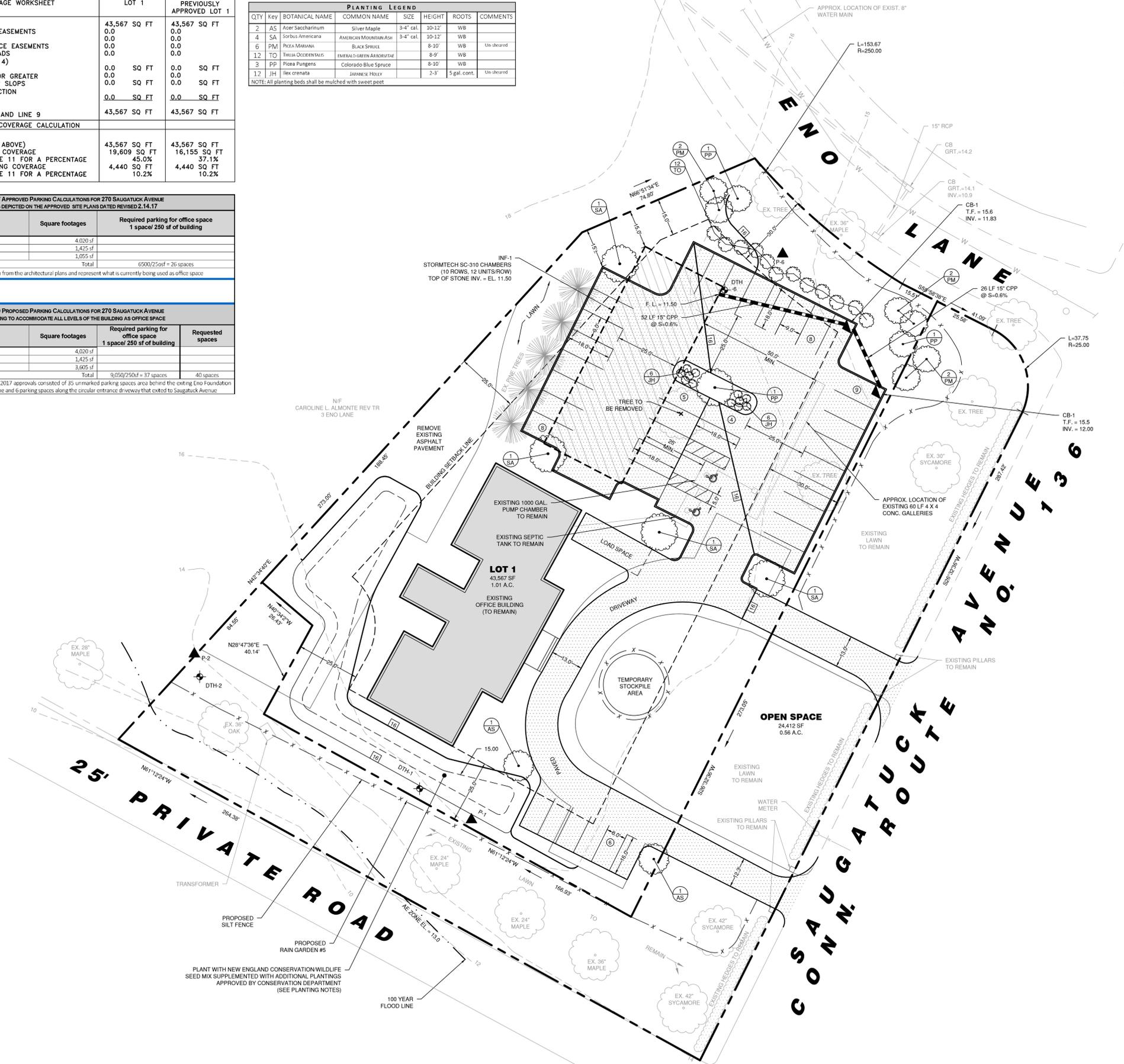
LOT AREA COVERAGE WORKSHEET table with columns for LOT 1 and PREVIOUSLY APPROVED LOT 1, listing various area categories like GROSS LOT AREA, ABOVE-GROUND UTILITY EASEMENTS, etc.

2017 APPROVED PARKING CALCULATIONS FOR 270 SAUGATUCK AVENUE AS DEPICTED ON THE APPROVED SITE PLANS DATED REVISED 2.14.17 table with columns for Floor Level, Square footages, and Required parking for office space.

2020 PROPOSED PARKING CALCULATIONS FOR 270 SAUGATUCK AVENUE PARKING TO ACCOMMODATE ALL LEVELS OF THE BUILDING AS OFFICE SPACE table with columns for Floor Level, Square footages, Required parking for office space, and Requested spaces.

PLANTING LEGEND table with columns for QTY, Key, BOTANICAL NAME, COMMON NAME, SIZE, HEIGHT, ROOTS, and COMMENTS, listing plants like Silver Maple, American Mountain Ash, etc.

NOTE: All planting beds shall be mulched with sweet peat



LEGEND

- EXISTING SYMBOLS: Iron Pin (Found), Monument (Found), Manhole, C Catch Basin, Utility Pole, Light Pole, Water Gate, Gas Valve, Gas Meter, Existing Well, etc.
PROPOSED SYMBOLS: Storm Yard Drain, Storm Drain Manhole, Catch Basin, Sanitary Sewer Manhole, etc.
EXISTING LINETYPES: Property Line, Underground Piping, U/G Elec. Line, Water Line, etc.
PROPOSED LINETYPES: Sanitary Sewer, Electric Service, Water Service, U/G Telephone Service, etc.



REVISIONS table with columns for NO., DATE, and DESCRIPTION, listing revisions to the drawing.

LANDTECH logo and contact information: 518 Riverside Avenue, Westport, Connecticut 06880, 203-454-2110, info@landtechconsult.com

PROJECT INFORMATION: PROJECT LOCATION: 270 SAUGATUCK AVENUE WESTPORT, CT; TITLE: SITE IMPROVEMENTS FOR AN EXISTING OFFICE BUILDING; PROJECT NO.: 20150-01; SCALE: 1" = 20'; DATE: 7/14/2020; DRAWN BY: SM; CHECKED BY: PR

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SEDIMENTATION AND EROSION CONTROL PLAN

NOTE: HEADING NUMBERS CORRESPOND TO SECTION "I" NARRATIVE OF THE EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST THAT APPEARS ON PAGE 3-12 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

- 1.1 PROJECT DESCRIPTION
1.2 SITE DISTURBANCE
1.3 SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES
1.4 PROJECT PHASING
1.5 SCHEDULING
1.6 DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING

PERCOLATION TEST DATA

Table with columns: Perc Hole, P-1, Date: 11/1/2016, Presoak: 8:50, Time, Depth, Drop, Interval, Rate.

Table with columns: Perc Hole, P-6, Date: 11/1/2016, Presoak: 3:00, Time, Depth, Drop, Interval, Rate.

TEST HOLE DATA

SOIL TESTS CONDUCTED ON OCTOBER 19, 2016

TEST HOLE 1

Table with columns: Depth, Soil Type, Observations.

TEST HOLE 2

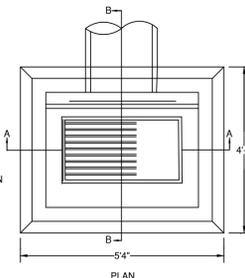
Table with columns: Depth, Soil Type, Observations.

TEST HOLE 6

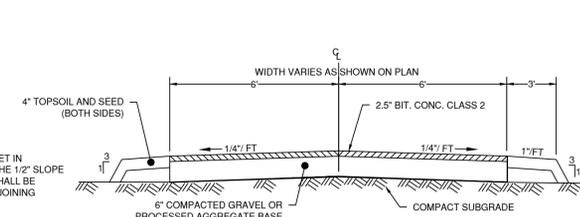
Table with columns: Depth, Soil Type, Observations.

EXCAVATION/FILL NOTES:

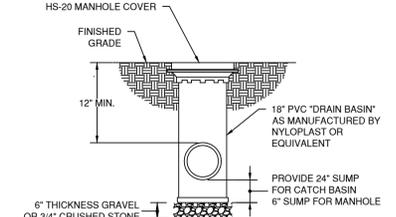
- 1. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT 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. LOT 1 - 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 =



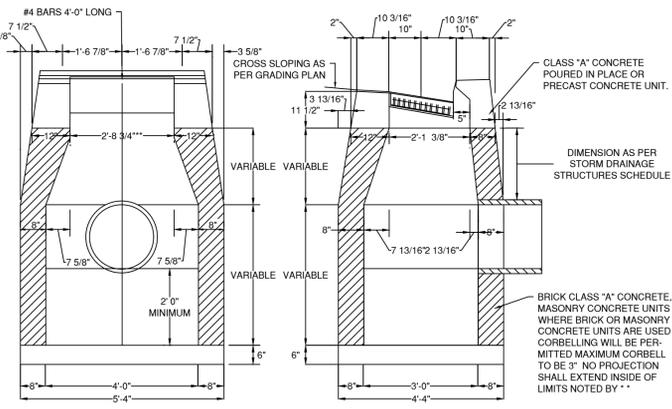
NOTE WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT



DRIVEWAY TYPICAL SECTION (NTS)

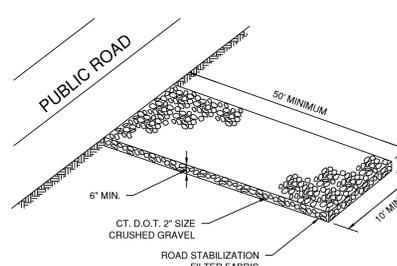


NYLOPLAST 18" FRP MANHOLE (NTS)



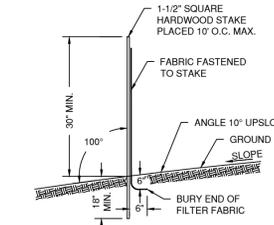
WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.

TYPE "C" CATCH BASIN (NTS)



NOTE: PLACE THE ANTI-TRACKING PAD ON THE SITE AT THE VEHICLE EXIT LOCATION SO THAT ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE PAD BEFORE ENTERING THE PUBLIC ROAD

CONSTRUCTION ENTRANCE (NTS)



GEOTEXTILE SILT FENCE (GSF) (NTS)

- 1.6.1 DESIGN CRITERIA
1.6.2 MAINTENANCE OF E&S CONTROL MEASURES
1.6.3 CONSTRUCTION SEQUENCING FOR EACH LOT

PLANTING PLAN

THIS PLANTING PLAN WAS DESIGNED TO ESTABLISH NATIVE VEGETATION WITHIN THE ON-SITE RAIN GARDENS.

- GENERAL PLANTING NOTES
1. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING.
2. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES AT THE REQUEST OF THE PROPERTY OWNER, ENVIRONMENTAL CONSULTANT, NURSERY CONTRACTOR, OR APPROPRIATE AGENCIES.
3. PLANT MATERIALS ARE TO BE PLANTED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE PLANTING SPECIFICATIONS.

SEED BED PREPARATION

FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ. FT.

SEED AND FERTILIZER APPLICATION

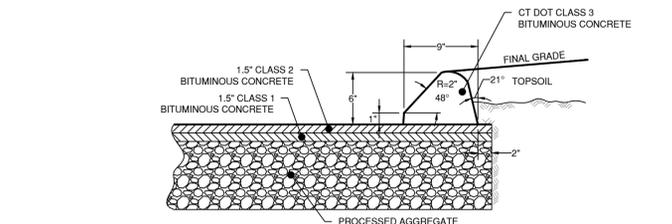
THOROUGHLY MIX SEED MIXTURE WITH 3 TIMES ITS VOLUME OF SAND. APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE 18-6-12 FERTILIZER OR EQUIVALENT AT A RATE OF 150 LBS PER ACRE.

RECOMMENDED SEED MIX (EQUIVALENT MIX MAY BE USED)

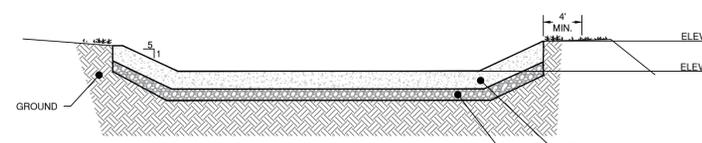
NEW ENGLAND CONSERVATION/WILDLIFE MIX APPLICATION RATE: 25 LBS/ACRE
THIS MIXTURE INCLUDES: BIG BLUESTEM (ANDROPOGON GERARDII), FRINGED BROME GRASS (BROMUS CILIATUS), CREEPING RED FESCUE (FESTUCA RUBRA), CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), SWITCHGRASS (PANICUM VIRGATUM), DEER TONGUE (PANICUM CLANDESTINUM), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), INDIAN GRASS (SORGHASTRUM NUTANS), COMMON MILKWEED (ASCLEPIAS SYRIACA), NEW ENGLAND ASTER (ASTER NOVAE-ANGIAE), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), SHOWY TICK TREFLOID (DESMODIUM CANADENSE), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), GRAY GOLDENROD (SOLIDAGO NEMORALIS). SEED MIX SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS TO BE APPROVED BY CONSERVATION DEPT. STAFF.

MAINTENANCE SCHEDULE
THE PROPERTY OWNERS SHALL INSPECT THE RAIN GARDENS ANNUALLY AND RESEED ANY BARE OR DEAD AREAS, AND REMOVE ANY WOODY VEGETATION OR INVASIVE SPECIES.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE SCHEDULE table with columns: LOCATION, SCHEDULE, ACTION.

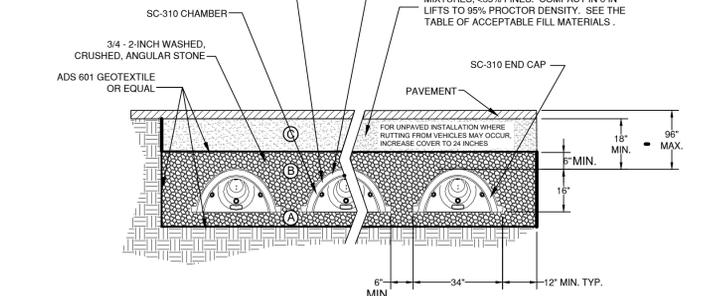


PARKING LOT PAVEMENT AND BIT. CURB TYPICAL CROSS SECTION (NTS)



GENERAL NOTES
1. EXCAVATE RAIN GARDEN AREA TO PROPOSED INVERT DEPTHS AND SCARIFY EXISTING SOIL SURFACES. TAKING CARE NOT TO COMPACT THE IN-SITU MATERIALS.
2. PLACE SOIL IN ONE LIFT. DO NOT COMPACT
3. OVERFILL OF BIORETENTION SOIL IS REQUIRED TO ACCOMMODATE NATURAL SETTLEMENT TO PROPER GRADE.
4. BIORETENTION SOIL MIX TO BE 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH <5% CLAY, AND 20-30% ORGANIC LEAF COMPOST

THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE SAFETY FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.



SC-310 TYPICAL CROSS SECTION (NTS)

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Table with columns: REVISION DATE, ISSUE.

Civil & Structural Engineers
Environmental Scientists
Civil Construction Management
Construction Finance
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Table with project information: PROJECT NO. 20150-01, SCALE NTS, DATE 7/14/2020, DRAWN BY: SM, CHECKED BY: PR.