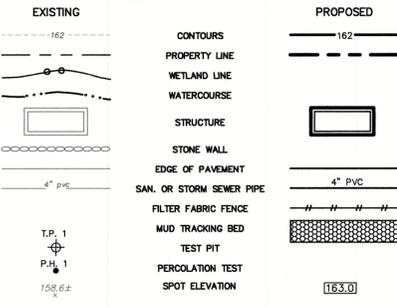


# LEGEND



- GENERAL CONSTRUCTION NOTES:**
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTPORT STANDARDS SPECIFICATION. IN THE ABSENCE OF THE TOWN OF WESTPORT STANDARDS, REFER TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 814A, 1995.
  - 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 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.
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY STANDARDS.
  - ALL PRECAST STORM-WATER GALLERIES AND YARD DRAIN BASINS SHALL SUPPORT H20 LOADING.
  - THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR DIRECTING THE PROPER VOLUME OF STORM WATER RUNOFF TO THE APPROPRIATE DRAINAGE DETENTION SYSTEM - SEE DRAINAGE COMPUTATIONS PREPARED BY CHAPPA SITE CONSULTING, LLC.
  - SURVEY INFORMATION TAKEN FROM A MAP PREPARED FOR PATRICIA HART PREPARED BY LEONARD SURVEYORS, LLC, WESTPORT, CT, DATED: NOVEMBER 13, 2003. REVISED: MAY 26, 2019. EXISTING SANITARY SEWER LATERAL LOCATION TAKEN FROM AS-BUILT DATA OBTAINED FROM THE TOWN OF WESTPORT.
  - SANITARY SEWER LATERAL SHALL BE 6" PVC SDR-35 (ASTM 3034) SEWER PIPE. SANITARY LATERAL SHALL BE INSTALLED WITH A MINIMUM COVER OF 30" AND A MINIMUM SLOPE OF 2%.
  - WATER SERVICE SHALL BE LOCATED A MINIMUM OF TEN FEET FROM ANY SANITARY SEWER PIPE.
  - PROPOSED 60" DIA. PRECAST CONCRETE DOGHOUSE MANHOLE SHALL BE AS CONSTRUCTED BY CONNECTICUT PRECAST CORP. MONROE CT.

- SEDIMENTATION AND EROSION CONTROL NOTES:**
- 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."
  - ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICAL.
  - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
  - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
  - ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
  - 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 COMMISSION 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.
  - ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
  - FOR EROSION AND SILTATION CONTROL, FILTER FABRIC FENCE WILL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS, OR AS DIRECTED BY THE WESTPORT CONSERVATION COMMISSION.
  - ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.
  - 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 PLAN OR DIRECTED BY THE TOWN OF WESTPORT.

**PROPERTY NOTES - PREPARED BY LEONARD SURVEYORS, LLC**

- Total Area = 28,968 Sq. Ft.; 0.665 Acres.
- Parcel is located in Residential Zone A.
- Property shown on Assessor's Map 5318-2, as Tax Lot 76-D.
- 25 Yr. and 100 Yr. Flood Line extrapolated from Town of Westport Comprehensive Drainage Improvement Plan of Pussy Willow Brook, Sheet 9 of 11, by Leonard Jackson Associates.
- Property lies within Flood Zone 'A' (base flood elevation determined to be 101.3 NAVD88) and Flood Zone 'X' (areas of minimal flooding) as shown on F.I.R.M., Comm. No. 09001C, Panel No. 413, suffix G, map revised 9 July 2013

Existing Coverage Calculations: (by Leonard Surveyors)

Total Lot Area = 28,968 Sq. Ft.  
Wetland Area = 1,900 Sq. Ft. x 0.80 = 1,520 Sq. Ft.  
Steep Slope Area = 4,200 Sq. Ft. x 0.80 = 3,360 Sq. Ft.  
Net Lot Area = 24,088 Sq. Ft.  
Driveway Area = 3,300 Sq. Ft.  
Building Area = 1,415 Sq. Ft. = 5.87%  
Lot Coverage = 4,715 Sq. Ft. = 19.57%

**PROPOSED COVERAGE CALCULATION**  
(AS DESCRIBED IN THE WESTPORT PLANNING & ZONING REGULATIONS)

37 SPICER ROAD, WESTPORT, CT  
THE 28,968 s.f. SITE IS LOCATED WITHIN THE RESIDENCE 'A' ZONE

Ag (TOTAL SITE AREA) = 28,968 s.f.  
EASEMENT = 100 s.f.  
At (Ag - EASEMENT) = 28,868 s.f.  
W (WETLAND) = 1,900 s.f.  
S (SLOPES >25%) = 4,200 s.f.  
An (At - (W + S)) = 22,868 s.f.  
Abc (An + 0.2(W+S)) = 24,088 s.f.

THE BASE LOT AREA TO BE USED FOR COMPUTATION OF THE MAXIMUM ALLOWABLE BUILDING & LOT COVERAGE = 24,088 S.F.

MAXIMUM ALLOWABLE BUILDING COVERAGE = 24,088 s.f. x 15% = 3,613 s.f.  
MAXIMUM ALLOWABLE BUILDING COVERAGE = 3,613 S.F.

PROPOSED BUILDING COVERAGE (DWELLING) = 2,300 S.F.  
PROPOSED BUILDING COVERAGE - 2,300 S.F. < ALLOWABLE COVERAGE - 3,613 S.F.

MAXIMUM ALLOWABLE LOT COVERAGE = 24,088 s.f. x 25% = 6,022 s.f.  
MAXIMUM ALLOWABLE LOT COVERAGE = 6,022 S.F.

PROPOSED LOT COVERAGE (DWELLING & DRIVE) = 5,710 S.F.  
PROPOSED LOT COVERAGE - 5,710 S.F. > ALLOWABLE COVERAGE - 6,022 S.F.

PROPOSED LOT COVERAGE - 5,710 S.F. > 23.70%

THE PROPOSED COVERAGE CALCULATIONS ARE BASED ON PRELIMINARY HOUSE DESIGN AND FOOTPRINT AS PROVIDED BY THE OWNER AND CURRENTLY MEETS THE COVERAGE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR BUILDER TO RECOMPUTE THE COVERAGE CALCULATIONS USING THE FINAL BUILDING PLANS IN ORDER TO INSURE THAT THE ACTUAL BUILDING COVERAGE DOES NOT EXCEED THE MAXIMUM ALLOWABLE AND TO OBTAIN A ZONING PERMIT.

\*STEEP SLOPE AREAS PREPARED BY LEONARD SURVEYORS, LLC

**AVERAGE GRADE CALCULATIONS**

AVERAGE EXISTING GRADE ELEV. = 101.3±  
AVERAGE PROPOSED GRADE ELEV. = 101.8±

GRADE POINT#	EXISTING GRADE	PROPOSED GRADE
GP#1	97.0±	97.4±
GP#2	96.8±	97.3±
GP#3	96.6±	97.0±
GP#4	100.3±	100.3±
GP#5	99.0±	99.0±
GP#6	99.3±	99.3±
GP#7	106.7±	106.7±
GP#8	106.8±	106.8±
GP#9	108.0±	108.0±
GP#10	107.0±	107.0±
GP#11	102.0±	104.2±
GP#12	100.7±	104.0±
GP#13	99.8±	100.5±
GP#14	97.7±	98.1±
TOTAL	1,417.7±	1,425.6±
# OF SPOTS =	14	14
AVERAGE GRADE =	101.3±	101.8±

**PERCOLATION TEST RESULTS**

Date: JULY 1, 2020

PERC HOLE "A"

Depth = 28"

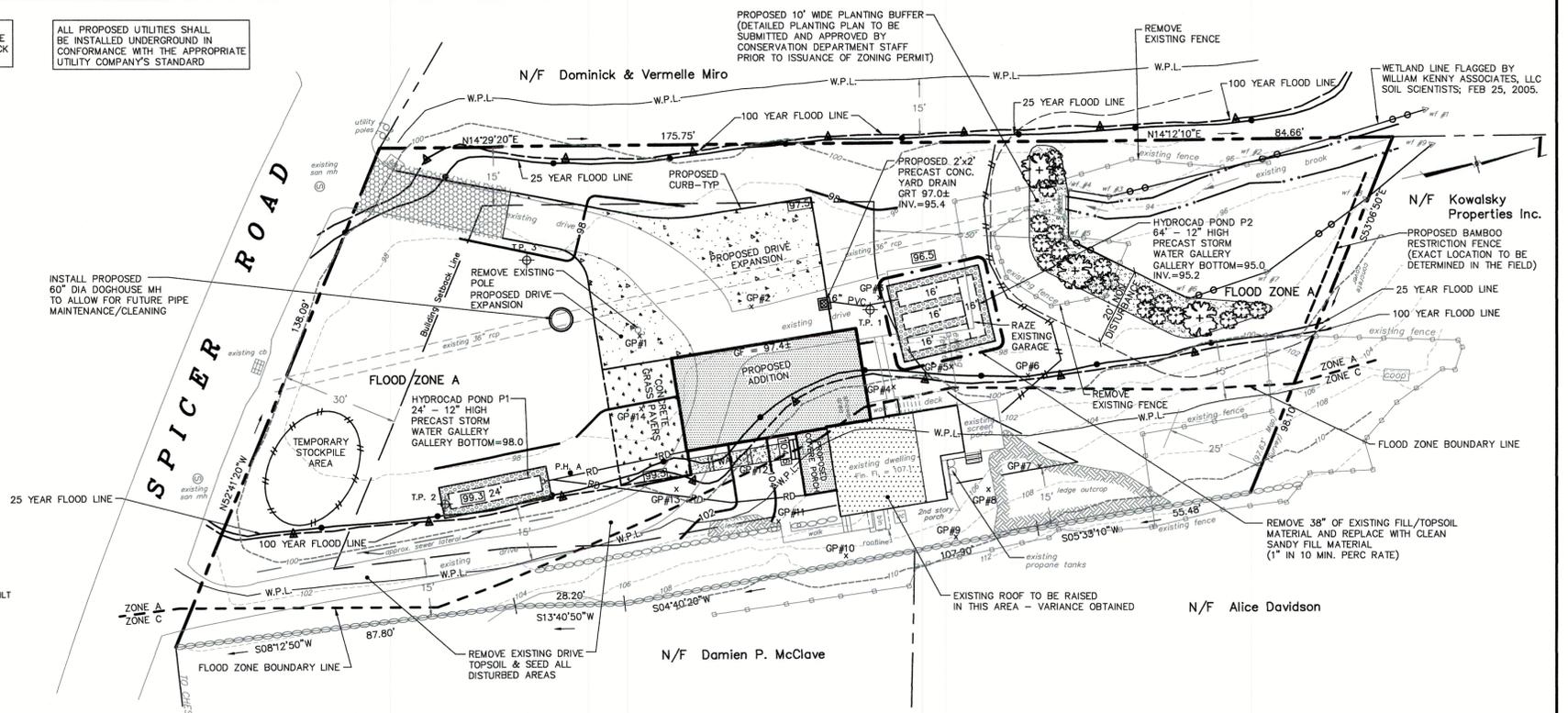
TIME (min.)	READING	DROP IN INCHES	PERCOLATION RATE
10:18	7.50"	REFILL	
10:28	9.25"	1.75	
10:38	10.50"	1.25	
10:48	11.50"	1.00	
10:58	12.25"	0.75	
11:08	12.75"	0.50	
11:18	13.25"	0.50	1" in 20.0 minutes

ALL PROPOSED STORM WATER GALLERIES SHALL SUPPORT H20 LOADING AND SHALL BE SURROUNDED WITH 24" OF 1 1/4" TRAP ROCK SEE DETAIL

ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND IN CONFORMANCE WITH THE APPROPRIATE UTILITY COMPANY'S STANDARD

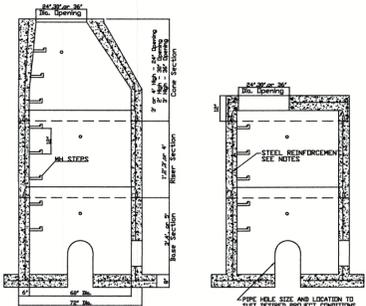
- Test Pit #1  
June 25, 2020
- 00 - 04" SANDY TOPSOIL
  - 04 - 09" LIGHT TAN SAND
  - 09 - 12" TOPSOIL
  - 12 - 32" BROWN SILT AND SAND FILL MATERIAL
  - 32 - 38" ORIGINAL TOPSOIL
  - 38 - 60" GREY FINE MOTTLED SILT (Steep slopes calculations based on field topo)
- Test Pit #2
- 00 - 08" TOPSOIL
  - 08 - 24" BROWN SILTY FILL MATERIAL
  - 24 - 27" ORIGINAL TOPSOIL
  - 27 - 30" FINE BROWN SILT LOAM
  - 30 - 58" GREY FINE MOTTLES SILT-WET (Steep slopes calculations based on field topo)
- \* NO GROUND WATER
  - \* MOTTLES AT 38"
  - \* NO LEDGE
- Test Pit #3
- 00 - 06" TOPSOIL
  - 06 - 26" LITE BROWN SILTY FILL MATERIAL
  - 26 - 31" ORIGINAL TOPSOIL
  - 31 - 46" FINE GREY MOTTLE SILT
  - 46 - 60" BROWN/GREY FINE SAND LITTLE SILT
- \* GROUND WATER AT 46"
  - \* MOTTLES AT 31"
  - \* NO LEDGE

INSTALL PROPOSED 60" DIA DOGHOUSE MH TO ALLOW FOR FUTURE PIPE MAINTENANCE/CLEANING



## SITE PLAN

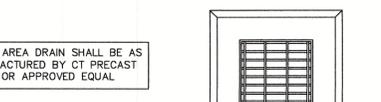
SCALE: 1" = 20'



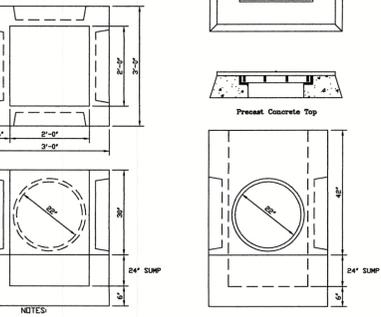
### 60" DIAMETER PRECAST MANHOLE WITH DOGHOUSE BASE SLAB

NO SCALE

- NOTES:
- Minimum Concrete Compressive Strength 4,000 PSI @ 28 Days.
  - Design Loading AASHTO HS-20.
  - Reinforce or increase ASHTO M-199, and CTSD Specifications.
  - Steel reinforcement conforms to ASTM A-193 area 0.12 sqin/vert. Ft.
  - Type III air-entrained concrete.
  - Joints shall be sealed with a butyl rubber sealant conforming to ASTM C443 and C990, ASHTO M-198 Type B, and/or Federal Specification SS-5002 (2014-A).
  - Steps shall be 1/2" dia. steel reinforced copolymer steps conforming to ASTM C478, ASHTO M-199, and CSA Specification C78.30627. Steps shall be cast in vertical alignment.
  - Base section is non-rotating.



2 x 2 AREA DRAIN SHALL BE AS MANUFACTURED BY CT PRECAST CORP. OR APPROVED EQUAL



2 x 2 PRECAST CONC AREA DRAIN & CAST IRON GRATE DETAIL

NO SCALE

NOTES:

- Reinforced 6 x 6 x 10 gauge mesh or to specifications.
- Grate - Steel or Cast Iron.
- 4000 psi
- Design Loading AASHTO HS-20.

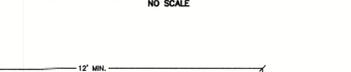
### TYPICAL SILT FENCE

NO SCALE



### TYPICAL 12" HIGH PRECAST CONCRETE STORM WATER GALLERY

NO SCALE



### TYPICAL MUD TRACKING BED

NO SCALE



NOT FOR CONSTRUCTION  
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

REV. 10/5/2020: PLANTING BUFFER, BAMBOO REST. FENCE & DOGHOUSE MH ADDED  
REV. 8/3/2020: VARIANCE OBTAINED; PROP. STORMWATER DRAINAGE SYSTEM ADJ.

<b>SPICER37WESTPORT LLC</b> 37 SPICER ROAD; WESTPORT, CT	DATE 5/27/2020
PROPOSED SITE IMPROVEMENTS PLAN FOR THE ADDITION TO AN EXISTING SINGLE FAMILY DWELLING	SCALE AS NOTED
<b>SITE PLAN, DETAILS &amp; NOTES</b>	PROJECT NO. 30286
	SHEET NO 1 of 1

**CHAPPA SITE CONSULTING, LLC**  
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phone: (203) 578-1755