

**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

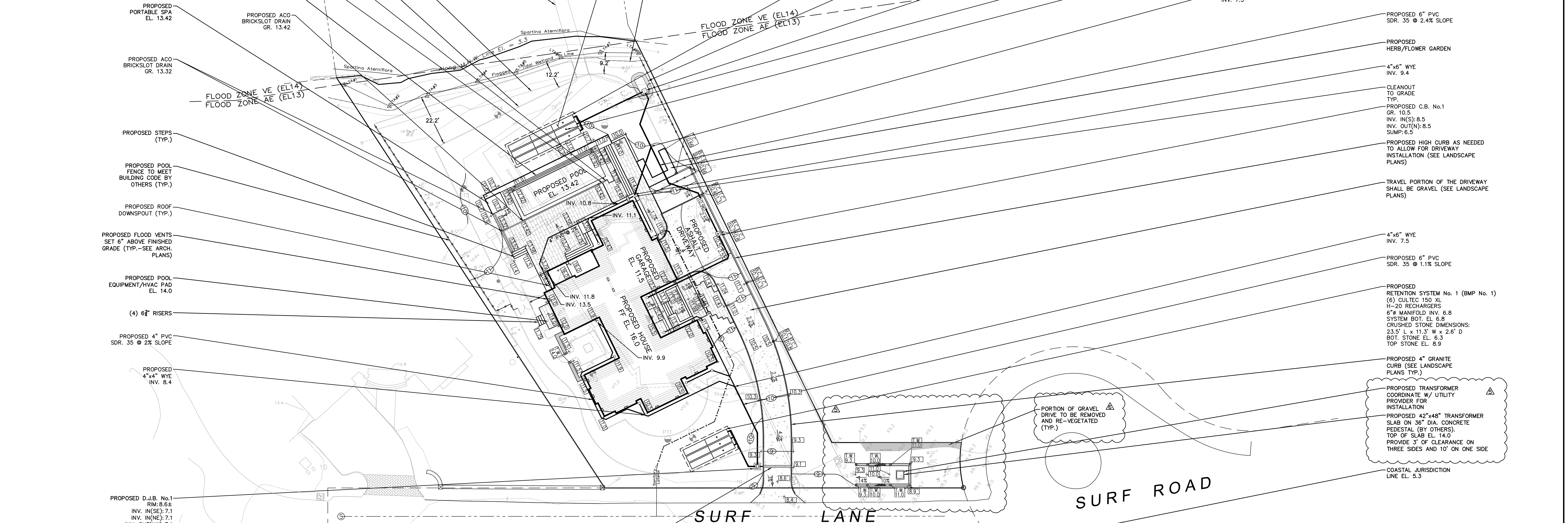
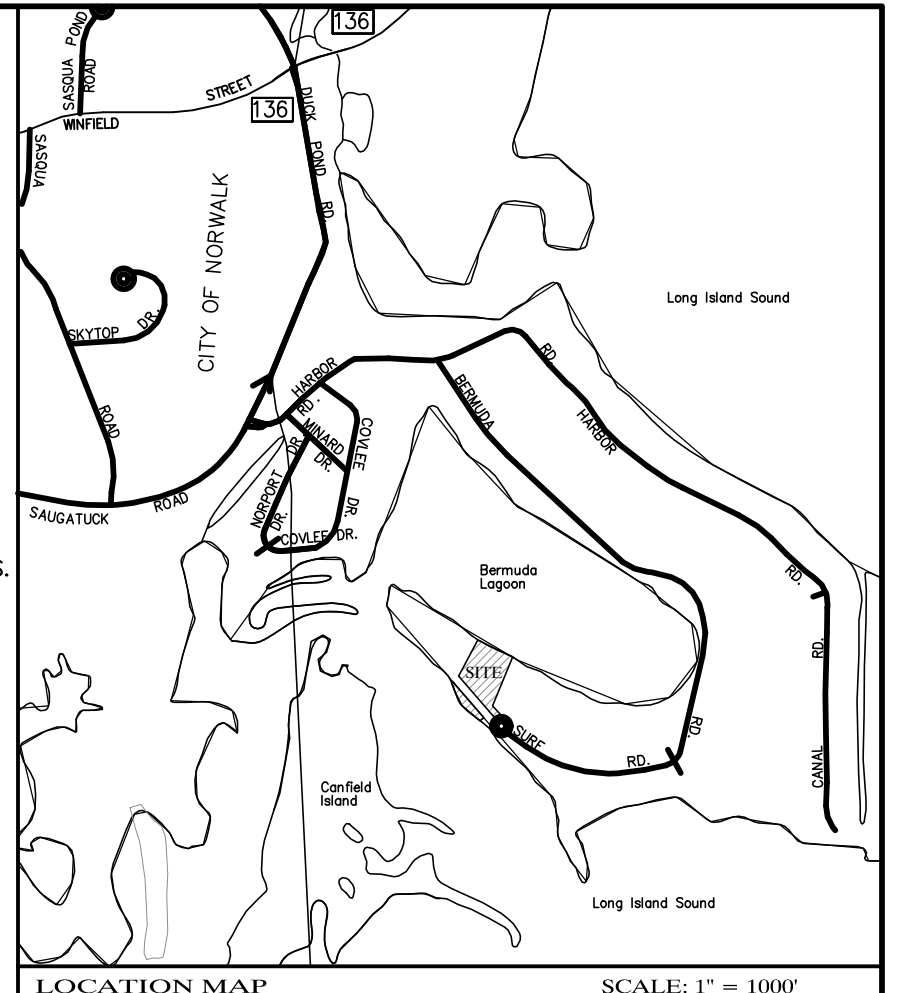
NOTE: ALL EXISTING STRUCTURES AND PAVING SHALL BE REMOVED UNLESS NOTED OTHERWISE.

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

# BERMUDA LAGOON (TIDAL)

**NOTE ON CONTRACTOR PARKING:**  
 ANY PERVIOUS AREA (THAT WILL NOT BE IMPERVIOUS) USED FOR CONTRACTOR PARKING, OR PARKING OF CONSTRUCTION EQUIPMENT SHALL HAVE THE SOILS TILLED TO A DEPTH OF 12 TO 18 INCHES AND AMENDED WITH SMALL AMOUNTS OF ORGANIC MATERIAL IF NEEDED.

**NOTE:**  
 THE UTILITY LAYOUT, WITH THE EXCEPTION OF THE SANITARY SEWER, HAVE BEEN SHOWN SCHEMATICALLY. FINAL UTILITY DESIGN SHALL BE PER THE RESPECTIVE UTILITY PROVIDER.

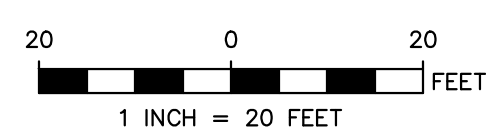


- NOTES:**
- ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - THE PROPERTY IS SERVICED BY TOWN SEWER AND PUBLIC WATER.
  - ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL HAVE THEIR LOCATION AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION BY CONTACTING "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.
  - 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.
  - 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.
  - 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 AJ PENNAK, 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.

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



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



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

SCALE: 1" = 20'

**SHEET 3 OF 7**

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