

SITE DEVELOPMENT LEGEND:

- ±100.0 EXISTING SPOT ELEVATION
- 100 — EXISTING CONTOUR
- + 100.0 PROPOSED SPOT ELEVATION
- 100 — PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED CATCH BASIN - C.B.
- PROPOSED YARD DRAIN - Y.D.
- PROPOSED STORM DRAIN JUNCTION BOX - D.J.B.
- PT1 PERCOLATION TEST - PT1
- DT1 DEEP TEST HOLE - DT1
- PROPOSED DRIVEWAY
- PROPOSED PATIO/WALKWAY
- PROPOSED BUILDING
- PROPOSED DOORWAY ACCESS

NOTE: ALL EXISTING STRUCTURES AND PAVING SHALL BE REMOVED UNLESS NOTED OTHERWISE.

LIMIT OF BULKHEADS, FLOATS, PILES & MOORINGS (350' FROM SURF ROAD)

EARTHWORK AND GRADING NOTES:

1. ALL PREVIOUS SURFACES ADJACENT TO PROPOSED STRUCTURES SHALL PROVIDE A POSITIVE SLOPE (AWAY) OF 2%.
2. NO EARTH SLOPES SHALL EXCEED 5H:1V AND NO GRADING SHALL OCCUR WITHIN 5 FT OF ANY PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER AND SHOWN ON THE APPROVED SITE PLAN. GRADING ASSOCIATED WITH ROADWAY AND/OR DRIVEWAY INSTALLATIONS ARE EXEMPT AS WELL AS INCIDENTAL GRADING ASSOCIATED WITH CUSTOMARY LANDSCAPING PRACTICES.
3. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
4. THERE SHALL BE NO SHARP DECLIVITIES, PITS, OR DEPRESSIONS.
5. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
6. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
7. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE ETC.) OR PETROLEUM BASED MATERIALS OR PRODUCTS.
8. FILL MATERIALS SHALL NOT BE PLACED OR COMPACTED WHEN IN A FROZEN OR MUDDY CONDITION OR WHEN THE SUBGRADE IS FROZEN OR OTHERWISE COMPROMISED.

CUT & FILL VOLUMES:

THESE QUANTITIES ARE APPROXIMATE AND INTENDED FOR PERMITTING PURPOSES ONLY. THEY ARE NOT INTENDED FOR CONSTRUCTION ESTIMATION FOR BIDDING PURPOSES.

OUT = 48 cu. yd.
 FILL = 229 cu. yd.
 NET = 181 cu. yd. (FILL)
 TOTAL COMBINED = 277 cu. yd.

MAXIMUM ALLOWABLE FILL OR EXCAVATION CALCULATION:

[Sec. 32-8.2.1(a)]
 RESIDENCE ZONE A
 $(\text{BASE LOT AREA SF}) \times (50\%) \times (25\% \text{ COVERAGE}) \times (10) = 27 \text{ CF/CY}$
 $(24,464 \text{ SF}) \times (0.50) \times (0.25) \times (10) = 1,132 \text{ CY ALLOWED}$
 ESTIMATED TOTAL FILL = 277 CY < 1,132 CY ALLOWED

AVERAGE GRADE CALCULATION:

POINTS	LOWER OF EX. OR PR. ELEVATIONS
1	10.0
2	10.0
3	9.9
4	9.8
5	10.3
6	10.3
7	10.3
8	10.7
9	11.3
10	11.5
11	11.5
12	11.2
13	11.2
14	11.2
TOTAL:	149.2
AVERAGE:	10.7

LOT AREA COVERAGE WORKSHEET

BASE LOT CALCULATION (LOT 41):

GROSS LOT AREA	= 24,780 SF
TOTAL EASEMENTS & ROADS	= 0 SF
TIDAL WETLAND AREA	= 1,102 SF
STEEP SLOPES > 25%	= 666 SF
TOTAL WETLANDS & STEEP SLOPES	= 1,768 SF
WETLAND/SLOPE REDUCTION (1,768x0.8)	= 1,414 SF
BASE LOT AREA (24,780-1,414)	= 23,366 SF

BASE LOT CALCULATION (LOT 41A):

GROSS LOT AREA	= 1,832 SF
TOTAL EASEMENTS & ROADS	= 0 SF
TIDAL WETLAND AREA	= 917 SF
STEEP SLOPES > 25%	= 0 SF
TOTAL WETLANDS & STEEP SLOPES	= 917 SF
WETLAND/SLOPE REDUCTION (917x0.8)	= 734 SF
BASE LOT AREA (1,832-734)	= 1,098 SF

TOTAL BASE LOT CALCULATION (LOT 41 & 41A):

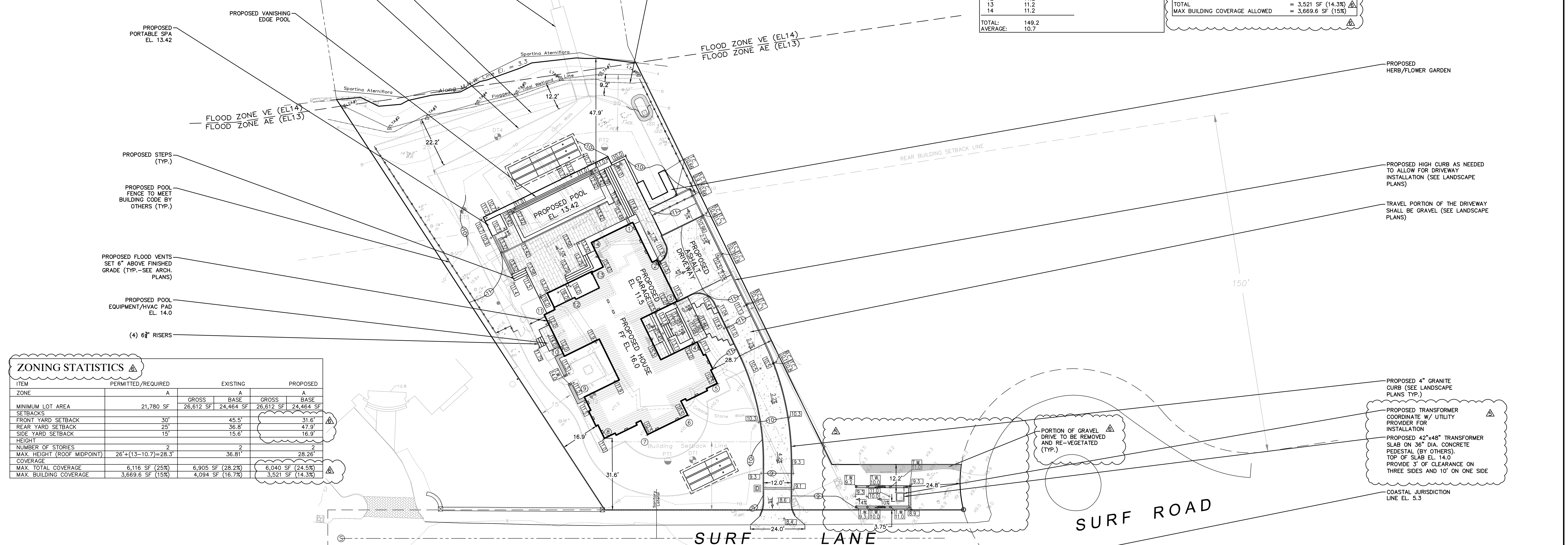
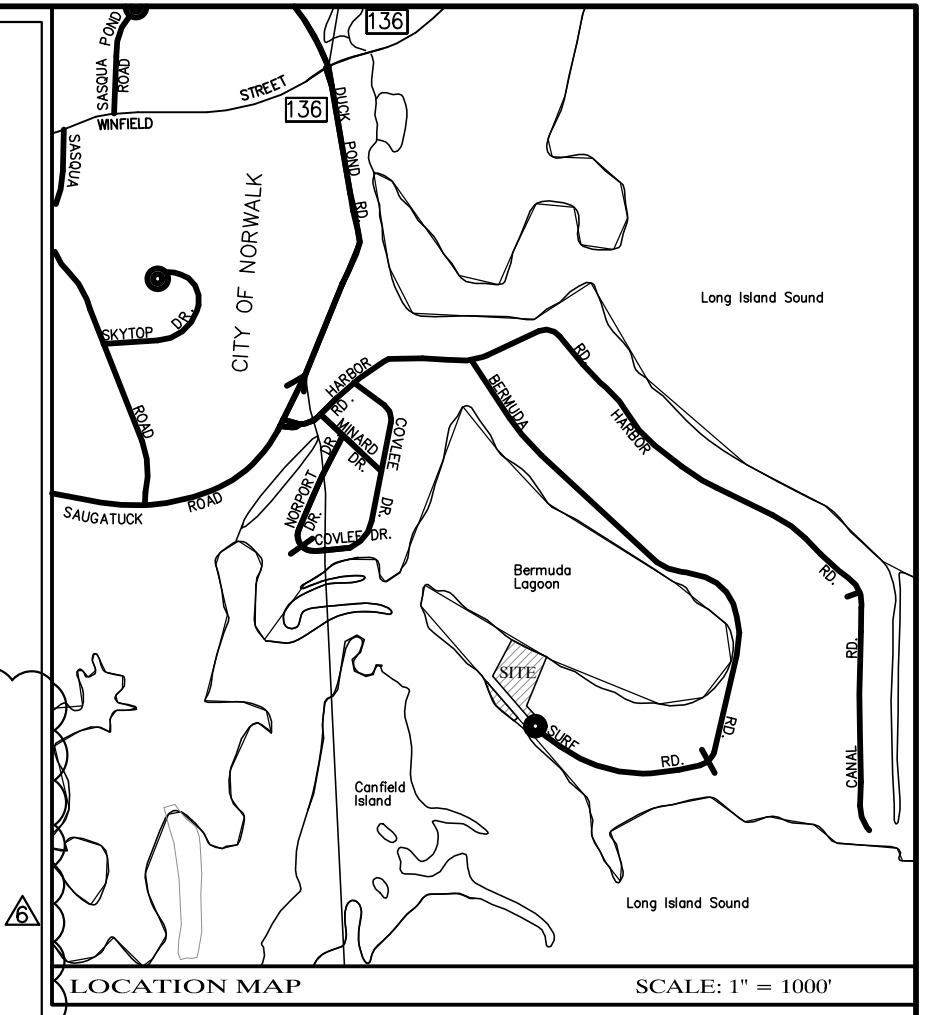
TOTAL BASE LOT AREA (23,366+1,098)	= 24,464 SF
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LOT AREA COVERAGE CALCULATION:

BASE LOT AREA	= 24,464 SF
BUILDING/DECK/COVERED ENTRANCE	= 3,412 SF
DRIVEWAY	= 1,994 SF
DOCK	= 109 SF
POOL	= 474 SF
SPA	= 51 SF
TOTAL	= 6,040 SF (24.5%)
MAX. COVERAGE ALLOWED	= 6,116 SF (25%)

BUILDING COVERAGE CALCULATION:

BASE LOT AREA	= 24,464 SF
BUILDING/DECK/COVERED ENTRANCE	= 3,412 SF
DOCK	= 109 SF
TOTAL	= 3,521 SF (14.3%)
MAX BUILDING COVERAGE ALLOWED	= 3,669.6 SF (15%)



ZONING STATISTICS

ITEM	PERMITTED/REQUIRED	EXISTING		PROPOSED	
		A	B	A	B
ZONE					
MINIMUM LOT AREA	21,780 SF	GROSS 26,612 SF	BASE 24,464 SF	GROSS 26,612 SF	BASE 24,464 SF
SETBACKS					
FRONT YARD SETBACK	30'	45.5'	31.6'		
REAR YARD SETBACK	25'	36.8'	47.9'		
SIDE YARD SETBACK	15'	15.6'	16.9'		
HEIGHT					
NUMBER OF STORIES	2	2	2		
MAX. HEIGHT (ROOF MIDPOINT)	26'+(13'-10.7')=28.3'	36.81'	28.26'		
COVERAGE					
MAX. TOTAL COVERAGE	6,116 SF (25%)	6,905 SF (28.2%)	6,040 SF (24.5%)		
MAX. BUILDING COVERAGE	3,669.6 SF (15%)	4,094 SF (16.7%)	3,521 SF (14.3%)		

NOTES:

1. ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. THE PROPERTY IS SERVICED BY TOWN SEWER AND PUBLIC WATER.
3. ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL HAVE THEIR LOCATION AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION BY CONTACTING "CALL BEFORE YOU DIG" (C.B.Y.D.) AT 800-922-4455 AND BY DIGGING TEST HOLES WHEN NECESSARY. C.B.Y.D. REQUIRES 48 HOURS PRIOR NOTICE TO MARK OUT UTILITIES.
4. ANY UNDERGROUND PIPES, CURTAIN DRAINS, OR OTHER SURFACE OR GROUNDWATER CONVEYANCE SYSTEMS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
5. A PORTION OF THE PROPERTY LIES WITHIN FLOOD HAZARD ZONE AE 13 & VE 14 AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WESTPORT, COMMUNITY No. 090019, PANEL No. 532G, EFFECTIVE JULY 8, 2013.
6. TIDAL WETLANDS ARE AS FLAGGED BY ANTHONY ZEMBA CERTIFIED SOIL SCIENTIST ON 12/19/22.

SURVEY REFERENCE

1. EXISTING CONDITIONS SHOWN ARE BASED ON THE TOPOGRAPHIC SURVEY AND ZONING LOCATION SURVEY PREPARED BY WALTER H. SKIDD - LAND SURVEYOR LLC, ENTITLED "IMPROVEMENT/LOCATION SURVEY MAP OF PROPERTY PREPARED FOR STEVE KOHN, 30 SURF LANE, WESTPORT, CT" DATED DECEMBER 19, 2022, AND AMENDED ON APRIL 4, 2023, AS WELL AS THE SURVEY PROVIDED BY LEONARD SURVEYORS LLC, ENTITLED "PROPOSED PLAN PREPARED FOR AJJ PENNA, 32, 30, AND SURF ROAD, WESTPORT, CT" DATED OCTOBER 24, 2023 AND LAST REVISED DECEMBER 18, 2023. MILLS ENGINEERING, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE USER TAKES FULL RESPONSIBILITY FOR ANY FAULTS ARISING FROM SURVEY INACCURACIES.

REV. DATE	DESCRIPTION
4/5/24	REMOVED DECK STAIRS, UPDATED COVERAGE, GRAVEL DRIVE T.B.R.
2/14/24	REV. TRANS. & WALLS PER EVERSOURCE COMMENTS
1/29/24	REV. TRANS. & WALLS PER CLIENT & SURVEY UPDATE
1/17/24	REV. TRANS. & WALLS PER EVERSOURCE COMMENTS
1/8/24	ADDED TRANSFORMER & WALLS
11/13/23	UPDATE TO AVG GRADE CALCULATION & ZONING CHART

MILLS ENGINEERING, LLC
 CIVIL ENGINEERING - LAND PLANNING
 68 CANTERBURY LANE, WILTON, CT 06897
 TEL. 203 940 2341

GRADING PLAN
 PREPARED FOR
STEVEN A. KOHN
 30 SURF ROAD
 WESTPORT, CONNECTICUT
 DATE: SEPTEMBER 20, 2023

SCALE: 1" = 20'

SHEET 2 OF 7



CHARLES A. MILLS, P.E. No. 28090
 PRINTS ARE NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.

ZONE: RESIDENCE A
 TOTAL (GROSS) LOT AREA = 26,612 SF

