

LEGEND

EXISTING	PROPOSED

PROPOSED COVERAGE CALCULATION (AS DESCRIBED IN THE WESTPORT PLANNING & ZONING REGULATIONS)

28 OWENOK PARK, WESTPORT, CT
THE 18,511 s.f. SITE IS LOCATED WITHIN THE RESIDENCE 'A' ZONE

Ag (TOTAL SITE AREA) = 18,511 s.f.
EASEMENT = 000 s.f.
At (Ag - EASEMENT) = 18,511 s.f.
W (TIDAL WETLAND) = 190 s.f.
S (SLOPES >25%) = 000 s.f.
An (At - (W + S)) = 18,321 s.f.
Abc (An + 0.2(W+S)) = 18,359 s.f.

THE BASE LOT AREA TO BE USED FOR COMPUTATION OF THE MAXIMUM ALLOWABLE BUILDING & LOT COVERAGE = 18,359 s.f.
MAXIMUM ALLOWABLE BUILDING COVERAGE = 18,359 s.f. x 15% = 2,753 s.f.
MAXIMUM ALLOWABLE LOT COVERAGE = 2,753 s.f.

PROPOSED BUILDING COVERAGE (DWELLING, PORCHES, FIRE-PIT, & DOCK) = 3,109 S.F.
PROPOSED BUILDING COVERAGE - 3,109 S.F. > ALLOWABLE COVERAGE - 2,753 S.F.

PROPOSED BUILDING COVERAGE - 3,109 S.F. = 16.94%

MAXIMUM ALLOWABLE LOT COVERAGE = 18,359 s.f. x 25% = 4,589 s.f.
MAXIMUM ALLOWABLE LOT COVERAGE = 4,589 S.F.

PROPOSED LOT COVERAGE (DWELLING, PORCHES, FIRE-PIT, DOCK, POOL, DRIVE & ROAD PAVEMENT) = 4,805 S.F.
PROPOSED LOT COVERAGE - 4,805 S.F. > ALLOWABLE COVERAGE - 4,589 S.F.

PROPOSED LOT COVERAGE - 4,805 S.F. = 26.17%

GENERAL CONSTRUCTION NOTES:

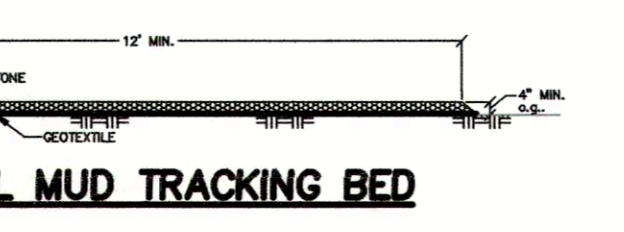
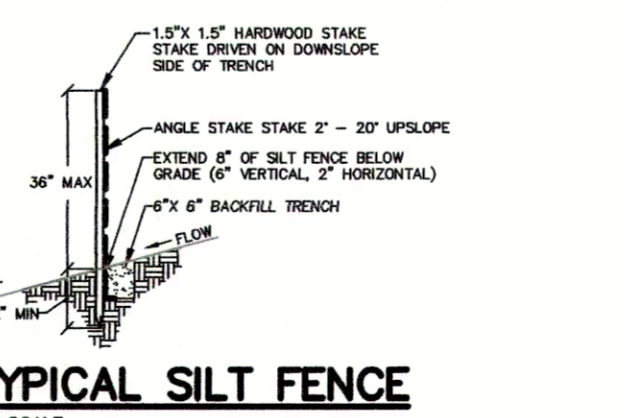
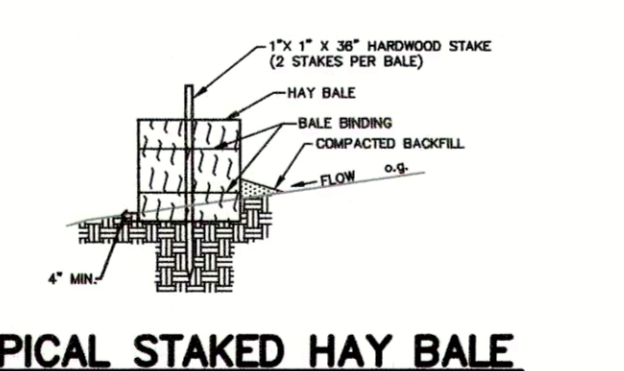
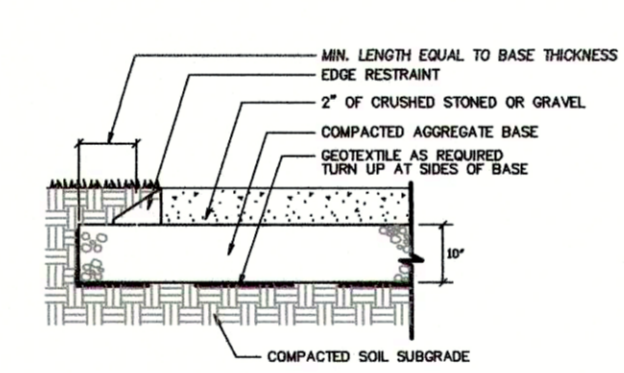
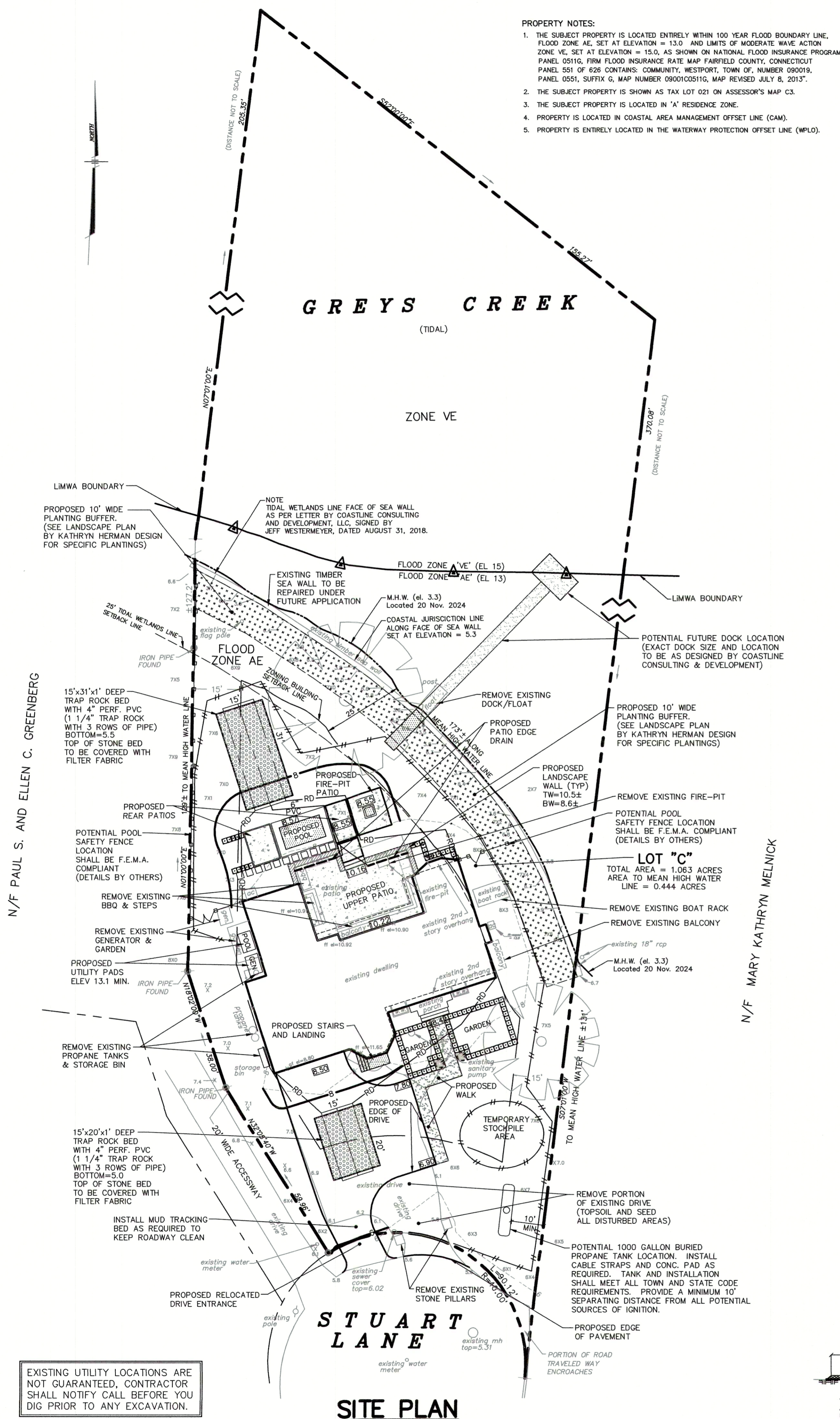
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTPORT STANDARDS SPECIFICATION. IN THE ABSENCE OF THE TOWN OF WESTPORT STANDARDS, REFER TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM B14A, 1995.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. INITIAL DETERMINATION OF UTILITY LOCATIONS SHALL INCLUDE BUT IS NOT LIMITED TO CONTACTING "CALL BEFORE YOU DIG". TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. SHOULD THE CONTRACTOR DETERMINE THAT A CONFLICT EXISTS, HE SHALL PROMPTLY NOTIFY THE ENGINEER WHO WILL MAKE THE NECESSARY DESIGN ADJUSTMENTS.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY STANDARDS.
- EXISTING SURVEY INFORMATION TAKEN FROM A MAP PREPARED FOR ELIZABETH A. AND JULIAN ROBINS PREPARED BY LEONARD SURVEYORS, LLC, WESTPORT, CT, DATED: JULY 30, 2018 REVISED: FEBRUARY 24, 2025.

SEDIMENTATION AND EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
- ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM; RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICAL.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS 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 WESTPORT CONSERVATION COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- FOR EROSION AND SILTATION CONTROL, FILTER FABRIC FENCE WILL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS, OR AS DIRECTED BY THE WESTPORT CONSERVATION COMMISSION.
- ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEED TO PREVENT EROSION.
- THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAN AND CLEAR OF ALL MUD DURING CONSTRUCTION AND SHALL IMPLEMENT WHATEVER MEASURES DIRECTED BY THE TOWN OF WESTPORT. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF MUD TRACKING BEDS 4" DEEP WHERE SHOWN ON PLAN OR DIRECTED BY THE TOWN OF WESTPORT.

PROPERTY NOTES:

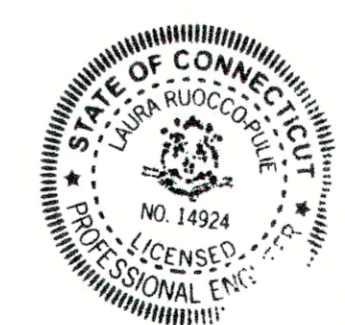
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN 100 YEAR FLOOD BOUNDARY LINE, FLOOD ZONE AE, SET AT ELEVATION = 13.0 AND LIMITS OF MODERATE WAVE ACTION ZONE VE, SET AT ELEVATION = 15.0, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 05116, FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT PANEL 551 OF 626 CONTAINS COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 09001C05116, MAP REVISED JULY 8, 2013.
- THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 021 ON ASSESSOR'S MAP C3.
- THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
- PROPERTY IS LOCATED IN COASTAL AREA MANAGEMENT OFFSET LINE (CAM).
- PROPERTY IS ENTIRELY LOCATED IN THE WATERWAY PROTECTION OFFSET LINE (WPRO).



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

SITE PLAN

SCALE: 1" = 20'



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

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

ELIZABETH & JULIAN ROBINS		DATE
28 OWENOK PARK; WESTPORT, CT		5/9/25
SITE IMPROVEMENTS PLAN FOR THE PROPOSED POOL, PATIOS AND DRIVE ALTERATIONS		SCALE AS NOTED
SITE PLAN, DETAILS & NOTES		PROJECT NO. 30484
		SHEET NO. 1 of 1
		CHAPPA SITE CONSULTING, LLC 55 Ridgeview Avenue - Trumbull, CT 06611 phone: (203) 576-1755