

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGREEING TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

MAP REFERENCES

1. "BOUNDARY & TOPOGRAPHIC SURVEY, ASBUILT SURVEY PREPARED FOR D.S.W. HOMES LLC, 58 RIVER STREET, MILFORD, CONNECTICUT." SCALE 1" = 50', BY PAUL J. STOWELL, LAND SURVEYING, 371 WILCOX ROAD, MILFORD, CT 06460.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.

DAVID L. NAPIS, P.E. & L.S. #22924

SURVEY NOTES:

1. This survey and map have been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a PROPERTY SURVEY and DATA ACCUMULATION PLAN based on a DEPENDENT RESURVEY conforming to Horizontal Accuracy Class "A-2" and is intended to be used for a RESIDENTIAL SITE PLAN.
2. Survey based on field survey by Paul J. Stowell, L.S., June 2023.
3. Inland Wetlands Boundary established by William L. Kenny, Soil Scientist, July 18, 2023.

**384 GREENS FARM RD
105 / 319 / 21
WESTPORT, CONNECTICUT**

PROPERTY OWNER:
ANAND, SACHIN
384 GREENS FARMS RD
WESTPORT, CT 06880

EXISTING CONDITIONS



**NAFIS & YOUNG
ENGINEERS, INC.**
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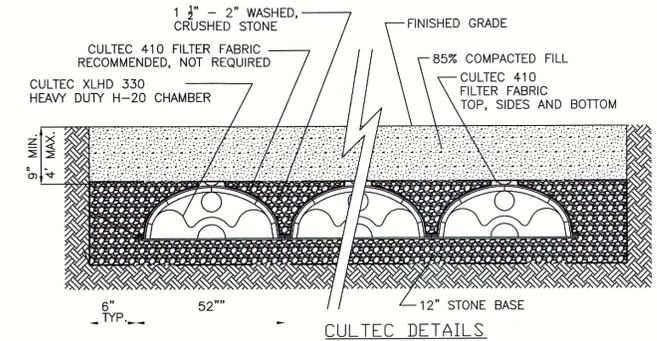
DATE: JULY 8, 2024

JOB NO. 2024-180

SHEET NO. 01

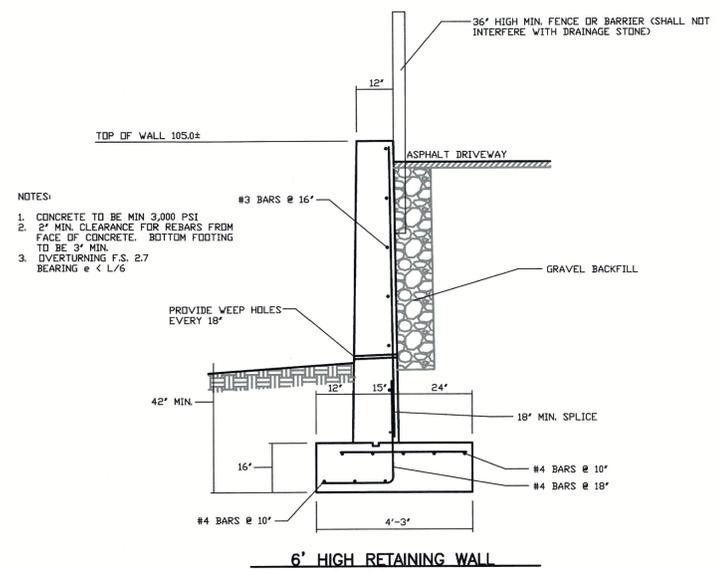
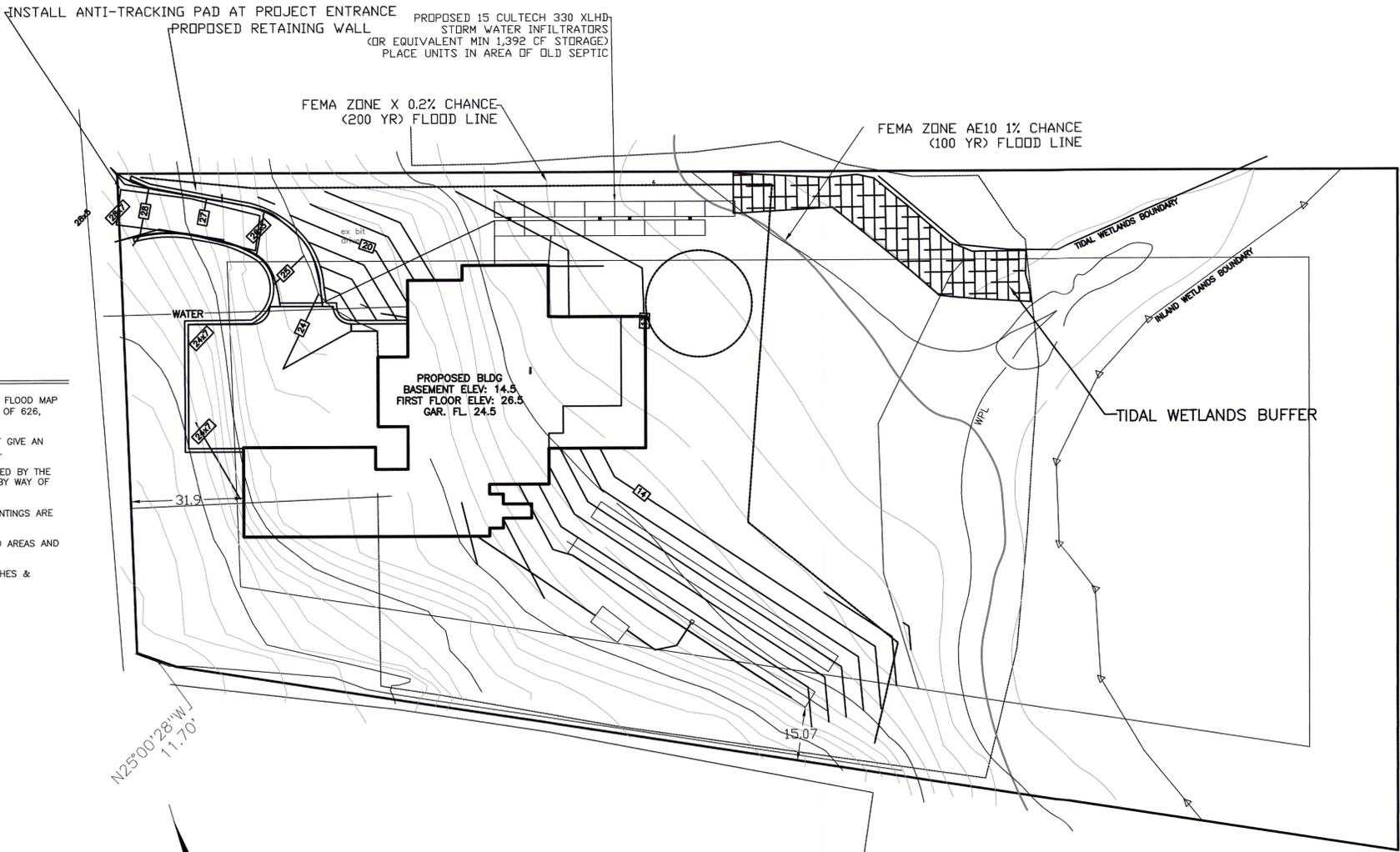
384 GREENS FARM RD, WESTPORT, CT 06880

RETENTION/INFILTRATION NEW DWELLING
 7,800 S.F. IMPERVIOUS x 1" = 650 C.F. REQUIRED STORAGE
 CULTEC 330XLHD (18" STONE BASE) = 92.79 C.F.
 1,363 C.F./92.79 C.F. = 14.1 UNITS
 15 UNITS = 1,392C.F.



SITE PLAN NOTES

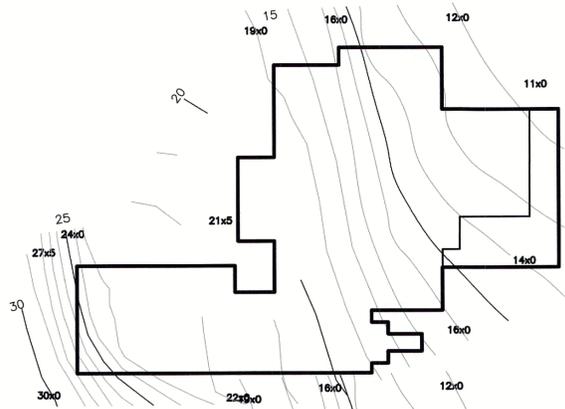
1. ZONE AE FLOODZONE IS LISTED AS ELEVATION 10 PER FEMA FLOOD MAP MAP #0900100418G, MAP REVISED JULY 18, 2013, PANEL 418 OF 626, FAIRFIELD COUNTY CONNECTICUT.
2. ZONE X IS DERIVED FROM THE SAME MAP, WHICH DOES NOT GIVE AN ELEVATION BUT ROUGHLY FOLLOWS THE ELEVATION 12 CONTOUR.
3. ALL AREAS PROPOSED TO BE REGARDED ARE TO BE RESTORED BY THE END OF THE PROJECT. EITHER BY RESEEDING WITH GRASS OR BY WAY OF OTHER SLOPE STABLE PLANTINGS.
4. SILT FENCE IS NOT TO BE REMOVED TILL GRASS/OTHER PLANTINGS ARE GROWN.
5. COASTAL RESOURCES LOCATED ONSITE ARE, COASTAL HAZARD AREAS AND TIDAL WETLANDS.
6. COASTAL RESOURCES LOCATED ADJACENT TO SITE ARE, BEACHES & DUNES, COASTAL HAZARD AREAS AND TIDAL WETLANDS.
7. VERTICAL DATUM NAVD '88.



N25°00'28\"/>



BULK STANDARDS RESIDENTIAL AA ZONE			
	REGULATION	EXISTING	PROPOSED
MIN LOT AREA (in square feet)	1 ACRE (43,560)	1,3575 ACRES (59,132 S.F.)	1,3575 ACRES (59,132 S.F.)
LOT AREA FOR COVERAGE CALC WETLANDS = 20% OF LAND	N/A	43,529 S.F. .2 * 15,603 = 3,121	43,529 S.F. 3,121 S.F.
TOTAL AREA FOR COVERAGE CALC	50'	46,650 S.F.	46,650 S.F.
MIN SQUARE DIM	150'	150'	150'
MIN SETBACK FRONT	30'	57.0'	31.9'
MIN SETBACK SIDE	25'	45.8'	26.0'
MIN SETBACK REAR	25'	273.2'	220'
MAX HEIGHT BLDG STORIES	3	2	3
MAX HEIGH BLDG FEET	40	<40	38.25
MAX LOT COVERAGE	25%	6.5% (3,025 S.F..)	18.8% (8,761)



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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DAVID L. NAFIS, P.E. & L.S. #22924

**384 GREENS FARM RD
 105 / 319 / 21
 WESTPORT, CONNECTICUT**

PREPARED FOR: ANAND SACHIN, 384 GREENS FARMS RD, WESTPORT, CT 06880
 PROPERTY OWNER: ANAND SACHIN, 384 GREENS FARMS RD, WESTPORT, CT 06880

SITE PLAN

NAFIS & YOUNG ENGINEERS, INC.
 1355 Middletown Avenue
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 Email: nyeng@nafisandyoung.com

DATE: AUGUST 2, 2024

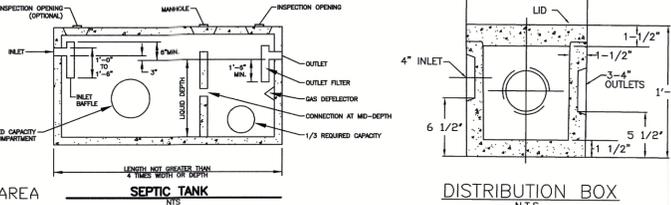
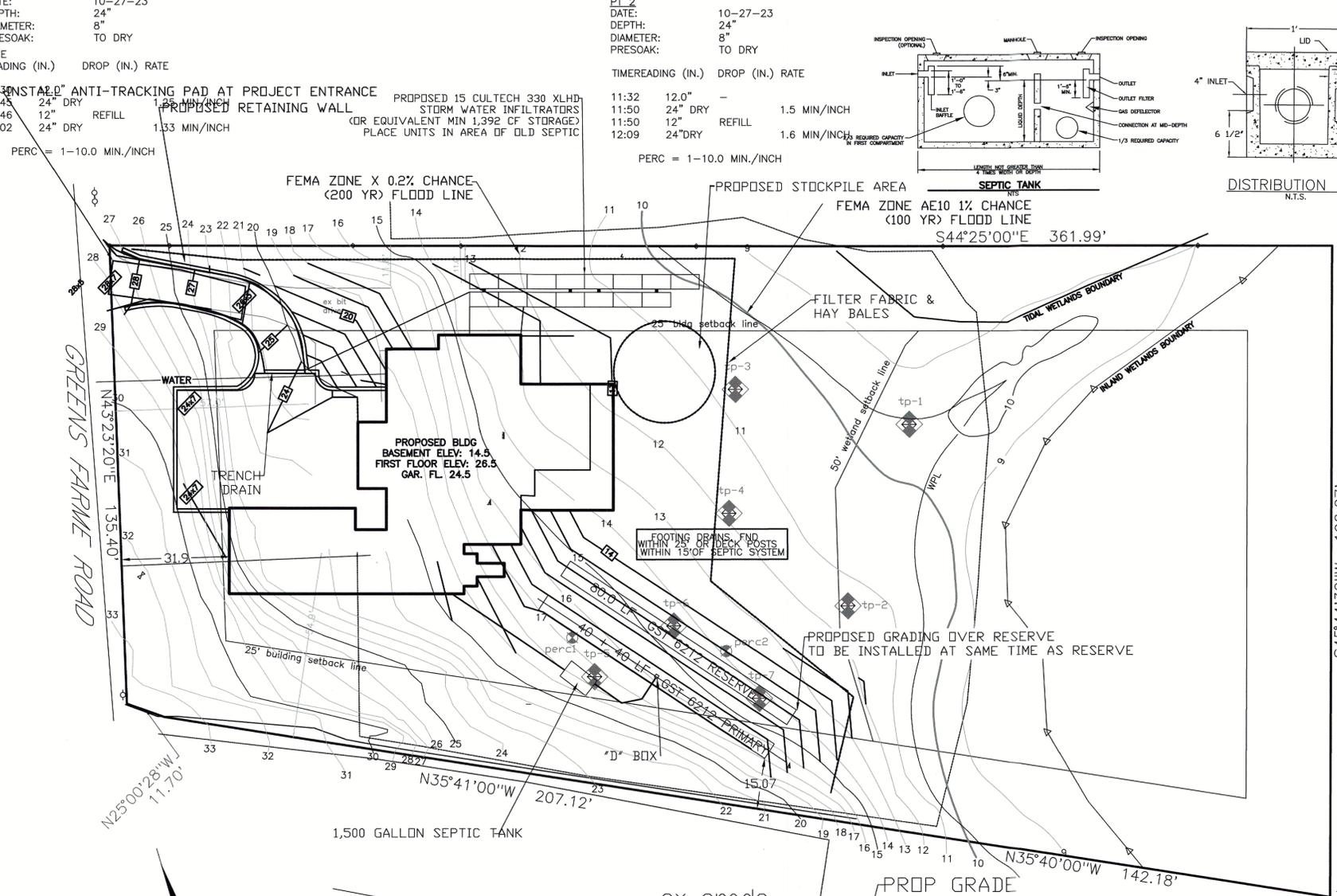
AUG 20, 2024 9:45AM NAFIS & YOUNG ENGINEERS, INC. 384 GREENS FARM RD, WESTPORT, CT 06880

SEPTIC NOTES:

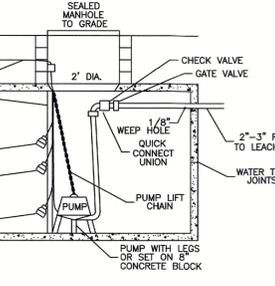
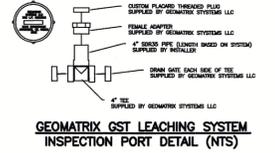
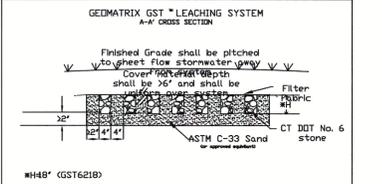
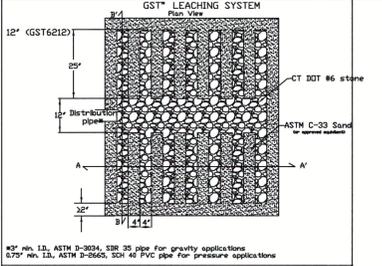
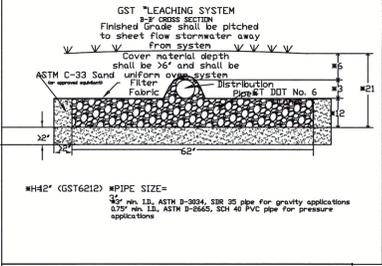
- B1010a SEPTIC SYSTEM DESIGN CRITERIA:
6 BEDROOM HOUSE, >10 MIN./INCH PERC. RATE = 742.5 S.F. OF EFFECTIVE LEACHING AREA REQUIRED.
MLSS ANALYSIS:
MLSS = HF X FF X PF
= 34(7.5%, 18.0"- 22.0") X
2.25 X 1.0 = 76.5 FEET MIN.
- LEACHING SYSTEM PROPOSED:
PRIMARY: 1 ROW (GST 6212),
80 LF @ 10.0 S.F. OF EFFECTIVE LEACHING AREA PER LF = 800 S.F. OF EFFECTIVE LEACHING AREA.
RESERVE: 1 ROW (GST 6212),
80 LF @ 10.0 S.F. OF EFFECTIVE LEACHING AREA PER LF = 800 S.F. OF EFFECTIVE LEACHING AREA.
- HOUSE SEWER FROM FOUNDATION WALL TO SEPTIC TANK TO BE 4" SCHEDULE 40 PVC PIPE WITH APPROVED JOINTS OR EQUAL. MINIMUM SLOPE TO BE 1/4" PER FOOT. ALL PIPES TO BE PROPERLY SEALED WITH POLYETHYLENE GASKET INTO SEPTIC TANK. MINIMUM GRADE TO BE 1/4" PER FOOT (S=.0208).
- SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL HEALTH REGULATIONS.
- SEPTIC SYSTEM AREA PREPARATION SHALL BE PERFORMED BY SEPTIC SYSTEM INSTALLER.
- SEPTIC SYSTEM SHALL BE INSTALLED BY A CONNECTICUT CERTIFIED INSTALLER PER CONNECTICUT REGULATIONS.
- SEPTIC TANK IS TO BE WATERTIGHT AND ANCHORED (IF DEEMED NECESSARY) TO PREVENT FLOTATION AND INFILTRATION. SEPTIC TANK IS TWO COMPARTMENT AND OUTLET FILTER PROVIDED. SEPTIC TANK RISER IS REQUIRED WHEN SEPTIC TANK IS >12" BELOW FINAL GRADE.
- SEPTIC TANK SHALL BE PROVIDED WITH AN OUTLET FILTER.
- AN AS-BUILT PLAN SHALL BE SUBMITTED BY THE ENGINEER TO THE HEALTH DISTRICT INDICATING THAT THE SYSTEM WAS INSTALLED IN COMPLIANCE WITH THE PLAN OR INDICATING ANY CHANGES IF NECESSARY.
- SEPTIC SYSTEM MUST BE STAKED BY ENGINEER PRIOR TO INSTALLATION.
- BENCHMARK IN SEPTIC AREA IDENTIFIED PRIOR TO INSTALL.
- NON-SELECT FILL SHALL BE CLEAN LOAM OR BETTER, FREE OF ORGANIC MATTER, STUMPS OR BOULDERS.
- THE SEPTIC AREA SHALL BE STRIPPED OF TOPSOIL AND SCARIFIED WITH A TRACK VEHICLE (NO RUBBER TIRRED VEHICLES) AND THE CONTRACTOR SHALL HAVE THE SANITARIAN INSPECT THE AREA BEFORE ANY INSTALLATION SHALL TAKE PLACE.
- SELECT FILL TO BE CLEAN, SANDY GRAVEL LESS THAN 3 IN. IN DIA. MEETING THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	MAX. % PASSING
#4	100
#10	100
#40	50
#100	20
#200	5
- SELECT FILL SHALL BE APPROVED BY THE SANITARIAN.
- SELECT FILL SHALL EXTEND A MINIMUM OF 5 FEET LATERALLY DOWNGRADIENT ON SLOPED, RESTRICTIVE LAYER LOTS AND 2 FEET FOR ALL OTHER LATERAL EXTENSIONS (UP GRADIENT AND SIDES ON SLOPED RESTRICTIVE LAYER LOTS) BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.
- FINAL GRADING TO BE COMPLETED IMMEDIATELY AFTER COMPLETION OF AS-BUILT SURVEY.
- SITE GRADING SHALL NOT EXCEED 2:1 SLOPE.
- THERE ARE NO WELLS WITHIN 75 FEET OF THE SEPTIC SYSTEM. THERE ARE NO SEPTIC SYSTEMS WITHIN 75 FEET OF THE WELL.
- SYSTEM NOT DESIGNED FOR GARBAGE GRINDER OR TUBS OVER 100 GALLONS.
- THERE ARE NO BURIED OIL TANKS PRESENT OR PROPOSED ON SITE.

TP #	DATE	SOIL CONDITIONS	DEPTH	PERC	REMARKS
TP 1	10-23-23	TOPSOIL	0-6"	5"-48"	NO WATER NO MOTTLING NO LEDGE RL @ 58
TP 2	10-23-23	FILL	0-5"	5"-40"	NO WATER NO MOTTLING NO LEDGE RL @ 24 ROOTS @ 50"
TP 3	10-23-23	ORGANIC LAYER - ORGANICS	0-5"	40"-72"	NO WATER NO MOTTLING NO LEDGE RL @ 24 ROOTS @ 50"
TP 4	10-23-23	ORGANIC LAYER - ORGANICS	0-8"	38"-84"	WATER @ 18" MOTTLING @ 18" NO LEDGE NO RL SPECIFIED
TP 5	10-23-23	GRAY SAND	0-2"	12"-62"	WATER @ 15" POSSIBLE SURFACE NO MOTTLING NO LEDGE NO RL SPECIFIED
TP 6	10-27-23	MIX, VERY FINE SAND	0-4"	4"-114"	NO WATER NO MOTTLING NO LEDGE RL > 60" ROOTS @ 9"
TP 7	10-27-23	MOTTLED MIX OF VERY FINE SAND / FINE SAND + GRAVEL	0-7"	7"-36"	NO WATER NO MOTTLING NO LEDGE RL 36" NO ROOTS
TP 8	10-27-23	BROWN BANK RUN SAND + GRAVEL	0-5"	5"-120"	NO WATER NO MOTTLING NO LEDGE RL > 60" ROOTS @ 10"



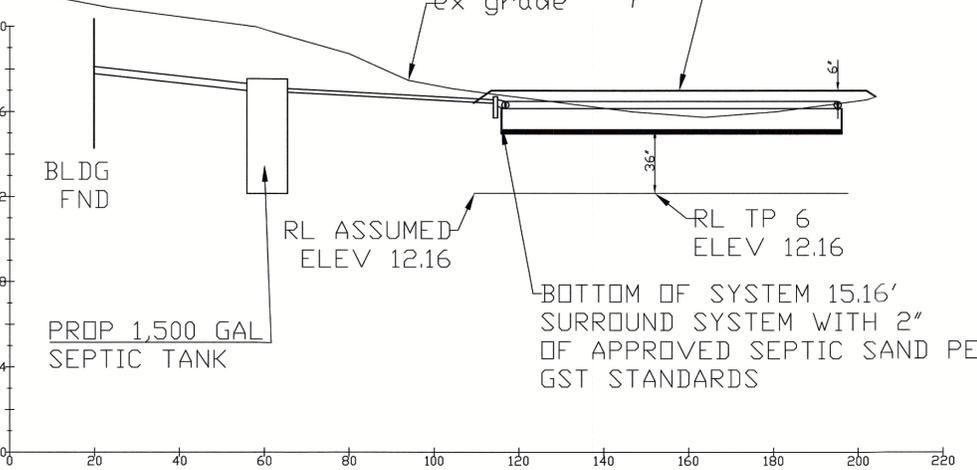
- SPECIFICATIONS:**
- Concrete 4000 PSI 28 Days
 - Steel Reinforcing as per ASTM Spec. A-15-57I
 - 3 Outlets - 1 Inlet All 4" Dia.



PUMP SPECIFICATIONS
USE BARNES PUMP MODEL SE411, 0.4 HP, 115 V 92.5 GPM @ 4 FT TDH, OR EQUAL. SET PUMP CYCLE = 120 GAL. @ APPROX. 1.3 MIN./CYCLE. PUMP TO BE WIRED TO AUDIO AND VISUAL ALARMS IN HOUSE.

INVERT CHART A

FOUNDATION HOUSE	18.10
TANK IN	17.00
TANK OUT	16.76
D-BOX 1 IN	16.24
D-BOX 1 OUT	16.20
ROW 1 IN	16.16
ROW 1 BOTTOM	15.16



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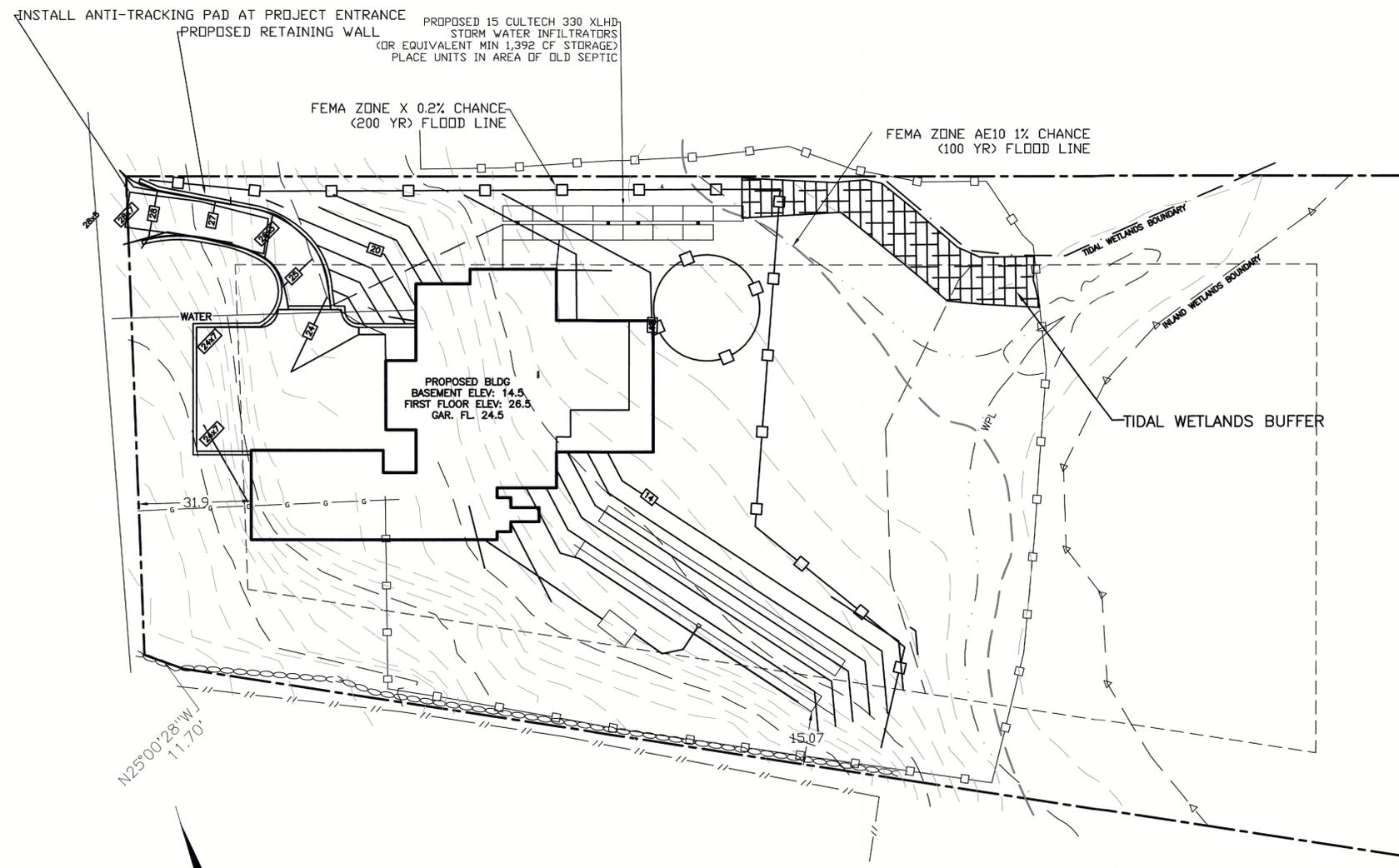
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WESTPORT, CONNECTICUT**

PROPERTY OWNER:
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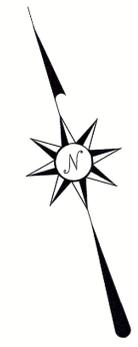
SEPTIC DESIGN MAP

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DATE: MARCH 3, 2024
REV. 6/3/24
REV. 8/2/24



N25°00'28"W
11.70'



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**384 GREENS FARM RD
105 / 319 / 21
WESTPORT, CONNECTICUT**

PREPARED FOR: ?
PROPERTY OWNER:
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384 GREENS FARMS RD
WESTPORT, CT 06880

COASTAL SITE PLAN (CAM)



**NAFIS & YOUNG
ENGINEERS, INC.**
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Email: nyeng@nafisandyoung.com

DATE: AUGUST 16, 2024

AND ALL DESIGNATIONS FROM REDUCED-SCALE PLANS TO CURRENT SCALE 1"=40' GREENS FARM RD, WESTPORT, CT

