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October 14, 2020

Mary Young
Planning & Zoning Director
Westport Town Hall
110 Myrtle Avenue
Westport, CT 06880

Re: Excavation and Fill Summary
1 Rodgers Way, Westport, CT
Map G14, Lot 001

Dear Mrs. Young:

This office has been commissioned by Wolverine 2012 Trust, Inc. to retroactively review the excavation and fill that took place for the recently completed site development at 1 Rodgers Way. The site work that took place on the property extended beyond the scope of the original permit obtained from your office. The following is summary of the earthwork that has taken place on the property.

The property totals 105,356 ft² and is located within Westport's Residential AAA Zone. It was previously developed with a single family residence, detached garage, patios, driveway and lawn. There is a ±15-ft landscaped buffer along the eastern property line adjacent to the stone wall. Topography on the majority of the site consists of gradual slopes that drain to the east. There are retaining walls in the eastern yard to create flatter lawn areas. The property is served by a septic system and public water.

The completed site development includes the removal of the existing detached garage and subsequent construction of an in-ground pool. A new retaining wall was constructed east of the pool to create a flat lawn space around the pool. Portions of the old retaining wall were demolished to facilitate the new pool and retaining wall installation. Filling took place to create a flat lawn space around the pool and downgradient of the retaining wall. Excavation took place to construct the new pool.

The previous site conditions, topography and proposed pool location are shown on an "As-Built Plan" prepared for Wolverine 2012 Trust, Inc. by Leonard Surveyors, LLC, dated September 4, 2019. This plan was revised on August 12, 2020 to show the current site conditions with the installed pool, retaining walls and new topography. This office compared both plans to analyze the impact of the earthwork performed. The filling that took place was minor and fit the property well. Existing drainage patterns were not altered as a result of the earthwork. There was no earthwork done within 5' of the property line due to the landscaped buffer creating a natural separation from the property line. There was no earthwork done that created new 5:1 slopes. The attached sketch shows the limit of earthwork that took place on the property.

This office also compared the two "As-Built Plan(s)" to quantify the earthwork that has taken place on the site. The maximum allowable excavation and fill was determined using the formula in Section 32-8.2.2 of the Westport Zoning Regulations. A summary of the earthwork quantities is shown below.

Maximum Allowable:	4,878 cubic yards
Total Excavation :	236 cubic yards
Total Fill:	815 cubic yards
Total Earthwork:	1,051 cubic yards
Non-Exempt Earthwork:	372 cubic yards (beyond 25' from pool)

It is the opinion of this office that the earthwork that took place on the property was reasonable for the development. It has not adversely impacted the drainage patterns on the site or on neighboring properties. The site is currently finish graded and stable with an established lawn.

Sincerely,



Harry M Rocheville Jr., E.I.T.
Senior Engineer

Attachments.

LIMIT OF EARTHWORK SKETCH

1 RODGERS WAY

WESTPORT, CT

SCALE: 1" = 40'

APPROX. LIMIT OF EARTHWORK.

