

LOT COVERAGE:  
 APPROVED: 17,216± SF (FROM AS-BUILT DATED 12/8/2017)  
 PREPARED BY DENNIS DEILUS  
 PROPOSED: 4,300± SF  
 TOTAL: 21,516± SF  
 21,516 SF ÷ 112,257 SF = 19.2% < 25%

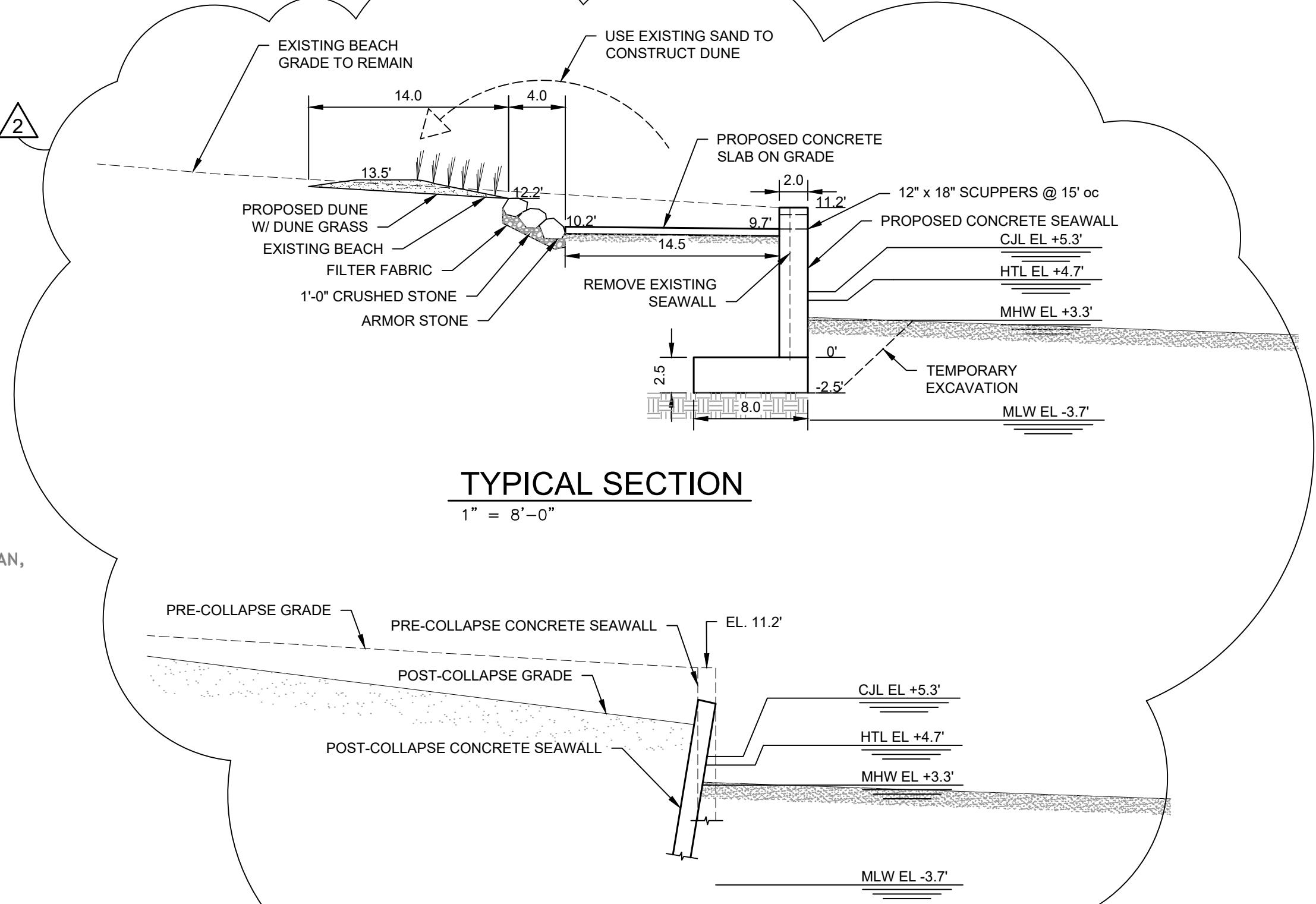
NOTE:  
 EXISTING CONTOURS DEPICTED AS  
 AND AT 2-FT INTERVALS  
 PROPOSED CONTOURS DEPICTED AS  
 AND AT 1-FT INTERVALS.

COASTAL RESOURCE INFORMATION			
CT CGS SECTION	COASTAL RESOURCE	ON OR ADJACENT TO PROPERTY	IMPACTED
22a-93(7)	GENERAL RESOURCE	X	
22a-93(7)(A)	BLUFFS & ESCARPMENTS		
22a-93(7)(B)	ROCKY SHOREFRONT		
22a-93(7)(C)	BEACHES AND DUNES	X	X
22a-93(7)(D)	INTERTIDAL FLATS		
22a-93(7)(E)	TIDAL WETLANDS		
22a-93(7)(F)	FRESHWATER WETLANDS & WATERCOURSES		
22a-93(7)(G)	ESTUARINE EMBAYMENTS		
22a-93(7)(H)	COASTAL HAZARD AREA	X	X
22a-93(7)(I)	DEVELOPED SHOREFRONT		
22a-93(7)(J)	ISLANDS		
22a-93(7)(K)	NEARSHORE WATERS		
22a-93(7)(L)	OFFSHORE WATERS		
22a-93(7)(M)	SHORELANDS		
22a-93(7)(N)	SHELLFISH CONCENTRATION AREAS		
22a-93(16)	WATER DEPENDENT USES	X	

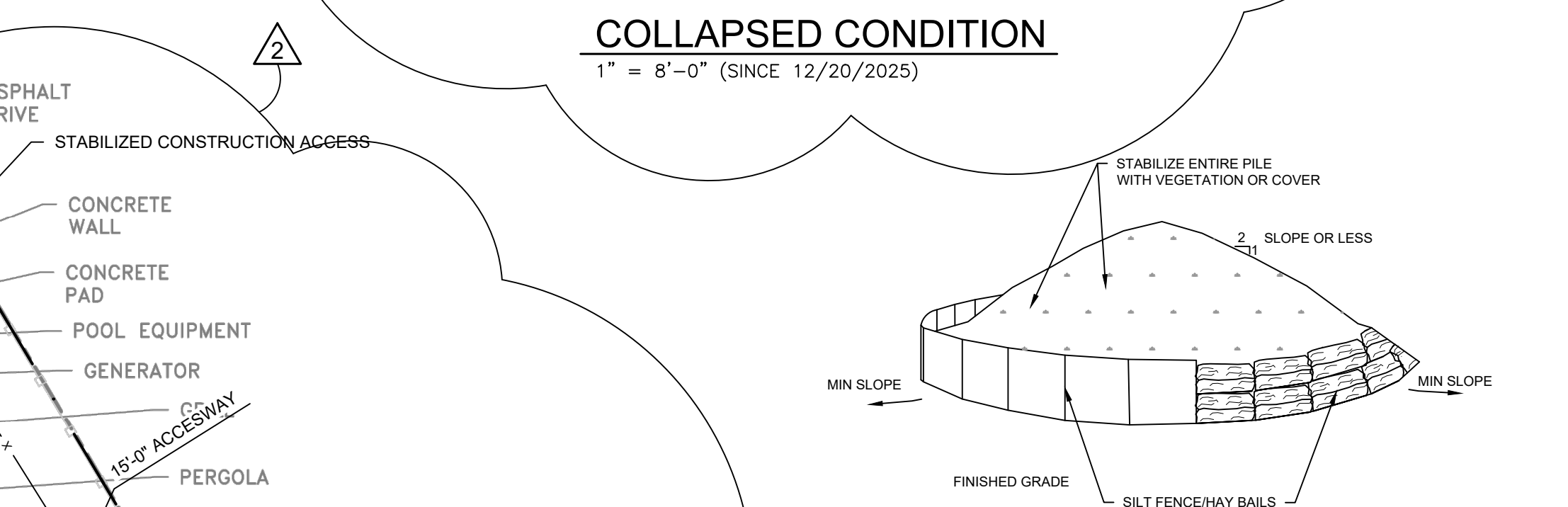
NOTES:  
 1. ELEVATIONS REFERENCE NAVD-1988, UNLESS NOTED OTHERWISE.  
 2. THIS SITE INFORMATION HAS BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY AND HYDROGRAPHIC SURVEY", PREPARED FOR LANDINO PROPERTY, BY COASTLINE CONSULTING AND DEVELOPMENT, DATED 7/27/2022.  
 3. TIDAL ELEVATION DATA HAS BEEN TAKEN FROM TIDE STATION 8467150, BRIDGEPORT, CT FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TIDES AND CURRENTS WEBSITE.

PROJECT TIDAL ELEVATIONS				
DATUM	NAVD 88 (FT) PROJECT DATUM	NGVD 29 (FT)	MLW (FT)	MLLW (FT)
DESIGN FLOOD ELEVATION (DFE)	16.0	17.1	19.6	19.84
1% ANNUAL CHANCE FLOOD (BFE)	15.0	16.1	18.6	18.84
1% ANNUAL CHANCE STILLWATER EL. (SWL)	10.2	11.3	13.8	14.04
COASTAL JURISDICTIONAL LINE (CJL)	5.3	6.4	8.9	9.14
HIGH TIDE LINE (HTL)	5.3	6.4	8.9	9.14
MEAN HIGH WATER (MHW)	3.3	4.4	6.9	7.14
NAVD 88	0.0	1.1	3.6	3.84
NGVD 29	-1.1	0.0	2.5	2.74
MEAN LOW WATER (MLW)	-3.7	-2.5	-0.1	0.14
MEAN LOWER-LOW WATER (MLLW)	-3.84	-2.74	-0.24	0.0
FEDERAL NAVIGATION CHANNEL DEPTH	-21.84	-20.74	-18.24	-18.0

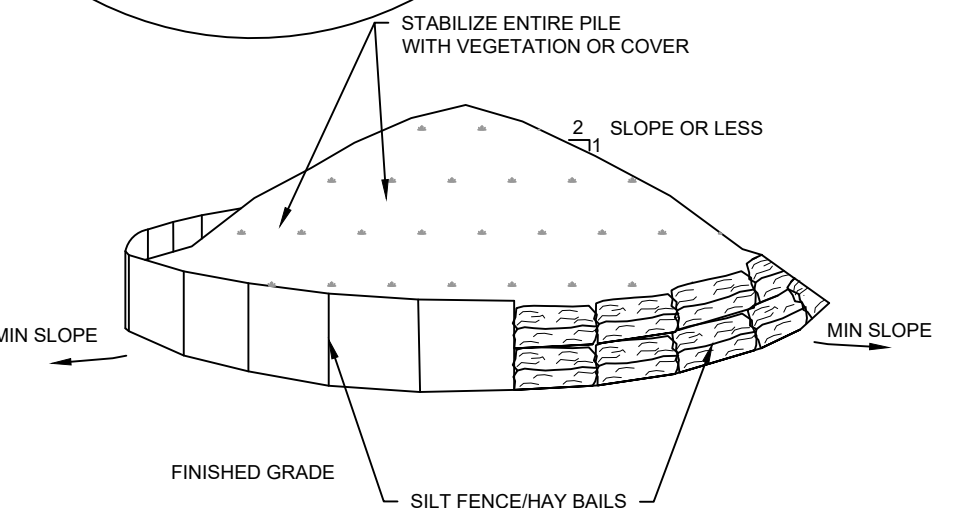
**SITE PLAN**  
 1" = 40'-0"



**TYPICAL SECTION**  
 1" = 8'-0"

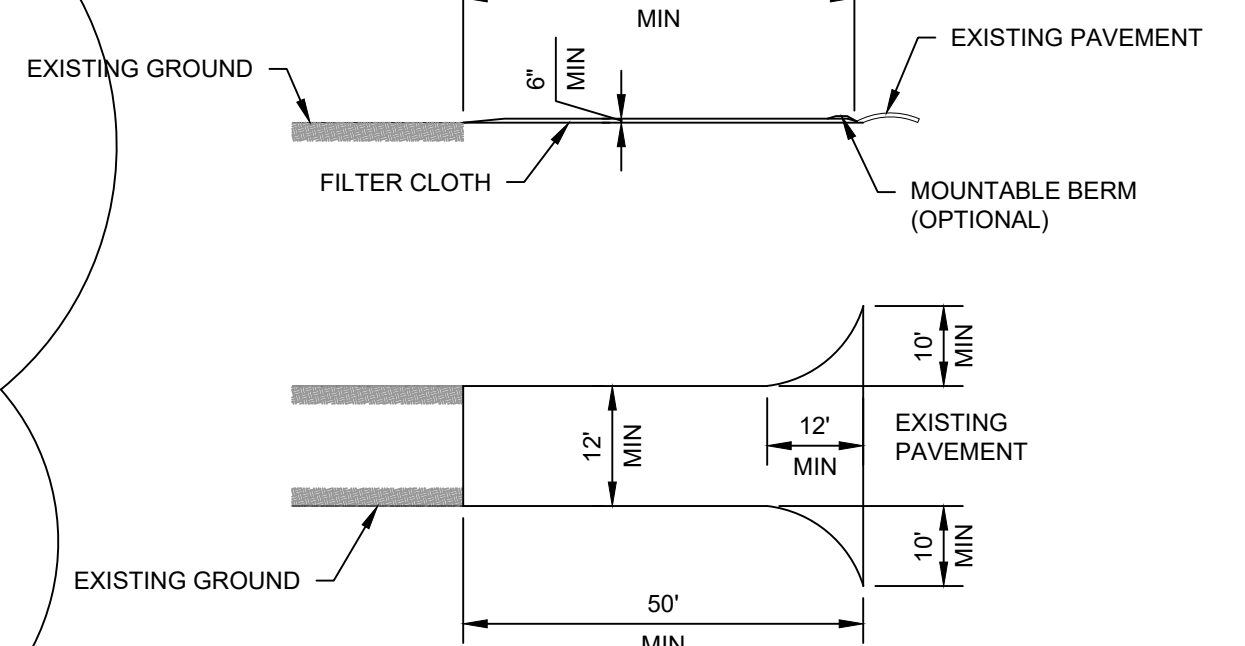


**COLLAPSED CONDITION**  
 1" = 8'-0" (SINCE 12/20/2025)



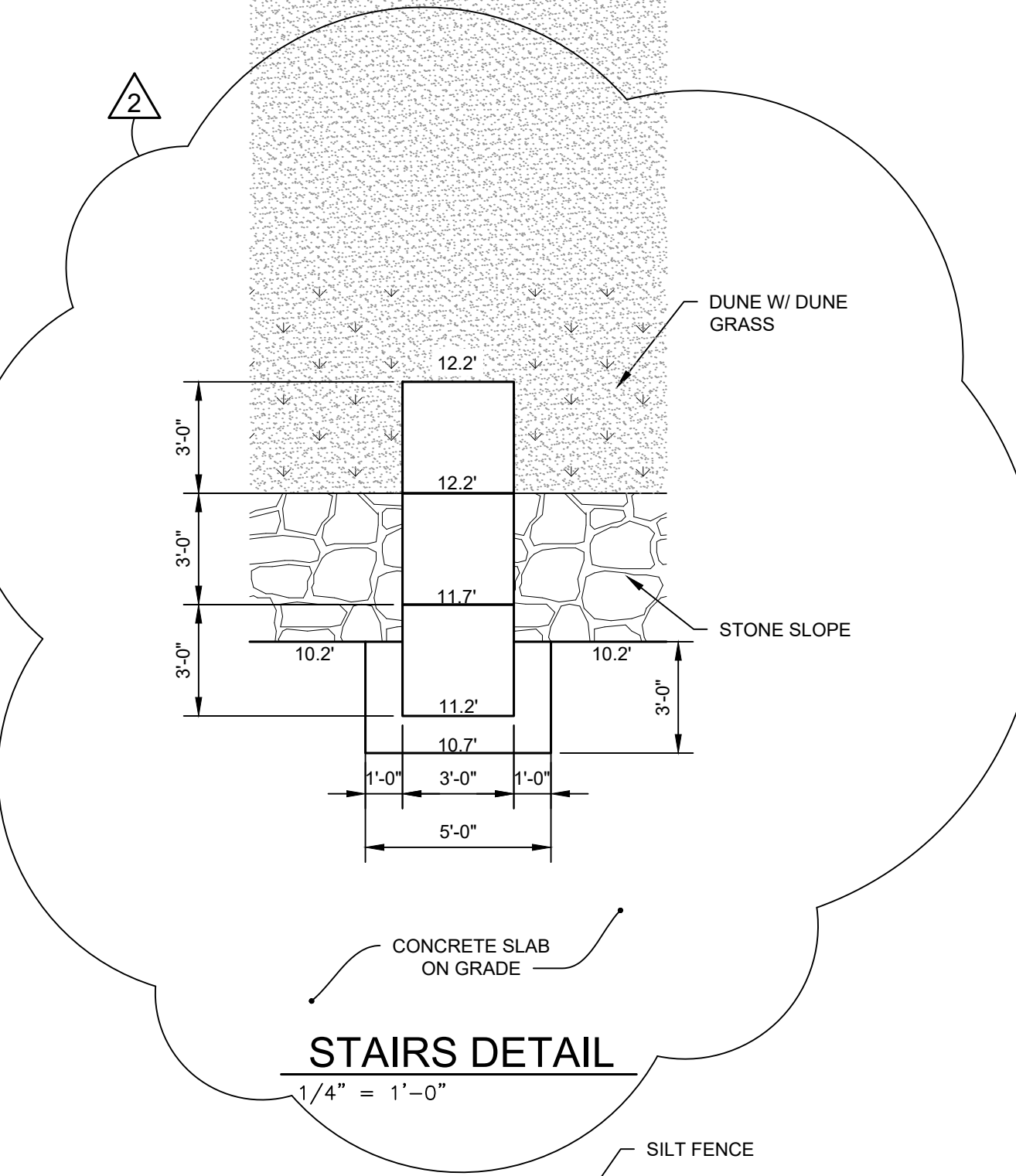
**SOIL STOCKPILE**  
 NOT TO SCALE

NOTES:  
 1. AREA CHOSEN FOR STOCKPILING OPERATION SHALL BE DRY AND STABLE.  
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.  
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH REINFORCED SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

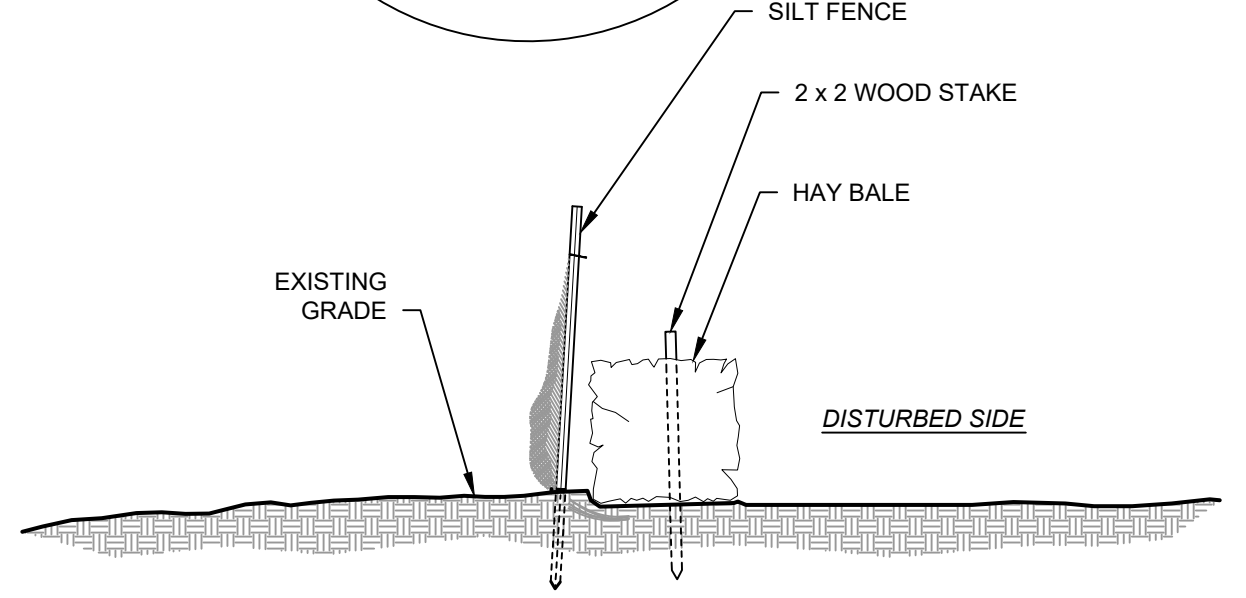


**STABILIZED CONSTRUCTION ACCESS**  
 NOT TO SCALE

NOTES:  
 1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).  
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.  
 4. WIDTH - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.  
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.  
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.  
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.  
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.  
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



**STAIRS DETAIL**  
 1/4" = 1'-0"



**SILT FENCE DETAIL**  
 1/2" = 1'-0"

NOTES:  
 1. INSTALL SILT FENCE WITH HAY BALES ALONG ENTIRE LENGTH OF DISTURBED AREA.  
 2. MULCH AND SEED DISTURBED AREA.  
 3. OMIT HAY BALES WHERE SILT FENCE IS SUBJECT TO FREQUENT RELOCATION UNLESS CONDITIONS REQUIRE THE BALE FOR STABILITY OF THE SILT FENCE.

2	2/20/2026	REVISIONS PER TOWN COMMENTS
1	1/30/2026	REVISIONS PER CT DEEP COMMENTS
REV	DATE	DESCRIPTION

**PROGRESS**  
**NOT FOR CONSTRUCTION**

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PREPARED FOR:  
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 WESTPORT, CT 06880

PROJECT:  
 SEAWALL REPLACEMENT PROJECT  
 70 BEACHSIDE AVENUE  
 WESTPORT, CT 06880

DRAWING:  
 SITE PLAN &  
 TYPICAL DETAILS

DATE	PROJECT NO.	DRAWING NO.
2/16/2025	2025060	SEA-1.0

