

LOT "B"
LOT AREA = 51,525 SQ. FT. or 1.1828 ACRES
ACCESSWAY AREA = 4.805 SQ. FT. or 0.1103 AC.
TOTAL AREA = 56,330 SQ. FT. or 1.2931 ACRES

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROPOSED
ZONE: RESIDENCE 'AM'		
FRONT SETBACK:	30'	MIN. 77.9' +/-
REAR:	25'	MIN. 173' +/-
SIDE:	25'	MIN. 25.5' +/-
AGGREGATE SIDE:	NONE	MIN. ---
MIN. SQUARE	150'	MIN. 150'
LOT AREA:	43,560 S.F.	MIN. 56,336 S.F.
LOT AREA MINUS ACCESSWAY		51,534 S.F.
# STORIES:	3	MAX. 2 1/2
COVERAGE - TOTAL	25%	MAX. 9.48%
WETLAND SETBACK	25'	MIN.

COVERAGE CHART:	
GROSS LOT AREA -	56,336 S.F.
ACCESSWAY -	4,805 S.F.
WETLANDS -	8,928 S.F.
STEEP SLOPES -	2,933 S.F.
TOT. WETLANDS & -	11,861 S.F.
STEEP SLOPES	
REDUCTION (.8x11,861) -	9,489 S.F.
BASE LOT AREA -	46,847 S.F.
PROP. BUILDING -	1,884 S.F.
DECK -	182 S.F.
PROP. DRIVEWAY -	1,909 S.F.
TOT. COVERAGE -	3,975 S.F. (8.48%)
FILL VOLUME ALLOWED -	2,385 C.Y.
(LOT AREA x 50% ALLOWABLE COVERAGE x 10' / 27)	
FILL VOLUME PROPOSED -	2,385 C.Y.

- CONSTRUCTION SEQUENCE
1. Remove trees, only as shown on plan.
 2. Install silt fence/staked hay bales and mud tracking bed. Call for inspection by conservation officer.
 3. Install temporary swale & sediment basin.
 4. Rough-in driveway. Site grading. Construct retaining walls.
 5. Construct storm drainage and building foundation. Construct site utilities and septic system.
 6. Construct building. Finish site work.
 7. Install planting. Fine grade, topsoil and seed disturbed areas. Pave driveway.
 8. Wait until slopes are stabilized before removing silt fences. (one growing season). Removal to be approved by Conservation Department.

FF ELEV. -	43.75
BASEMENT FLOOR ELEV. -	32.75
ELEV. DIFF -	11.0'
JOISTS/FLOORING -	1.12'
BASEMENT CEILING HT. -	9.88'
50% BASEMENT HEIGHT -	4.94'
BASEMENT ELEV -	32.75
50% HEADROOM ELEV. -	37.69'
BASEMENT PERIMETER -	178.5'
PERIMETER OF BASEMENT WITH GRADE BELOW ELEV. 37.69 =	99' (55%)

AVERAGE GRADE CALCULATION

POINT #	EXISTING	PROPOSED
1	43.9	41.9
2	40.0	40.1
3	24.0	31.0
4	20.4	29.2
5	21.4	29.2
6	23.0	29.2
7	26.0	30.8
8	29.0	37.3
9	39.0	43.6
10	47.0	43.4
AVE. GRADE =	31.4	35.6

REVISED: 2-20-24- PER ENGINEER DEPT. COMMENTS
REVISED: 1-25-24- GRADING
REVISED: 5-23-23- REMOVED RIORDAN TOPO.
REVISED: 5-16-22- COVERAGE CHART, GRADING LIMITS.

RIVER ONE BUILDING CO., LLC
11A RIVER OAKS ROAD
WESTPORT, CONNECTICUT

18-5018
project

1 OF 3
sheet

4-12-22
date

SITE DEVELOPMENT PLAN
(FOR CONSTRUCTION)

GRUMMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-3833 FAX: (203) 286-5057

SOIL TEST DATA

2001 & 2004 SOIL TESTING DONE BY LAND ENGINEERING ASSOCIATES, INC.
DEEP TEST PIT #1 - JAN. 25, 2001

0-5" TOPSOIL
5-35" OB FINE SANDY LOAM WITH ROOTS
35-70" B-GB FINE SAND & SILT W/ COBBLES & STONES
DRY, VERY TIGHT

NO MOTTLING
NO GROUNDWATER
NO LEDGE

REFUSAL AT 70"
DEEP TEST PIT #2 - JAN. 25, 2001

0-4" TOPSOIL
4-32" TB FINE SILTY LOAM WITH ROOTS
32-80" B-GB COMPACT SILT W COBBLES & STONES
POCKETS OF MICA AT 46"

NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #3 - JAN. 25, 2001

0-6" TOPSOIL
6-39" B FINE SILTY LOAM WITH ROOTS
39-84" B-GB FINE SAND & SILT W/ COBBLES & STONES
ROOTS TO 84"

NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #4 - JAN. 25, 2001

0-5" TOPSOIL
5-32" B FINE SILTY LOAM W/ ROOTS
32-78" TB-GB FINE SAND & SILT W/ COBBLES & STONES
NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #5 - JAN. 25, 2001

0-6" TOPSOIL
6-36" OB-TB FINE SILTY LOAM W/ ROOTS
36-80" TB-GB FINE SAND & SILT W/ COBBLES & STONES
MOTTLING AT 36"

NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #6 - JAN. 25, 2001

0-6" TOPSOIL
6-27" OB-TB FINE SILTY LOAM WITH ROOTS
27-82" B-GB FINE SAND & SILT (POCKETS OF MICA)
NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #7 - JUNE 16, 2004 (HAND DUG HOLE)

0-9" TOPSOIL
9-35" BROWN SILTY LOAM WITH ROOTS
35-51" TB SANDY TILL W/ STONES & COBBLES
SLIGHT MOTTLING AT 33"
NO GROUNDWATER
NO LEDGE

PERCOLATION TEST #1 - JAN. 25, 2001

OBSERVED PERC. RATE = 10.1- 20 MINUTES PER INCH

PERCOLATION TEST #2 - JAN. 25, 2001

OBSERVED PERC. RATE = 10.1- 20 MINUTES PER INCH

DEEP TEST PIT #C-1 - NOV. 20, 2014

0-8" TOPSOIL
8-26" ORANGE BROWN FINE SILTY LOAM
26-84" TAN FINE SAND & SILT WITH ANGULAR ROCK & MICA
ROOTS TO 70"

NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #C-2 - NOV. 20, 2014

0-6" TOPSOIL
6-16" ORANGE BROWN FINE SILTY LOAM
16-30" MODERATELY COMPACT LIGHT TAN FINE SAND & SILT
ROOTS TO 70"

NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #C-3 - NOV. 20, 2014

0-8" TOPSOIL
8-23" ORANGE BROWN FINE SILTY LOAM
23-84" MODERATELY COMPACT TAN FINE SANE & SILT WITH
SOME ANGULAR ROCK
ROOTS TO 70"

NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #C-4 - NOV. 20, 2014

0-9" TOPSOIL
9-24" ORANGE BROWN FINE SILTY LOAM
24-84" TAN FINE SAND & SILT WITH ANGULAR ROCK & MICA
ROOTS TO 60"

NO MOTTLING
NO GROUNDWATER
NO LEDGE

DEEP TEST PIT #C-5 - NOV. 20, 2014

0-9" TOPSOIL
9-30" ORANGE BROWN FINE SANDY LOAM
30-80" GREY-BROWN FINE SAND & SILT WITH SOME ANGULAR ROCK
ROOTS TO 55"

NO MOTTLING
NO GROUNDWATER
NO LEDGE

PERCOLATION TEST #C-1 - NOV. 20, 2014

DEPTH = 26"

PRE-SOAK 9:00

TIME READING

10:55 10"

11:05 12.75"

11:15 15"

11:25 16.25"

11:35 17.25"

11:45 18.25"

11:55 19.25"

PERCOLATION RATE = 10-20 MINUTES PER INCH

PERCOLATION TEST #C-2 - NOV. 20, 2014

DEPTH = 28"

PRE-SOAK 9:00

TIME READING

10:56 10.5"

11:06 13.75"

11:16 15.25"

11:26 16.375"

11:36 17.375"

11:46 18.35"

11:56 19.125"

PERCOLATION RATE = 10.1-20 MINUTES PER INCH

PERCOLATION TEST #C-3 - NOV. 20, 2014

DEPTH = 28"

PRE-SOAK 9:00

TIME READING

10:57 7.625"

11:07 8.5"

11:17 9.125"

11:27 9.75"

11:37 10.25"

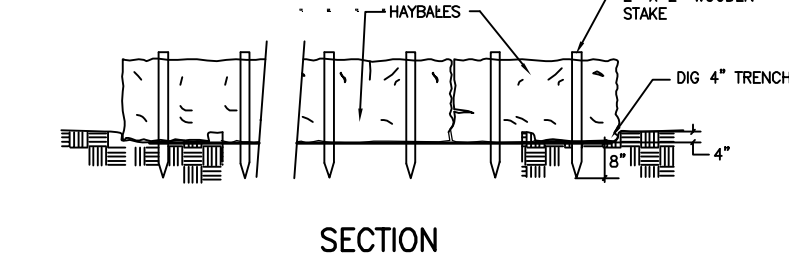
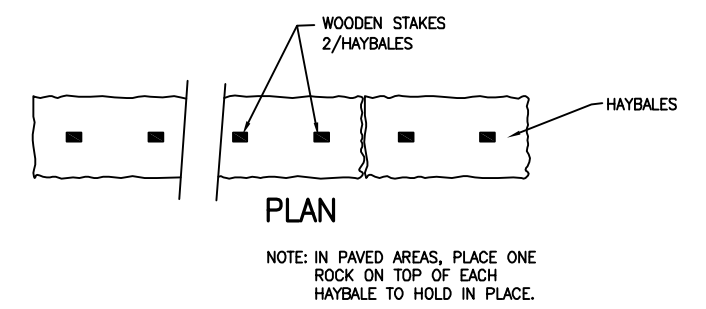
11:47 10.75"

11:57 11.25"

PERCOLATION RATE = 10.1-20 MINUTES PER INCH

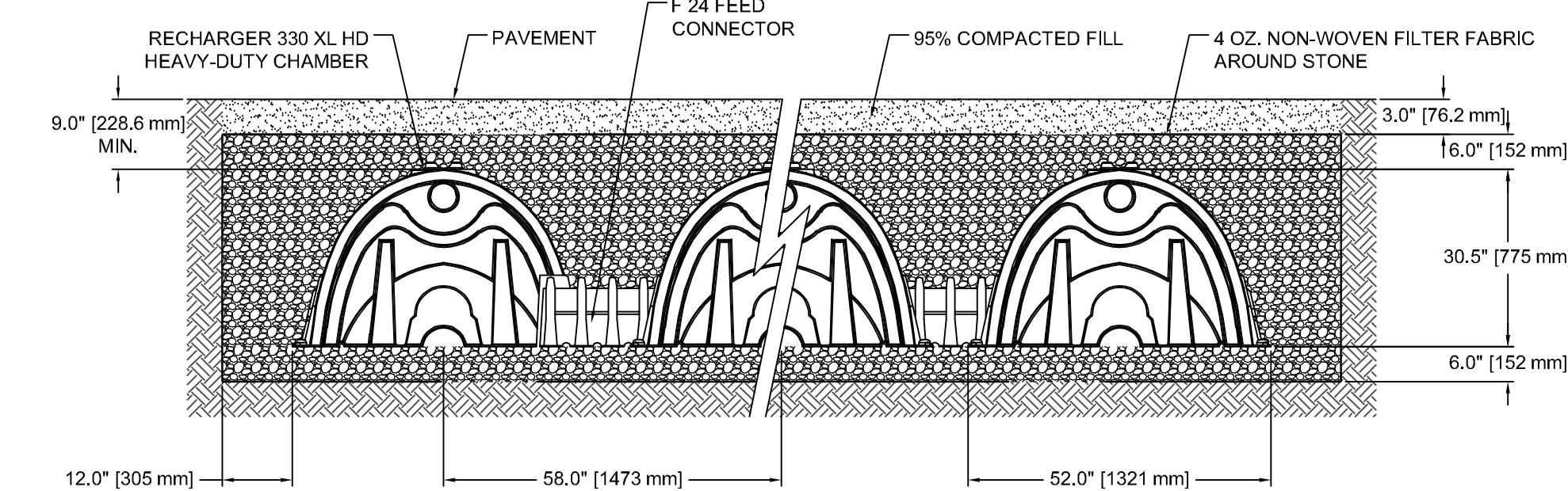
SEDIMENTATION AND EROSION CONTROL NOTES

- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
- SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
- THE SITE CONSTRUCTION CONTRACTOR 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 PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.



HAYBALE SEDIMENT PROTECTION

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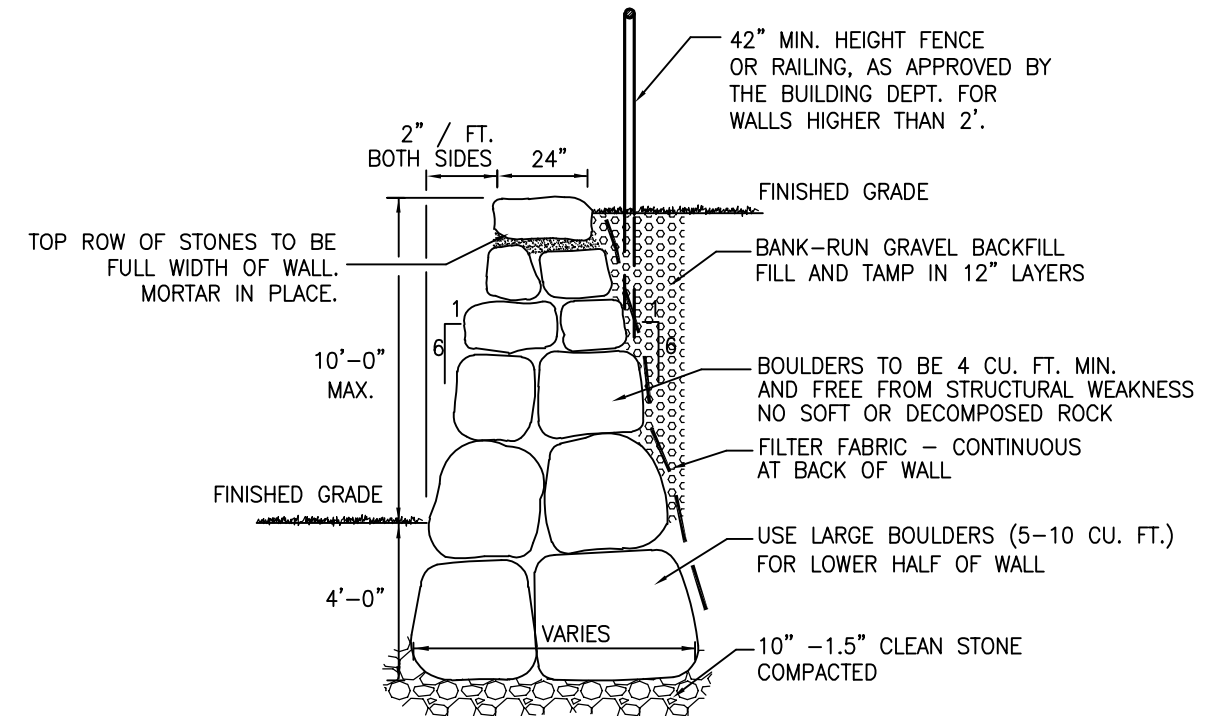


GENERAL NOTES
RECHARGER 330 XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
INSTALLATION GUIDELINES.
USE RECHARGER 330 XL HD HEAVY DUTY FOR TRAFFIC AND/OR
H2O APPLICATIONS.

ALL RECHARGER 330 XL HD HEAVY DUTY UNITS ARE MARKED
WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE
LENGTH OF THE CHAMBER.
ALL RECHARGER 330 XL HD CHAMBERS MUST BE INSTALLED IN
ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND
FEDERAL REGULATIONS.

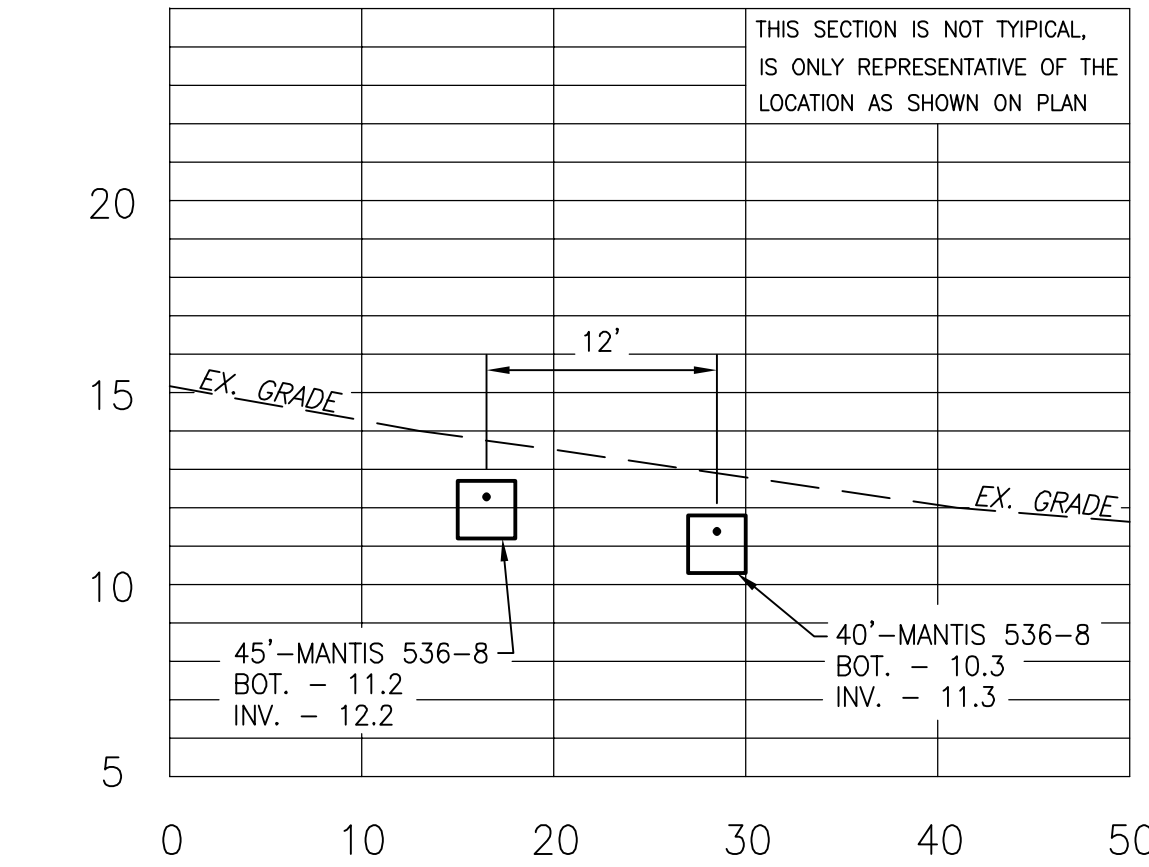
SEWAGE DISPOSAL SYSTEM NOTES

- THE PROPOSED SEWAGE DISPOSAL SYSTEM SHALL CONFORM TO SECTIONS 19-13-B103d THROUGH 19-13-B104d OF THE CONNECTICUT STATE HEALTH CODE.
- THE WESTPORT WESTON HEALTH DISTRICT AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
- ALL EXISTING SITE AND UTILITY LOCATIONS ARE AS TAKEN FROM A 'PROPOSED SUBSURFACE DISPOSAL SYSTEM, GRADING PLAN & EROSION CONTROL PLAN, 11A RIVEROAKS ROAD, WESTPORT, CT' BY CIVIL 1, DATED FEB. 10, 2015. TOPOGRAPHIC DATUM NAVD 1988.
- THE PROPOSED STRUCTURE IS A FIVE-BEDROOM DWELLING. THE REQUIRED EFFECTIVE LEACHING AREA FOR THIS HOUSE, WHICH IS BASED UPON A FILL SOIL PERCOLATION RATE OF 1"/10.1-20 MINUTES IS 900 SQUARE FEET.
- THE PROPOSED LEACHING AREA CONSISTS OF 85 LINEAR FEET OF 18" MANTIS 536-8 TRENCH, WHICH WILL PROVIDE 935 S.F. EFFECTIVE LEACHING AREA, (85 x 11.0 = 935). ANY SECTIONS TO BE LOCATED UNDER THE DRIVEWAY SHALL BE DESIGNED TO WITHSTAND H-20 LOADINGS.
- THE PROPOSED SEPTIC SYSTEM SHALL UTILIZE A NEW 1500-GALLON SEPTIC TANK THAT CONFORMS TO THE SPECIFICATIONS OUTLINED IN THE STATE OF CONNECTICUT TECHNICAL STANDARDS.
- THE PROPOSED DWELLING WILL BE SERVICED BY PUBLIC WATER SUPPLY. FIELD INVESTIGATIONS VERIFY THERE ARE NO EXISTING WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM LOCATION.
- A MINIMUM SETBACK DISTANCE OF 50' SHALL BE MAINTAINED BETWEEN ANY LEACHING AREA AND WETLAND OR WATERCOURSE.
- A BENCHMARK HAS BEEN ESTABLISHED IN THE FIELD TO ASSURE PROPER SYSTEM INSTALLATION AS SHOWN ON PLAN.
- DISTRIBUTION BOXES SHALL BE ON STABLE FOOTING, CONSISTING OF 10" CRUSHED STONE.
- ALL LOCATIONS OF INLETS AND OUTLETS FROM THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE GASKETED.
- THE CONTRACTOR SHALL REMOVE ALL TREES, STUMPS, AND LARGE STONES WITHIN LIMITS OF THE SEWAGE DISPOSAL SYSTEM.
- THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL OUTSIDE THE LIMITS OF SEWAGE DISPOSAL SYSTEM AND REUSE IT TO FINISH GRADE THE AREA OF DISTURBANCE, ADDITIONAL TOPSOIL, IF REQUIRED TO COVER DISTURBED AREAS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TOPSOIL, FINE RAKE, SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
- THIS SYSTEM IS NOT DESIGNED TO ACCEPT WASTE FROM GARBAGE DISPOSAL UNITS, BACKWASH FROM WATER SOFTENER UNITS OR DISCHARGE FROM JACUZZI TYPE HOT TUBS (> 100 GALLONS).
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING "CALL BEFORE YOU DIG", 1-800-922-4455, PRIOR TO START OF ANY EXCAVATION WORK ON SITE.
- THIS DESIGN CONFORMS TO ALL APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- THERE ARE NO EXISTING STORMWATER RETENTION SYSTEMS ON ADJACENT PROPERTIES WITHIN 50 FT. OF THE PROPOSED SEPTIC AREA.
- MLSS REQUIREMENTS: FF = 2.0
FF = 1.25
RL > 60" MLSS NOT REQUIRED.



BOULDER RETAINING WALL

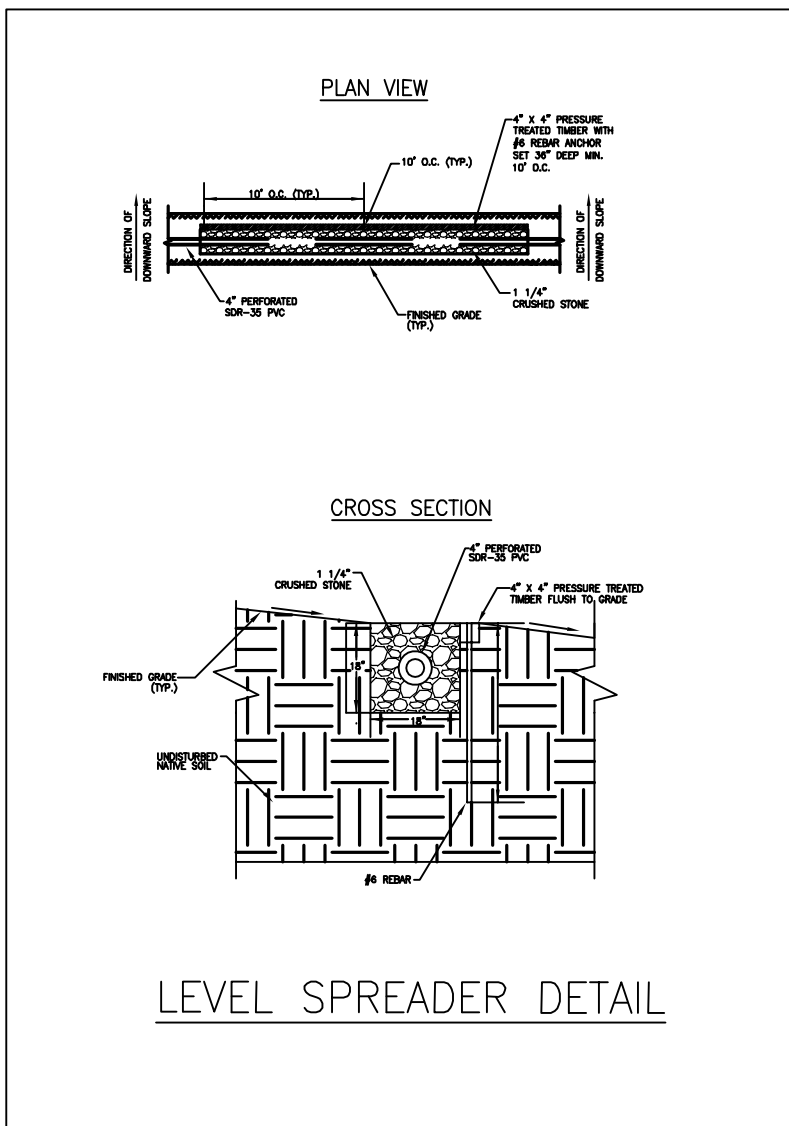
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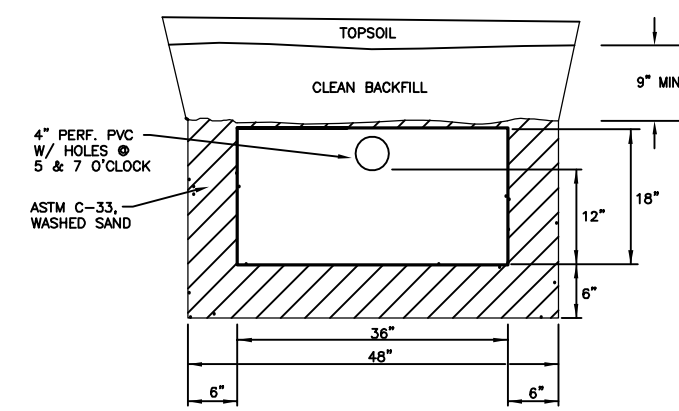
SECTION X-X'

SCALE- H: 1"=10'

V: 1"=5'

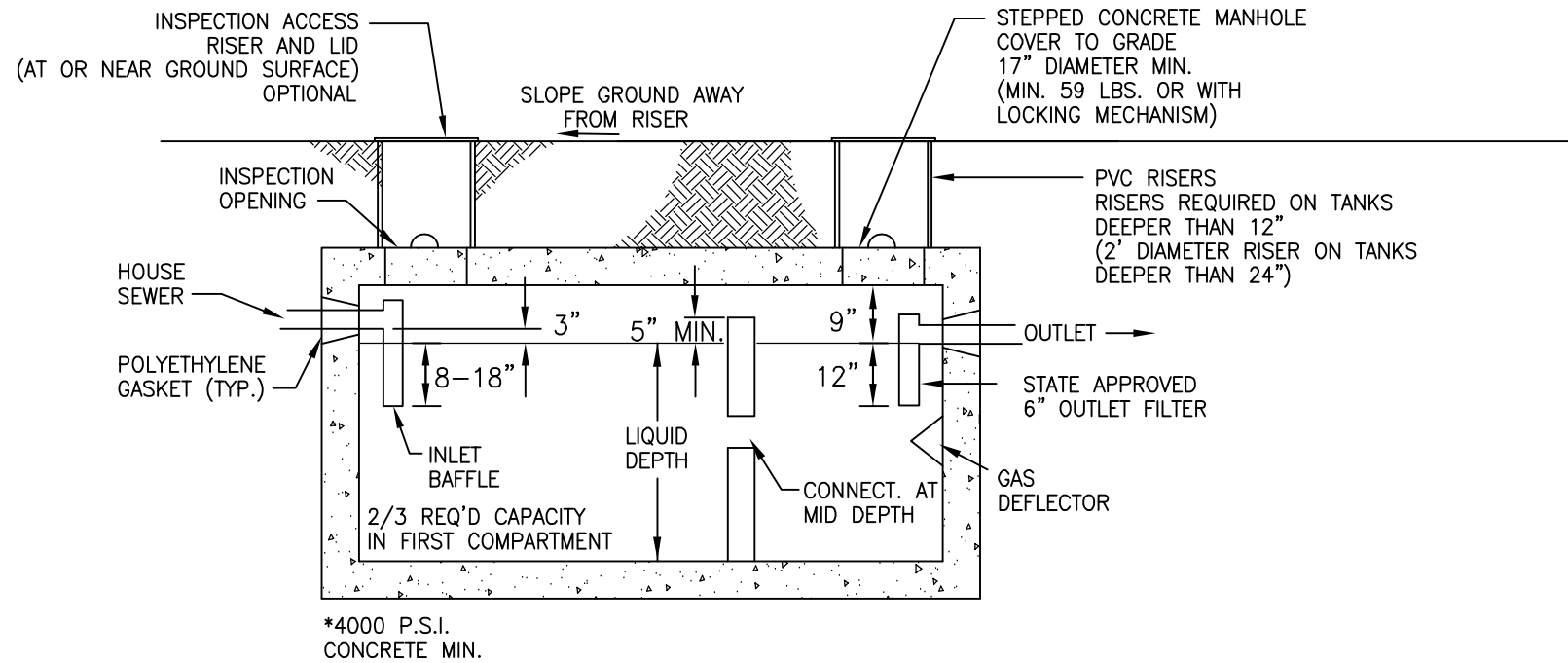


LEVEL SPREADER DETAIL



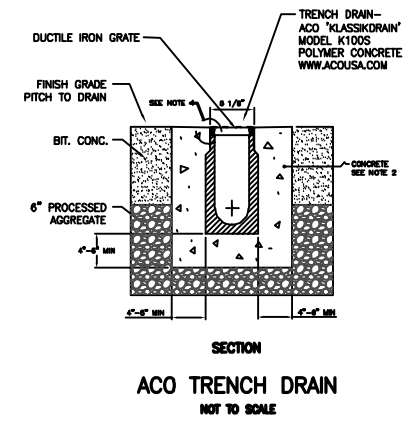
MANTIS 536-8

N.T.S.

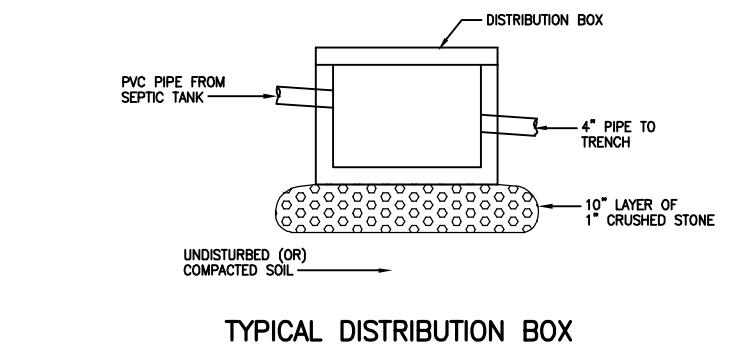


SEPTIC TANK (<2000 GAL)

NOT TO SCALE

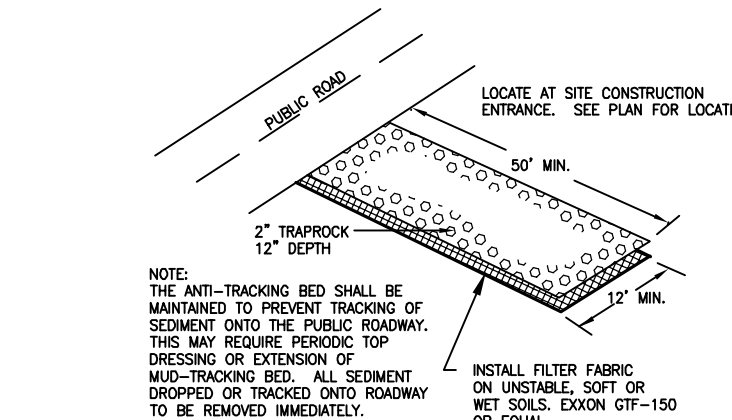


NOTES:
1. If necessary to repair the minimum dimensions shown are relative to the existing ground conditions.
2. A minimum concrete strength of 3000 PSI is recommended.
3. Expansion and contraction joints are recommended to prevent the channel and the concrete manhole.
4. The finished level of the concrete around must be approx. 1/2" above the top of the channel edge.
5. Refer to ACO's latest installation instructions for complete details.



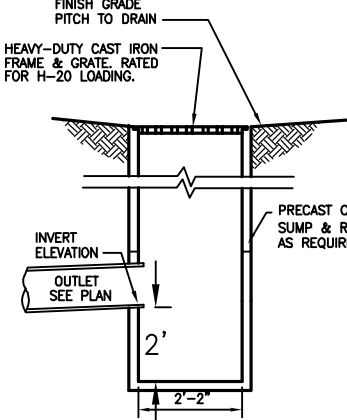
TYPICAL DISTRIBUTION BOX

NOT TO SCALE



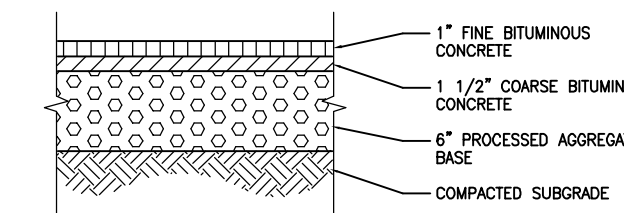
ANTI-TRACKING PAD

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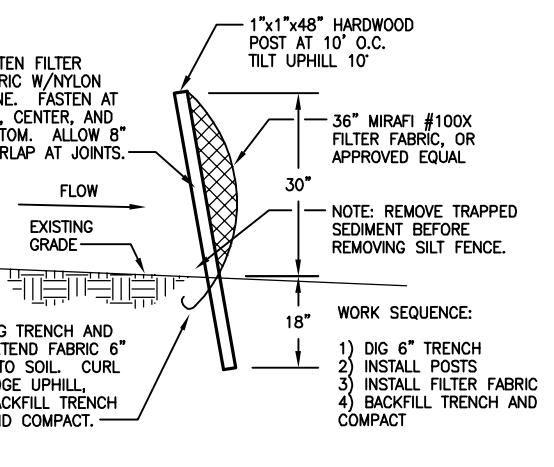
2x2 DRAIN INLET

NOT TO SCALE



DRIVEWAY PAVEMENT

NOT TO SCALE



SILT FENCE

NOT TO SCALE