

GENERAL NOTES

- 1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 9 LAKEVIEW ROAD TAKEN FROM "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING 9 LAKEVIEW ROAD" PREPARED BY DMARZO & BERECKZY DATED 10/18/2022.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN SPECIAL FEMA FLOOD HAZARD ZONE "A" BFE=15.1 AS SHOWN ON FEMA FIRM PANEL 09001C 0413G EFFECTIVE JULY 8, 2013.
6. FLOOD ELEVATIONS WERE TAKEN FROM DIRECTION OF WESTPORT DEPARTMENT OF PUBLIC WORKS.

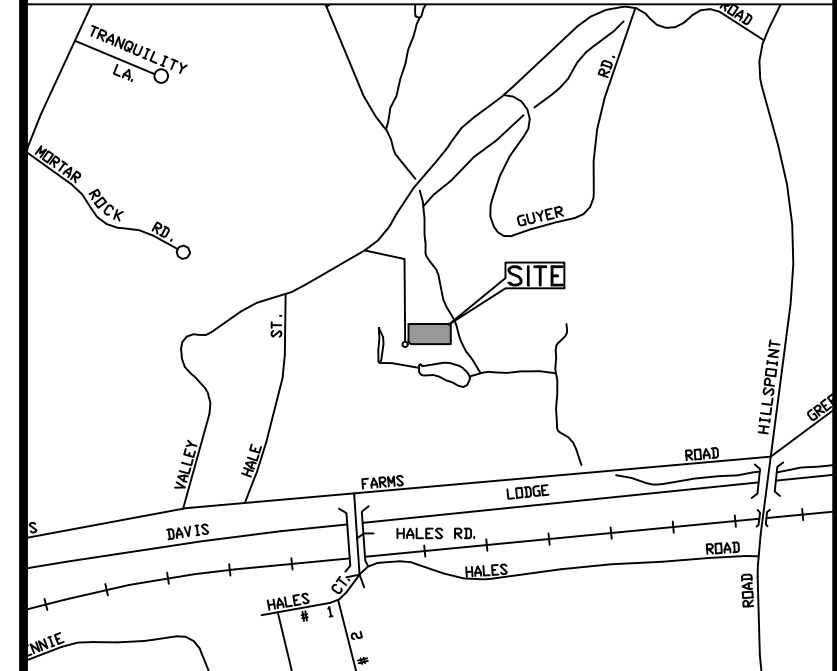
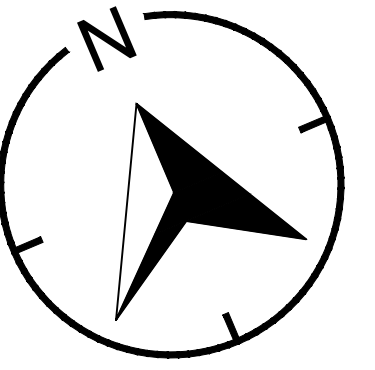
ZONING DATA
ZONING DISTRICT: RESIDENCE A DISTRICT
PROPOSED USE: SINGLE-FAMILY RESIDENCE
DIMENSIONAL TABLE with columns: DIMENSIONAL, REQUIRED/ALLOWED, EXISTING, PROVIDED, CONFORMS

PROPERTY INFORMATION
OWNER: PAUL & CATHERINE HAVAS
SITE: 9 LAKEVIEW ROAD
ZONE: RESIDENCE A DISTRICT
TOTAL SITE AREA: 0.528 AC, 23,014 SF
LOT AREA / COVERAGE CALCULATIONS
EXISTING BUILDING COVERAGE
PROPOSED BUILDING COVERAGE

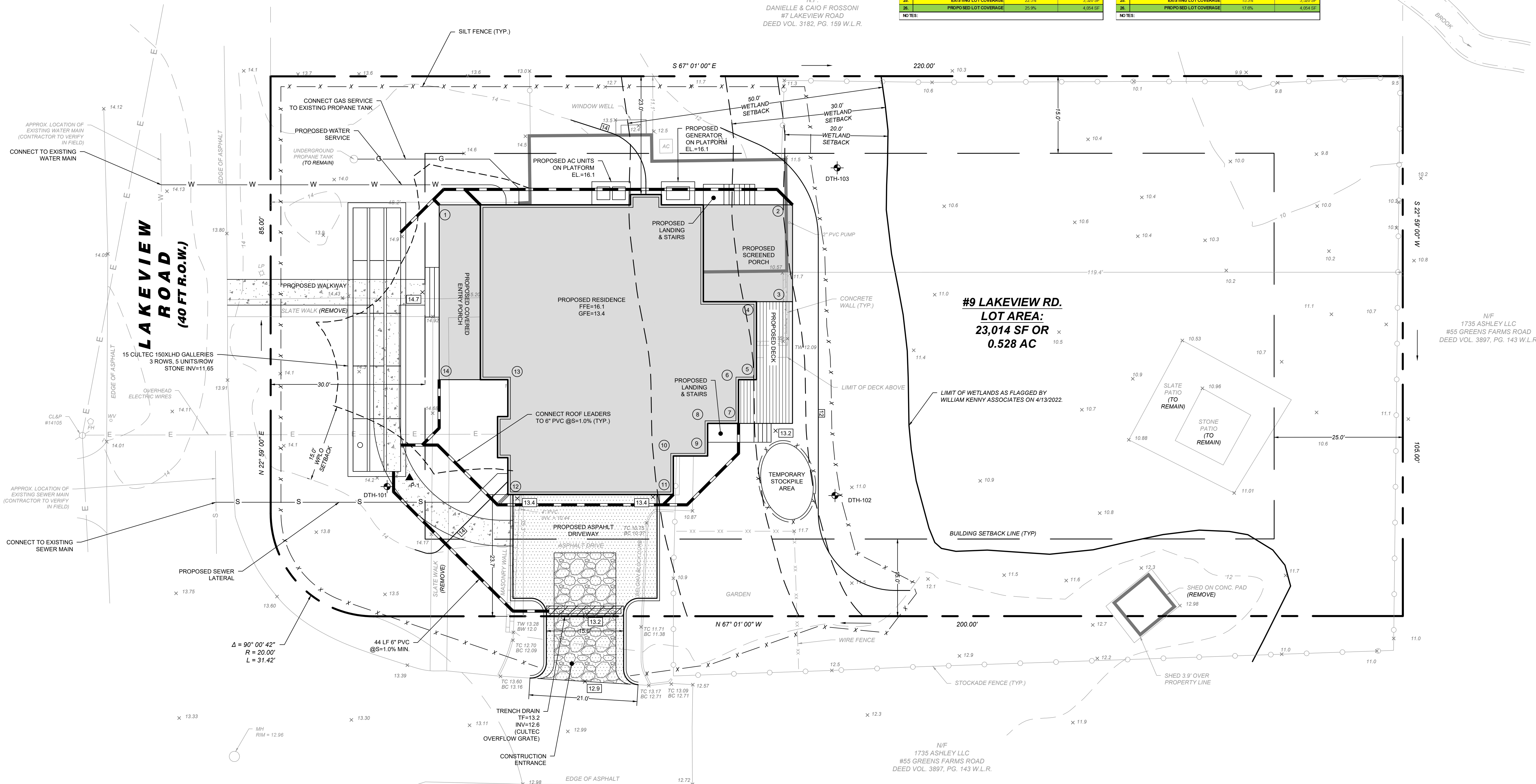
PROPERTY INFORMATION (NO WETLANDS)
OWNER: PAUL & CATHERINE HAVAS
SITE: 9 LAKEVIEW ROAD
ZONE: RESIDENCE A DISTRICT
TOTAL SITE AREA: 0.528 AC, 23,014 SF
LOT AREA / COVERAGE CALCULATIONS
EXISTING BUILDING COVERAGE
PROPOSED BUILDING COVERAGE

EXISTING AVERAGE BUILDING GRADE
Spot Elev No., Grade Elevation
Total: 167.7
AVG. GRADE: 12.0

PROPOSED AVERAGE BUILDING GRADE
Spot Elev No., Grade Elevation
Total: 189.1
AVG. GRADE: 13.5



LOCATION MAP (NTS)



N/F DANIELLE & CAIO F ROSSINI 71 LAKEVIEW ROAD DEED VOL. 3182, PG. 159 W.L.R.

#9 LAKEVIEW RD.
LOT AREA: 23,014 SF OR 0.528 AC

N/F 1735 ASHLEY LLC #55 GREENS FARMS ROAD DEED VOL. 3897, PG. 143 W.L.R.

N/F 1735 ASHLEY LLC #55 GREENS FARMS ROAD DEED VOL. 3897, PG. 143 W.L.R.

LANDTECH logo and contact information. Project details: PAUL & CATHERINE HAVAS, 9 LAKEVIEW ROAD WESTPORT, CT. Project title: SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE. Drawing title: SITE DEVELOPMENT PLAN. Project No: 23234-01. Date: 11/01/2023. Scale: 1" = 10'. Status: DRAFT PRINT NOT FOR CONSTRUCTION. License No: 27803.

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**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

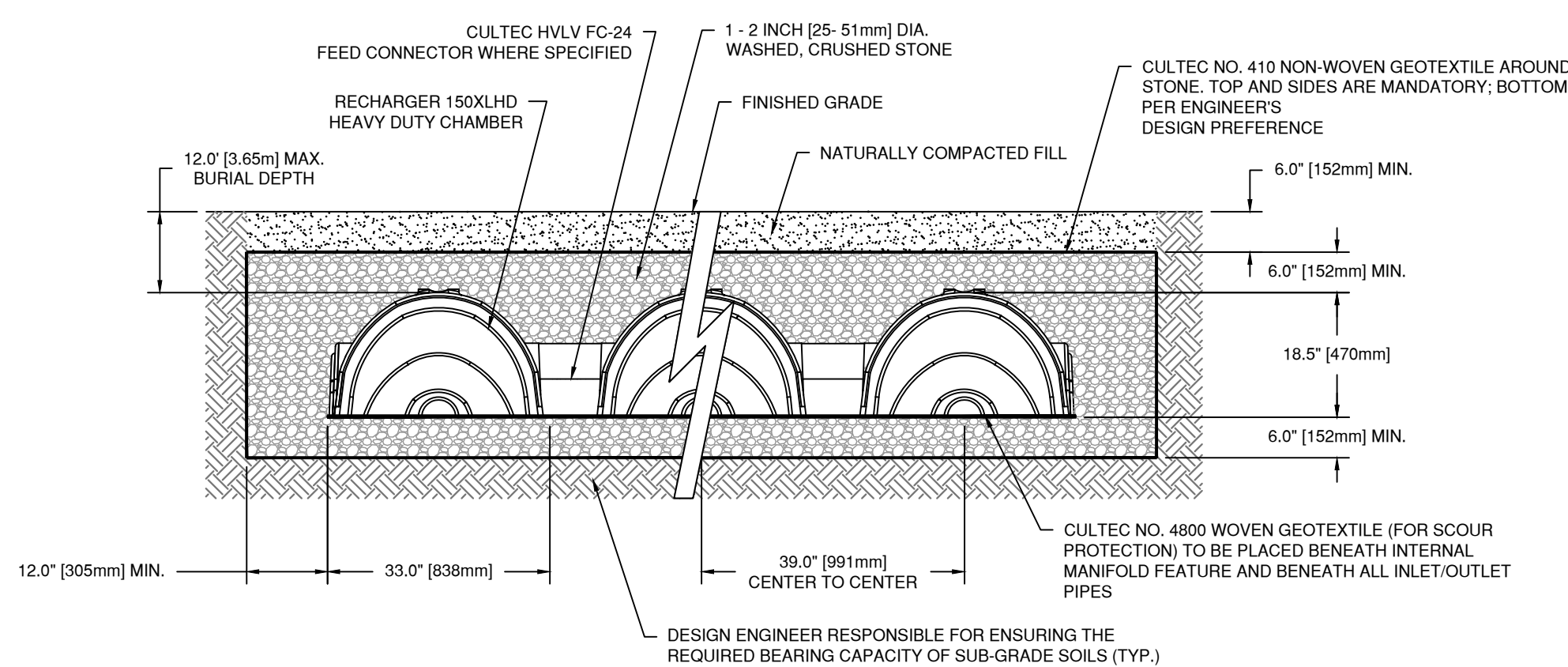
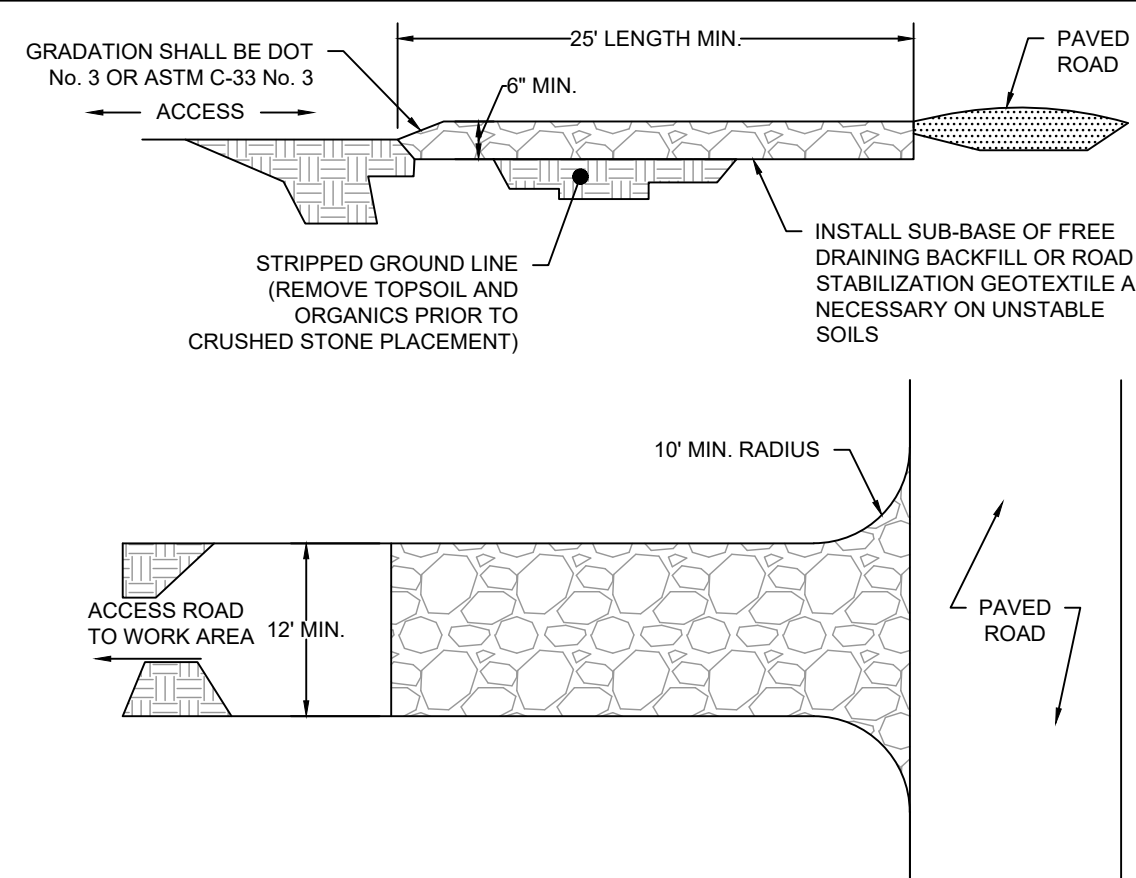
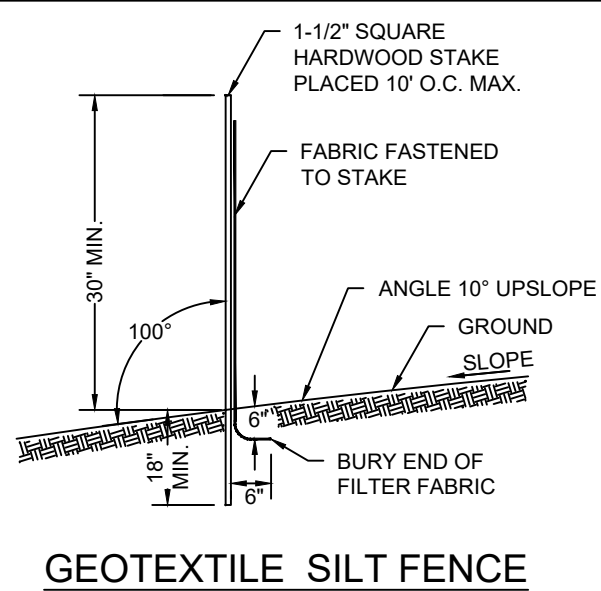
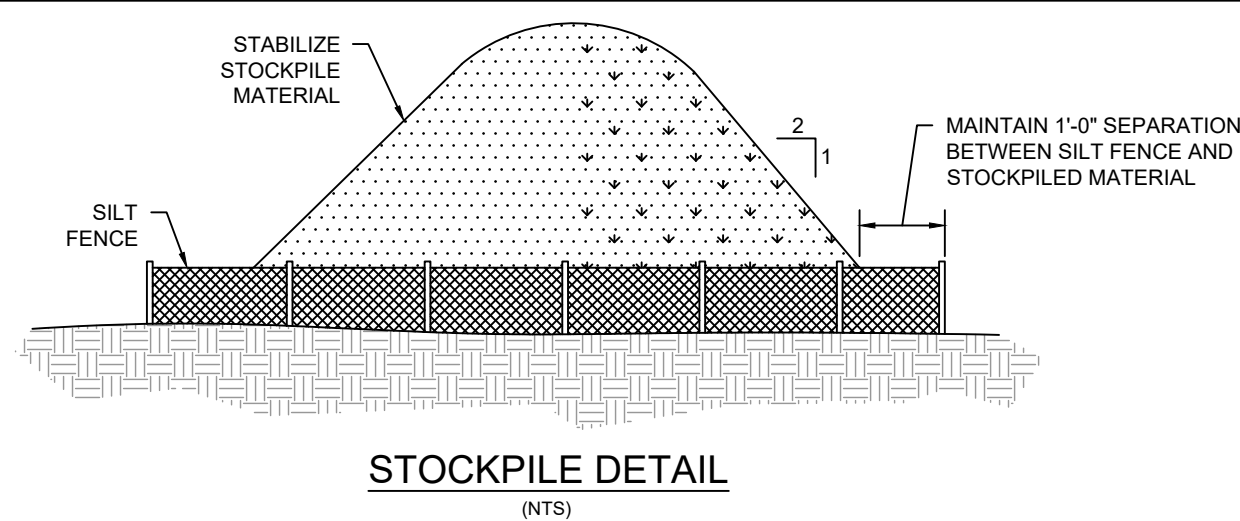
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'x15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/4 TO 1/2 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES 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 COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

**EXCAVATION/FILL NOTES:**

- NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
- THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
- PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
- AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
- FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
- MAXIMUM CUT/FILL:  
15,660 X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =  
15,660 SF X (0.5 X 25%) X 10' / 27 = 725 CY

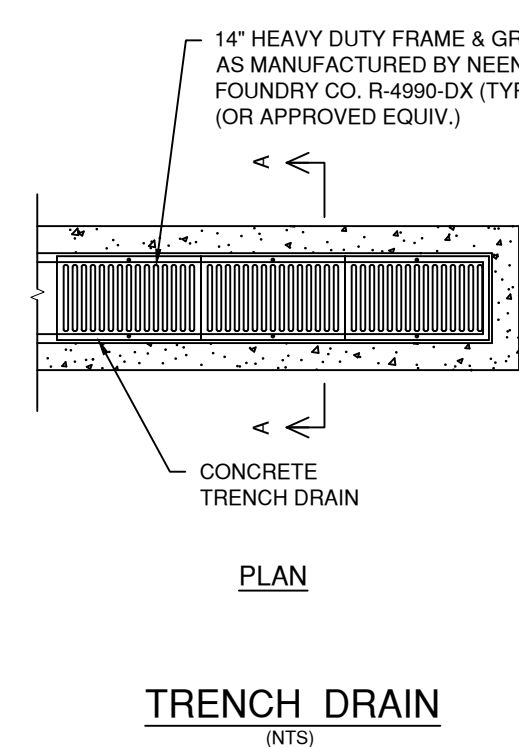
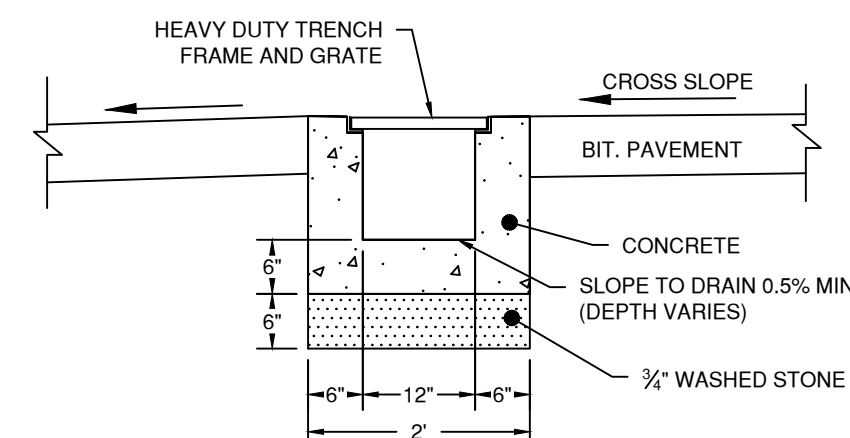
PROPOSED FILL: 125 CY  
PROPOSED CUT: 10 CY  
TOTAL: 135 CY  
135 CY < 725 CY

T:\ACTIVE PROJECTS\2023\23-01 HAVAS - 9 LAKEVIEW AVE - WESTPORT\DRAWINGS\9 LAKEVIEW AVE - SITE PLAN.DWG



**GENERAL NOTES**  
RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT.  
STORAGE PROVIDED = 4.89 CF/FT (0.45 m<sup>3</sup>/m) PER DESIGN UNIT.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65m).  
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 150XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



**TEST HOLE DATA**

SOIL TEST CONDUCTED ON NOVEMBER 13, 2023

**TEST HOLE 101**

0 - 14" TOPSOIL  
14 - 51" BROWN SAND & SILT  
51 - 96" GRAY MOTTLED SILT  
ROOTS TO 35"  
MOTTLING AT 51", GROUNDWATER AT 94", NO LEDGE  
RESTRICTIVE LAYER AT 51"

**TEST HOLE 102**

0 - 24" TOPSOIL  
24 - 36" TAN MOTTLED HARDPAN  
36 - 80" GRAY MOTTLED SILT  
MOTTLING AT 24", GROUNDWATER AT 78", NO LEDGE  
RESTRICTIVE LAYER AT 24"

**TEST HOLE 103**

0 - 18" TOPSOIL  
18 - 30" TAN MOTTLED HARDPAN  
30 - 80" GRAY MOTTLED SILT  
MOTTLING AT 18", GROUNDWATER AT 73", NO LEDGE  
RESTRICTIVE LAYER AT 18"

**PERCOLATION TEST DATA**

Perc Hole: 1 Date: 11/14/2023  
Depth: 28 in. Pressure: 1 hr

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
11:30	7.00			
11:40	12.00	5.00	00:10	2.00
11:50	16.00	4.00	00:10	2.50
12:00	19.00	3.00	00:10	3.33
12:10	21.00	2.00	00:10	5.00
12:20	22.50	1.50	00:10	6.67
12:30	23.50	1.00	00:10	10.00

Final Rate: 1" in 10.00 minutes

REVISION DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

**LANDTECH**  
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING  
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110  
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
**PAUL & CATHERINE HAVAS**

PROJECT LOCATION:  
**9 LAKEVIEW ROAD  
WESTPORT, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
PROPOSED SINGLE FAMILY  
RESIDENCE**

DRAWING TITLE:  
**NOTES AND DETAILS**

PROJECT No: **23234-01**  
DATE: 11/01/2023 DESIGNED BY: CM CHECKED BY: BC  
SCALE: **N.T.S.**

PROJECT STATUS:  
**DRAFT PRINT  
NOT FOR CONSTRUCTION**

**C-2.0**