

NOTES:

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 20,789 sq. ft.; 0.4772 Acres.
5. Parcel is located in Residential Zone 'A'.
6. Property shown on Assessors map B08, as tax lot 90.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Property does not contain inland wetlands per report by Alexandra Moch Soil Scientist, 8 December 2012.
11. Property located in flood zone 'X' as per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport CT, Community No. 09001C Panel No. 413, Suffix G. Map Effective Date 8 July 2013.
12. Contour interval is 2 ft., Datum is approximate NAVD 1988.

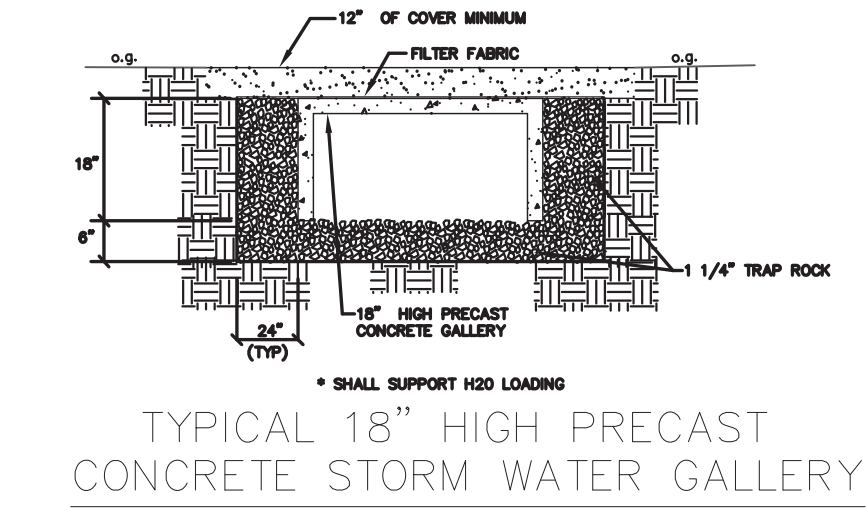
GENERAL CONSTRUCTION NOTES:

1. ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTPORT STANDARDS SPECIFICATION. IN THE ABSENCE OF THE TOWN OF WESTPORT STANDARDS, REFER TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 814A, 1995.
2. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. INITIAL DETERMINATION OF UTILITY LOCATIONS SHALL INCLUDE BUT IS NOT LIMITED TO CONTACTING "CALL BEFORE YOU DIG", TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. SHOULD THE CONTRACTOR DETERMINE THAT A CONFLICT EXISTS, HE SHALL PROMPTLY NOTIFY THE ENGINEER WHO WILL MAKE THE NECESSARY DESIGN ADJUSTMENTS.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY STANDARDS.
4. ALL PRECAST STORM-WATER GALLERIES SHALL SUPPORT H2O LOADING.
5. THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR DIRECTING THE PROPER VOLUME OF STORM WATER RUNOFF TO THE APPROPRIATE DRAINAGE DETENTION SYSTEM - SEE DRAINAGE COMPUTATIONS PREPARED BY CHAPPA SITE CONSULTING, LLC.
6. EXISTING CONDITIONS INFORMATION TAKEN FROM A MAP PREPARED FOR DONATO & MARIA SFORZA BY LEONARD SURVEYORS, LLC, WESTPORT, CT, DATED: MARCH 22, 2020.

SEDIMENTATION AND EROSION CONTROL NOTES:

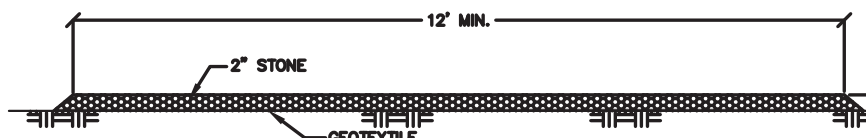
1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
2. ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM; RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICAL.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
6. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS 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 WESTPORT CONSERVATION COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
7. ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. FOR EROSION AND SILTATION CONTROL, FILTER FABRIC FENCE WILL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS, OR AS DIRECTED BY THE WESTPORT CONSERVATION COMMISSION.
9. ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.
10. THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAN AND CLEAR OF ALL MUD DURING CONSTRUCTION AND SHALL IMPLEMENT WHATEVER MEASURES DIRECTED BY THE TOWN OF WESTPORT. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF MUD TRACKING BEDS 4" DEEP WHERE SHOWN ON PLAN OR DIRECTED BY THE TOWN OF WESTPORT.

13. The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
14. Building dimensions shown are for coverage purposes only and are not to be used for construction.
15. Property is not within the Town of Westport W.P.L.O. boundary line.
16. The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
17. Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
18. Deed Reference: Vol. 3239, Pg. 243.
19. Map References:
 - A. Property shown on a certain map entitled, "Map of property prepared for Leo Cerino" Westport Land Records Map No. 7575 Scale 1" = 20', 28 March 1978 By Dennis Dellus L.S.
 - B. Also see Maps No: 9554, 8278, 8999, 3539



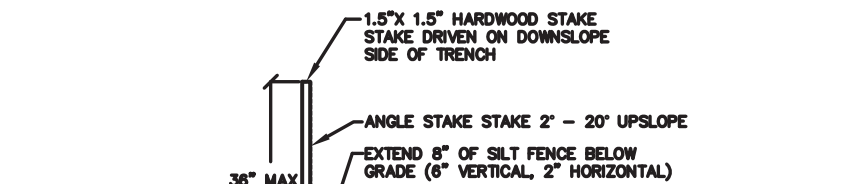
TYPICAL 18" HIGH PRECAST CONCRETE STORM WATER GALLERY

NO SCALE



TYPICAL MUD TRACKING BED

NO SCALE



TYPICAL SILT FENCE

NO SCALE

Test Pits

NOVEMBER 19, 2020

Test Pit #1

00 - 21" TOPSOIL - FILL MATERIAL
21 - 27" ORIGINAL TOPSOIL
27 - 48" BROWN SILT LOAM, MED.
STONE, SOME ROOTS
48 - 84" GREY SILT WITH SOME FINE SAND

Test Pit #2

00 - 20" TOPSOIL - FILL MATERIAL
20 - 27" ORIGINAL TOPSOIL
27 - 43" BROWN SILT LOAM, MED.
STONE, SOME ROOTS
43 - 80" FINE SILT WITH MOTTLES WALLS SMEARED

* NO GROUND WATER
* MOTTLES AT 48"
* NO LEDGE
* ROOTS TO 44"

PERCOLATION TEST RESULTS

DATE: November 19, 2020

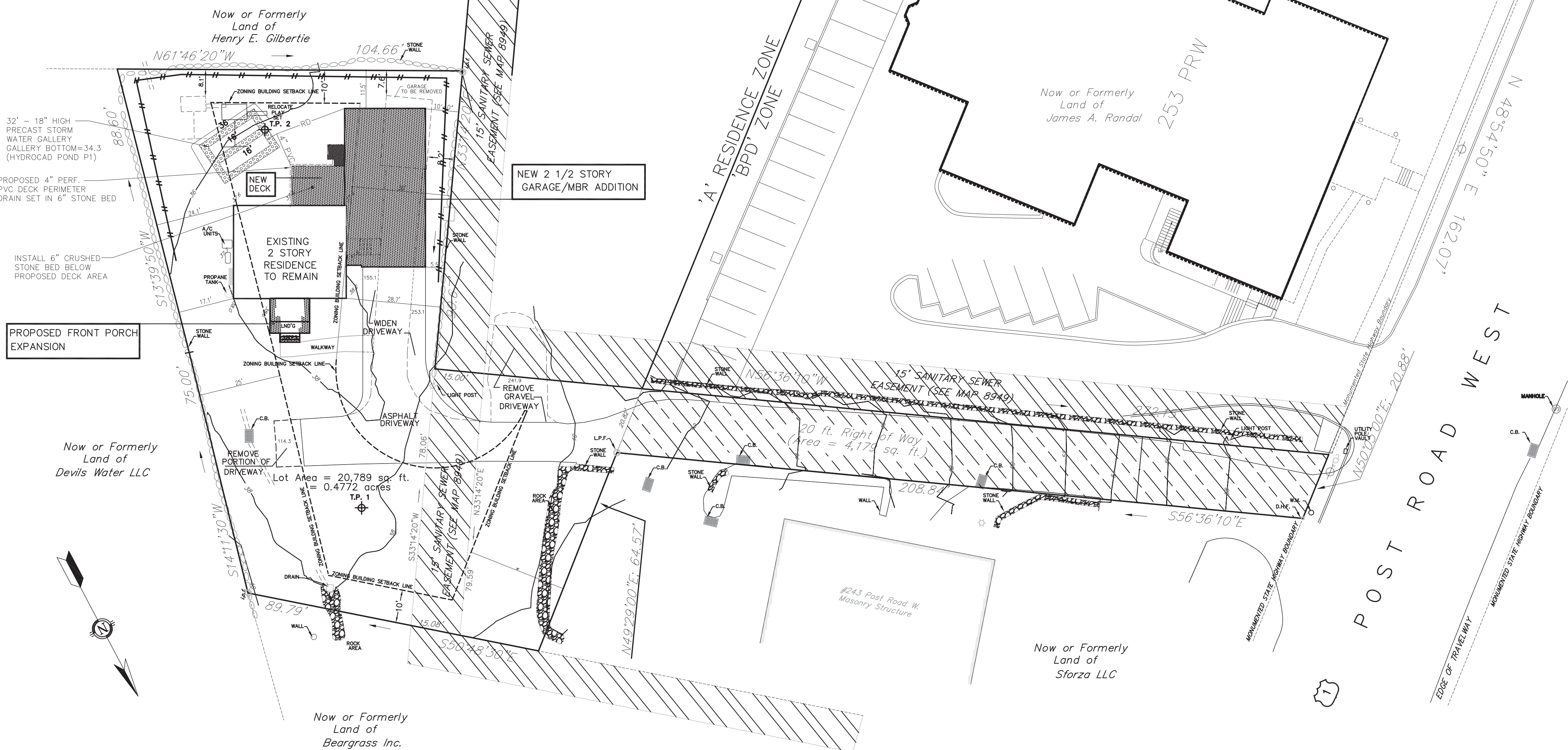
PERC HOLE #A

Dia. = 9.5"

Depth = 32.0"

TIME	READING	DROP IN INCHES	PERCOLATION RATE
9:45	PRESOAK		
1:12	15.00"		
1:22	17.50"	2.50"	
1:32	18.75"	1.25	
1:42	19.50"	0.75	
1:52	20.25"	0.75	
2:00	20.75"	0.50	1" IN 20.0 MINUTES
2:10	21.25"	0.50	1" IN 20.0 MINUTES

ALL PROPOSED STORM WATER GALLERIES SHALL SUPPORT H2O LOADING AND SHALL BE SURROUNDED WITH 24" OF 1 1/4" TRAP ROCK SEE DETAIL

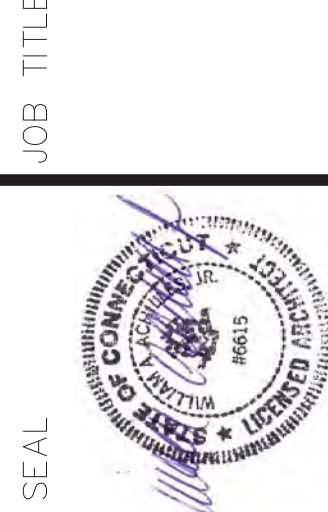


NICHOLAS A. MARIANI, P.E. CT REG. NO. 29991

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phone: (203) 376-1755

ADDITION TO RESIDENCE FOR
DONATO & MARIA SFORZA
245 POST ROAD WEST
WESTPORT, CT 06880



Achilles Architects
498 ANSON STREET
BRIDGEPORT, CT 06606
(203)259-5828, WACHILLES@AOL.COM FAX 250-5828

5-24-21
9-9-21

DRAWING TITLE
Proposed
Site Plan

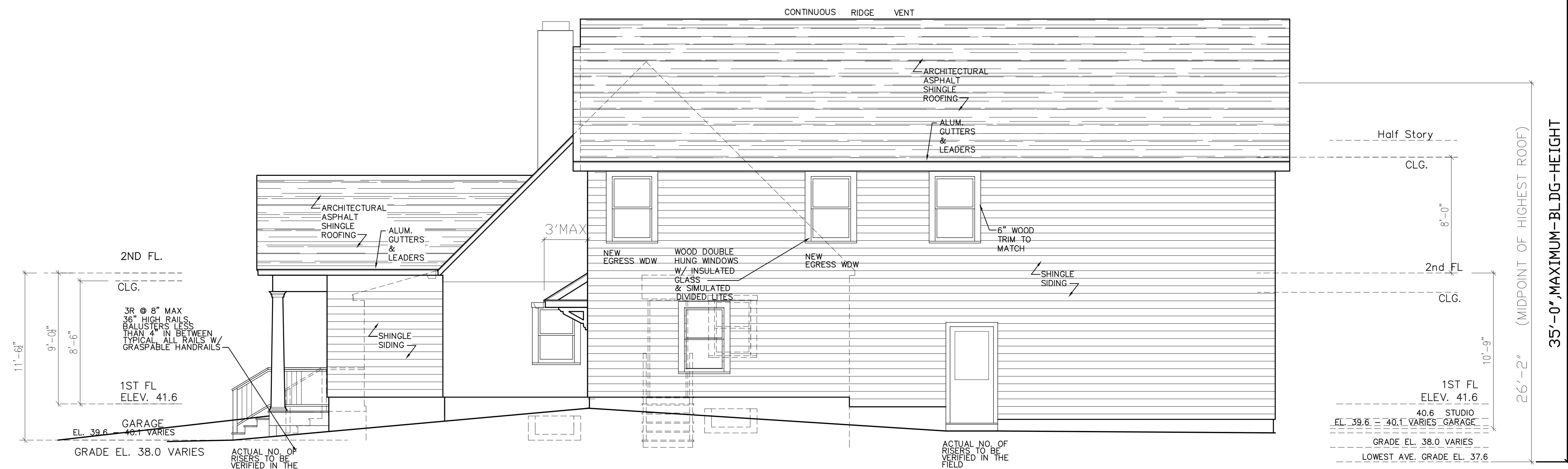
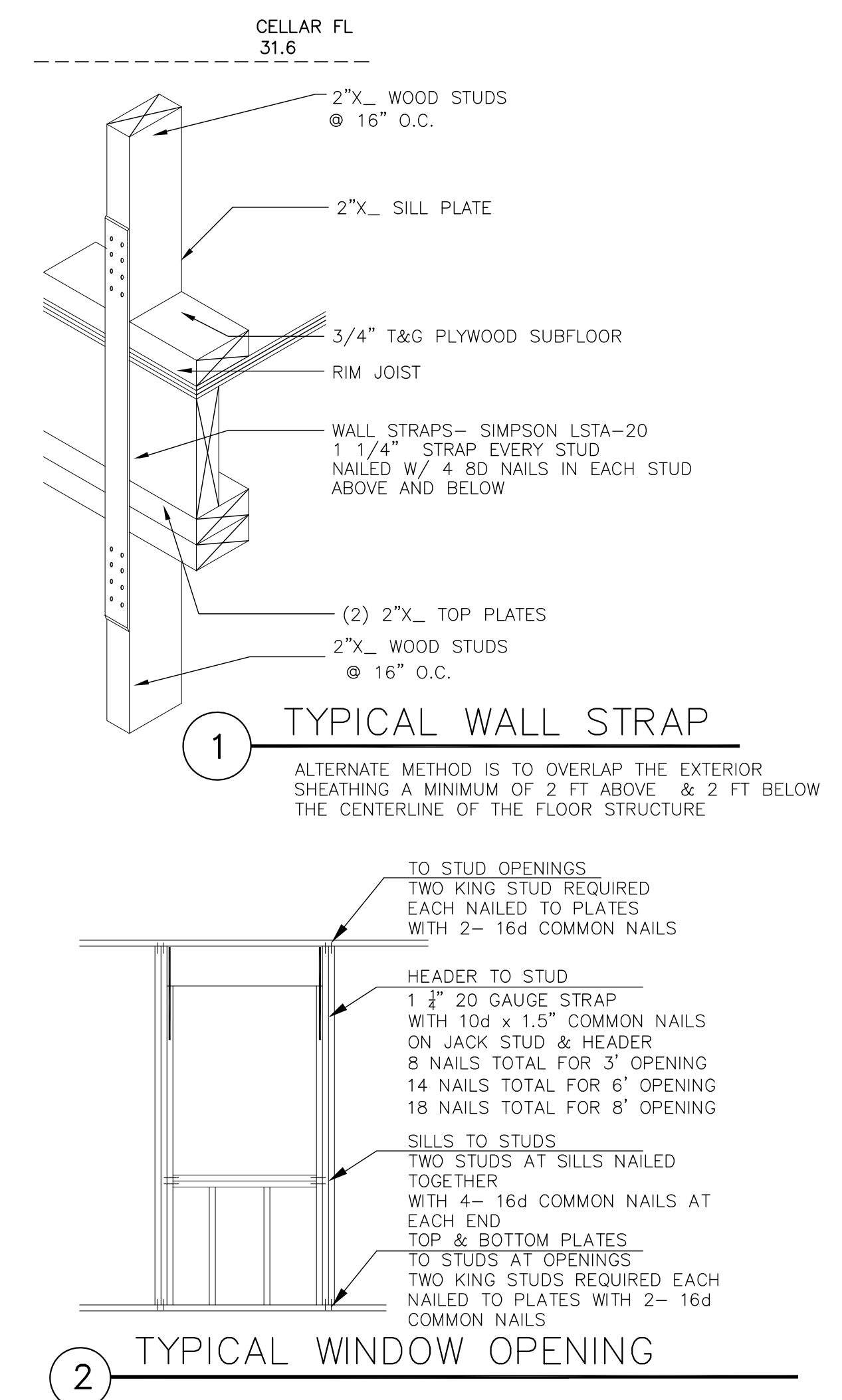
DATE
6-1-20

SCALE
20th

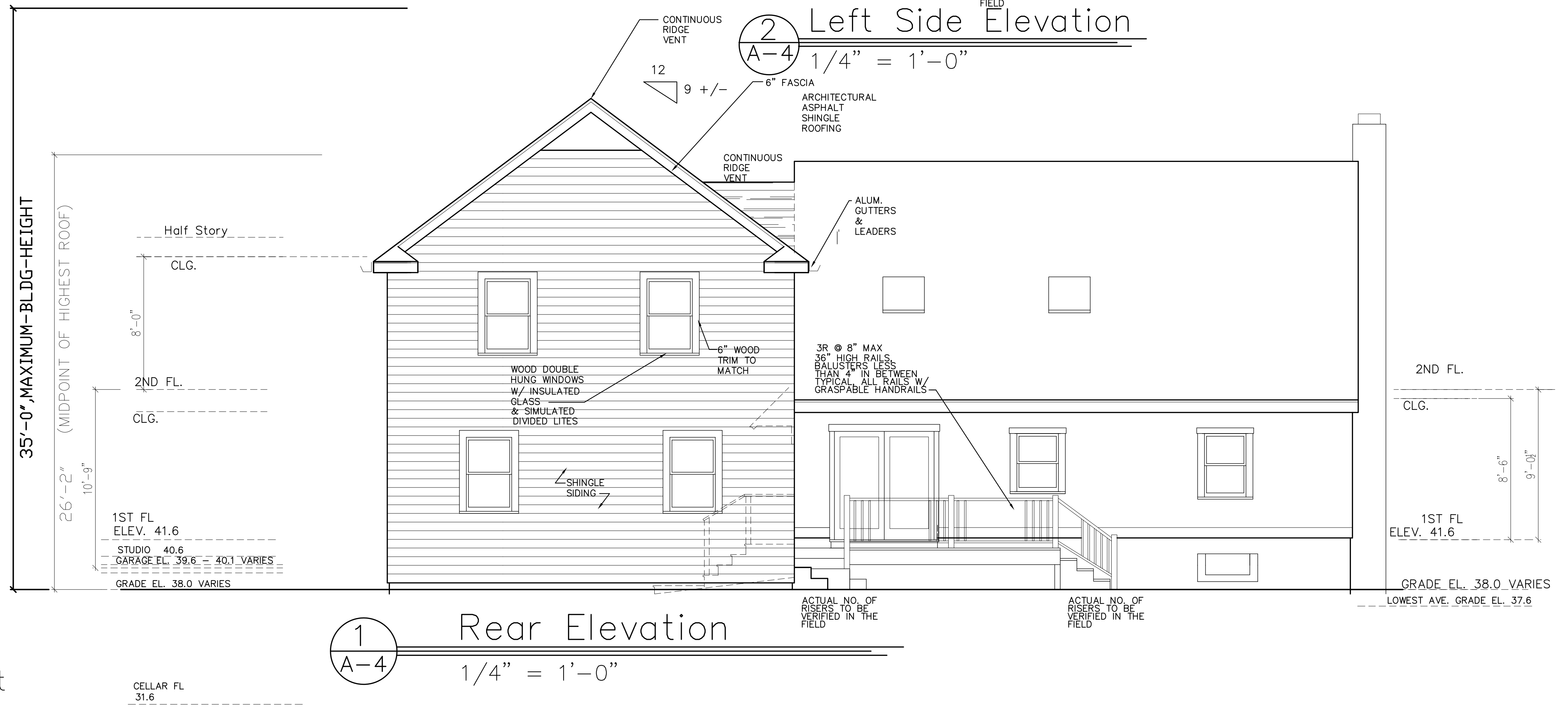
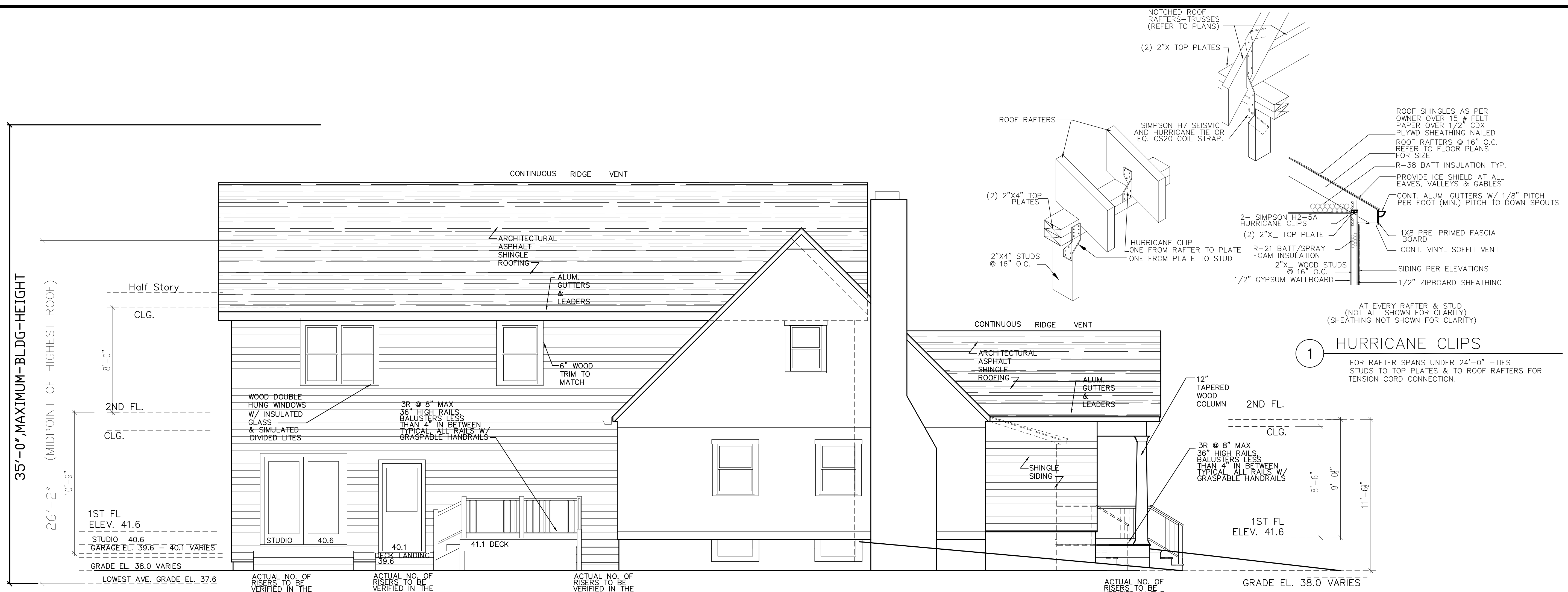
JOB NO
1843

SHEET NO

S-1


$$1/4'' = 1'-0''$$


A-3



ADDITION TO RESIDENCE FOR
DONATO & MARIA SFORZA
245 POST ROAD WEST
WESTPORT, CT 06880

JOB TITLE

1-15-22

REVISIONS

SEAL

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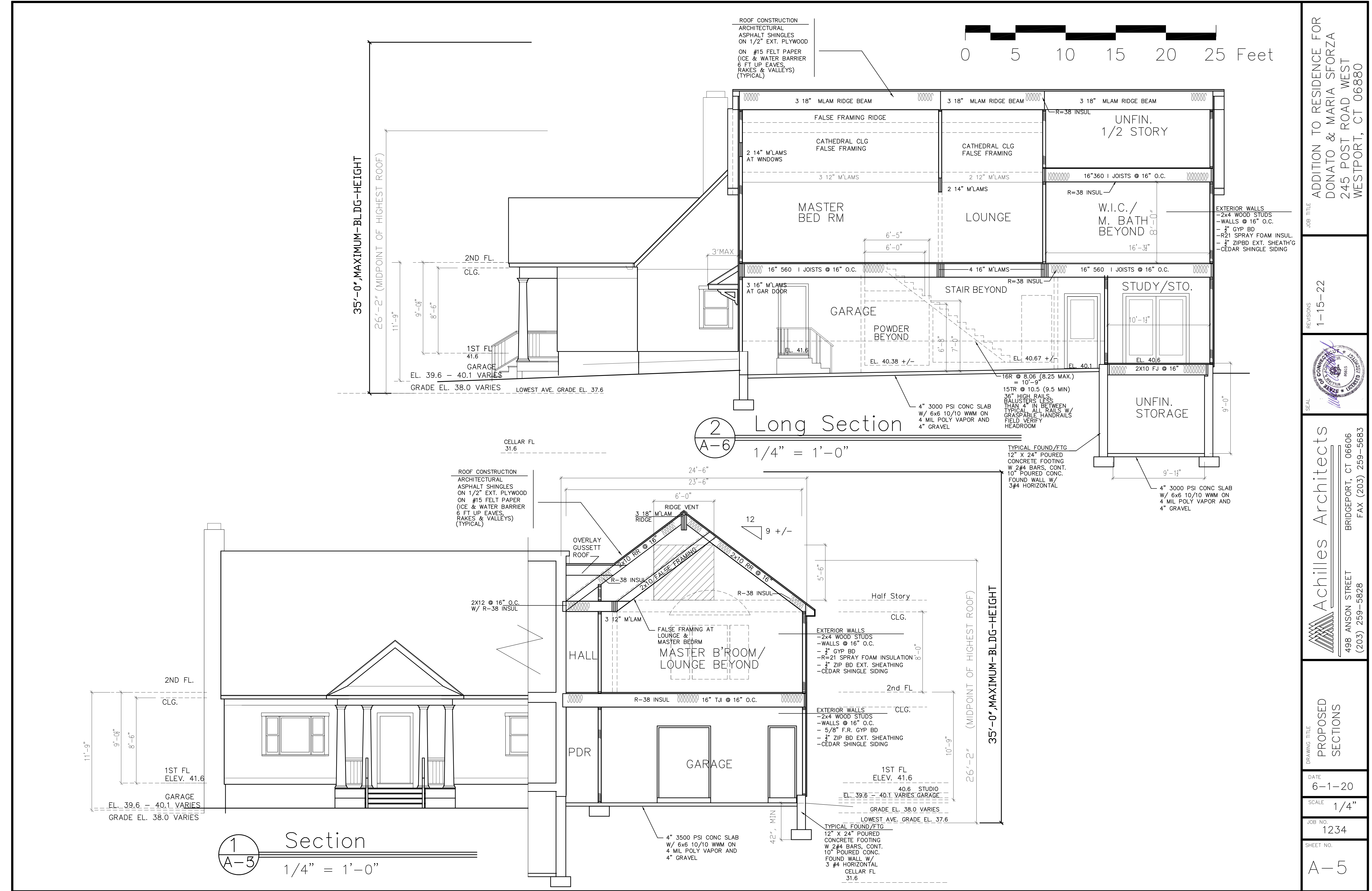
DRAWING TITLE
PROPOSED
ELEVATIONS

DATE
6-1-20

SCALE
1/4"

JOB NO.
1234

SHEET NO.
A-4



ADDITION TO RESIDENCE FOR
DONATO & MARIA SFORZA
245 POST ROAD WEST
WESTPORT, CT 06880

JOB TITLE

REVISIONS
1-15-22

SEAL

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FAX (203) 259-5683

DRAWING TITLE
PROPOSED
SECTIONS

DATE
6-1-20

SCALE
1/4"

JOB NO.
1234

SHEET NO.
A-5