LANDTECH

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR TO RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

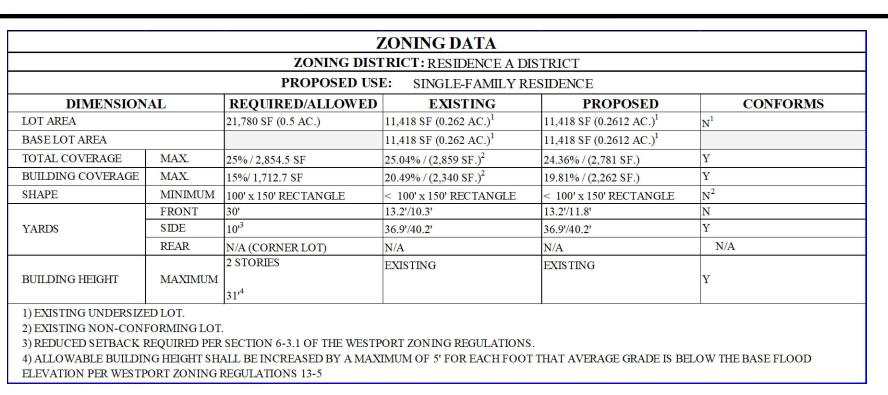
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.

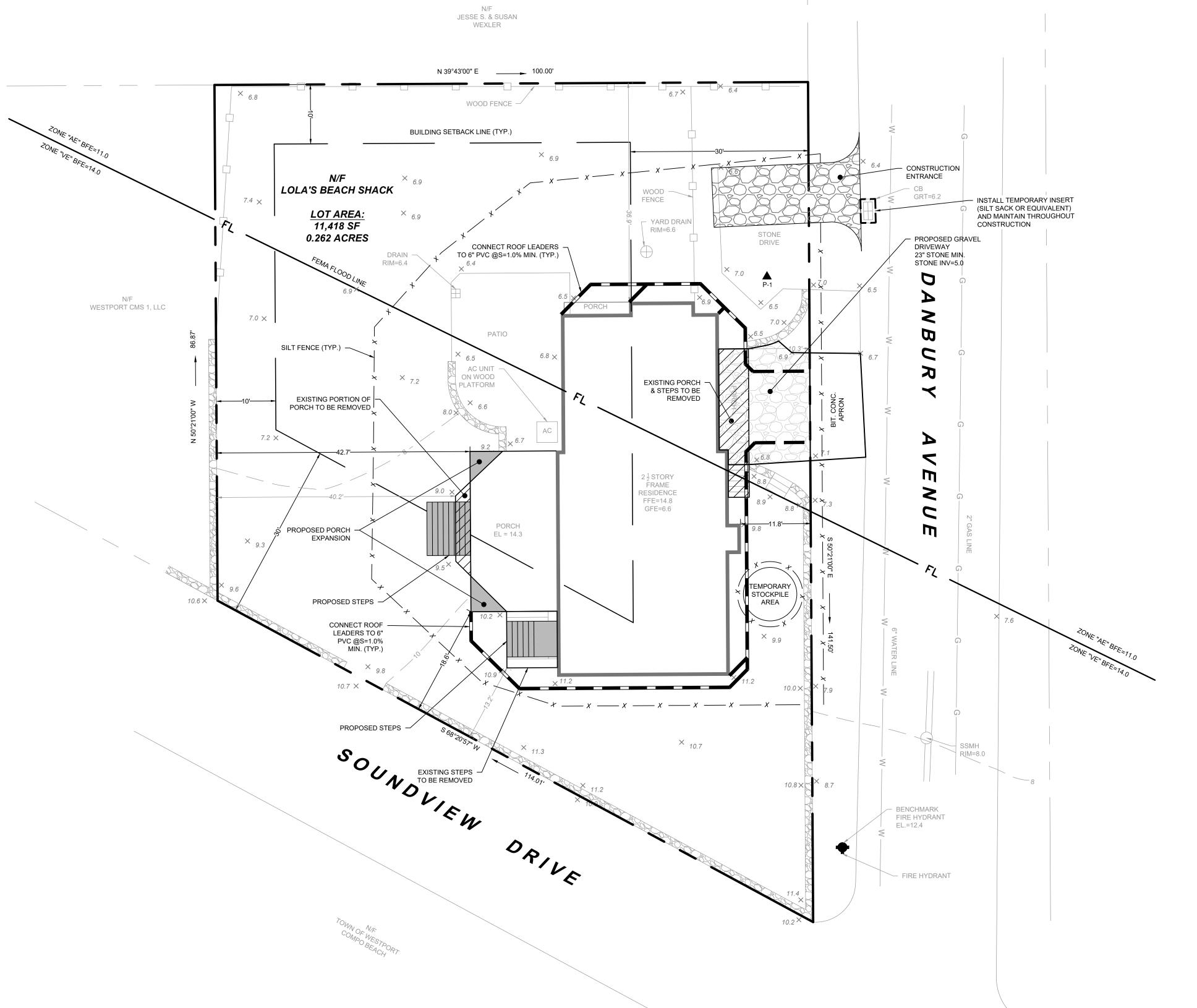
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" (EL. = 11.0) & "VE" (EL. = 14) AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0551G, 7/8/2013.

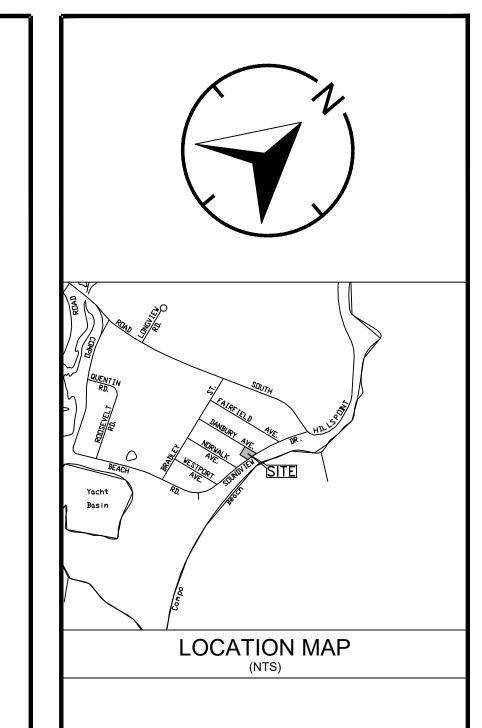
6. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE

PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS.					
8. SUBJECT PROPERTY IS LOCATED IN A COASTAL HAZARD AREA					
PROPERTY INFORMATION					
OWN	ER: LOLA'S BEACH SHACK WESTPOR	TLLC			
SITE:	23 SOUNDVIEW DRIVE				
ZONE: RESIDENCE A DISTRICT					
TOTAL SITE AREA: 0.262 AC; 11,418 SF					
LOT AREA / COVERAGE CALCULATIONS					
1.	TOTAL LOT AREA (GROSS)		11,418 SF		
2.	ABOVE GROUND UTILITY EASEMENTS	0			
3.	STREETS, ROADS, & ACCESSWAYS	0			
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0			
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		0 SF		
6.	WETLAND AREAS	0			
7.	STEEP SLOPES >25% TOTAL WETLANDS & STEEP SLOPES	0			
8.	(SUM OF LINES 6 & 7)	0			
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	0 SF		
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		11,418 SF		
ALLOWABLE BUILDING COVERAGE					
11.	BASE LOT AREA x 15%	LINE 10 x 0.15	1,713 SF		
	ALLOWABLE LO	T COVERAGE	,		
12.	BASE LOT AREA x 25%	LINE 10 x 0.25	2,855 SF		
	EXISTING BUILDII		2,232.33		
	EXISTING RESIDENCE & PORCHES	1859 SF			
13.	EXISTING BACK PORCH	393 SF			
	EXISTING STAIRS	88 SF			
14.		SUM OF LINE 13	2,340 SF		
EXISTING LOT COVERAGE					
	EXISTING BUILDING COVERAGE	2340 SF			
15.	EXISTING BOILDING GOVERNOUS EXISTING DRIVEWAY	519 SF			
16	ENOTINO BRIVEWAT	SUM OF LINE 15	2.050.05		
16. SUM OF LINE 15 2,859 SF PROPOSED BUILDING COVERAGE					
	EXISTING BUILDING COVERAGE	2340 SF			
47	PROPOSED REMOVAL OF PORCHES &				
17.	STEPS	-227 SF			
	PROPOSED PORCH EXPANSION	32 SF			
40	PROPOSED STEPS	117 SF			
18.	PROPOSED LOS	SUM OF LINE 17	2,262 SF		
PROPOSED LOT COVERAGE					
19.	PROPOSED BUILDING COVERAGE	2262 SF			
	EXISTING DRIVEWAY	519 SF			
20.		SUM OF LINE 19	2,781 SF		
21.	ALLOWABLE BUILDING COVERAGE	15%	1,713 SF		
22.	EXISTING BUILDING COVERAGE	20.49%	2,340 SF		
23.	PROPOSED BUILDING COVERAGE	19.81%	2,262 SF		
24.	ALLOWABLE LOT COVERAGE	25%	2,855 SF		
			•		







ISSUE

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518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110

HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PARED FOR:

LOLA'S BEACH SHACK WESTPORT LLC

PROJECT LOCATION

23 SOUNDVIEW DRIVE WESTPORT, CT

OJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED DECK EXPANSION

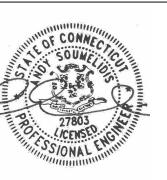
DRAWING TITI F

SITE DEVELOPMENT PLAN

PROJECT No.	21063-02			
DATE: 09/06/2024	DESIGNED BY: CM	CHECKED BY: PR		
SCALE: 1" = 10'				
IN FEET				

ET STATUS:

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

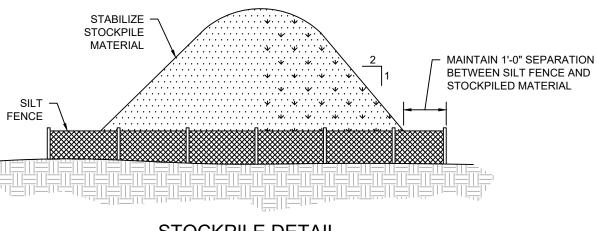


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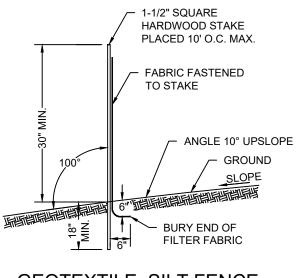
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- 5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- 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.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- 9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- 10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- 11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO ½ TO ½ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON
- 12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- 13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES 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 COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

EXCAVATION/FILL NOTES:

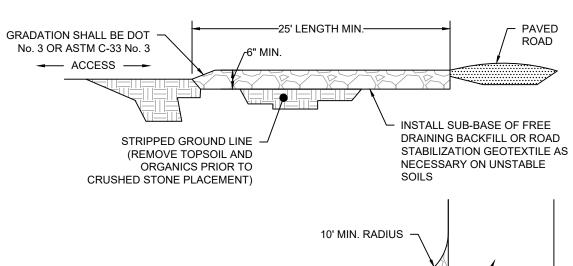
- 1. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
- 2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
- 3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
- 4. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
- 5. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS. 6. MAXIMUM CUT/FILL:
- BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
- 11,418 SF X (0.5 X 25%) X 10 / 27 = 528.61 CY
- PROPOSED FILL: 10 CY PROPOSED CUT: 5 CY
- TOTAL: 15 CY 15 CY << 528.61

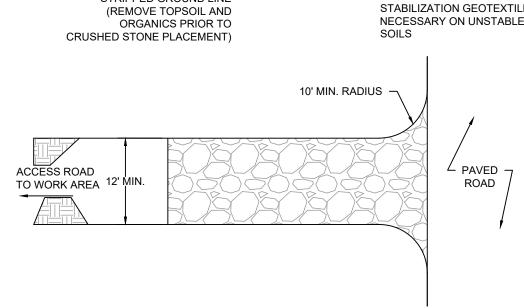


STOCKPILE DETAIL

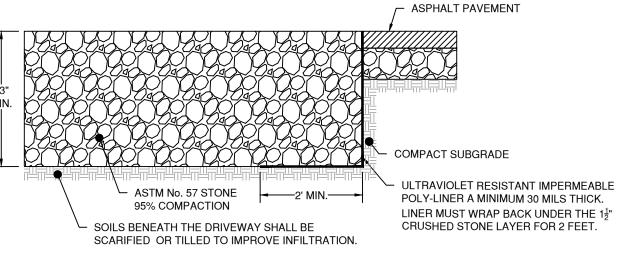


GEOTEXTILE SILT FENCE



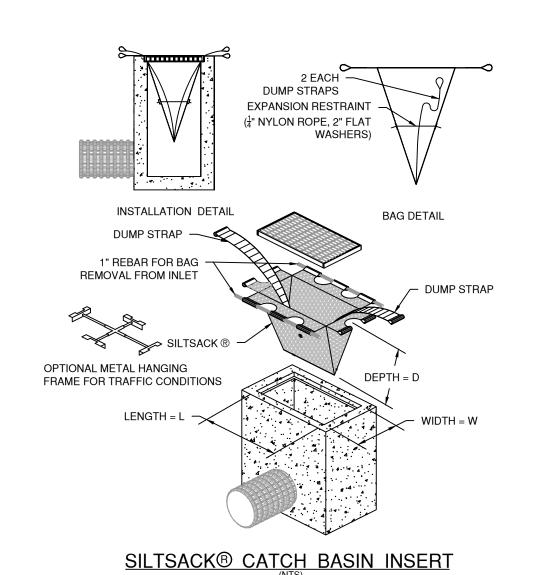


CONSTRUCTION ENTRANCE



NOTE: NO SNOW SHALL BE PILED/STORED ON THE GRAVEL DRIVEWAY

GRAVEL DRIVEWAY TYPICAL CROSS SECTION



Perc Hole 1 Date: 6/29/2023 Presoak: 1 hr Drop Interval (min.) (min./in.) 6.00 10:20 13.00 7.00 00:10 1.43 10:30 17.50 4.50 00:10 2.22 10:40 21.00 3.50 00:10 2.86 10:50 23.50 2.50 00:10 4.00 11:00 25.00 1.50 00:10 6.67 11:10 1.00 00:10 10.00 26.00 Final Rate: 10.00 minutes

PERCOLATION TEST DATA

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LOLA'S BEACH SHACK WESTPORT LLC

23 SOUNDVIEW DRIVE WESTPORT, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED DECK EXPANSION

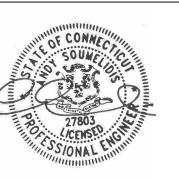
RAWING TITLE:

NOTES AND DETAILS

PROJECT No. 21063-02 DESIGNED BY: CHECKED BY: 09/06/2024

N.T.S.

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION



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