

ZONE AA - BASE LOT CALCULATION (sq. ft.)			
	LOT	NOV. 2023 PROPOSED	JULY 2024 PROPOSED
1	GROSS LOT AREA: (1 ACRE)	43,560 sf	17,036 sf
2	Above Ground Utility Easements	0	
3	Streets and Roads	0	
4	Other Exclusive Surface Easements	0	
5	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3 and 4)	0	0
6	Wetland Area	0	
7	Steep Slopes of 25% or greater	0	
8	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 and 7)	0	
9	Wetlands/Slopes reduction (Line 1, minus line 5 and line 8)	0.80 x line 8	0
10	BASE LOT AREA	17,036 sf	

MAXIMUM LOT AREA COVERAGE CALCULATION			
	BASE LOT AREA (Copied from line 10, above)	NOV. 2023 PROPOSED	JULY 2024 PROPOSED
11	Square Feet of Total Coverage	4,147	4,479
12	Line 12 divided by line 11 for a %	25%	26.3%
13	Square Feet of Building Coverage	N/A	N/A
14	Line 14 divided by line 11 for a %	N/A	N/A

BUILDING HEIGHT & SETBACKS			
PRIMARY STRUCTURE	REQUIRED	EXISTING	NOV. 2023 PROPOSED
Street Line	30'	33.6'	33.6'
Side Lot Line	10' (b)	11.3'	13.9'
Rear Lot Line	25'	145.1'	143.1'
Height (Stories / Height)	3 / 40'	2 / 20'±	26.9'±

ACCESSORY STRUCTURE (DETACHED GARAGE/ADU SECOND FLOOR) (d)			
PRIMARY STRUCTURE	REQUIRED	EXISTING	NOV. 2023 PROPOSED
Street Line	30'	N/A	110.5'
Side Lot Line	10' (b)	N/A	10.5'
Rear Lot Line	25'	N/A	67.5'
Height (Height)	26'	N/A	26'

a. Section 31-4 Allow architectural projections of not more than 3' or more than the distance equal to 20% of the minimum setback whichever is less, measured from the building wall or face.

b. Section 6-3.1 Setback requirements for any principal building, structure or use or accessory building or structure, located on a lot with a non-conforming gross lot area as defined in Appendix D shall be as follows: 10,890-21,779 Sq. Ft. Front: 30'; Side: 10'; Rear: 25'.

c. Chimney, eaves, cornices, window sills and overhangs located no more than 3' from the building or 20% of the setback, whichever is less do not count as coverage.

d. Section 11-2.4.8A Accessory Dwelling Unit (ADU). See also Sec. 5-2, Definitions a. Lots up to and including 1.5 acres (65,340 sq. ft.): 850 sq. ft. provided, however, that for the purposes of calculating Building and Total Coverage the first 350 sq. ft. of any such accessory building or structure shall not be counted. The maximum footprint inclusive of 350 sq. ft. bonus is 850 sq. ft.

c. The maximum height for an Accessory Dwelling Unit shall be measured to the highest point of the roof, excluding dormers as permitted in Sec. 11-2.4.8A (i). Roof Type: Main roof with a slope of 6:12 or greater Maximum Roof Height: 26'

EXCAVATION & FILLING NOTES	
1. PROPOSED NET EXCAVATED & FILLING QUANTITY	
Maximum Allowable Excavation Or Fill Amount: (17,036 sf x (0.25/2) x 10)/27 = 788 cyd	
Proposed Fill: 75± cyd	
Proposed Excavated Material: 520± cyd	
Net = 595± cyd	
*Contractor To Verify Own Quantities	

LEGEND	
— 270 —	Existing Contour
x 271.1	Existing Spot Elevation
Gp	Grade Plane
— 270 —	Proposed Contour
± 271.1	Proposed Spot Elevation
○	Percolation Test
○	Deep Test Hole
○	(WM) Water Meter
○	(WV) Water Valve
○	(STMH) Storm Manhole
○	(SSMH) Sanitary Sewer Manhole
—	Geotextile Silt Fence
—	Drain Inlet Siltsock
—	Tree Protection
—	Trees To Be Removed
—	Proposed Foundation Drain
—	Proposed Rain Leader Drain
—	Proposed Electric Line
—	Proposed 6" SDR 35 Sewer Lateral
—	Proposed Waterline
—	Proposed Gas Line
—	Utility Pole
—	Grade To Drain
—	Building Setback
—	Stonewall

NOVEMBER 2023 PROPOSED  
**BUILDING COVERAGE**  
 Residence: 1,673 sf  
 Front Landing/Step: 23 sf  
 Rear Covered Landing/Steps: 74 sf  
 Rear Landing/Steps: 33 sf  
 Garage: 767 sf  
 ADU Credit Allowed: - 350 sf  
 TOTAL: 2,220 sf  
 ALLOWED: Not Applicable

JULY 2024 PROPOSED  
**BUILDING COVERAGE**  
 Residence: 1,673 sf  
 Front Landing/Step: 23 sf  
 Rear Covered Landing/Steps: 74 sf  
 Rear Landing/Steps: 33 sf  
 Garage: 767 sf  
 ADU Credit Allowed: - 350 sf  
 TOTAL: 2,220 sf  
 ALLOWED: Not Applicable

SITE COVERAGE  
 Building Coverage: 2,220 sf  
 Driveway: 1,927 sf  
 TOTAL: 4,147 sf / 17,036 = 24.3%  
 ALLOWED: 25% of 17,036 = 4,259 sf

AVERAGE GRADE PLANE COMPUTATION (PRIMARY RESIDENCE)		
POINT #	EXISTING ELEVATION	PROPOSED ELEVATION
1	95.7	95.7
2	96.0	96.0
3	96.3	96.2
4	96.5	96.1
5	96.0	95.0
6	95.6	93.7
7	95.5	96.0
8	97.0	96.0
9	95.2	95.2
10	95.3	95.3
TOTAL	959.1	955.2
AVERAGE	95.9	95.5

AVERAGE GRADE PLANE COMPUTATION (GARAGE/ADU)		
POINT #	EXISTING ELEVATION	PROPOSED ELEVATION
1	92.6	92.9
2	92.7	92.7
3	92.3	92.3
4	92.3	92.3
5	93.1	93.1
6	92.3	92.3
7	92.3	92.3
8	92.3	92.3
TOTAL	739.9	740.2
AVERAGE	92.5	92.5

**BUILDING HEIGHT NOTES (PRIMARY RESIDENCE)**  
 PROPOSED  
 House Height = Elevation of Highest Roof Midpoint (Highest Roof Mid-Point - Avg. Grade)  
 122.37 - 95.5 = 26.9'±

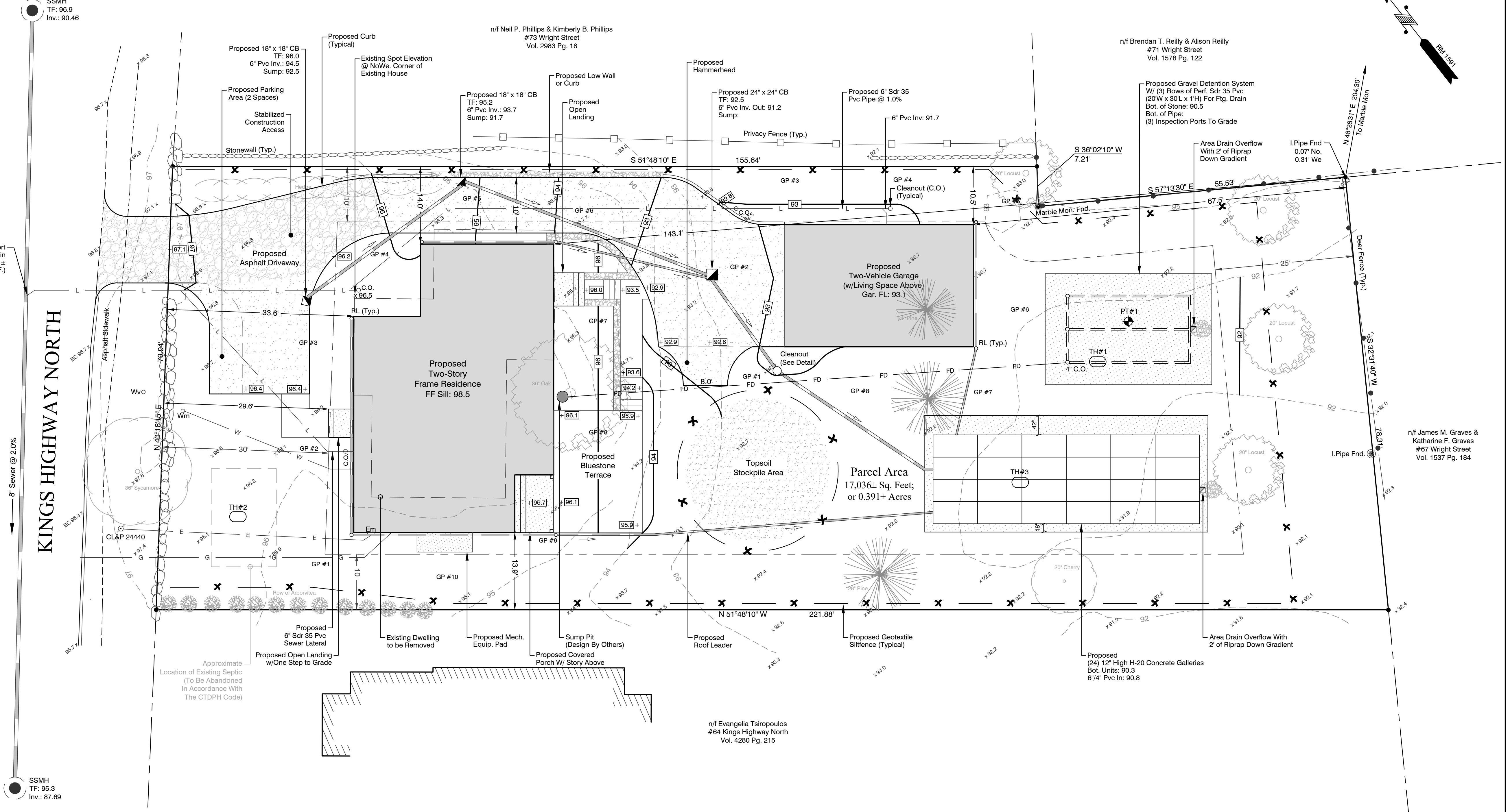
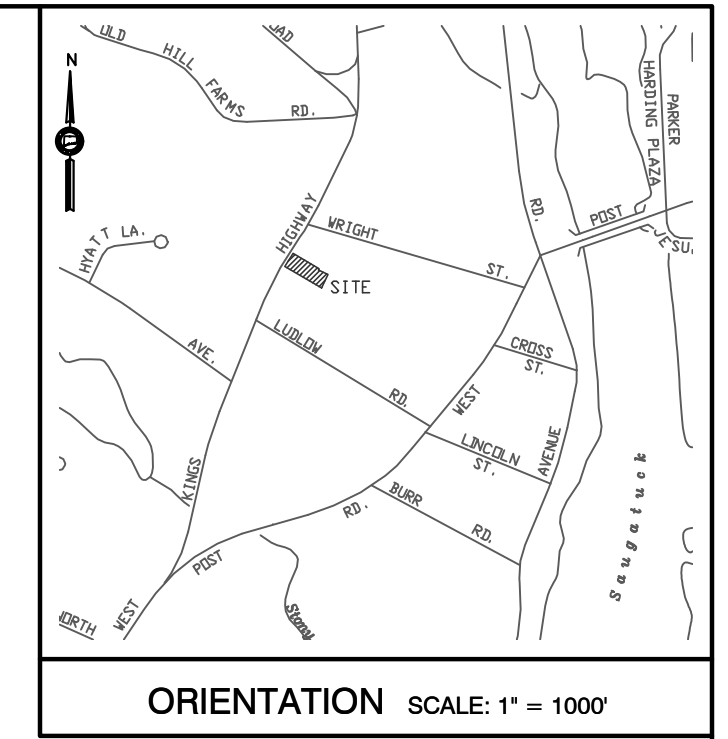
**BUILDING HEIGHT NOTES (DETACHED GARAGE/ADU)**  
 PROPOSED  
 House Height = Elevation of Highest Roof (Highest Roof - Avg. Grade)  
 118.5 - 92.5 = 26.0'

**CELLAR DETERMINATION**

- First Floor Elevation = 98.5
- Lower Level Elevation = 88.5
- Difference = 98.5 - 88.5 = 10.0'
- Joists Depth = 1'
- Lower Ceiling Height = 10' - 1' = 9'
- One Half Of Floor Height = 4.5'
- Half of Headroom Elevation in Lower Floor is = 88.5 + 4.5 = 93.0
- Foundation Perimeter = 176'
- Foundation Perimeter With > 50% Exposed = 0'
- Foundation Perimeter With < 50% Exposed = 176'
- Percent of Perimeter Below 93.0 = 176/176 = 100%
- 100% Of The Perimeter Of The Building Has Its Headroom 50% Or More Below Grade; Therefore, The Lower Level Is A Cellar.

- NOTES:**
- References:
    - Record Map No. 1078 entitled "Map of Property to be Transferred From Annie W. Wood & Paul Nash to Einar W. Andersen Westport, Conn." Dated May 1935 prepared by W.J. Wood, Jr.
    - Record Map No. 1298 entitled "Map of Property at Westport, Conn. to be Conveyed to Natalie Lucas Longstreth." Dated February 1, 1938.
    - Record Map No. 1591 entitled "Map of Property to be Acquired by Theresa J. Ingersoll Westport, Conn." Dated June 1941 prepared by W.J. Wood, Jr.
    - Record Map No. 1842 entitled "Map of Property to be Acquired by Helen A.W. and Allan M. Chambers Westport, Conn." Dated October 1944 prepared by W.J. Wood, Jr.
    - Record Map No. 2442 entitled "Map of Property of Est. of Theresa J. Ingersoll Westport, Conn." Dated December 1948 prepared by W.J. Wood, Jr.
    - Record Map No. 6364 entitled "Survey Prepared For Mary Jane During Westport, Conn." Dated March 22, 1967 prepared by Charles S. Lymann, Jr.
    - Record Map No. 8649 entitled "Map of Property Prepared For Richard C. & Paula C. Leonard Westport, Conn." Dated June 22, 1988 prepared by John T. Cahill.

- NOTES cont:**
- Reference to Other Instruments:
    - Owner of Record: Margaret G. Buddenhagen (Vol. 3793 Pg. 271)
    - Deed: Vol. 78 Pg. 412
  - Parcel Area: 17,036± sf; 0.391± Ac.
  - Parcel is in Residential Zone AA.
  - Property is shown as Tax Lot 54 on Assessor's Map C09.
  - Property is served by municipal sewer and public water.
  - Parcel is in FIRM Zone X (Un-shaded) on Community Panel Westport, Town of, Number 090019, Panel 0413, Suffix G, Map No. 09001C0413G, Map Effective Date July 8, 2013.
  - Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.



LAND SURVEYOR | CIVIL ENGINEER:

**OCHMAN ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 P.O. BOX 76, EASTON, CONNECTICUT 06612  
 PHONE (203) 268-9194

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SIGNATURE | SEAL:  
**CERTIFIED TO**  
 OWNER: Scott Buddenhagen & Margaret G. Buddenhagen  
 TITLE COMPANY: Old Republic National Title Insurance Company  
 LENDER: First County Bank, its successors and or assigns, ATIMA  
 117 Prospect Street, Stamford, Connecticut 06901

TO MY KNOWLEDGE & BELIEF, THIS SURVEY & MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS & MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 20, 2018. IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL CLASS A-2.

Mark Ochman  
 MARK A. OCHMAN, P.E. L.S. CT LICENSE #24913  
 Not Valid Without A Live Signature & Embossed Seal

REVISIONS:	
NO.	DATE
1.	07/17/2024
2.	
3.	
4.	
5.	
6.	
7.	

SCALE:	
0 10 20 30	
SCALE: 1" = 10'	
SHEET NO.: 1 OF 2	
COMMENCE: 11 / 2023	FB: 171 PG: 145
DRAWN BY: MVB	PROJECT NO.: 1994
CHECKED BY: MAO	DWG NO.: -

SHEET TITLE:  
**SITE DEVELOPMENT PLAN**

- PREPARED FOR -  
**SCOTT & MARGARET G. BUDDENHAGEN**  
 #66 KINGS HIGHWAY NORTH, WESTPORT, CONNECTICUT  
 ASSESSOR MAP C09 • LOT 54

NOVEMBER 20, 2023

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

**NARRATIVE:**  
The purpose of the Soil Erosion and Sediment Control Plan details and notes is to outline a program that minimizes soil erosion during construction.

- THE PRIMARY POLICIES OF THIS PROGRAM ARE:**
- Trapping particles at source by promptly stabilizing disturbed areas;
  - Avoid concentration of water;
  - Avoid contamination of existing storm drains;
  - Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

- NOTES:**
- This drawing is intended to describe the soil erosion and sediment control plan for construction. For other details with respect to construction, see appropriate drawings.
  - All soil erosion and sediment controls shall be done in conformance with the 2002 Connecticut "Guidelines for Soil Erosion and Sediment Control," DEP Bulletin #34, prepared by the Connecticut Council on Soil and Water Conservation.
  - The contractor is assigned the responsibility for implementing this soil 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 of any transfer of this responsibility.
  - Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
  - No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of proposed facilities shown beyond the fences.
  - Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consist of CT DOT #3 stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

- The location of the proposed stockpile is shown on the drawing or the excess material is to be removed during construction. Silt fence will be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
- Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
- Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed field area. The inlets of all pumps are to be floated a minimum of 24 inches off the bottom of the excavation and pumped into a dirt bag.
- Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover.

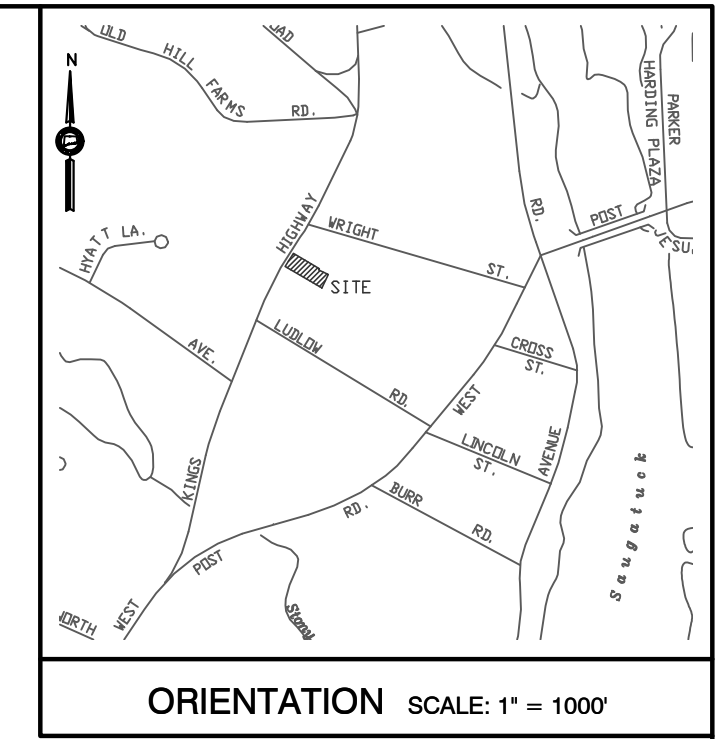
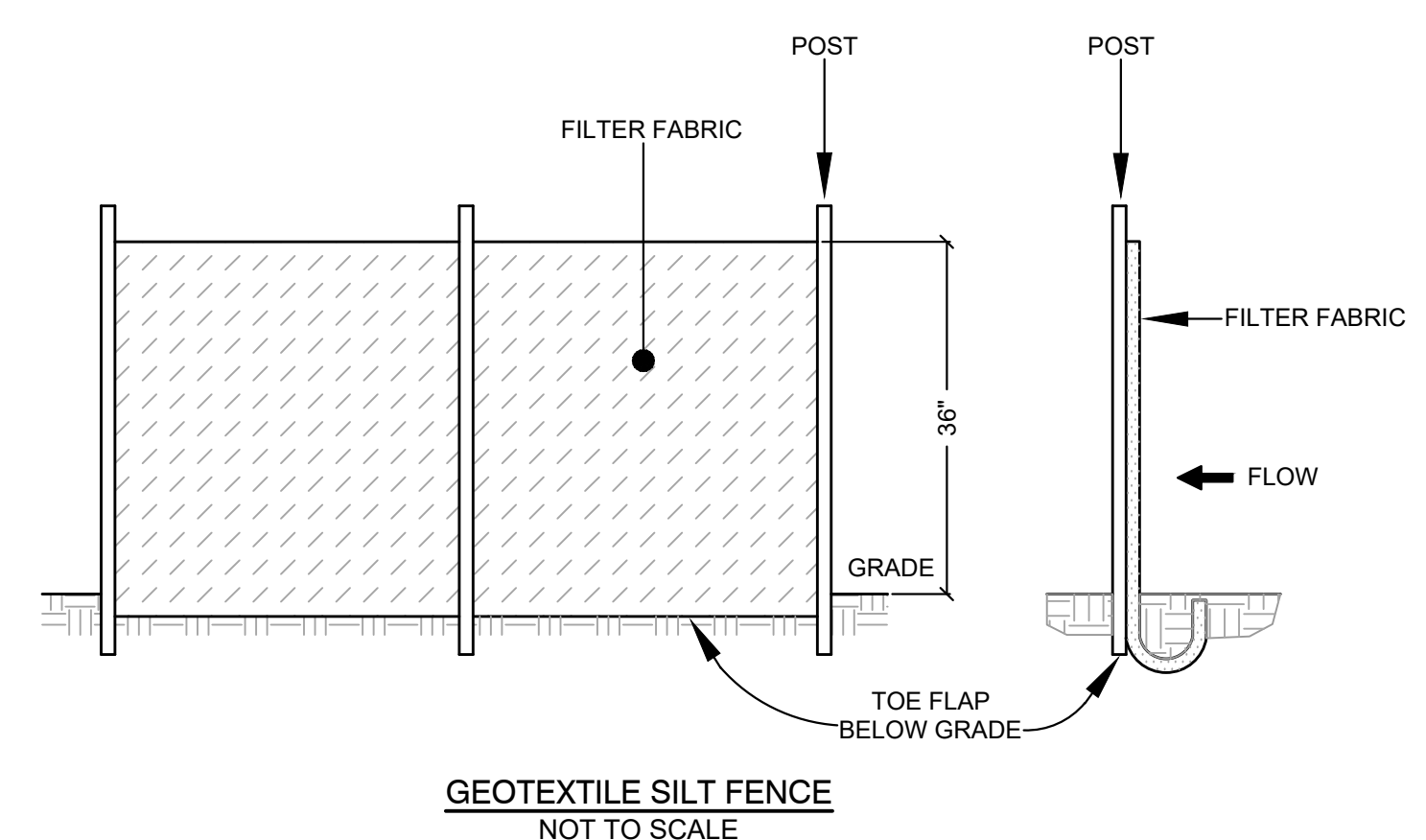
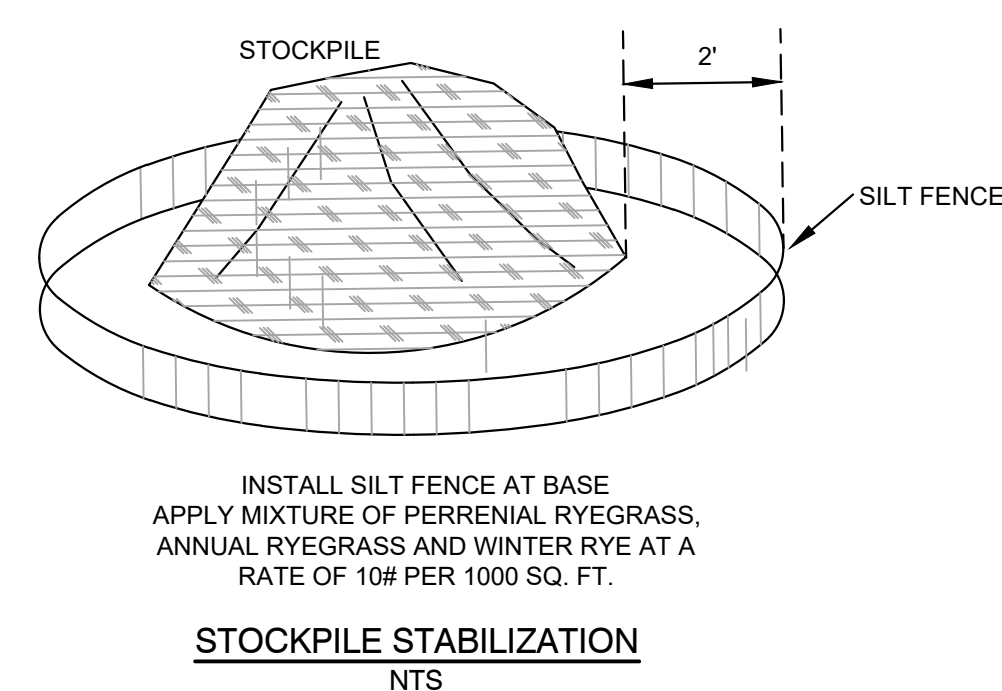
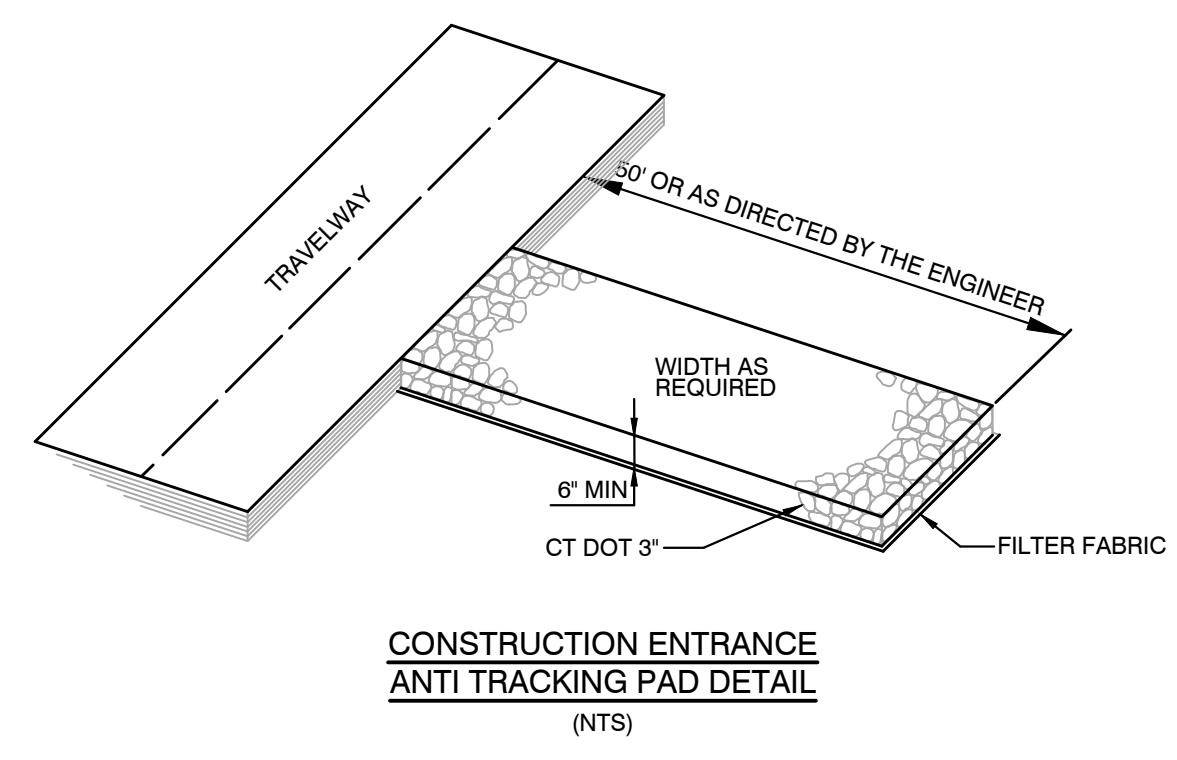
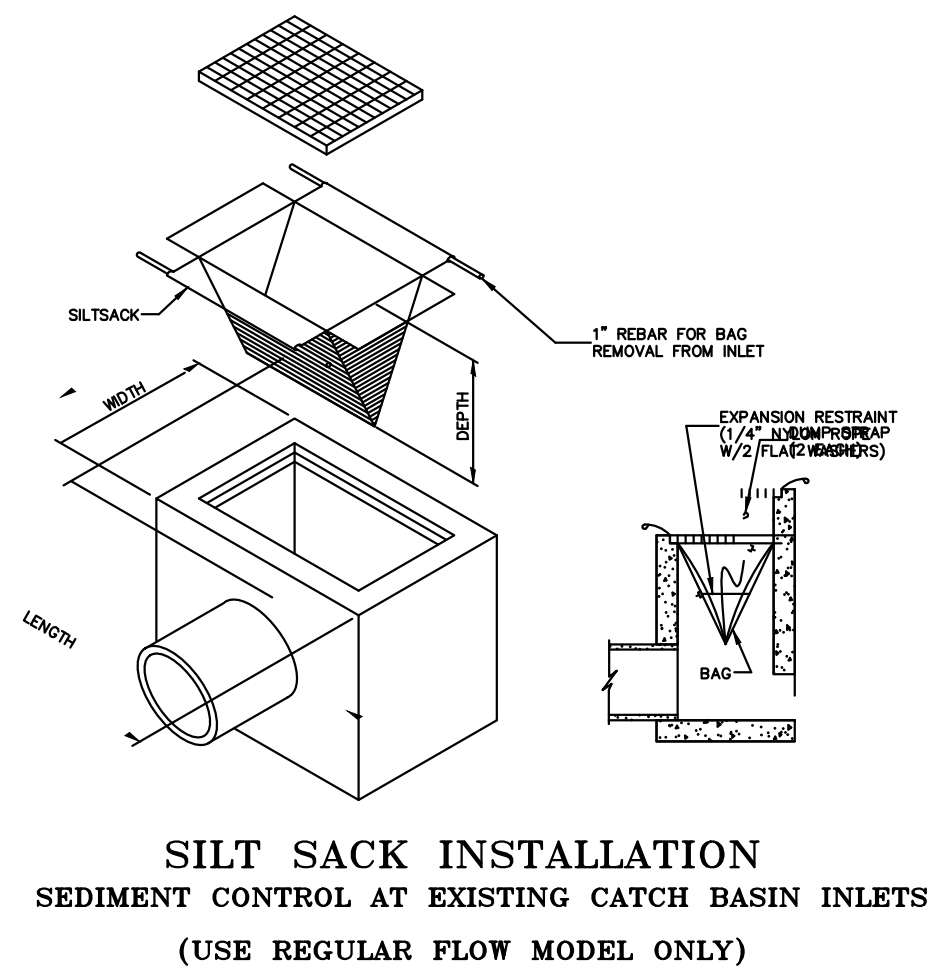
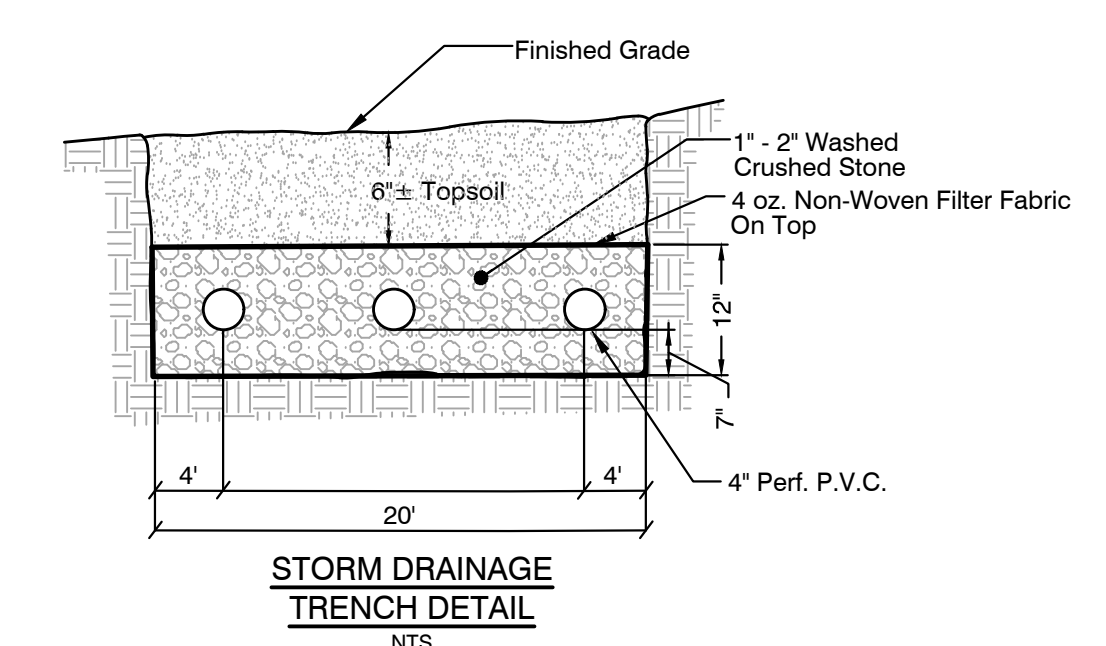
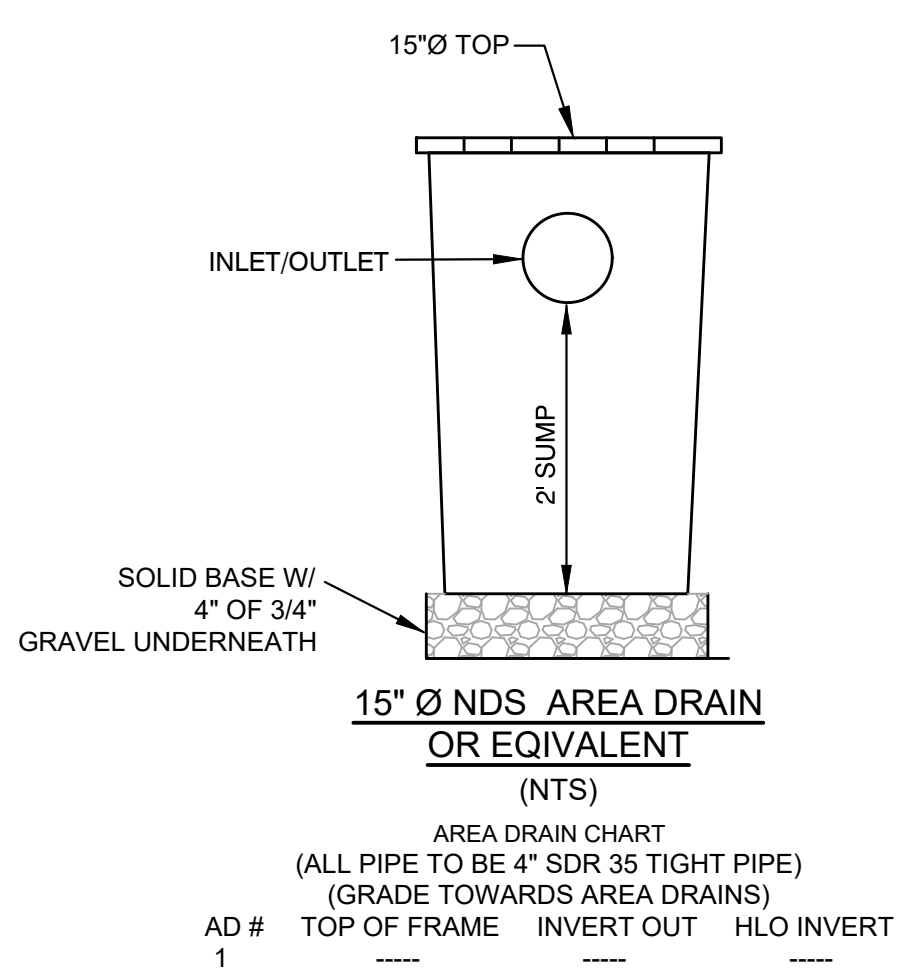
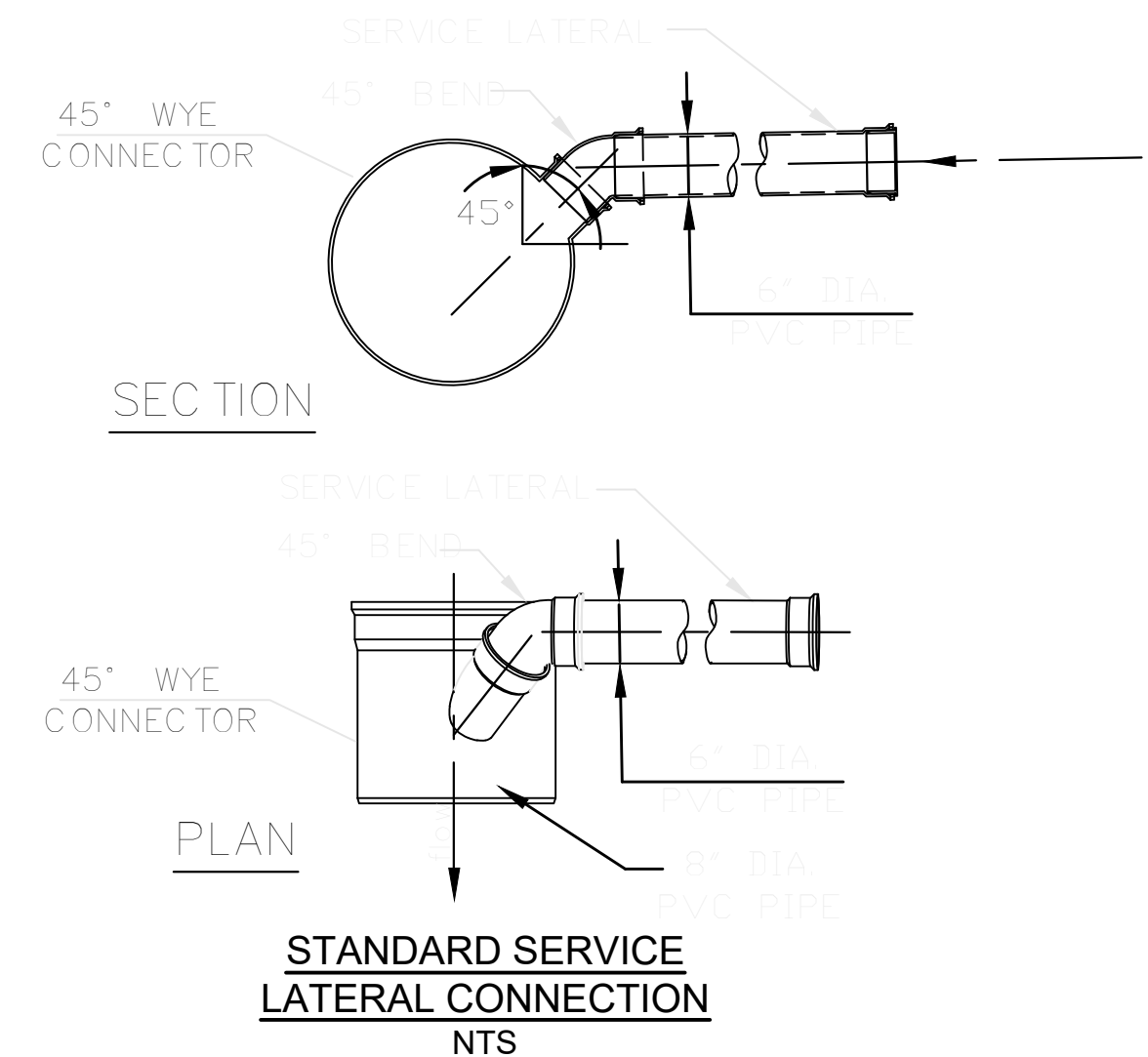
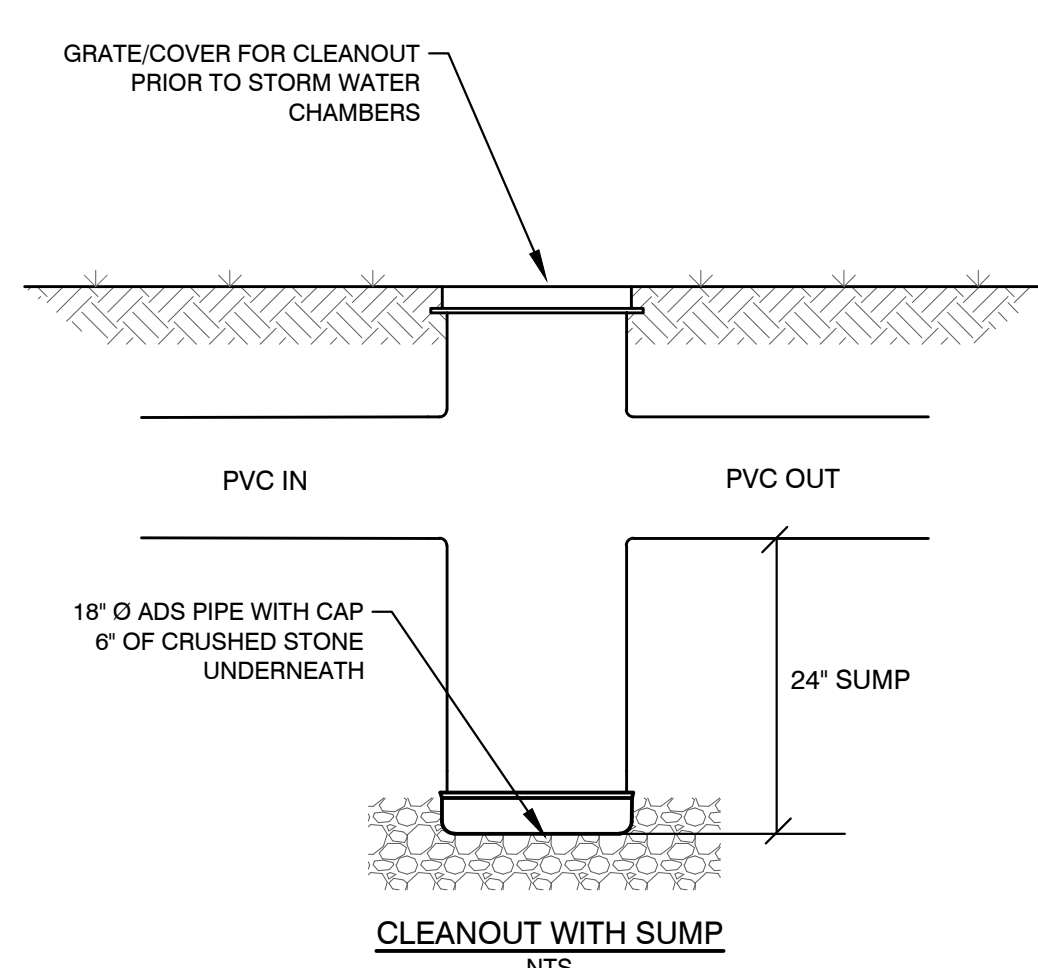
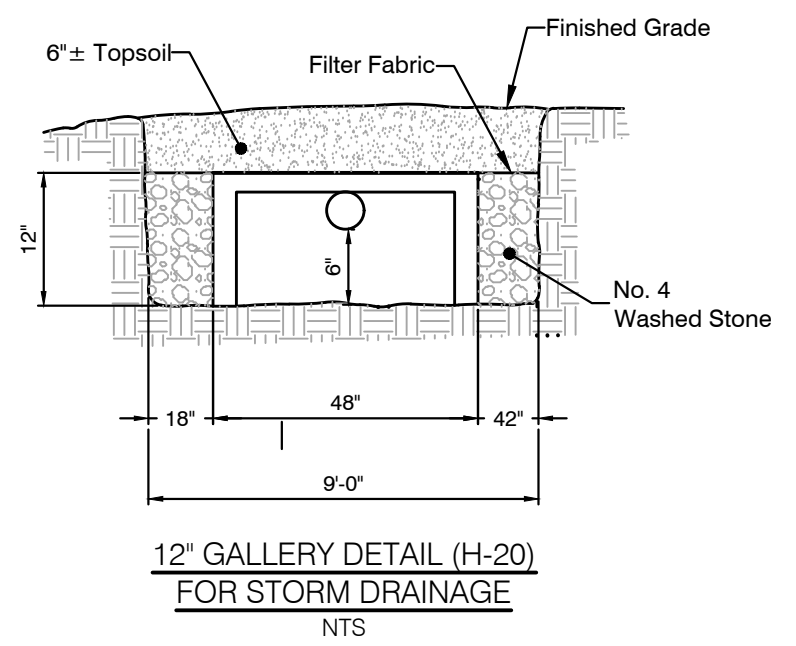
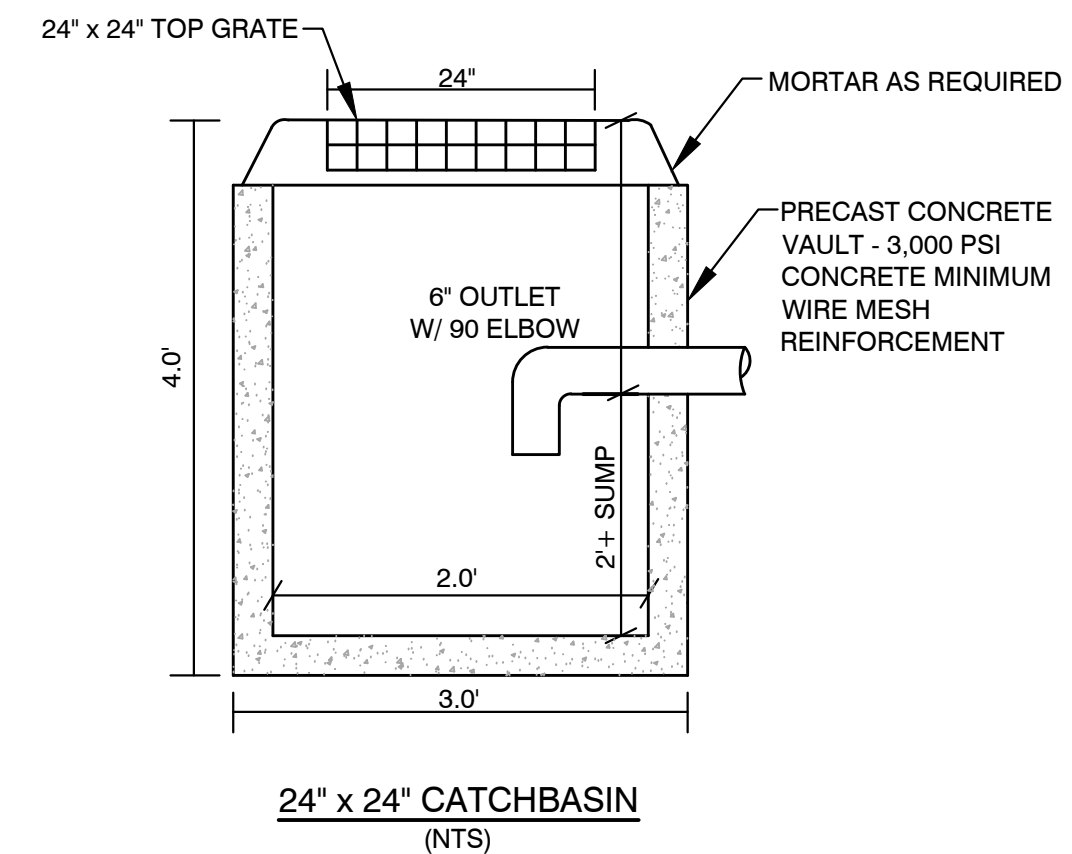
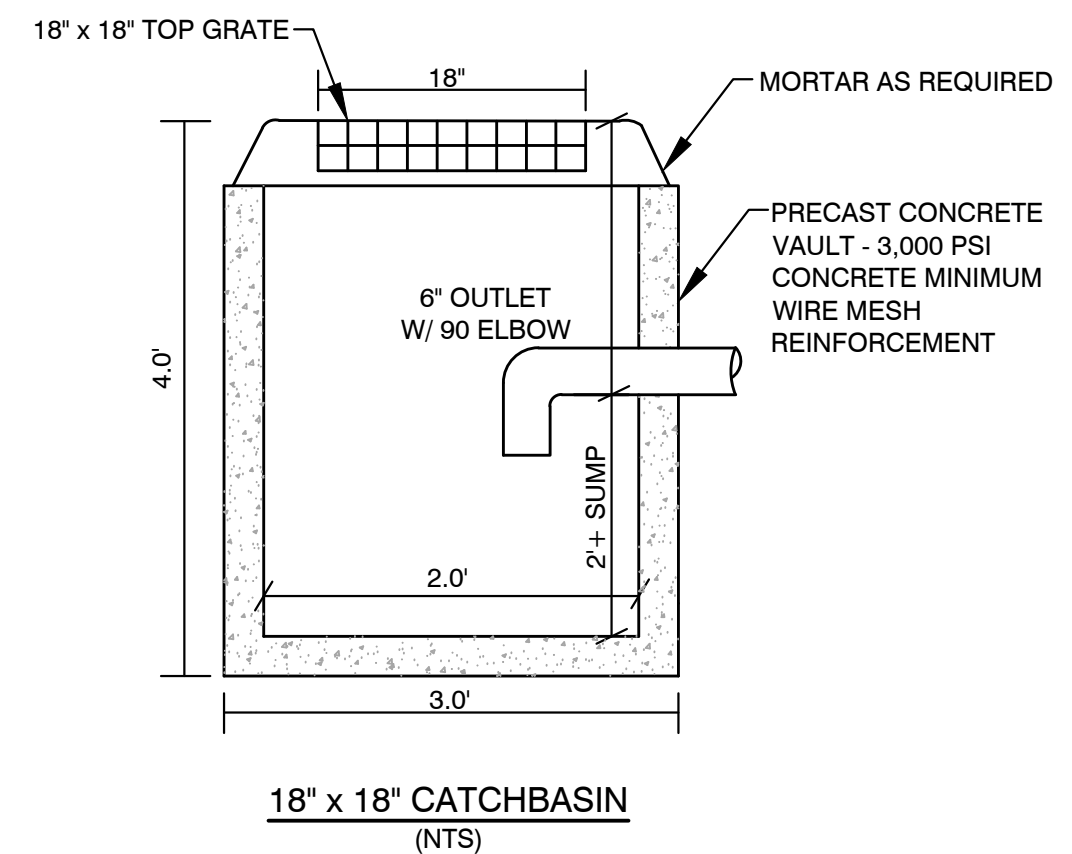
**TEMPORARY SEED MIX:** Perennial ryegrass 40 lbs/acre  
1 lb/1000 sq. ft.  
**TOTAL 45 lbs/acre**  
Optimum Seeding Dates: April 15 - June 15; August 15 - October 1

**PERMANENT SEED MIX:** Kentucky Bluegrass 20 lbs/acre  
Creeping Red Fescue 20 lbs/acre  
Perennial ryegrass 5 lbs/acre

- If disturbed areas cannot be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and re-mulch as the season permits.
- Loaded trucks shall be covered as required to keep down dust.
- Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction.
- Dust control to be achieved with watering down disturbed areas as required.
- After each storm event or once weekly, all soil erosion and sediment controls will be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.
- Additional soil erosion and sediment control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing agency.
- All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of properly.

DEEP TEST HOLES DATA	
66 KINGS HIGHWAY NORTH, WESTPORT Performed by Ochman Associates Inc., October 26, 2023 (Fb 171 Pg. 145)	
<b>DEEP TEST HOLE #1"</b>	
0 - 08" Topsoil	
08" - 30" Brown Silty Loam & Roots	
30" - 38" Gray Silty Loam & Roots	
38" - 88" Olive Brown Loamy Sand (Compact)	
Ledge None	
Mottling 30"	
Groundwater None	
Restrictive 30"	
Roots 38"	
<b>DEEP TEST HOLE #2"</b>	
0 - 12" Topsoil	
12" - 32" Brown Silty Loam & Roots	
32" - 80" Olive Brown Loamy Sand (Compact)	
Ledge None	
Mottling 32"	
Groundwater None	
Restrictive 32"	
Roots 32"	
<b>DEEP TEST HOLE #3"</b>	
0 - 12" Topsoil	
12" - 32" Brown Silty Loam & Roots	
32" - 40" Gray Silty Loam	
40" - 94" Olive Brown Loamy Sand (Compact)	
Ledge None	
Mottling 32"	
Groundwater None	
Restrictive 32"	
Roots 32"	

PERCOLATION TEST HOLE DATA	
66 KINGS HIGHWAY NORTH, WESTPORT Performed by Ochman Associates Inc., October 26, 2023 (Fb 171 Pg. 145)	
<b>PERCOLATION TEST #1</b>	
Depth - 30"	
Pressoak @ 10:45	
Time	Reading
3:25	1"
4:12	17 3/8"
4:22	18 1/2"
4:32	19 1/2"
Rate: 1" in 10.0 Min.	



LAND SURVEYOR | CIVIL ENGINEER:  
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P.O. BOX 76, EASTON, CONNECTICUT 06612  
PHONE (203) 268-9194

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IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL CLASS A-2.

*Mark Ochman*  
MARK A. OCHMAN, P.E. L.S. CT LICENSE #24913  
Not Valid Without A Live Signature & Embossed Seal

REVISIONS:

NO.	DATE	REVISION
1.	07/17/2024	Driveway Expansion & Hammerhead Extension
2.		
3.		
4.		
5.		
6.		
7.		

SCALE:  
SCALE: AS NOTED

SHEET NO.: 2 OF 2

COMMENCE: 11 / 2023 FB: 171 PG: 145

DRAWN BY: MVB PROJECT NO.: 1994

CHECKED BY: MAO DWG NO.: -

SHEET TITLE:  
**CONSTRUCTION NOTES & DETAILS**

- PREPARED FOR -  
**SCOTT & MARGARET G. BUDDENHAGEN**  
#66 KINGS HIGHWAY NORTH, WESTPORT, CONNECTICUT  
ASSESSOR MAP C09 • LOT 54  
NOVEMBER 20, 2023