

**GENERAL NOTES**

- LOT LINE & TOPOGRAPHIC INFORMATION FOR 43 BERMUDA TAKEN FROM PROPOSED CONDITIONS ZONING / LOCATION SURVEY PREPARED BY WALTER H. SKIDD DATED OCT. 19, 2020, REVISED TO JANUARY 12, 2024.
- DATUM: NAVD 88
- 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.
- 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.
- ENTIRE PROPERTY FALLS IN FLOOD ZONE AE (EL 13), AS SHOWN ON FEMA FIRM, MAP PANEL 09001C05326, EFFECTIVE JULY 8TH, 2013.
- TIDAL WETLAND BOUNDARY INFORMATION FOR 43 BERMUDA TAKEN FROM PROPOSED CONDITIONS ZONING / LOCATION SURVEY PREPARED BY WALTER H. SKIDD DATED OCT. 19, 2020, REVISED TO JANUARY 12, 2024.
- A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS.
- CONFIRMATION SOIL TESTING SHALL BE CONDUCTED PRIOR TO THE INSTALLATION OF THE PROPOSED DRAINAGE SYSTEMS AND SHALL BE WITNESSED BY THE ENGINEER OF RECORD AND WESTPORT DPW.
- ENTRY STAIR COVERAGE ALLOWANCE:  
18.74 (FFE) - 8.5 (AVG. GRADE) = 10.24'  
15 SF/FT X 0.24' = 153.6 SF STAIR ALLOWANCE

**COASTAL RESOURCES**

- GENERAL COASTAL RESOURCES
- COASTAL HAZARD AREA (ENTIRE PROPERTY)
- TIDAL WETLANDS

PROPERTY INFORMATION		
OWNER: PHIL CERRONE		
SITE: 43 BERMUDA ROAD		
ZONE: RESIDENCE A DISTRICT		
TOTAL SITE AREA: 0.418 AC; 18,209 SF		
LOT AREA / COVERAGE CALCULATIONS		
1. TOTAL LOT AREA (GROSS)		18,209 SF
2. ABOVE GROUND UTILITY EASEMENTS	0	
3. STREETS, ROADS, & ACCESSWAYS	0	
4. OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5. TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)	0	0 SF
6. WETLAND AREAS	0	
7. STEEP SLOPES >25%	0	
8. TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	260	
9. WETLANDS / SLOPES REDUCTION (0.80 X LINE 8)	208 SF	
10. BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		18,001 SF
ALLOWABLE BUILDING COVERAGE		
11. BASE LOT AREA X 15%	LINE 10 X 0.15	2,700 SF
EXISTING BUILDING COVERAGE		
12. BASE LOT AREA X 25%	LINE 10 X 0.25	4,500 SF
13. EXISTING RESIDENCE, PORCH, & DECK		2,774 SF
14. SUM OF LINE 13		2,774 SF
PROPOSED BUILDING COVERAGE		
15. EXISTING RESIDENCE TO BE RAISED		2,150 SF
16. PORTION OF EXISTING DECK TO BE RAISED		396 SF
17. PROPOSED DECK STAIRS		43 SF
18. PROPOSED ENTRY FOYER		29 SF
19. PROPOSED ENTRY STAIRS		79 SF
20. PROPOSED ENTRY STAIRS ALLOWANCE		79 SF
21. SUM OF LINE 15		2,778 SF
EXISTING LOT COVERAGE		
22. EXISTING BUILDING COVERAGE		2,774 SF
23. EXISTING GRAVEL AREA		347 SF
24. EXISTING DRIVEWAY		1821 SF
25. SUM OF LINE 17		4,942 SF
PROPOSED LOT COVERAGE		
26. PROPOSED BUILDING COVERAGE		2,778 SF
27. EXISTING GRAVEL AREA		347 SF
28. EXISTING DRIVEWAY		1821 SF
29. SUM OF LINE 19		4,946 SF
30. ALLOWABLE BUILDING COVERAGE	15%	2,700 SF
31. EXISTING BUILDING COVERAGE	15.4%	2,774 SF
32. PROPOSED BUILDING COVERAGE	15.4%	2,778 SF
33. ALLOWABLE LOT COVERAGE	25%	4,500 SF
34. EXISTING LOT COVERAGE	27.5%	4,942 SF
35. PROPOSED LOT COVERAGE	27.5%	4,946 SF

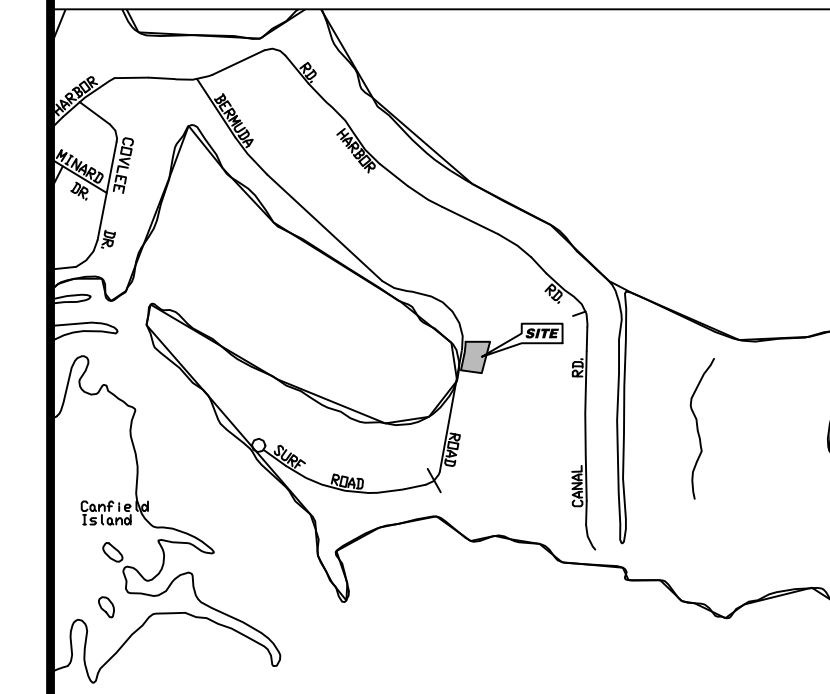
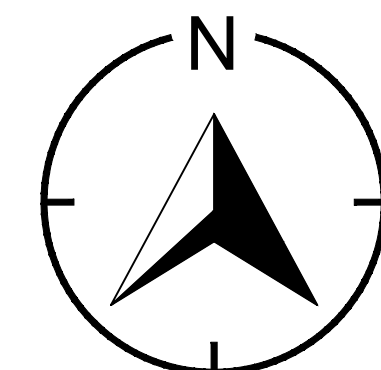
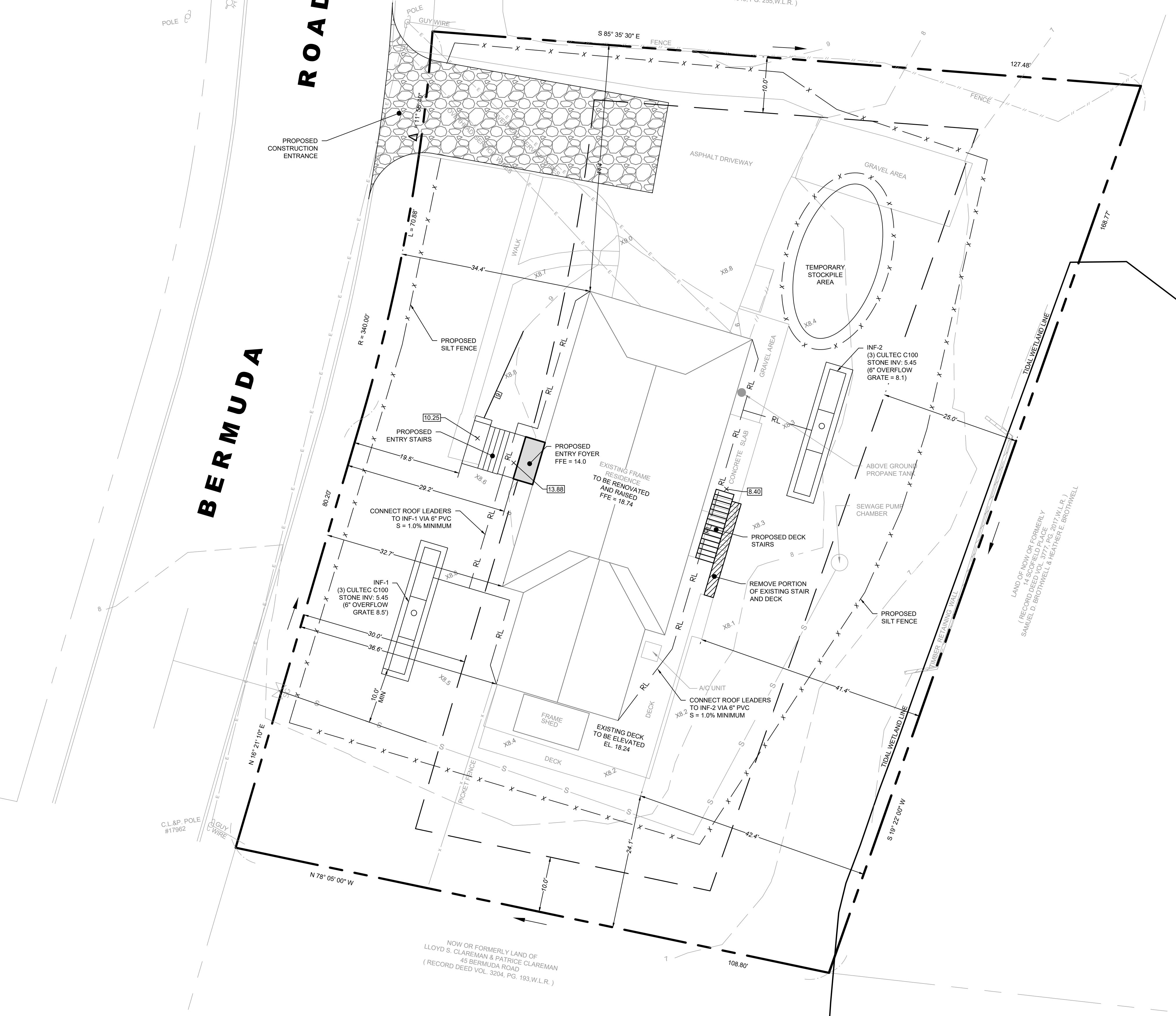
ZONING DATA				
ZONING DISTRICT: RESIDENCE A DISTRICT				
PROPOSED USE: SINGLE-FAMILY RESIDENCE				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROVIDED	CONFORMS
LOT AREA	21,780 SF (0.5 AC.)	18,209 SF (0.418 AC.)	18,209 SF (0.418 AC.)	N <sup>1</sup>
BASE LOT AREA		18,001 SF (0.413 AC.)	18,001 SF (0.413 AC.)	
TOTAL COVERAGE	MAX. 25% / 4,500 SF	27.5% / 4,942 SF	27.5% / 4,946 SF	N <sup>2</sup>
BUILDING COVERAGE	MAX. 15% / 2,700 SF	15.4% / 2,774 SF	15.4% / 2,778 SF	N <sup>3</sup>
SHAPE	MINIMUM 100' x 150' RECTANGLE	100' x 150' RECTANGLE	100' x 150' RECTANGLE	Y
YARDS	FRONT	30'	19.5'	N <sup>4</sup>
	SIDE	10'	(24.1', 44.4')	Y
	REAR	25'	41.4'	Y
BUILDING HEIGHT	MAXIMUM 2 STORES 30.5'	EXISTING	2 STORES <sup>5</sup> 30.5'	Y

NOTES:  
 1. EXISTING NON CONFORMING LOT  
 2. REDUCED SETBACKS PER SEC. 6-3.1 OF THE WESTPORT ZONING REGULATIONS.  
 3. VARIANCE REQUIRED  
 4. ADDITIONAL BUILDING HEIGHT PER SEC 13-5 OF THE WESTPORT ZONING REGULATIONS.  
 13.0' (BFE) - 8.5' (AVG GRADE) = 4.5' OF ADDITIONAL BUILDING HEIGHT PERMITTED  
 5. NON-CONVERSION AGREEMENT REQUIRED FOR GROUND FLOOR.

EXISTING AVERAGE BUILDING GRADE		PROPOSED AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation	Spot Elev No.	Grade Elevation
1	9.0	1	9.0
2	8.8	2	8.8
3	8.4	3	8.4
4	8.3	4	8.3
5	8.3	5	8.3
6	8.1	6	8.1
7	8.2	7	8.2
8	8.2	8	8.2
9	8.4	9	8.4
10	8.5	10	8.5
11	8.8	11	8.8
12	8.6	12	8.6
13	8.8	13	8.8
14	8.7	14	8.7
Total	119.1	Total	119.1
No. of Points	14	No. of Points	14
AVG. GRADE	8.51	AVG. GRADE	8.51

NOTE: AVERAGE GRADE INFORMATION FOR 43 BERMUDA TAKEN FROM PROPOSED CONDITIONS ZONING / LOCATION SURVEY PREPARED BY WALTER H. SKIDD DATED OCT. 19, 2020, REVISED TO JANUARY 12, 2024.

NOW OR FORMERLY LAND OF PATRICK H. BERANEK & GINA O. BERANEK 41 BERMUDA ROAD (RECORD DEED VOL. 4049, PG. 255, W.L.R.)



LOCATION MAP (NTS)

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

**LANDTECH**  
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 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
**BRIAN SENATORE**

PROJECT LOCATION:  
**43 BERMUDA ROAD  
WESTPORT, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR  
ELEVATING AND RENOVATING  
AN EXISTING RESIDENCE**

DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

PROJECT No: **24032-01**

DATE: 2/29/2024 DESIGNED BY: RW CHECKED BY: CL

SCALE: 1" = 10'

IN FEET  
0 10 20 30

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

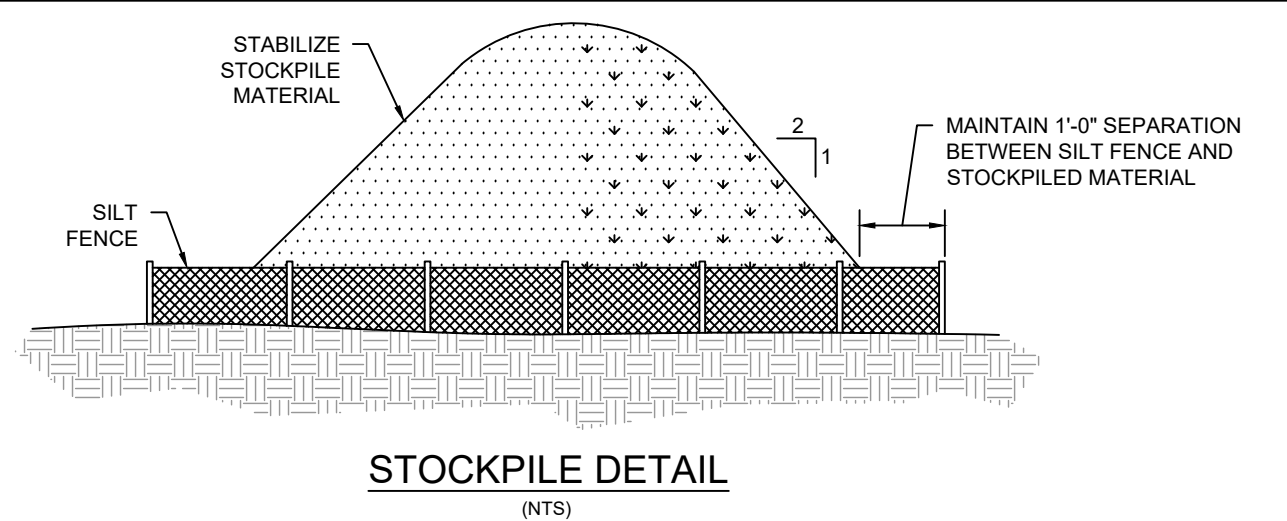
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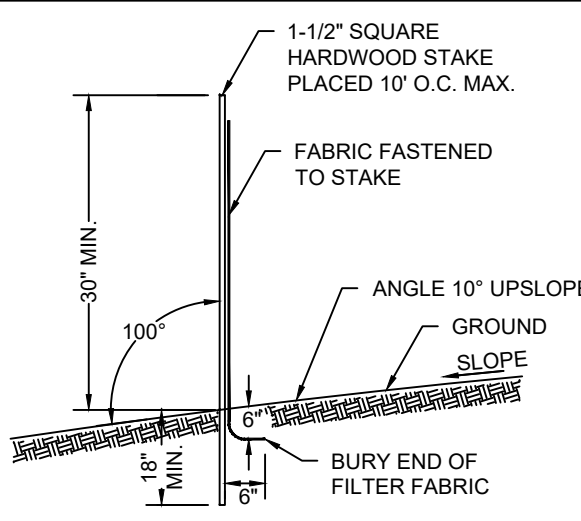
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**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

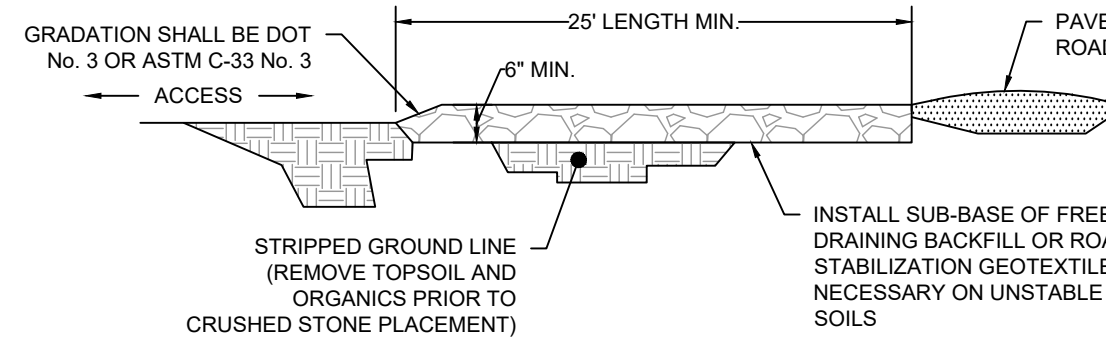
1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. 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.
7. 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.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/2 TO 2/3 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. 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.
14. 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.



**STOCKPILE DETAIL**  
(NTS)



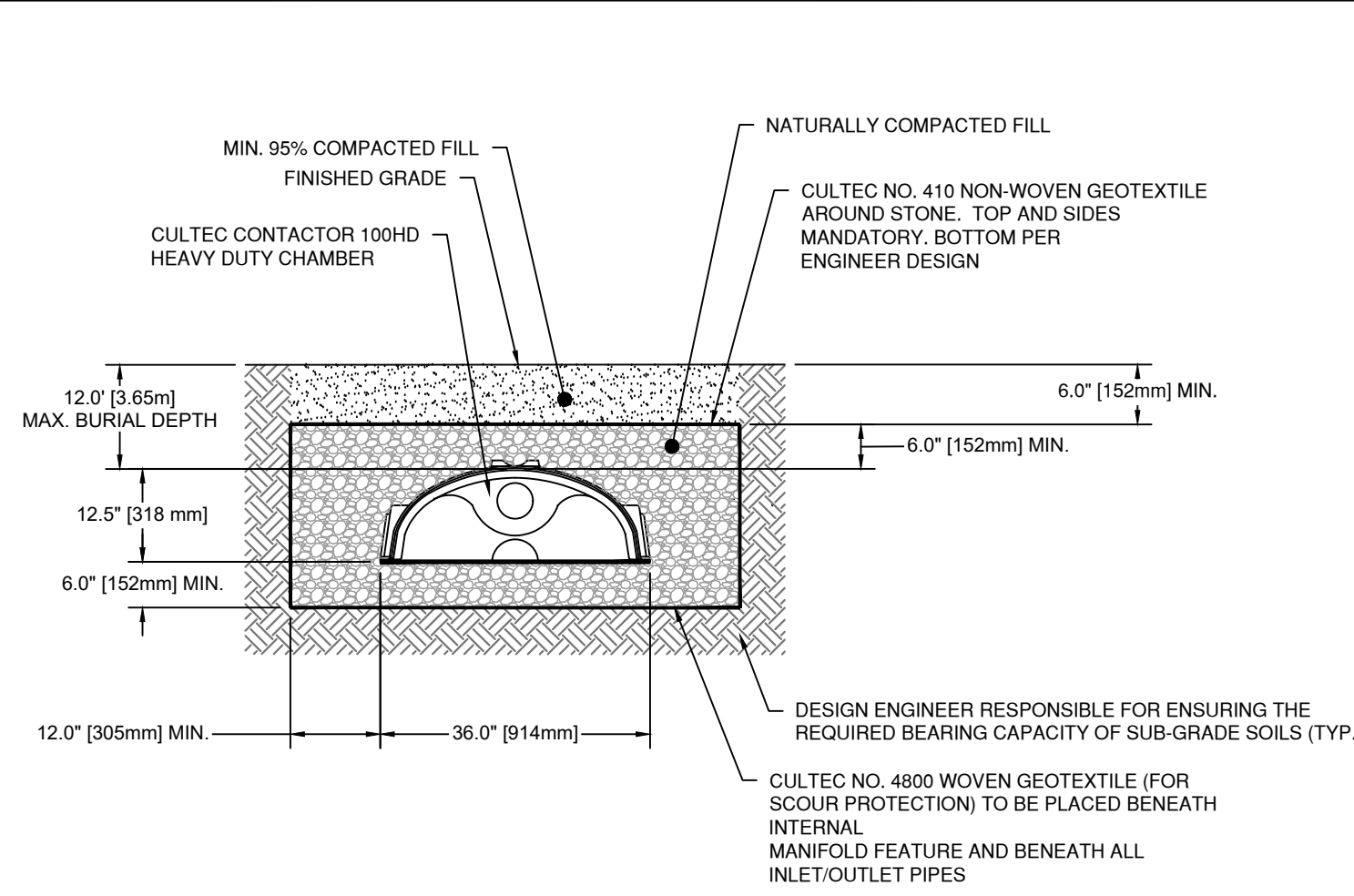
**GEOTEXTILE SILT FENCE**  
(NTS)



**CONSTRUCTION ENTRANCE**  
(NTS)

**EXCAVATION/FILL NOTES:**

1. 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.
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
4. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
5. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
6. MAXIMUM CUT/FILL:  
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =  
18,001 SF X (0.5 X 25%) X 10 / 27 = 833 CY  
PROPOSED FILL: 1 CY  
PROPOSED CUT: 0 CY



**GENERAL NOTES:**  
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.  
STORAGE PROVIDED = 3.84 CF/FT [0.82 M<sup>3</sup>/3] PER DESIGN UNIT.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 12.0' [3.66 m].  
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS.  
WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS, ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

**CULTEC CONTACTOR 100HD HEAVY DUTY TYPICAL CROSS SECTION**  
(NTS)

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PREPARED FOR:  
  
**BRIAN SENATORE**

PROJECT LOCATION:  
  
**43 BERMUDA ROAD  
WESTPORT, CT**

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**SITE IMPROVEMENTS FOR  
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DRAWING TITLE:  
  
**NOTES AND DETAILS**

PROJECT No. **24032-01**  
DATE: **2/29/2024** DESIGNED BY: **RW** CHECKED BY: **CL**  
SCALE:  
**N.T.S.**

PROJECT STATUS:  
**DRAFT PRINT  
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**C-2.0**