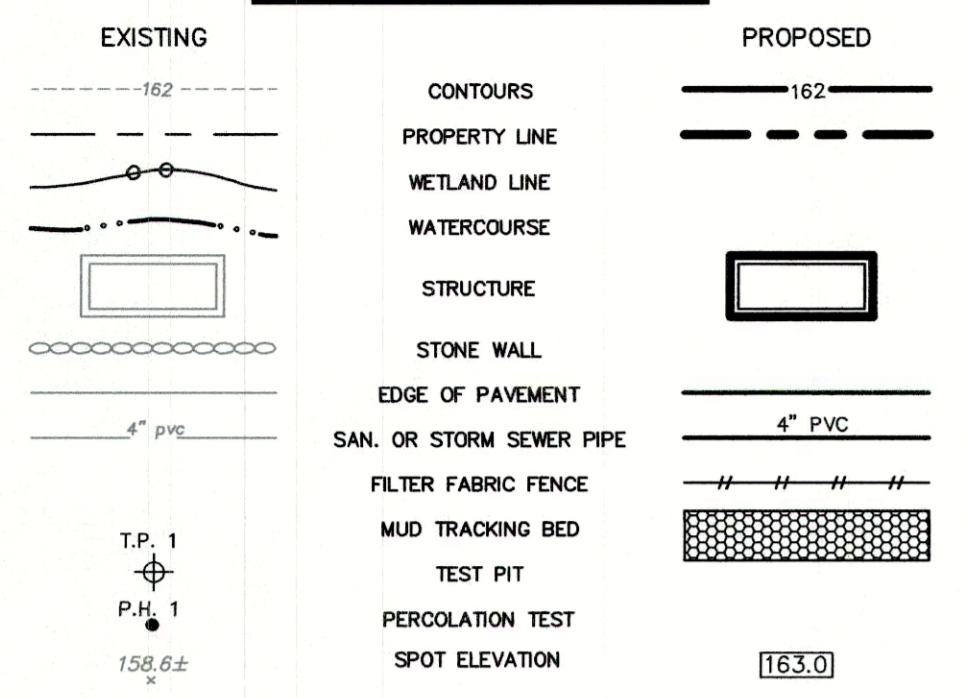


LEGEND



PROPOSED COVERAGE CALCULATIONS
(PREPARED BY CHAPPA SITE CONSULTING, LLC)
(AS DESCRIBED IN THE WESTPORT PLANNING & ZONING REGULATIONS)

7 BUENA VISTA DRIVE, WESTPORT, CT
THE 7,500 s.f. SITE IS LOCATED WITHIN THE RESIDENCE 'AA' ZONE

Ag (TOTAL SITE AREA) = 7,500 s.f.
EASEMENT = 000 s.f.
A1 (Ag - EASEMENT) = 7,500 s.f.
W (WETLAND) = 000 s.f.
PROP S (SLOPES >25%) = 191 s.f.*
A2 (A1 - (W + S)) = 7,309 s.f.
ABC (A2 + 0.2(W+S)) = 7,347 s.f.

THE BASE LOT AREA TO BE USED FOR COMPUTATION OF THE MAXIMUM ALLOWABLE LOT COVERAGE = 7,347 S.F.

MAXIMUM ALLOWABLE LOT COVERAGE = 7,347 s.f. x 25% = 1,836 s.f.
MAXIMUM ALLOWABLE LOT COVERAGE = 1,836 S.F.

PROPOSED LOT COVERAGE (DWELLING & DRIVE) = 1,831 S.F.
PROPOSED LOT COVERAGE - 1,831 S.F. < ALLOWABLE COVERAGE - 1,836 S.F.

PROPOSED LOT COVERAGE - 1,831 S.F. = 24.92%

AVERAGE GRADE CALCULATIONS

GRADE POINT#	EXISTING GRADE	PROPOSED GRADE
GP#1	78.4±	83.7±
GP#2	77.3±	82.5±
GP#3	76.2±	76.6±
GP#4	77.0±	76.7±
GP#5	77.2±	73.2±
GP#6	77.2±	73.2±
GP#7	77.5±	76.2±
GP#8	81.2±	82.0±
GP#9	83.8±	83.9±
GP#10	84.7±	84.1±
GP#11	84.7±	83.9±
GP#12	84.2±	83.9±
TOTAL	959.4±	959.9±
# OF SPOTS	12	12
AVERAGE GRADE	80.0±	80.0±

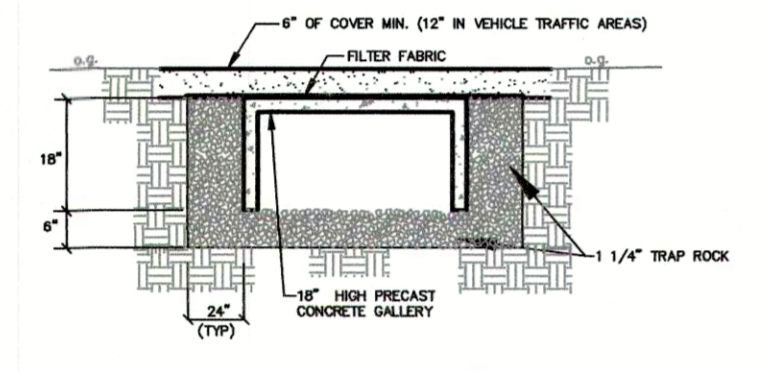
PROPOSED CELLAR CALCULATION:

FIRST FLOOR ELEV. = 84.0
CELLAR CEILING ELEV. = 82.5
CELLAR FLOOR ELEV. = 73.5
CELLAR CEILING HEIGHT MIDPOINT ELEV. = 78.0
TOTAL CELLAR PERIMETER = 164 L.F.
FOUNDATION AREA WITH GREATER THAN 50% EXPOSED = 71 L.F.

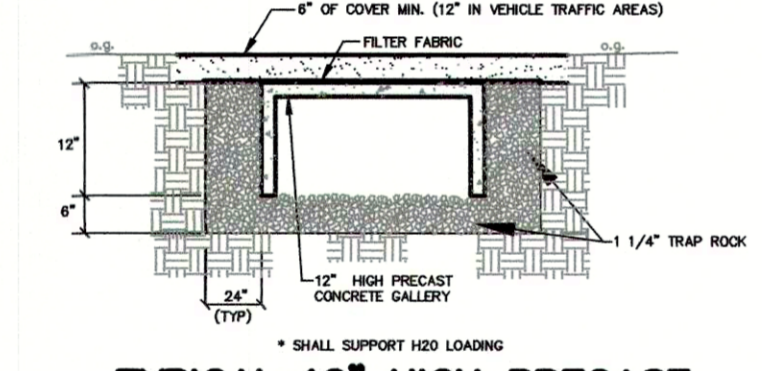
THE PROPOSED COVERAGE & CELLAR CALCULATIONS ARE BASED ON PRELIMINARY HOUSE DESIGN AND FOOTPRINT AS PROVIDED BY THE OWNER AND CURRENTLY MEETS THE COVERAGE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR BUILDER TO RECOMPUTE THE COVERAGE CALCULATIONS USING THE FINAL BUILDING PLANS IN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

*STEEP SLOPE AREAS BASED ON PROPOSED SITE GRADING SHOWN HEREON.

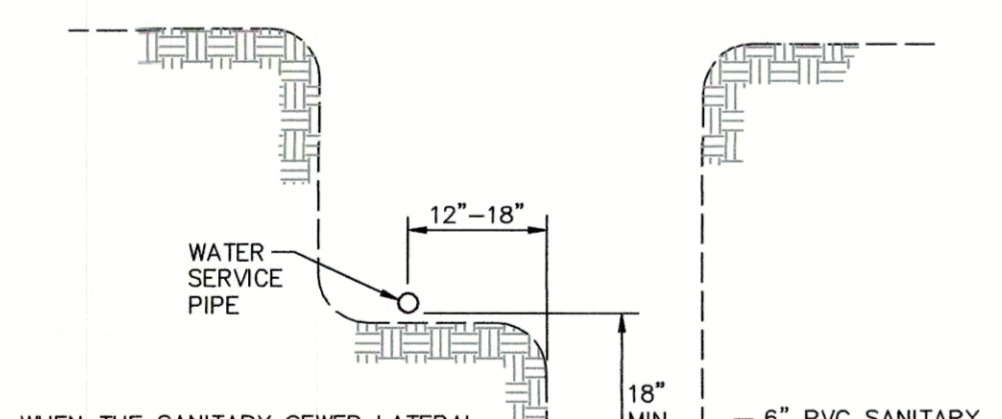
MAXIMUM ALLOWABLE EXCAVATION OR FILL AMOUNT
MAX. ALLOWABLE: 7,345 S.F. x 0.125 = 918 X 10 FT / 27 CY. FT = 340 CY
PROPOSED EXCAVATION OR FILL AMOUNT = 285 C.Y.



TYPICAL 18" HIGH PRECAST CONCRETE FOOTING DRAIN DISCHARGE GALLERY
NO SCALE



TYPICAL 12" HIGH PRECAST CONCRETE STORM WATER GALLERY
NO SCALE



WATER SERVICE & SANITARY SEWER LATERAL COMBINED TRENCH DETAIL
NO SCALE



TYPICAL SILT FENCE / HAY BALE
NO SCALE



TYPICAL MUD TRACKING BED
NO SCALE

EXISTING UTILITY LOCATIONS ARE NOT GUARANTEED, CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG PRIOR TO ANY EXCAVATION.

TEST PIT RESULTS
DATE: NOVEMBER 14, 2025
TEST PIT #1

TIME	READING	DROP IN INCHES	PERCOLATION RATE
00 - 07"	TOPSOIL		
07 - 33"	TAN SILTY LOAM WITH ROOTS		
33 - 68"	TAN FINE SAND - MOD. COMPACT		
		* NO LEDGE	
		* NO MOTILES	
		* NO GROUNDWATER	
		* ROOTS TO 33"	
		* RESTRICTED AT 42" DUE TO COMPACTION	

DATE: SEPTEMBER 25, 2024
TEST PIT #A - FROM 9 BUENA VISTA DRIVE

TIME	READING	DROP IN INCHES	PERCOLATION RATE
00 - 08"	SILT FILL MATERIAL		
08 - 14"	ORIGINAL TOPSOIL		
14 - 38"	BROWN SILTY LOAM LITTLE SAND		
38 - 60"	GREY/BROWN FINE SILT MOD. COMPACT		
60 - 90"	BROWN SANDY SILT		
		* NO LEDGE	
		* MOTILES AT 38"	
		* NO GROUNDWATER	
		* ROOTS TO 14"	

PERCOLATION TEST RESULTS
DATE: NOVEMBER 17, 2025
PERC HOLE #A
Depth = 20.5'

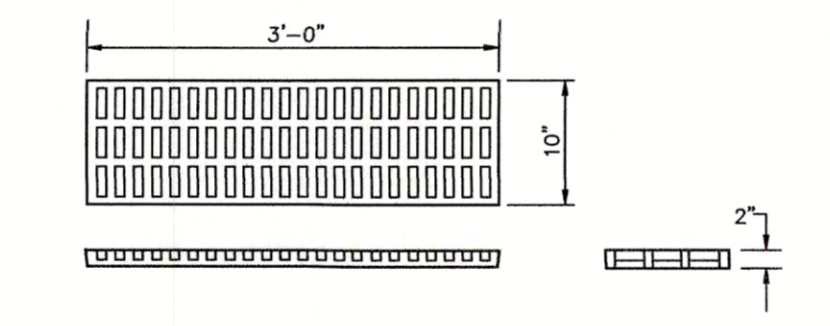
TIME	READING	DROP IN INCHES	PERCOLATION RATE
1:20	PRESONG		
2:30	3.50"	REFILL	
2:40	5.25"	1.75	
2:50	6.50"	1.25	
3:00	7.25"	0.75	
3:10	8.25"	0.75	
3:20	9.00"	0.75	
3:30	9.50"	0.50	

1" IN 20.0 MINUTES

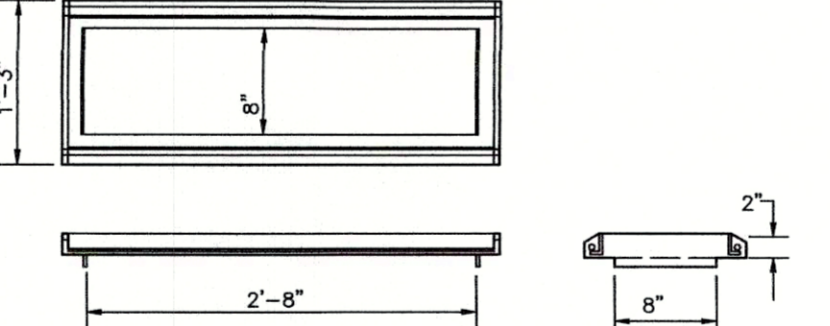
STORM WATER GALLERY DATA CHART

HYDROCAD POND #	24"-12" HIGH CONC. GALLERY	BTM ELEV.=	INV. =
HYDROCAD POND 1		82.0	82.2
HYDROCAD POND 2		68.5	68.8

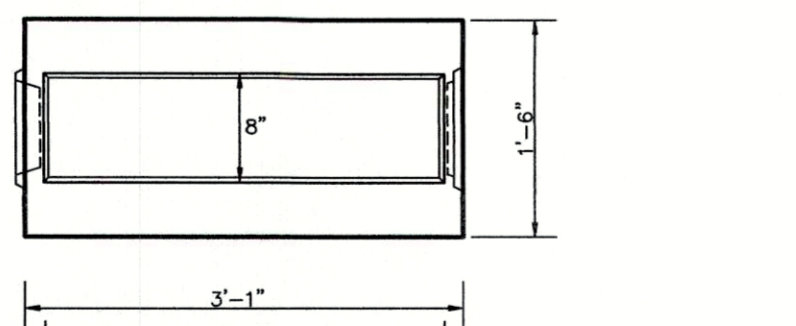
ALL PROPOSED STORM WATER GALLERIES SHALL SUPPORT H20 LOADING



FRAME AND GRATE



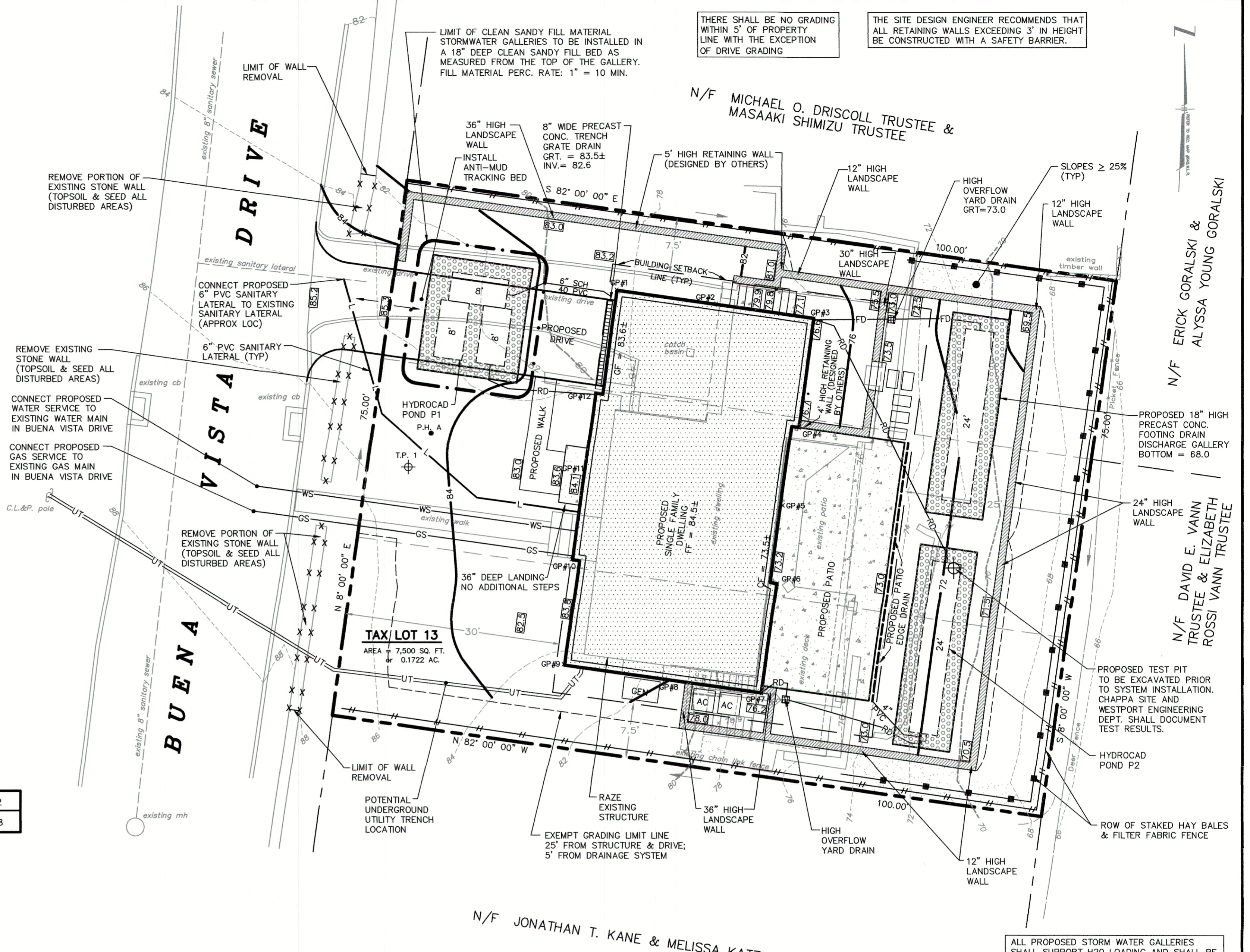
8" WIDE PRECAST CONCRETE TRENCH DRAIN BOX DETAIL
NO SCALE



8" WIDE PRECAST CONCRETE TRENCH DRAIN BOX DETAIL
NO SCALE

PRECAST CONCRETE TRENCH DRAIN SHALL SUPPORT H20 LOADING AND SHALL BE AS MANUFACTURED BY CONNECTICUT PRECAST CORP.

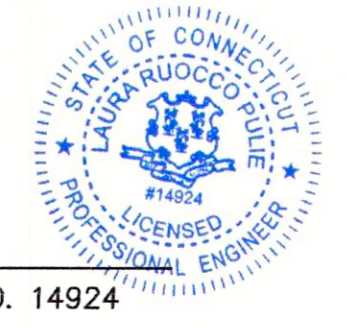
8" WIDE PRECAST CONCRETE TRENCH DRAIN BOX DETAIL
NO SCALE



SITE PLAN

SCALE: 1" = 10'

Laura Ruocco Pulie
LAURA RUOCCO PULIE, P.E. CT REG. NO. 14924



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

REV. 12/12/25: PROPOSED FIRST FLOOR & SPOT ELEVATIONS ADJ.

BLUEWATER BUENA VISTA - 7 LLC 7 BUENA VISTA DRIVE, WESTPORT, CT	DATE 11/24/25
PROPOSED SITE IMPROVEMENTS PLAN FOR A SINGLE FAMILY DWELLING	SCALE AS NOTED
SITE PLAN, DETAILS & NOTES	PROJECT NO. 30516
	SHEET NO. 1 of 1

CHAPPA SITE CONSULTING, LLC
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