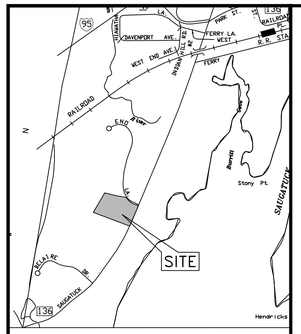
LANDTECH



LOCATION MAP

1" = 1000'

LOT AREA COVERAGE WORKSHEET	LOT 1	PREVIOUSLY APPROVED LOT 1
1. GROSS LOT AREA	43,567 SQ FT	43,567 SQ FT
2. ABOVE–GROUND UTILITY EASEMENTS	0.0	0.0
3. STREETS & ROADS	0.0	0.0
4. OTHER EXCLUSIVE SURFACE EASEMENTS	0.0	0.0
5. TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3 & 4)	0.0	0.0
6. WETLAND AREA	0.0 SQ FT	0.0 SQ FT
7. STEEP SLOPES OF 25% OR GREATER	0.0	0.0
8. TOTAL WETLAND & STEEP SLOPS	0.0 SQ FT	0.0 SQ FT
9. WETLANDS/SLOPES REDUCTION (0.80 X LINE 8)	0.0 SQ FT	0.0 SQ FT
10. BASE LOT AREA LINES 1, MINUS LINE 5 AND LINE 9	43,567 SQ FT	43,567 SQ FT
MAXIMUM LOT AREA COVERAGE CALCULATION		
11. BASE LOT AREA (COPIED FROM LINE 10, ABOVE)	43,567 SQ FT	43,567 SQ FT
12. SQUARE FEET OF TOTAL COVERAGE	21,183 SQ FT	16,155 SQ FT
13. LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE	48.6%	37.1%
14. SQUARE FEET OF BUILDING COVERAGE	4,440 SQ FT	4,440 SQ FT
15. LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE	10.2%	10.2%

PLANTING LEGEND

QTY	Key	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOTS	COMMENTS
1	AS	Acer Saccharinum	Silver Maple	3-4" cal.	10-12'	WB	
3	SA	Sorbus Americana	American Mountain Ash	3-4" cal.	10-12'	WB	
8	PM	Picea Mariana	Black Spruce		8-10'	WB	Un-sheared
30	TO	Thuja Occidentalis	Emerald Green Arborvitae		8-9'	WB	
3	PP	Picea Pungens	Colorado Blue Spruce		8-10'	WB	
26	BM	Buxus Microphylla	Wintergreen Japanese Boxwood		3-4'	5 gal. cont.	Un-sheared

NOTE: All planting beds shall be mulched with sweet peet

2017 APPROVED PARKING CALCULATIONS FOR 270 SAUGATUCK AVENUE
AS DEPICTED ON THE APPROVED SITE PLANS DATED REVISED 2.14.17

	Floor Level	Square footages	Required parking for office space 1 space/ 250 sf of building
1	First floor	4,020 sf	
2	Upper Level	1,425 sf	
3	Lower level (partial)	1,055 sf	
		Total	6500/250sf = 26 spaces

These square footages were taken from the architectural plans and represent what is currently being used as office space

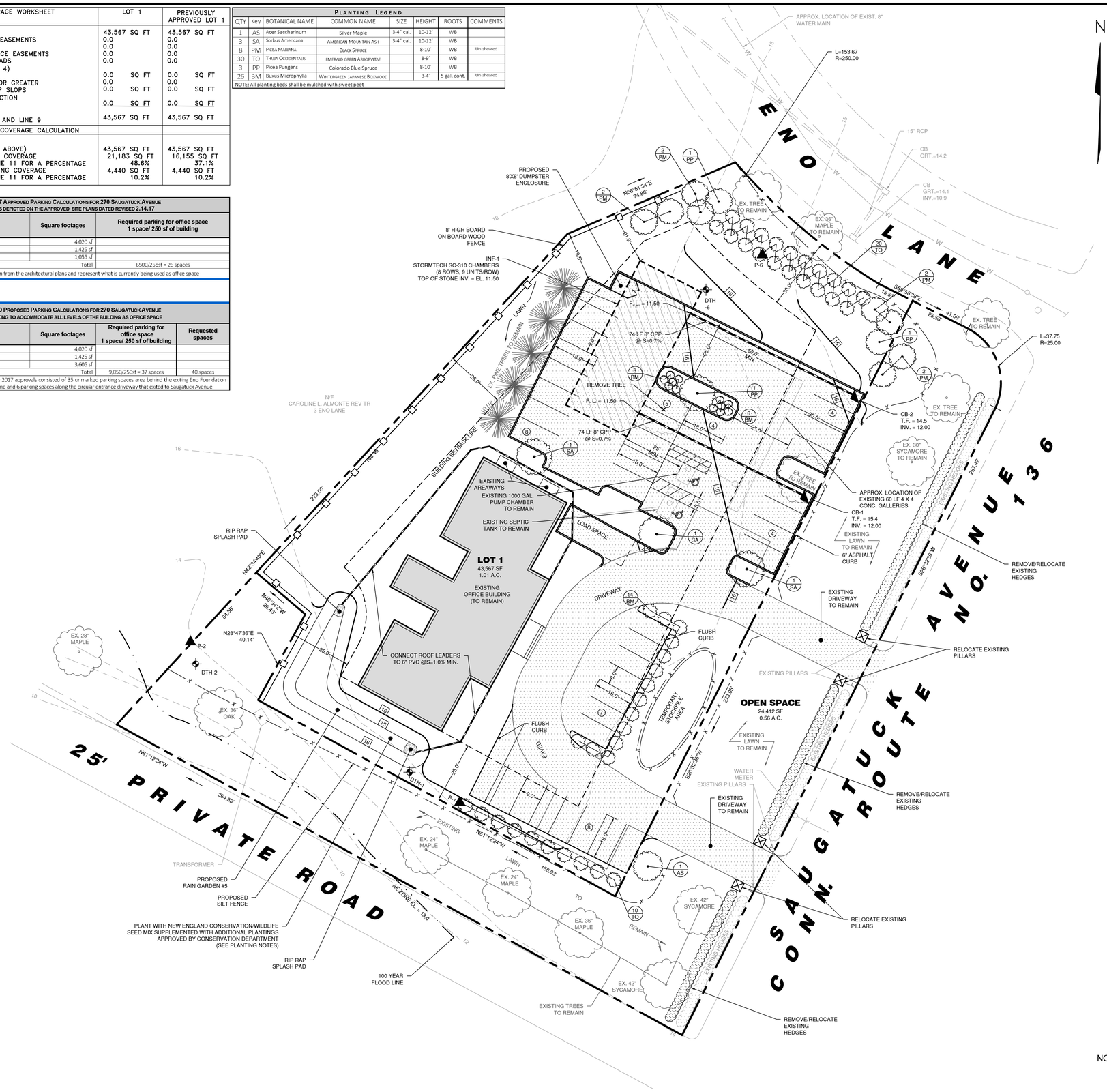
2020 PROPOSED PARKING CALCULATIONS FOR 270 SAUGATUCK AVENUE
PARKING TO ACCOMMODATE ALL LEVELS OF THE BUILDING AS OFFICE SPACE

	Floor Level	Square footages	Required parking for office space 1 space/ 250 sf of building	Requested spaces
1	First floor	4,020 sf		
2	Upper Level	1,425 sf		
3	Lower level	3,605 sf		
		Total	9,050/250sf = 37 spaces	40 spaces

*the existing parking prior to the 2017 approvals consisted of 35 unmarked parking spaces area behind the exiting Eno Foundation Building that existed on to Eno Lane and 6 parking spaces along the circular entrance driveway that exited to Saugatuck Avenue

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 270 SAUGATUCK AVENUE TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY DENNIS A. DEILUS 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.



LEGEND

EXISTING SYMBOLS:

- Iron Pin (Found)
- Monument (Found)
- Manhole
- "C" 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
- Underground Piping (San.,Stm.)
- U/G Elec. Line
- Water Line
- Overhead Utilities
- U/G Tele. Line
- Wood/Chain Link Fence
- Stone Ret. Wall
- Contour
- Wetland Limit
- Spot Elevation
- Overhead Utilities
- Watercourse Limit

PROPOSED LINETYPES:

- Sanitary Sewer
- Electric Service
- Water Service
- U/G Tellephone Service
- Primary Septic
- Reserve Septic
- Retaining Wall
- Contour (Major)
- Spot Elevation
- Silt Fence (GSF)
- Wood/Chain Link Fence
- Construction Fence
- Vegetative Buffer
- Wetland Limit (Flagged)
- 100 Year Flood Line
- Floodway Boundary
- Mean High Water

SCALE IN FEET

0 20 40 60

NOT FOR CONSTRUCTION

FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

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

REVISION DATE	ISSUE
10/4/20	REVISED THE PARKING LOT LAYOUT & INCREASED LANDSCAPE SCREENING
9/24/20	REVISED THE PARKING CHART

LANDTECH

Civil Engineering Site Planning
Environmental Science & Engineering
Septic Engineering & Land Surveying
Permit Coordination & Management
Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

PREPARED FOR: 270 SAUGATUCK AVE, LLC.

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

C-1

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

THE PROJECT INCLUDES THE CONSTRUCTION OF SURFACE PARKING FOR AN EXISTING OFFICE BUILDING, THREE RESIDENTIAL BUILDINGS, DRIVEWAYS, AND OPEN SPACE. THE STORMWATER MANAGEMENT SYSTEM INCLUDES CATCH BASINS, PIPES, MANHOLES, RAIN GARDENS, AND UNDERGROUND INFILTRATION.

1.2 SITE DISTURBANCE

THE SITE IS COMPOSED OF 4.002 ACRES AND NEARLY ALL AREAS HAVE BEEN DISTURBED. THE SITE CURRENTLY SUPPORTS BUILDINGS AND PAVEMENT COVERING NEARLY THE ENTIRE SITE. COMPLETION OF THE PROJECT WILL RESTORE AND STABILIZE THE ENTIRE SITE.

1.3 SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

SPECIFIC SOIL EROSION AND SEDIMENTATION ISSUES RELATE TO THE:

1) ISOLATION OF REGULATED AREAS (WETLANDS NEAR THE NORTHWEST CORNER OF THE SITE) FROM SITE CONSTRUCTION ACTIVITIES.
2) DISTURBANCE OF SOIL SURFACES ASSOCIATED WITH BUILDING, PAVING AND ASSOCIATED UTILITY CONSTRUCTION.
3) MAINTENANCE OF TEMPORARY E&S CONTROL MEASURES DURING CONSTRUCTION.

1.4 PROJECT PHASING

THE PROJECT IS TO BE COMPLETED IN ONE CONTINUOUS PHASE.

1.5 SCHEDULING

ONCE FINAL APPROVALS ARE RECEIVED, CONSTRUCTION IS EXPECTED TO TAKE 1.5 TO 2 YEARS.

1.6 DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING

1.6.1 DESIGN CRITERIA

THE STORM WATER MANAGEMENT SYSTEM IS DESIGNED FOR THE 25-YEAR STORM EVENT. SEE STORMWATER MANAGEMENT REPORT PREPARED BY LANDTECH FOR STORMWATER CALCULATIONS.

1.6.2 MAINTENANCE OF E&S CONTROL MEASURES

1) LAND DISTURBANCE IS TO BE KEPT TO A MINIMUM; RESTABILIZATION IS TO BE SCHEDULED AS SOON AS PRACTICAL.
2) ALL CATCH BASINS ON THE SITE ARE TO HAVE "SILT SACK" OR EQUIVALENT TEMPORARY INSERTS INSTALLED AT TIME OF CONSTRUCTION AND MAINTAINED UNTIL SITE IS STABILIZED.
3) SILT FENCE IS TO BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
4) SILT FENCE NOT INSTALLED PARALLEL TO THE SLOPE IS TO HAVE FIVE FOOT LONG WINGS INSTALLED EVERY 100 FEET TO INTERCEPT AND DIFFUSE FLOWS ALONG THE SILT FENCE.
5) ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE *2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL*, AS MAY BE AMENDED.
6) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
7) TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
8) ADDITIONAL CONTROL MEASURES ARE TO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 300 FEET OF SILT FENCE ARE TO BE STORED AT THE SITE FOR EMERGENCY USE.
9) THE CONTRACTOR IS TO INSPECT ALL EROSION AND SEDIMENT CONTROLS WEEKLY, BEFORE AN ANTICIPATED STORM GREATER THEN 0.1 INCHES, AND FOLLOWING A SIGNIFICANT STORM EVENT. A FIELD REPORT IS TO BE PREPARED IDENTIFYING THE PROGRESS OF SITE DEVELOPMENT, EFFECTIVENESS OF THE MEASURES, AND REMEDIAL ACTIONS OR FIELD CHANGES TO THE EROSION CONTROL PLAN.
10) ANY EXCAVATIONS THAT MUST BE DEWATERED ARE TO BE PUMPED THROUGH A "DIRT BAG" OR EQUIVALENT FILTRATION DEVICE.
11) WATER OR CALCIUM CHLORIDE IS TO BE APPLIED TO UNPAVED DRIVEWAYS AND HAUL ROUTES TO CONTROL DUST.
12) DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
13) SILT FENCES ARE TO HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/3 THE HEIGHT OF THE FENCE. FENCES ARE TO BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
14) CATCH BASIN INSERTS (SILT SACK OR EQUIVALENT) ARE TO BE CLEANED WHEN THE RESERVOIR IS FULL.
15) CONSTRUCTION ENTRANCES ARE TO BE REPLACED WHEN VOID SPACES ARE FULL.
16) TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS ARE TO BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION. STABILIZATION MEANS THAT: 1) TEMPORARY OR PERMANENT VEGETATION HAS BEEN ESTABLISHED, 2) DISTURBED SOIL SURFACES HAVE A DENSE STAND OF GRASS OR ARE COVERED BY AN EROSION CONTROL BLANKET (ECB), 3) TURF OR LANDSCAPE AREAS ARE PLANTED OR MULCHED.
17) IN THE EVENT OF CONFLICT BETWEEN THIS PLAN AND OTHER REGULATIONS, THE MORE STRINGENT IS TO APPLY.
18) THE GENERAL CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES PROVIDING THE RESPONSIBLE PERSON'S NAME AND 24-HOUR CONTACT INFORMATION TO THE CITY OF NORWALK, INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE TOWN OF WESTPORT 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.

1.6.3 CONSTRUCTION SEQUENCING FOR EACH LOT

1) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR THE SITE.
2) INSTALL SILT FENCE AND SECURITY FENCE AROUND PERIMETER.
3) INSTALL REMAINDER OF EROSION CONTROLS.
4) REMOVE EXISTING SITE FEATURES LABELED AS TO BE REMOVED ON THE SITE PLAN INCLUDING BUILDINGS, ASPHALT AREAS, EXISTING TREES, AND UTILITIES.
5) INSTALL PROPOSED UNDERGROUND UTILITIES AND DRAINAGE IMPROVEMENTS.
6) PERFORM ROUGH GRADING OF SITE IN PREPARATION OF BUILDING PADS AND ASPHALT PARKING AND DRIVEWAY AREAS.
7) CONSTRUCT PROPOSED BUILDINGS.
8) PAVE SURFACE PARKING AND DRIVE AREAS. FINE GRADE AND LANDSCAPE SITE. TOPSOIL, SEED AND MULCH DISTURBED AREAS.
9) REMOVE EROSION CONTROLS.

1.7 PERMITTING

THE PROPOSED DEVELOPMENT WILL REQUIRE PERMITS FROM THE TOWN OF WESTPORT INLAND WETLANDS AND WATERCOURSES COMMISSION AND THE PLANNING AND ZONING COMMISSION, AND THE DEPARTMENT OF PUBLIC WORKS.

1.8 CONSERVATION PRACTICES

CONSERVATION PRACTICES INCLUDE:

1) PROTECTION OF STEEP SLOPES WHERE POSSIBLE.
2) MINIMAL DISTURBANCE TO REGULATED AREAS.

1.9 SUPPORT DOCUMENTATION

ADDITIONAL ENGINEERING INFORMATION IS CONTAINED IN THE DRAINAGE REPORT.

PERCOLATION TEST DATA

Perc Hole P-1 — Depth: 28 in. — Date: 11/1/2016 — Presoak: 8:50

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
	8.75			
9:50	12.25	3.50	00:10	2.86
10:00	14.00	1.75	00:10	5.71
10:10	16.50	2.50	00:10	4.00
10:20	18.50	2.00	00:10	5.00
10:30	19.25	0.75	00:10	13.33
10:40	20.00	0.75	00:10	13.33
10:50				

Final Rate: 1" in 13.33 minutes

Perc Hole P-6 — Depth: 28 in. — Date: 11/1/2016 — Presoak: 3:00

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
	7.75			
3:35	14.00	6.25	00:10	1.60
3:45	16.25	2.25	00:10	4.44
3:55	18.50	2.25	00:10	4.44
4:05	19.75	1.25	00:10	8.00
4:15	20.75	1.00	00:10	10.00
4:25	21.50	0.75	00:10	13.33
4:35				

Final Rate: 1" in 13.33 minutes

TEST HOLE DATA

SOIL TESTS CONDUCTED ON OCTOBER 19, 2016

TEST HOLE 1

0 - 12"	TOPSOIL
12 - 24"	ORANGE BROWN GRAVELLY SANDY LOAM
24 - 90"	ORANGE BROWN COARSE SAND AND GRAVEL
	NO MOTTLING, NO GROUNDWATER
	NO LEDGE
	TUBE #11 – 19"
	TUBE #17 – 30"

TEST HOLE 2

0 - 3"	TOPSOIL
3 - 6"	ORANGE BROWN GRAVELLY SANDY LOAM
6 - 8"	BURIED TOPSOIL
8 - 96"	ORANGE BROWN COARSE SAND AND GRAVEL
	NO MOTTLING, GROUNDWATER AT 88"
	NO LEDGE
	TUBE #16 – 24"

TEST HOLE 6

0 - 24"	TOPSOIL (BROWN SANDY LOAM FILL)
24 - 36"	TAN GRAVELLY SANDY LOAM FILL
36 - 47"	BURIED TOPSOIL
47 - 65"	ORANGE BROWN GRAVELLY LOAMY SAND
65 - 96"	ORANGE BROWN COARSE SAND AND GRAVEL
	NO MOTTLING, NO GROUNDWATER
	NO LEDGE
	TUBE #7 – 58"
	TUBE #3 – 68"

STORMWATER MANAGEMENT SYSTEM MAINTENANCE SCHEDULE
Note: Actions to be completed minimum 48 hours after rainfall

LOCATION	SCHEDULE	ACTION
PAVED ROADS, DRIVES AND SIDEWALKS (LOT 1)	ONCE AFTER FINAL SNOWFALL (NOT LATER THAN APRIL 30) AND ONCE BEFORE FIRST SNOWFALL (NOT LATER THAN OCTOBER 30.	SWEEP USING TANDEM OR REGENERATIVE-AIR TYPE SWEEPER.
CATCH BASINS (LOT 1)	IMMEDIATELY AFTER EACH STREET SWEEPING.	CLEAR DEBRIS FROM GRATES. CLEAN SUMPS.
RAIN GARDENS	MONTHLY DURING FIRST YEAR OF OPERATION, QUARTERLY DURING SECOND YEAR OF OPERATION, THEREAFTER IMMEDIATELY AFTER EACH STREET SWEEPING.	VERIFY THAT OUTLETS ARE NOT OBSTRUCTED. CLEAR AS REQUIRED. VERIFY THAT WATER LEVELS HAVE RETURNED TO NORMAL. VERIFY MINIMUM 90% VEGETATIVE COVERAGE. INSPECT FOR EROSION. REPAIR AS REQUIRED. SEE NOTES 1 & 2.
UNDERGROUND INFILTRATION AREAS	IMMEDIATELY AFTER EACH STREET SWEEPING	VERIFY NO STANDING WATER IN GALLERIES. VERIFY NO SUBSTANTIAL SEDIMENT BUILDUP IN GALLERIES.

NOTES:
1. REPAIR OR MAINTENANCE WORK MAY REQUIRE A PERMIT FROM THE WESTPORT CONSERVATION COMMISSION.
2. REMOVE INVASIVE VEGETATION BY HAND AND DISPOSE OFF-SITE.

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. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THE PLANTED AREA WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE PROPERTY OWNER OR, LANDSCAPING OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
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. AN APPLICATION OF LIME MAY BE REQUIRED IN ADDITION TO A STANDARD APPLICATION OF A COMPLETE FERTILIZER COMPOUND AT THE DISCRETION OF THE SITE SUPERVISOR, OR ENVIRONMENTAL CONSULTANT.

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

THROUGHLY 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 EQUAVALENT AT A RATE OF 150 LBS PER ACRE. LIGHTLY ROLL THE SEEDED SURFACE TO ENSURE GOOD CONTACT WITH SOIL. LIGHTLY DRAG THE SEEDED SURFACE TO COVER SEED WITH A THIN (LESS THAN 1/8 INCH) FILM OF SOIL. SEEDING SHOULD BE DONE BETWEEN APRIL 15TH AND JUNE 1ST OR BETWEEN AUGUST 15 AND OCTOBER 15TH. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE DESCRIBED BELOW UNTIL SEEDING CAN TAKE PLACE OR CONTACT THE SEED MANUFACTURER ABOUT INCREASING THE APPLICATION RATE.

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-ANGLIAE), PARTRIDGE PEA (*CHAMAECRISTA FASICULATA*), SHOWY TICK TREFOIL (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.

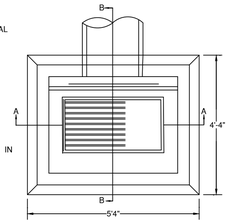
EXCAVATION/FILL NOTES:

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:

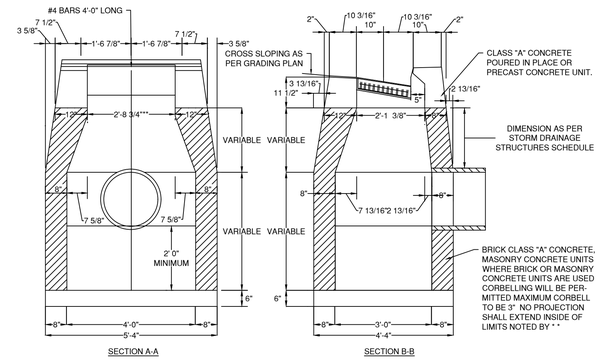
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =

43,637 SF X (0.5 X 25%) X 10 / 27 = 2,020.2 CY

PROPOSED FILL: 0 CY
PROPOSED CUT: 73 CY

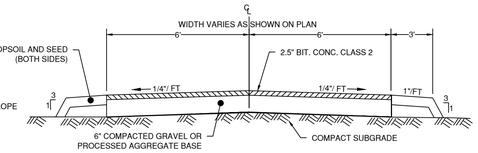


PLAN



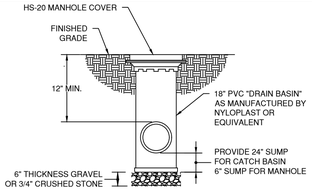
WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

TYPE "C" CATCH BASIN
(NTS)

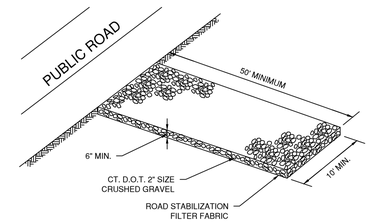


NOTE
WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT

DRIVEWAY TYPICAL SECTION
(NTS)

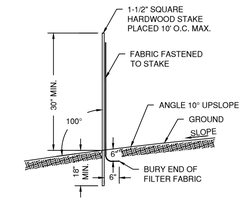


NYLOPLAST 18" FRP MANHOLE
(NTS)

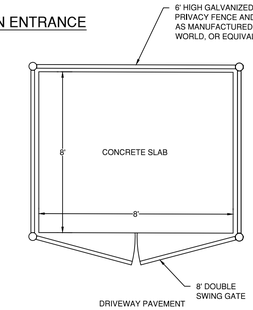


NOTE:
PLACE THE ANTI-TRACKING PAD ON THE SITE AT THE VEHICLE EXIT LOCATION SO THAT ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE PAD BEFORE ENTERING THE PUBLIC ROAD

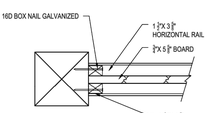
CONSTRUCTION ENTRANCE
(NTS)

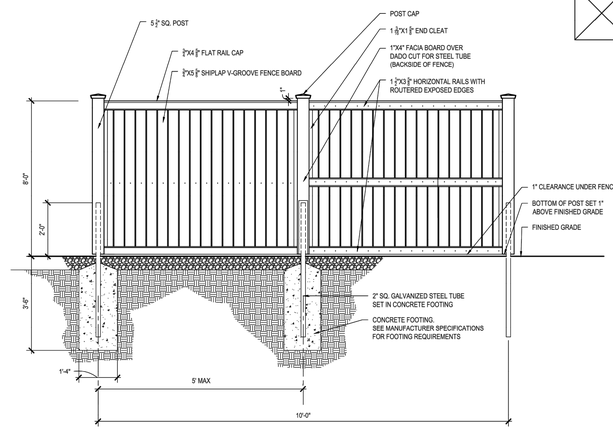


GEOTEXTILE SILT FENCE (GSF)
(NTS)

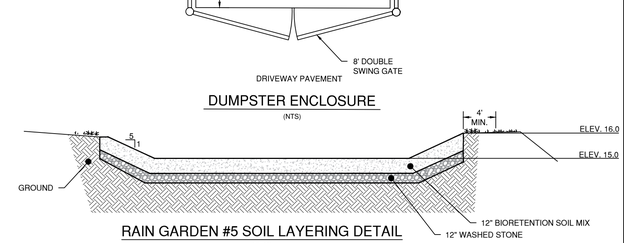


DUMPSTER ENCLOSURE
(NTS)



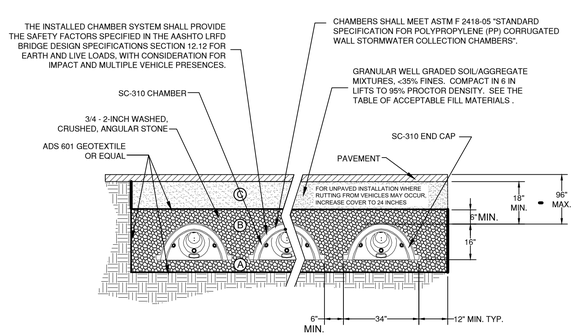


BOARD ON BOARD WOOD FENCE TYPICAL DETAIL
(NTS)

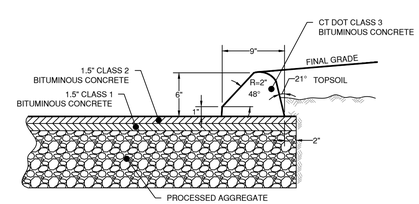


RAIN GARDEN #5 SOIL LAYERING DETAIL
(NTS)

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



SC-310 TYPICAL CROSS SECTION
(NTS)



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

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FOR REVIEW AND APPROVAL
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STATE OF CONNECTICUT — NICOLE SOUMELIS — 27803 — LICENSED PROFESSIONAL ENGINEER

REVISION DATE	ISSUE
07/14/20	REVISED THE PARKING LOT LAYOUT & INCREASED LANDSCAPE SCREENING

LANDTECH
Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction Finance
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PREPARED FOR: 270 SAUGATUCK AVE, LLC.
PROJECT LOCATION: 270 SAUGATUCK AVENUE WESTPORT, CT
TITLE: SITE IMPROVEMENTS FOR AN EXISTING OFFICE BUILDING

PROJECT No.	20150-01
SCALE: NTS	DATE: 7/14/2020
DRAWN BY: SM	CHECKED BY: PR

C-2