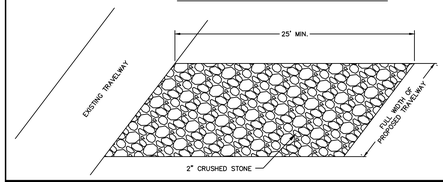
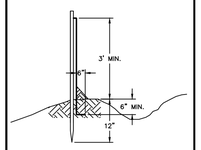
CONSTRUCTION ENTRANCE

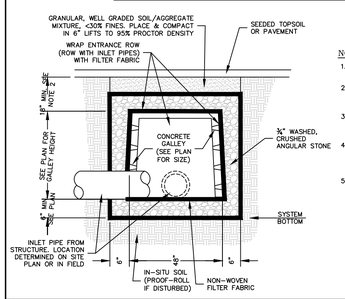


SILT FENCE



INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 10 FT O. C.

CONCRETE GALLEY DETENTION SYSTEM



NOTES

1. SEE PLAN FOR QUANTITY, LOCATION, & ARRANGEMENT OF GALLEYS.
2. COVER MAY BE REDUCED IF GALLEYS ARE H-20 LOADING COMPLIANT. COORDINATE WITH SITE ENGINEER.
3. ALL TOPSOIL AND MISCELLANEOUS FILL SHALL BE REMOVED BELOW THE DETENTION AREA.
4. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
5. IF LEDGE OR GROUNDWATER IS ENCOUNTERED WHILE EXCAVATING FOR THE PROPOSED SYSTEM, THE DESIGN ENGINEER SHALL BE NOTIFIED IN ORDER TO DETERMINE IF FIELD CHANGES ARE NECESSARY.

SEDIMENTATION & SOIL EROSION SPECIFICATIONS

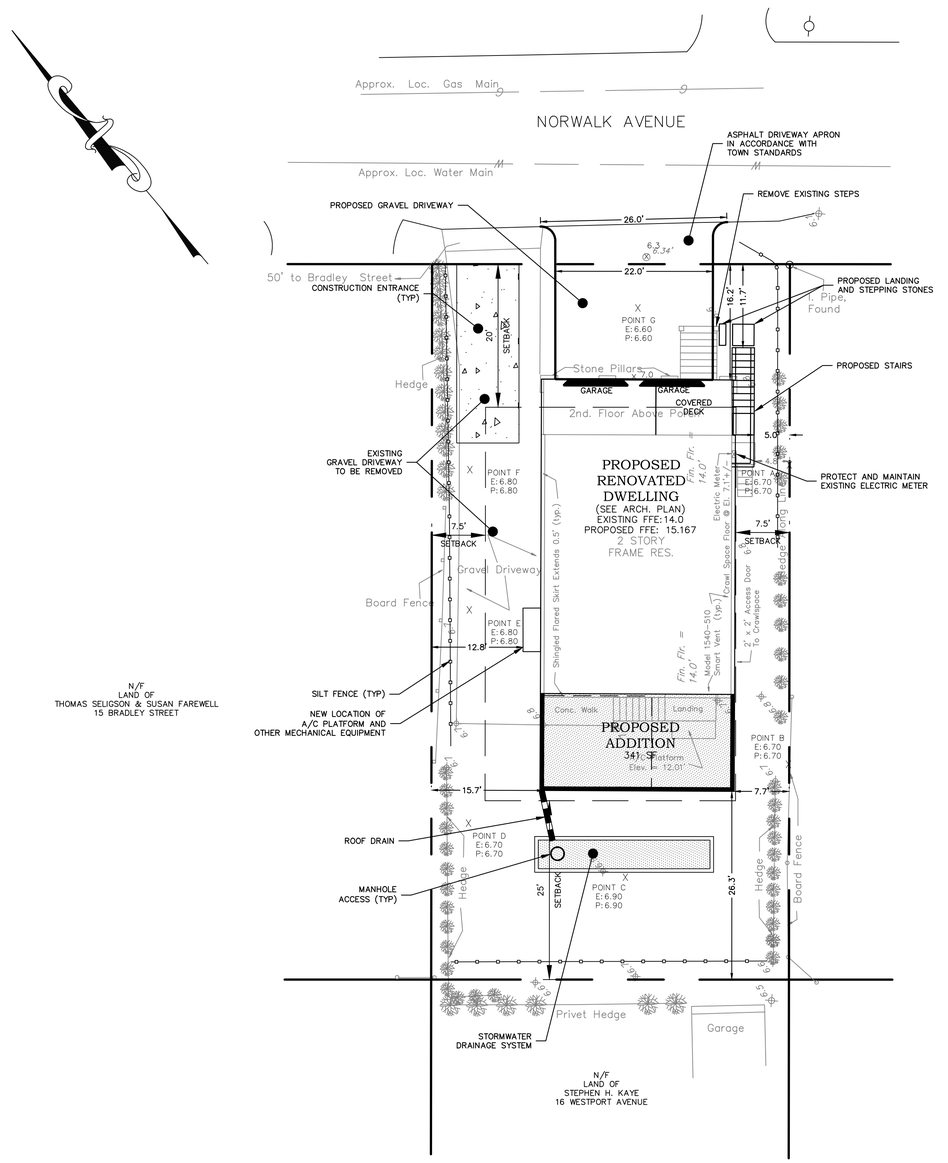
1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE EROSION ON THE SITE.
3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

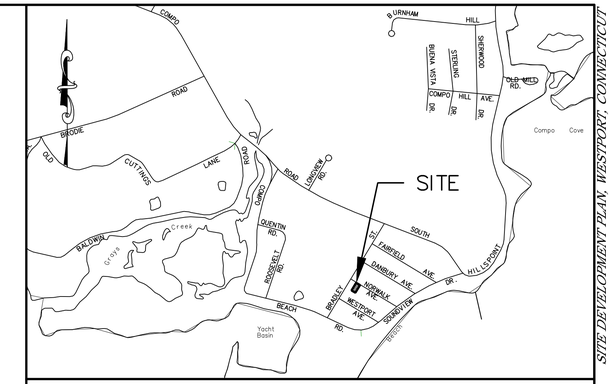
IMPLEMENTATION NOTES

1. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.
2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABLIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
3. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
4. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
5. SEDIMENT TRAPS, IF APPLICABLE, MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2' OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
6. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN AND IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
7. FILL MATERIAL SHALL BE FREE FROM DEBRIS PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION. FILL SHALL BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO WITHIN 90% OF THE MODIFIED PROCTOR TEST RESULT.
8. PAVEMENT BASE COURSE MUST BE PLACED IN ALL PROPOSED PAVEMENT AREAS UPON COMPLETION OF FINE GRADING.
9. PERMANENT LANDSCAPED AREAS SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.
   - 9.1. TOPSOIL PREPARATION:
     - 9.1.1. TOPSOIL SHOULD BE A MINIMUM OF FOUR INCHES DEEP (COMPACTED) BEFORE SEEDING.
     - 9.1.2. HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
     - 9.1.3. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
     - 9.1.4. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMP, OR OTHER UNSUITABLE MATERIAL.
     - 9.1.5. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RE-TILLED AND COMPACTED AS ABOVE.
   - 9.2. SEED MIXTURE (APPLY AT A RATE OF 200 POUNDS/ACRE):
     - 9.2.1. 10% KENTUCKY BLUEGRASS – BARON MIX
     - 9.2.2. 20% PERENNIAL RYEGRASS
     - 9.2.3. 70% TURF TYPE TALL FESCUE
10. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
12. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.
13. THE RESPONSIBILITY FOR: IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN; NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.
14. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

GRADING & DRAINAGE NOTES

1. ABBREVIATIONS
   - PVC = POLYVINYL CHLORIDE PIPE (SDR-35)
   - HDPE = HIGH DENSITY POLYETHYLENE PIPE
   - RCP = REINFORCED CONCRETE PIPE
   - MH = MANHOLE
   - CB = CATCH BASIN
   - INV = INVERT
   - LF = LINEAR FEET
   - ACCMP = ASPHALT COATED CORRUGATED METAL PIPE
   - HERCP = HORIZONTAL ELIPTICAL REINFORCED CONCRETE PIPE
2. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING ON-SITE STORM PIPING AND STRUCTURES THAT ARE TO BE MAINTAINED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE DRAINAGE STRUCTURES FOR THE INDICATED PIPE CONNECTIONS.
4. THE PIPE LENGTHS SHOWN ARE APPROXIMATE.
5. ALL PROPOSED CATCH BASINS SHALL HAVE A 2' SUMP, UNLESS OTHERWSE SPECIFIED.
6. ALL SLOPES TO BE NO GREATER THAN 5' HORIZONTAL TO 1' VERTICAL.





LOCATION MAP

SCALE: 1"=800'

SITE DEVELOPMENT PLAN, WESTPORT, CONNECTICUT

SITE STATISTICS

SINGLE FAMILY DWELLING

ZONING DISTRICT "A"	REQUIRED	EXISTING	PROPOSED
BULK STATISTICS			
MIN. LOT AREA	5,000 S.F.	0.11 ACRES (5,000 S.F.)	0.11 ACRES (5,000 S.F.)
BASE LOT AREA		5,000 S.F.	5,000 S.F.
MIN. BUILDING SETBACK (FRONT)	20'	8.7'	16.2'
MIN. BUILDING SETBACK (SIDE)	7.5'	4.8'	5.0'*
MIN. BUILDING SETBACK (REAR)	25'	36'	26.3'
MAX. HEIGHT	26'+X = 26.0'+4.26' =30.26' X =BFE-AVERAGE GRADE =11.0'-6.74' =4.26' BFE=BASE FLOOD ELEVATION =11.0'	28.99'	SEE ARCH. PLANS
MAX. BUILDING COVERAGE	15% = 750 S.F.	EXISTING DWELLING: 946 SF EXISTING PORCH: 205 SF EXISTING STEPS: 38 SF EXISTING LANDING: 50 SF TOTAL: 1,239 SF (24.8%)	DWELLING: 1,181 SF ADDITION: 341 SF STAIRS: 41 SF TOTAL: 1,535 SF (30.7%)*
MAX. TOTAL COVERAGE	25% = 1,250 SF	BUILDING COVERAGE: 1,239 SF DRIVEWAY: 763 SF TOTAL: 2,002 SF (40.0%)	BUILDING COVERAGE: 1,535 SF DRIVEWAY: 355 SF TOTAL: 1,890 SF (37.8%)*

*VARIANCE REQUIRED

LOT AREA COVERAGE CALCULATION

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)				
1	GROSS LOT AREA			= 5,000 SF
2	ABOVE-GROUND UTILITY EASEMENTS	=	0 SF	
3	STREET AND ROAD	=	0 SF	
4	OTHER EXCLUSIVE SURFACE EASEMENT	=	0 SF	
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)			= 0 SF
6	WETLAND AREA & WATER COURSES	=	0 SF	
7	STEEP SLOPES OF 25% OR GREATER	=	0 SF	
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	=	0 SF	
9	WETLANDS/SLOPES REDUCTION	0.8 x LINE 8		= 0 SF
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)			= 5,000 SF
MAXIMUM LOT AREA COVERAGE CALCULATION				
11	BASE LOT AREA (Copied from line 10, above)	= 5,000 SF		
12	SQUARE FEET OF TOTAL COVERAGE			= 1,890 SF
13	LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE			= 37.8 %
14	SQUARE FEET OF BUILDING COVERAGE			= 1,535 SF
15	LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE			= 30.7 %

SINCE LINE 13 IS GREATER THAN THE PERCENTAGE FOR MAXIMUM PERMITTED TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE DOES NOT COMPLY.

GENERAL NOTES

1. PROPERTY IS ALSO KNOWN AS TOWN OF WESTPORT ON ASSESSORS MAP D03.
2. TOTAL AREA: = 5,000 SQ.FT. OR 0.11 ACRES
3. PROPERTY LIES IN ZONING DISTRICT "A".
4. PROPERTY LIES WITHIN FLOOD HAZARD ZONE (AE) AS DETERMINED BY FEMA (ELEV = 11')
5. PROPOSED FOOTPRINTS ARE BASED OFF OF DRAWINGS OBTAINED FROM THE OWNER AND/OR ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
6. LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATIONS TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.
7. PROPERTY IS KNOWN TO BE SERVICED BY THE FOLLOWING AVAILABLE UTILITIES:
   - 7.1. ELECTRIC: CONNECTICUT LIGHT AND POWER
   - 7.2. SEWER: WESTPORT WPCA
   - 7.3. WATER: AQUARION WATER COMPANY
   - 7.4. GAS: SOUTHERN CONNECTICUT GAS
8. IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.
9. B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
10. MAP REFERENCES
    - 10.1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "AS BUILT ZONING PLOT PLAN MAP OF LOT 28 LOCATED AT 21 NORWALK AVENUE PREPARED FOR FINE BUILDERS WESTPORT, CONNECTICUT"; DATED 10/29/2014, PREPARED BY B.G. ROOT, WESTPORT, CONNECTICUT.

STATE OF CONNECTICUT · BRYAN P. NESTERIAK · 23556 · LICENSED · PROFESSIONAL ENGINEER

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No.	Date	REVISION DESCRIPTION

SCALE: 1"=10'

0 5 10 20 30

B&B ENGINEERING
15 Research Drive
Woodbridge, CT 06525
P: (203) 881-8145
www.bbengrs.com
Land Surveying, Professional Engineering & Land Use Consultants

PROPOSED SITE DEVELOPMENT PLAN

OF

21 NORWALK AVENUE
WESTPORT, CONNECTICUT

PREPARED FOR

STEVEN WARREN
WESTPORT, CONNECTICUT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, CT. P.E.,L.S. 23556

Date	6/10/2024
Scale	1"=10'
Job No.	1442
Drawing No.	1 of 1

LEGEND

- C.H.D. Conn. Hwy. Dept. Monument
- Mon. Monument
- Iron Pin to be Set
- Conc. Monument to be Set
- I. Pipe Iron Pipe
- I.P. Iron Pin
- D.H. Drill Hole
- Pile of Stones
- F.P. Fence Post
- Fnd. Found
- n/f Now or Formerly
- Property Line
- Property Line (adjoining)
- Building Setback Line
- Easement Line
- ℄ Centerline
- Ledge or Boulders
- Earth or gravel fill
- Existing Spot Elevation
- x123.4 Proposed Spot Elevation
- INV: Invert Elevation of Pipe
- W.G. Water gate valve
- G.G. Gas gate valve
- W Water main (existing)
- W Water main (proposed)
- Hydrant
- WS Water service lateral
- G Gas main (existing)
- G Gas main (proposed)
- SS Sanitary sewer lateral
- S Sanitary Sewer Main (existing)
- S Sanitary Sewer Main (proposed)
- Stone Wall
- Barbed Wire Fence
- Fence
- Utility Pole
- Existing Manhole
- Proposed Manhole
- Existing Catch Basin/Pipe
- Proposed Storm Pipe
- Proposed Catch Basin
- Building (existing)
- Evergreen Tree
- Deciduous Tree
- Swamp or Wetlands
- Watercourse
- 123 Existing Contours
- Proposed Contours
- R.C.P. Reinforced Concrete Pipe
- C.M.P. Corrugated Metal Pipe
- PT A Percolation Test Location
- TP 100 Deep Test Pit Location
- Stone Retaining Wall
- Retaining Wall
- Wetland Limit
- WL100 Wetland Flag Number
- Wetland Setback
- Benchmark
- Silt Fence
- Well (existing)
- Well (proposed)
- Anti-Mud Tracking Pad

AVERAGE GRADE

POINT	EX. GRADE	PRO. GRADE
A	6.70	6.70
B	6.70	6.70
C	6.90	6.90
D	6.70	6.70
E	6.80	6.80
F	6.80	6.80
G	6.60	6.60
AVERAGE:	6.74	6.74

$$\text{AVE. GRADE} = \frac{\sum(A...I)}{(7)}$$

NOTES:
1. ALL POINTS TAKEN 10' FROM PROPOSED HOUSE LOCATION.