	ZONE AAA - BASE LOT CALCULATION (sq. ft.)			
		LOT	EXISTING	PROPOSED
1	GROSS LOT AREA: (2 ACRE)	87,120 SF	29,402 SF	29,402 SF
2	Above Ground Utility Easements	0		
3	Streets and Roads	0		
4	Other Exclusive Surface Easements	0		
5	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3 and 4)		0	0
6	Wetland Area	15,410		
7	Steep Slopes of 25% or greater	0		
8	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 and 7)	0		
9	Wetlands/Slopes reduction	0.80 x line 8	12,328	12,328
10	BASE LOT AREA (Line 1, minus line 5 and line 9)		17,074 SF	17,074 SF
	MAXIMUM LOT AREA COVERAGE CALCULATION			
11	BASE LOT AREA (Copied from line 10, above)	17,074 SF		
12	Square Feet of Total Coverage		5,019.3	4,973
13	Line 12 divided by line 11 for a %	25%	29.40%	29.13%
14	Square Feet of Building Coverage		N/A	N/A
15	Line 14 divided by line 11 for a %	N/A	N/A	N/A

PROPOSED
BUILDING COVERAGE
Residence: 2,432 sf
Portico, Deck & Steps: 769 sf
TOTAL: 3,201 sf / 17,074 = 18.75%

SITE COVERAGE
Building Coverage: 3,201 sf
Driveway: 1,772 sf
TOTAL: 4,973 sf / 17,074 = 29.13%

NOTE: Coverage Calculations Per Architectural Drawings Dated 8/7/2025

	BUILDING HEIGHT & SETBACKS			
	PRIMARY STRUCTURE	REQUIRED	EXISTING	PROPOSED
	Street Line	*30'	Ref. Note #1	30.5'
	Side Lot Line	*15'	Ref. Note #1	15.5'
	Rear Lot Line	*25'	Ref. Note #1	139'±
	Height (Stories / Height)	**2.5 / 31'	Ref. Note #1	2 / 31.0'
	ACCESSORY STRUCTURE			
	Street Line	*30'	-	-
	Side and Rear Lot Lines	*15' / 25'	-	-
	Height (Stories / Height)	1 / 16'	-	-

* Setback lines shown are based on Section 6-3.1 of the Town of Westport Zoning Regulations for Non-Conforming Lots.

** House Height shown is based on Section 6-3.3 of the Town of Westport Zoning Regulations for Non-Conforming Lots located in the Special Flood Hazard Area.

EXCAVATION & FILLING NOTES

1. NO PROPOSED GRADING WITHIN 5' OF PROPERTY LINE
2. PROPOSED NET EXCAVATED & FILLING QUANTITY
   Maximum Allowable Excavation
   Or Fill Amount =
   (29,402 sf x (0.25/2) x 10)/27 = 1,361.2 cyd

   Proposed Excavated Material = 50 cyd
   Proposed Fill = 255 cyd

   Proposed Net Excavation & Fill Volume
   = Excavation + Fill
   = 50 + 255 = 305± cyd

   *Contractor To Verify Own Quantities

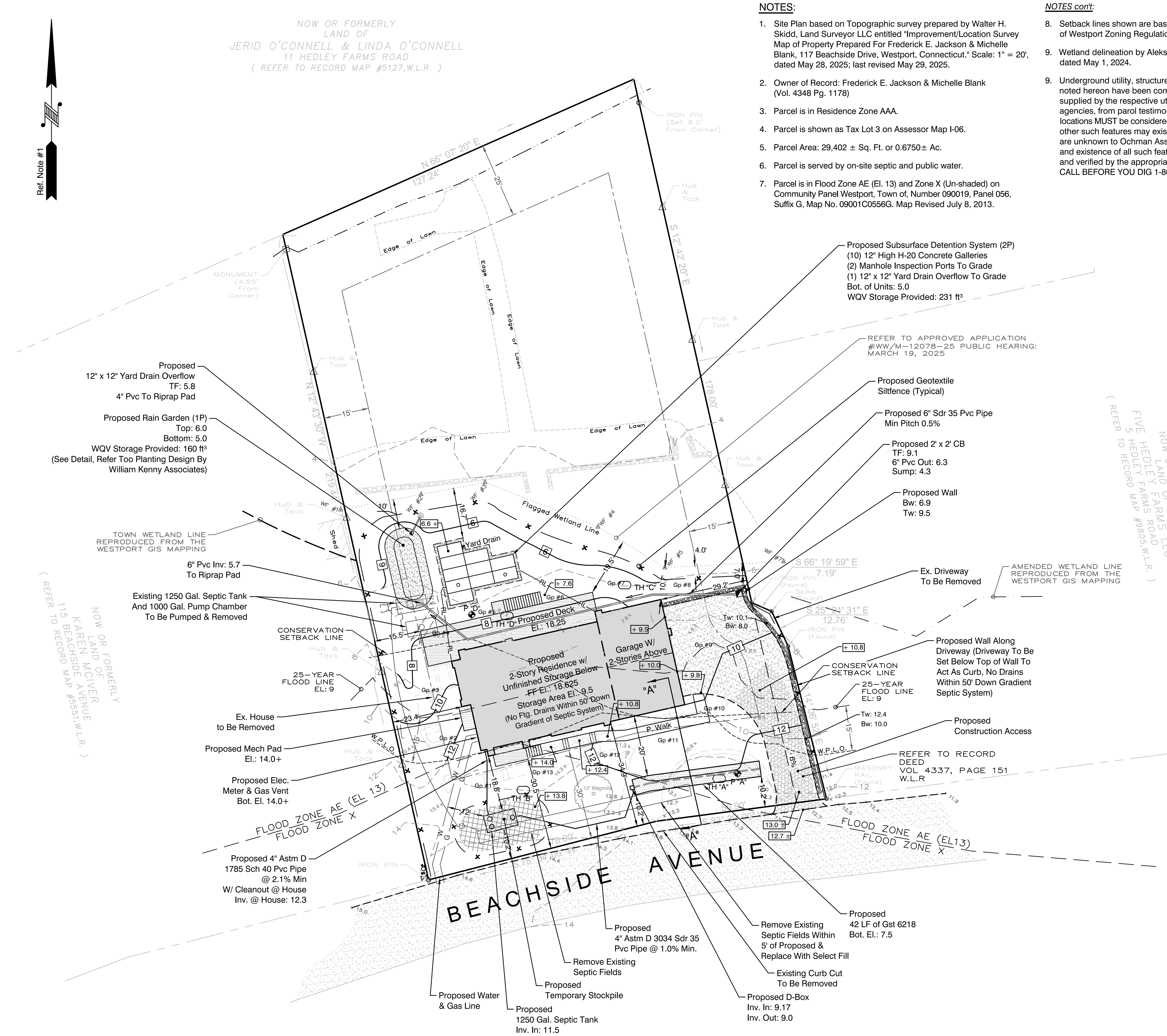
AVERAGE GRADE PLANE COMPUTATION		
POINT #	EXISTING ELEVATION	PROPOSED ELEVATION
1	14.0	13.9
2	11.2	12.0
3	8.0	8.6
4	6.2	7.8
5	6.4	7.8
6	6.7	7.8
7	6.0	6.2
8	6.4	6.4
9	9.0	9.6
10	9.8	10.0
11	10.8	10.0
12	12.2	11.2
13	14.3	13.9
TOTAL	121.0	125.2
AVERAGE	9.3	9.6

BUILDING HEIGHT NOTES:

1. Elevation of Highest Roof Midpoint = House Height:
   Highest Roof Mid-Point - Avg. Grade (Existing)
   40.3 - 9.3 = 31.0' (Ref. Arch. Plans)

LEGEND

- – – 270 – – Existing Contour
- x 271.1 Existing Spot Elevation
- Gp Grade Plane
- 270 Proposed Contour
- + 271.1 Proposed Spot Elevation
- Percolation Test
- Deep Test Hole
- (WM) Water Meter
- (WV) Water Valve
- (STMH) Storm Manhole
- (SSMH) Sanitary Sewer Manhole
- Geotextile Silt Fence
- Drain Inlet Siltsack
- Tree Protection
- Trees To Be Removed
- FD Proposed Foundation Drain
- RL Proposed Rain Leader Drain
- HLO Proposed High Level Overflow
- E Proposed Electric Line
- W Proposed Waterline
- G Proposed Gas Line
- Utility Pole
- GTD Grade To Drain
- Building Setback
- Allowable Limit of Excavation & Fill
- Stonewall

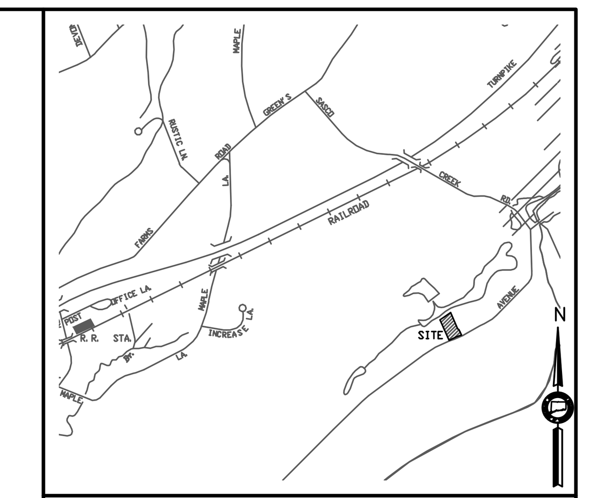


NOTES:

1. Site Plan based on Topographic survey prepared by Walter H. Skidd, Land Surveyor LLC entitled "Improvement/Location Survey Map of Property Prepared For Frederick E. Jackson & Michelle Blank, 117 Beachside Drive, Westport, Connecticut." Scale: 1" = 20', dated May 28, 2025; last revised May 29, 2025.
2. Owner of Record: Frederick E. Jackson & Michelle Blank (Vol. 4348 Pg. 1178)
3. Parcel is in Residence Zone AAA.
4. Parcel is shown as Tax Lot 3 on Assessor Map I-06.
5. Parcel Area: 29,402 ± Sq. Ft. or 0.6750± Ac.
6. Parcel is served by on-site septic and public water.
7. Parcel is in Flood Zone AE (El. 13) and Zone X (Un-shaded) on Community Panel Westport, Town of, Number 090019, Panel 056, Suffix G, Map No. 09001C0556G. Map Revised July 8, 2013.

NOTES con't:

8. Setback lines shown are based on Section 6-3.1 of the Town of Westport Zoning Regulations for Non-Conforming Lots.
9. Wetland delineation by Aleksandra Moch, Soil Scientist dated May 1, 2024.
9. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.



ORIENTATION SCALE: 1" = 1500'

LAND SURVEYOR | CIVIL ENGINEER:

THE HUNTINGTON COMPANY, LLC
Since 1921
Consulting Engineers & Surveyors
A Division Of Shevlin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 203.259.1091

NO.	DATE	REVISION
1.		

SHEET TITLE:

SITE DEVELOPMENT PLAN

- PREPARED FOR -

FREDERICK E. JACKSON & MICHELLE BLANK

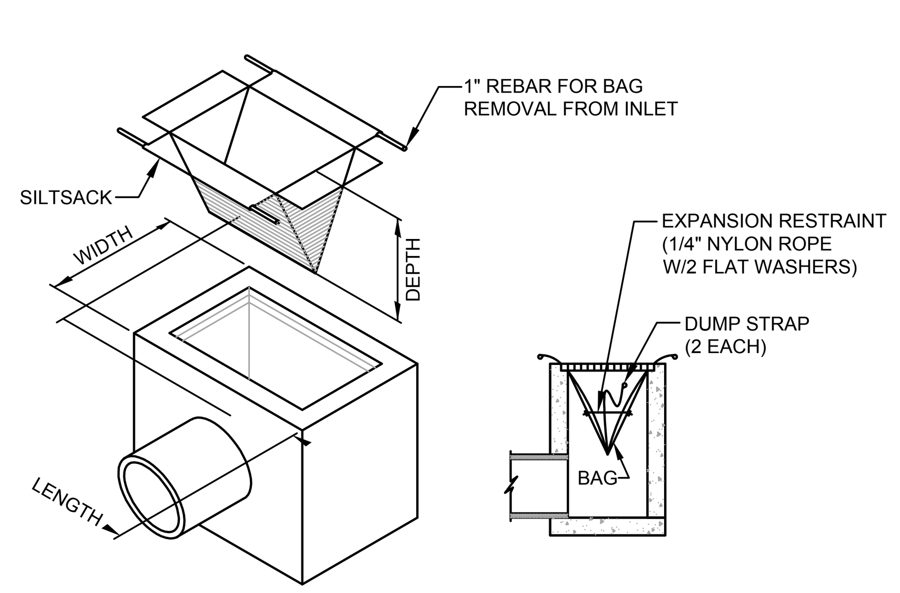
#117 BEACHSIDE AVENUE
WESTPORT, CONNECTICUT
ASSESSOR MAP I-06 • LOT 3

SEPTEMBER 13, 2025

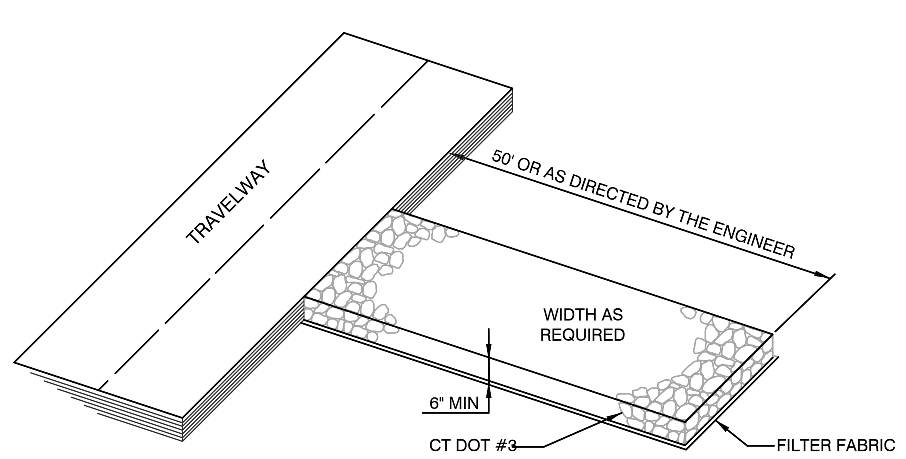
SHEET 1 OF 2

COMMENCE: -	FB: 173 (OA) PG. 95
DRAWN BY: MVB	PROJECT NO.: H3125
CHECKED BY: MAO	DWG NO.: 24-

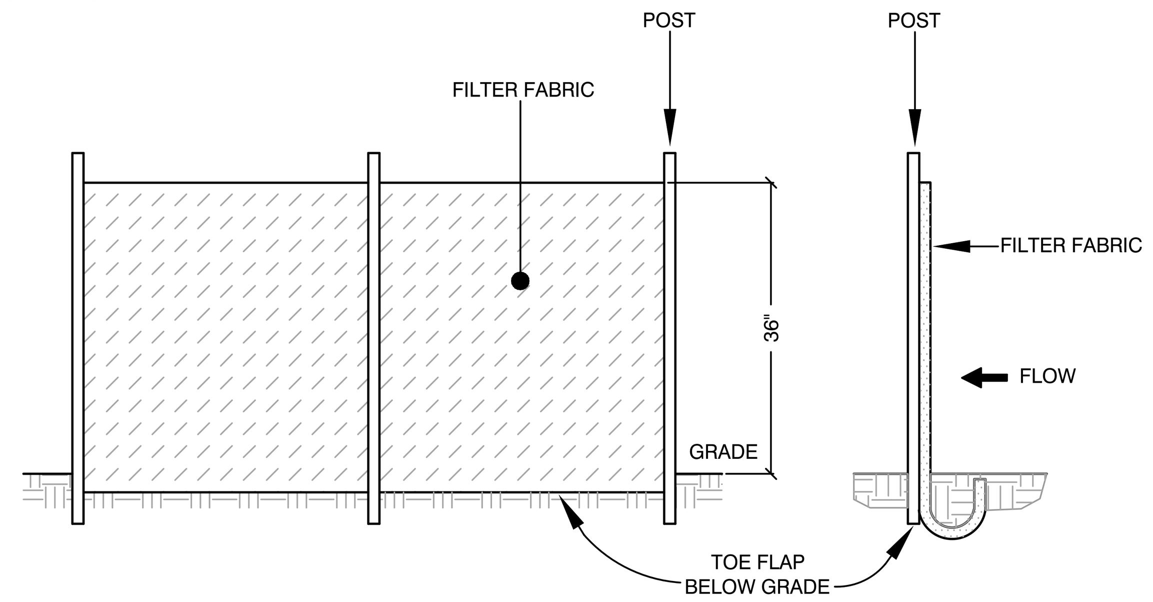
SCALE: 0 20 40 60
SCALE: 1" = 20'



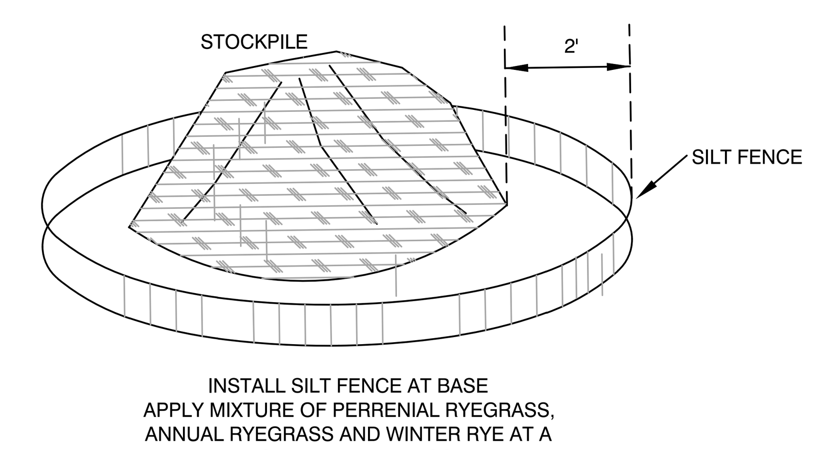
SILT SACK INSTALLATION
SEDIMENT CONTROL AT EXISTING CATCH BASIN INLETS (USE REGULAR FLOW MODEL ONLY)



CONSTRUCTION ENTRANCE
ANTI TRACKING PAD DETAIL
(NTS)



GEOTEXTILE SILT FENCE
NOT TO SCALE



INSTALL SILT FENCE AT BASE
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10# PER 1000 SQ. FT.

STOCKPILE STABILIZATION
NTS

SIGNATURE/SEAL:

Mark Ochman

MARK A. OCHMAN, PE LS CT LICENSE #24913
Not Valid Without A Live Signature & Embossed Seal

SEPTIC NOTES

1. All materials and procedures are to conform to all applicable local and state regulations and to the normal standards of good practice.
2. The Surveyor shall stake out the septic system and provide a benchmark for the contractor prior to installation of the system.
3. The contractor shall verify all on-site and off-site conditions pertinent to the proposed construction. The engineer shall be notified of any field conditions that conflict with this plan.
4. No open jointed perforated or pervious pipe drains are to be located within 50' down gradient of any system area. No perforated drains to be located within 25' up gradient and to the sides of the septic system.
5. The septic pipe from the house to the septic tank shall be a 4" Solvent Welded PVC ASTM D 1785, Schedule 40 pipe or accepted equal. The septic pipe from the septic tank to the septic system shall be a 4"SDR 35 or accepted equal.
6. Call "CALL BEFORE YOU DIG" @ 1-800-922-4455 before the start of any construction.
7. Contractor shall contact the Certifying Engineer and the Health District prior to starting construction or the system will not be certified.
8. The proposed septic area shall be roped off to prevent any heavy equipment from the area. All loam, stumps, Woodschips and brush shall be removed from the proposed septic area. The topsoil shall be removed and the bottom surface area of the excavation shall be scarified.
9. If select fill is required, the select fill shall be placed on the edge of the site and spread over the prepared area with a bulldozer. The first lift shall be 12 inches and the remaining lifts shall be 8 inches and compacted by normal bulldozing. Fill shall be placed only during dry weather. If water is present at the bottom of the excavation following a period of rain, the excavation shall be dewatered and rescarified. If the soil is moist scarification may be required by a heavy iron rake. The select fill shall extend a minimum of 5 feet laterally in all directions beyond the outer perimeter of the leaching system. The select fill shall have a percolation rate better than 1 inch in 10 minutes. After 50% of the select fill has been installed, the contractor shall have a certified lab pick up and do a sieve analysis on two samples. The contractor shall also hire an engineer to complete two percolation tests in the select fill whenever the entire leaching system (bottom and sides) will be situated within the select fill or when it appears the select fill will not be suitable. The test results shall be given to the Town Sanitarian and Design Engineer.
10. Select fill placed within and adjacent to leaching system areas shall be a clean material comprised of sand, or sand and gravel, free from organic matter and foreign substances. The select fill sheet meet the following requirements unless otherwise approved by the design P.E. Select fill exceeding 6 percent passing the #200 sieve based on a wet sieve analysis cannot be approved by the design P.E.
    a. The select fill shall not contain any material larger than the three (3) inch sieve.
    b. Up to 45% of the dry weight of the representative sample may be retained (gravel portion) on the #4 sieve.
    c. The material that passes the #4 sieve is then reweighed and the sieve analysis started.
    d. The remaining sample shall meet the following gradation criteria:

	PERCENT PASSING	
SIEVE SIZE	WET SIEVE	DRY SIEVE
#4	100	100
#10	70 - 100	70 - 100
#40	10 - 50 *	10 - 75
#100	0 - 20	0 - 5
#200	0 - 5	0 - 2.5

* Percent passing the #40 sieve can be increased to no greater than 75 if the percent passing the #100 sieve does not exceed 10 and the #200 sieve does not exceed 5.

Select fill that does not meet the dry sieve gradation criteria but meets the wet sieve gradation criteria is acceptable

e. ASTM C 33 Sand:

SIEVE SIZE	PERCENT PASSING
0.375"	100
#4	95.0 - 100
#8	80 - 100
#16	50.0 - 85.0
#30	25.0 - 60.0
#50	5.0 - 30.0
#100	< 10
#200	< 5

11. Stone aggregate shall be of uniform consistency and only contain clean, hard, tough, durable fragments that meet the stone aggregate criteria.

SIEVE SIZE	No. 4 Stone Aggregate (A.K.A., 1 1/4" Stone) % Passing (By Weight)	No. 6 Stone Aggregate (A.K.A., 3/4" Stone) % Passing (By Weight)
2-inch	100	N/A
1.5-inch	90 - 100	N/A
1-inch	20 - 55	100
3/4-inch	0 - 15	90 - 100
1/2-inch	N/A	20 - 55
3/8-inch	0 - 5	0 - 15
#4	N/A	0 - 5

12. Septic tanks shall have a minimum cover of 6." Cleanout manholes shall be a min. inside diameter of 17." Cleanout manholes shall be located at a depth not greater than 12" below final grade. New tanks and existing tanks deeper than 24" below finish grade shall be provided with 24" minimum inside diameter access risers over each cleanout manhole opening. It is recommended that the covers be left on the tank for safety reasons. If a riser cover weighs less than 100 lbs., then the tank cover shall remain in place or a secondary safety lid or device shall be provided. It is recommended that secondary safety lids or devices be utilized for safety reasons even if the riser cover weighs 100 lbs or greater.
13. No Apparent Wells within 75' of proposed septic system.
14. No Irrigation Within 10' of Septic System.

DEEP TEST PIT DATA

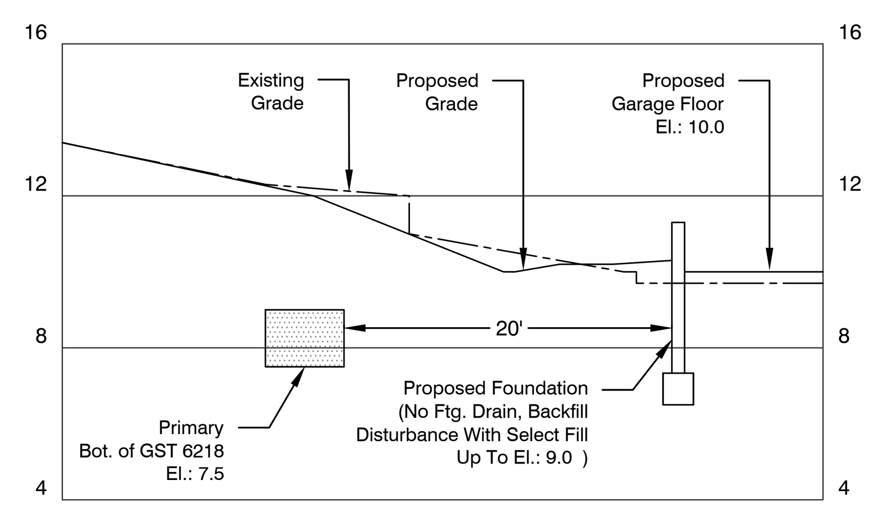
117 Beachside Avenue, Westport
Performed by The Huntington Company LLC. June 30, 2025
FB 173, Pg. 95 (OA)

TH "A"
- 0 - 14": Topsoil
- 14" - 20": Brown Sand With a Trace of Silt & Roots
- 20" - 40": Tan/Brown Coarse Sand
- 40" - 86": Light Gray Fine Sand
- 86" - 108": Light Gray Coarse Sand
- Ledge: None
- Groundwater: None
- Mottling: 92"
- Roots: 74"

TH "B"
- 0 - 08": Topsoil Fill
- 08" - 30": Misc. Sandy Fill
- 30" - 36": Original Topsoil
- 36" - 52": Brown Sand With a Trace of Silt & Roots
- 52" - 100": Light Gray Fine Sand
- 100" - 114": Light Gray Coarse Sand
- Ledge: None
- Groundwater: None
- Mottling: 100"
- Roots: 90"

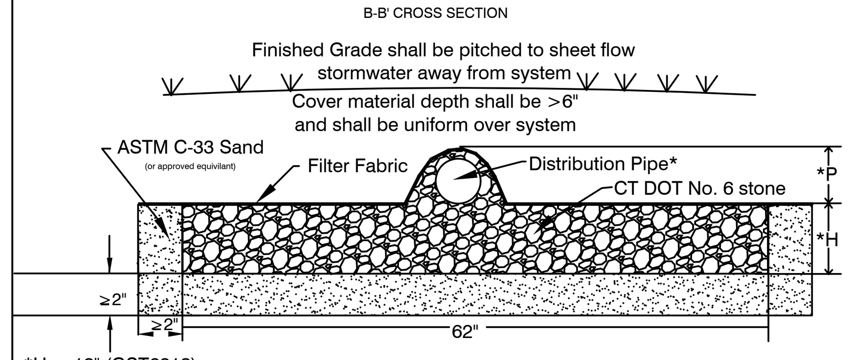
TH "C"
- 0 - 09": Topsoil Fill
- 09" - 16": Misc. Sandy Fill
- 16" - 22": Original Topsoil
- 22" - 52": Gray Coarse Sand
- Ledge: None
- Groundwater: 36" (Seepage)
- Mottling: 30"
- Roots: None

TH "D"
- 0 - 07": Topsoil Fill
- 07" - 20": Misc. Sandy Fill
- 20" - 42": Dark Organic Layer
- Ledge: None
- Groundwater: None
- Mottling: 20"
- Roots: None



Section: "A" - "A"
Horiz: 1" = 10'
Vert: 1" = 4'

GST" LEACHING SYSTEM
B-B' CROSS SECTION

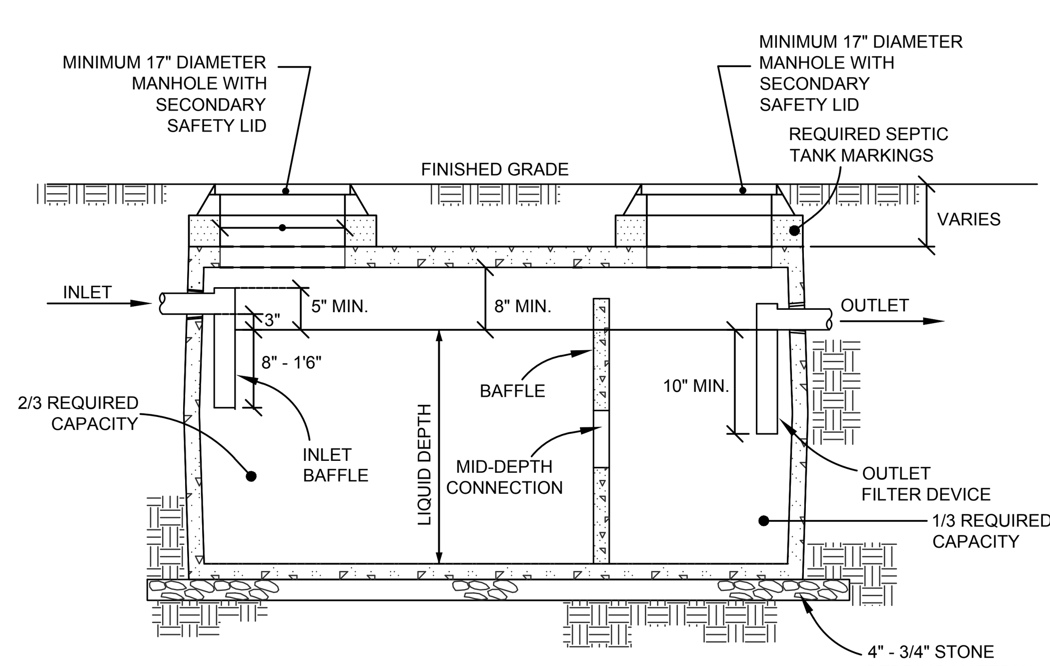


*H = 18" (GST6218)
*P = 2" - 5.5"

*3" min. I.D., ASTM D-3034, SDR 35 pipe for gravity applications
0.75" min. I.D., ASTM D-2665, SCH 40 PVC pipe for pressure applications

Copyright 2009 GEOMATRIX SYSTEMS, LLC
Manufactured under one or more of the following US Patents; 7,374,670, 7,165,390, 7,351,005.
Other US and foreign patents pending.

GST LEACHING SYSTEM B-B' Cross Section Geomatrix Systems, LLC., Old Saybrook, CT 860-510-0730	
SCALE: None	REV. C-04/28/09
DATE: 6/28/2007	ACAD No. GEO GLS B-B'.DWG
DRAWN BY: ERP	



TYPICAL SEPTIC TANK
NOT TO SCALE

PERCOLATION TEST DATA

117 Beachside Avenue, Westport
Performed by The Huntington Company LLC. June 30, 2025
FB 173, Pg. 95 (OA)

Perc Hole "A"
Depth = 56" (In Fine Sand)
Presoak (4) Times Start @ 11:00

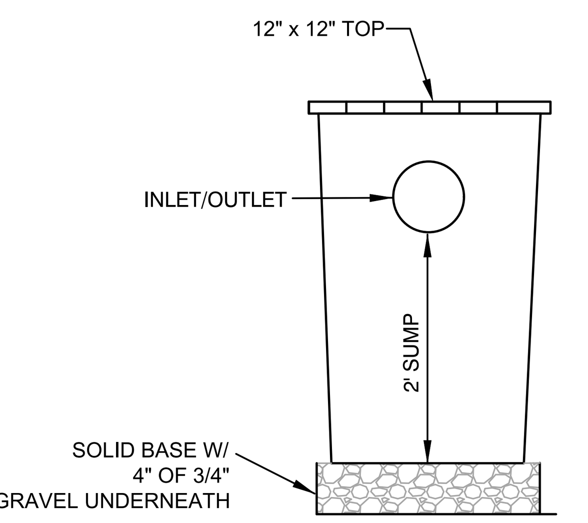
12:32	26 1/2"
12:42	44" (Out)
12:43	26 1/2" (Refill)
12:48	38"
12:53	44" (Out)
12:54	26 1/2" (Refill)
12:59	38"
1:04	44"
1:10	26 1/2" (Refill)
1:15	38"
1:20	45"
1:29	26 1/2" (Refill)
1:34	37 1/2"
1:39	41"
1:44	44"
1:49	Out

1" in 1.67 Minutes

Perc Hole "D"
Depth = 16"
Presoak @ 12:20

1:22	6"
1:52	9"
2:02	9 3/8" (Refill)
2:12	9 5/8"
2:22	9 7/8"

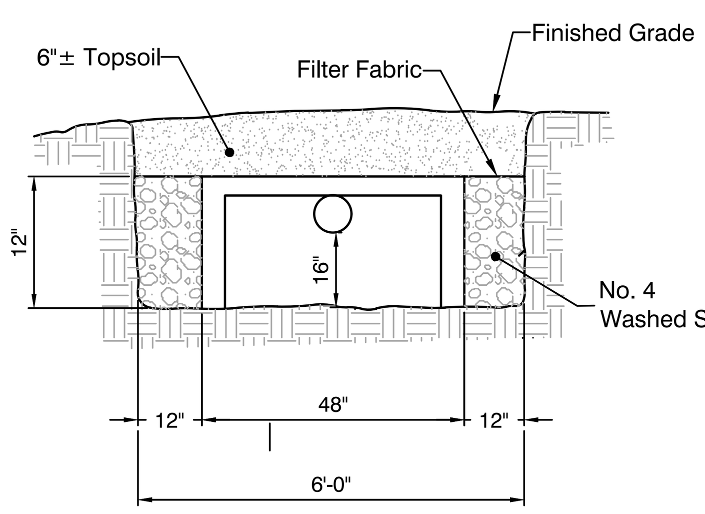
1" in 40 Minutes



12" x 12" NDS AREA DRAIN OR EQIVALENT
(NTS)

AREA DRAIN CHART
(ALL PIPE TO BE 4" SDR 35 TIGHT PIPE)
(GRADE TOWARDS AREA DRAINS)

AD #	TOP OF FRAME	INVERT OUT
1	----	-----



12" GALLERY DETAIL (H-20) FOR STORM DRAINAGE
NTS

SEPTIC DESIGN

Proposal: 4 Bedroom Septic Design

Existing Septic System: See Site Plan

Septic Design is based on a percolation rate of **Less Than 10.1 Minutes Per Inch**.

Connecticut Public Health Code requires **577.5** sq. ft. of effective leaching area for a **4** bedroom residence.

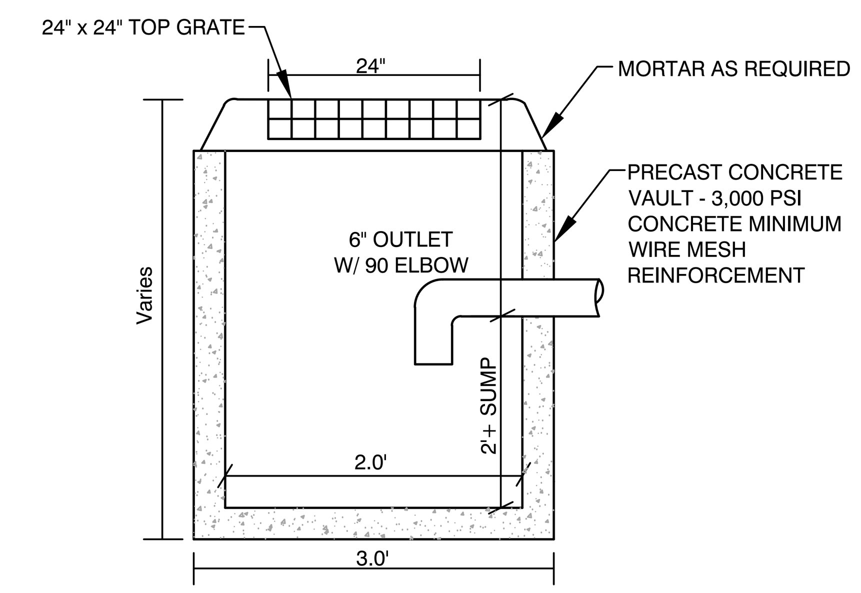
The Primary System shall be **42 L.F.** of **GST 6218** with an application rate of **14.0** sq. ft./ft. to provide an effective area of **588.0** sq. ft.

Size of septic tank is **1250 Gallons**.

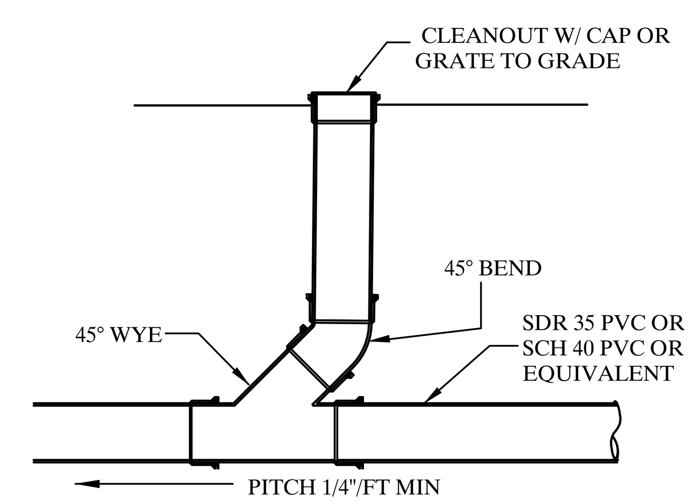
MLSS
Minimum leaching spread required by the State Health Code based on the Hydraulic Gradient = 10%
and Receiving Soil = TH "A" = 92"
HF x PF x FF = Receiving Soil > 60", MLSS Need Not Be Considered
MLSS Provided = 42'

*Note: All organic material shall be removed prior to the placement of the select fill.

APPROXIMATE PROPOSED ELEVATIONS
First Floor 18.625, Garage 10.0/9.5, Cellar 9.5
Effluent Line At House 12.3
Septic Tank Inlet 11.5, Septic Tank Outlet 11.25
D-Box Inlet 9.17, Oulet 9.0



24" x 24" CATCHBASIN
(NTS)



CLEANOUT DETAIL
(NTS)

BIORETENTION SOIL MIX NOTES:

1. The 90% blended engineered media must conform to the following particle size distribution.

NAME	PARTICLE DIAMETER	RECOMMENDATION (BY WEIGHT)
Fine Gravel	2.0 - 3.4 mm	Not more than 10% of total weight Particles in this range, including a maximum of 3% fine gravel (preferably none)
Very Coarse Sand	1.0 - 2.0 mm	
Coarse Sand	0.50 - 1.0 mm	Minimum of 60% of the particles must fall in this range
Medium Sand	0.25 - 0.50 mm	
Fine Sand	0.15 - 0.25 mm	Not more than 20% of the particles may fall within this range
Very Fine Sand	0.05 - 0.15 mm	Not more than 5%
Silt	0.002 - 0.05 mm	Not more than 5%
Clay	Less than 0.002 mm	Not more than 3%
Total Fines	Very Fine Sand + Silt + Clay	Less than or equal to 10%

2. The 10% organics can be leaf compost or peat moss
3. The bio-retention soil mixture shall have a P-Index of 0 30 or a Total Phosphorous test of 0 - 23mg/kg.
4. The mulch layer shall consist of 2" to 3" layer of shredded hardwood mulch.

SOIL EROSION AND SEDIMENT CONTROL NOTES

NARRATIVE:
The purpose of the Soil Erosion and Sediment Control Plan details and notes is to outline a program that minimizes soil erosion during the construction.

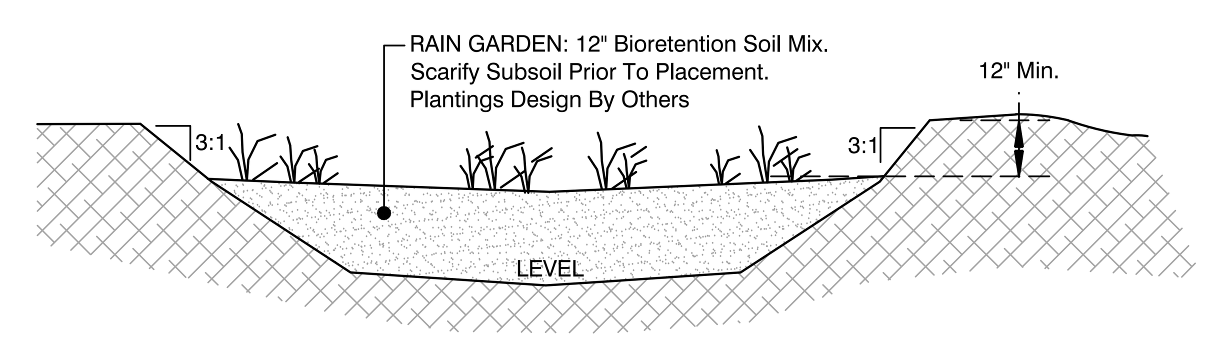
THE PRIMARY POLICIES OF THIS PROGRAM ARE:
a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

NOTES:
1. This drawing is intended to describe the soil erosion and sediment control plan for construction. For other details with respect to construction, see appropriate drawings.
2. All soil erosion and sediment controls shall be done in conformance with the 2002 Connecticut "Guidelines for Soil Erosion and Sediment Control," DEP Bulletin #34, prepared by the Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this soil 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 Planning and Zoning Office of any transfer of this responsibility.
4. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of proposed facilities shown beyond the fences.
6. Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consist of CT DOT #3 stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads
7. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
8. 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 and pumped into a dirt bag.
9. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover.

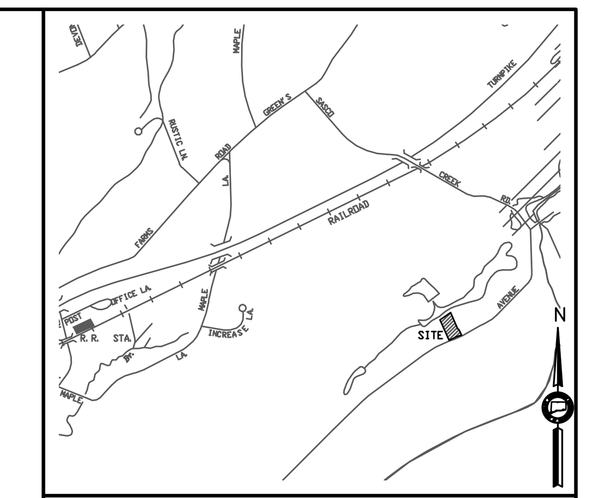
TEMPORARY SEED MIX:		PERMANENT SEED MIX:	
Perennial ryegrass	40 lbs/acre	Kentucky Bluegrass	20 lbs/acre
1 lb/1000 sq. ft.		Creeping Red Fescue	20 lbs/acre
		Perennial ryegrass	5 lbs/acre

TOTAL 45 lbs/acre 1lb/1000 sq. ft
Optimum Seeding Dates: April 15 - June 15; August 15 - October 1

10. If disturbed areas cannot be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and re-mulch as the season permits.
11. Loaded trucks shall be covered as required to keep down dust.
12. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction.
13. Dust control to be achieved with watering down disturbed areas as required.
14. After each storm event or once weekly, all soil erosion and sediment controls will be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.
15. Additional soil erosion and sediment control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing agency.
16. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of properly.



RAIN GARDEN DETAIL
NOT TO SCALE



ORIENTATION SCALE: 1" = 1500'

LAND SURVEYOR | CIVIL ENGINEER:

Since 1921
THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
A Division Of Shevlin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 203.259.1091

NO.	DATE	REVISION
1.		

SHEET TITLE:

CONSTRUCTION NOTES & DETAILS

- PREPARED FOR -

FREDERICK E. JACKSON & MICHELLE BLANK

#117 BEACHSIDE AVENUE
WESTPORT, CONNECTICUT
ASSESSOR MAP I-06 • LOT 3

SEPTEMBER 13, 2025

SHEET 2 OF 2

COMMENCE: -	FB: 173 (OA) PG. 95
DRAWN BY: MVB	PROJECT NO.: H3125
CHECKED BY: MAO	DWG NO.: 24-

SCALE:

SCALE: AS NOTED

SIGNATURE/SEAL:

Mark Ochman

MARK A. OCHMAN, PE LS CT LICENSE #24913
Not Valid Without A Live Signature & Embossed Seal