

PROPANE INLET SCHEDULE

STRUCTURE	CB #1	CB #2	CB #3	CB #4	CB #5	CB #6	CB #7	CB #8	CB #9	CB #10
INV.	48.4	44.9	42.9	42.7	42.7	42.7	42.7	42.7	42.7	42.7
SLUMP	48.4	44.9	42.9	42.7	42.7	42.7	42.7	42.7	42.7	42.7
TO 1	43.6	41.0	39.6	39.7	39.7	39.7	39.7	39.7	39.7	39.7

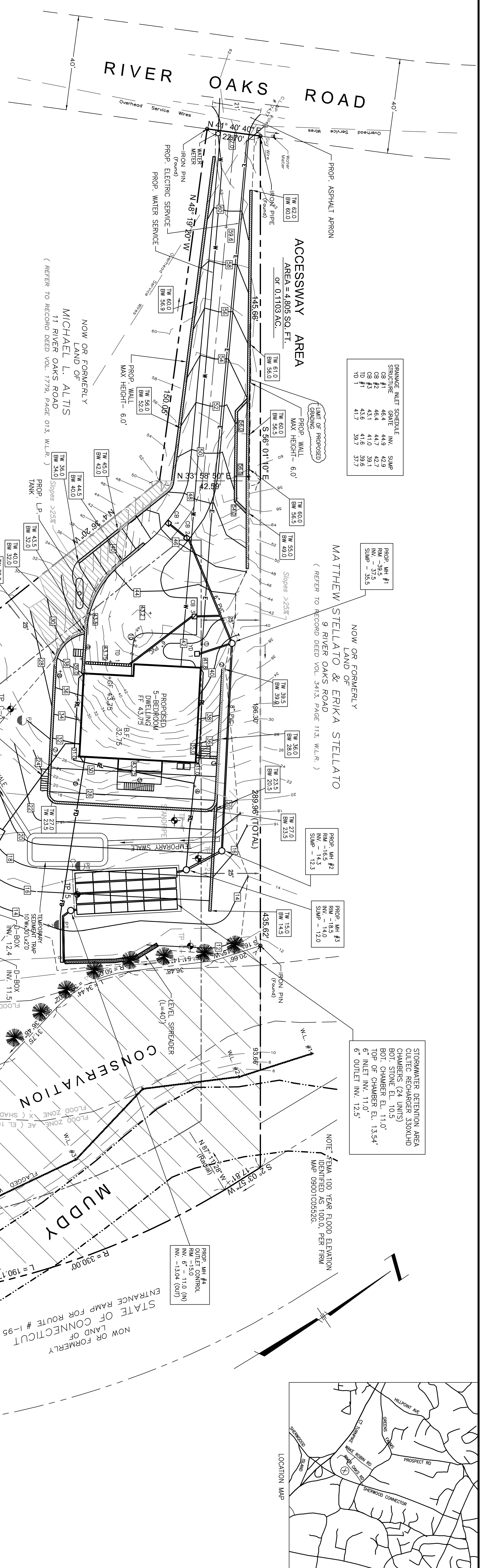
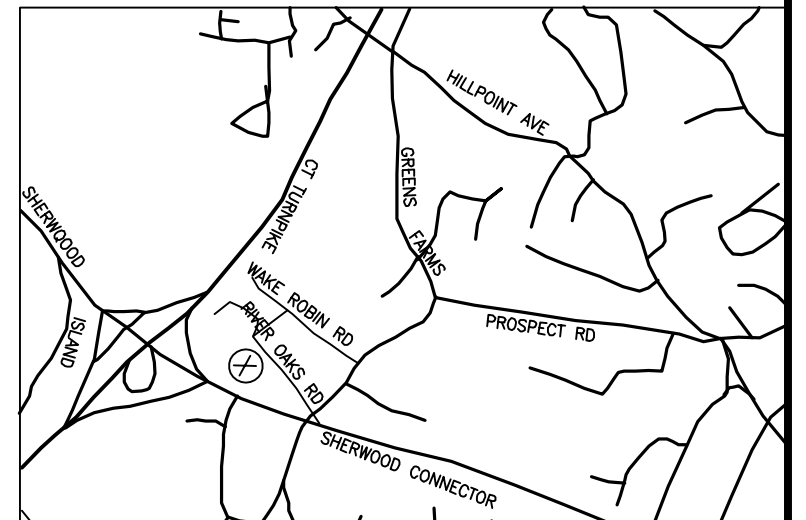
PROP. MH #1
R.W. - 37.5
I.V. - 35.5
SLUMP - 35.5

PROP. MH #2
R.W. - 44.3
I.V. - 42.3
SLUMP - 42.3

PROP. MH #3
R.W. - 18.5
I.V. - 14.3
SLUMP - 12.0

STORMWATER DETENTION AREA
FILTERED RECHARGER 330X140
BOT. STONE EL. 10.5
BOT. CHAMBER EL. 11.0'
TOP OF CHAMBER EL. 13.54'
6" INLET INV. 11.0'
6" OUTLET INV. 12.5'

NOTE: FEMA 100 YEAR FLOOD ELEVATION
IDENTIFIED AS 100.0. PER FRM
MAP 09001C005526.

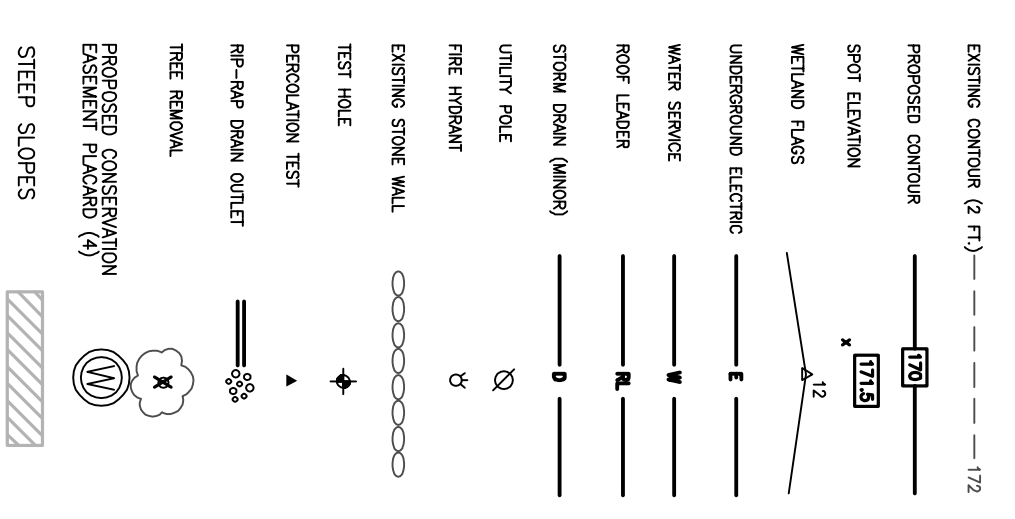


LOT AREA = 51,525 SQ. FT. or 1.1828 ACRES
ACCESSWAY AREA = 4,805 SQ. FT. or 0.1103 AC.
TOTAL AREA = 56,330 SQ. FT. or 1.2931 ACRES

LOT "B"

ZONING INFORMATION

REQ'D	REQUIRED/ALLOWED	PROPOSED
ZONE:	RESIDENCE "M"	
FRONT SETBACK:	30'	MIN. 773+/-
REAR:	25'	MIN. 123+/-
SIDE:	25'	MIN. 253+/-
ADJACENT SIDE:	NONE	NONE
MIN. SQUARE:	1507	MIN. 1507
LOT AREA:	45,580 S.F.	MIN. 56,330 S.F.
LOT AREA MINUS ACCESSWAY:		MAX. 51,525 S.F.
# STORES:	3	MAX. 2 1/2
COVERAGE-TOTAL:	25%	MAX. 9.48%
WETLAND SETBACK:	25'	MIN.



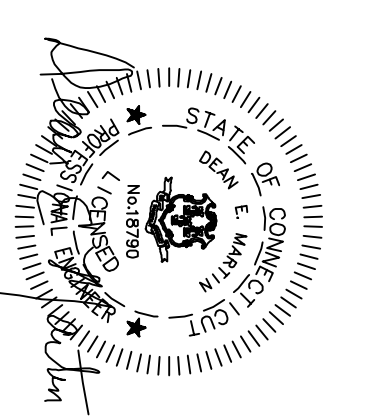
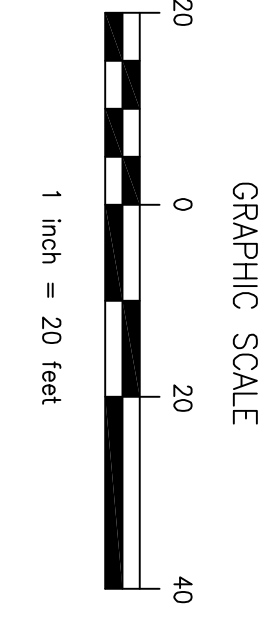
COVERAGES CHART:

GROSS LOT AREA -	56,330 S.F.
ACCESSWAY -	4,805 S.F.
WETLANDS -	9,029 S.F.
STEEL SCAPES -	2,923 S.F.
TOT. WETLANDS & -	11,951 S.F.
STEEL SCAPES -	9,489 S.F.
BASE LOT AREA -	42,036 S.F.
PROP. BUILDING -	1,894 S.F.
PROP. DRIVEWAY -	1,509 S.F.
TOT. COVERAGE -	3,975 S.F. (9.48%)

- CONSTRUCTION SEQUENCE**
1. Remove trees, only as shown on plan.
 2. Install silt fence/diked hay bales and mud tracking bed. Call for inspection by conservation officer.
 3. Install temporary silt and sediment basin.
 4. Rough-in driveway, site grading. Construct retaining walls.
 5. Construct storm drainage and building foundation. Construct site utilities and septic system.
 6. Construct building. Finish site work.
 7. Install planting. Fine grade, topsoil and seed disturbed areas.
 8. Once all slopes are stabilized before removing silt fences. (One grading session), removal to be approved by Conservation Department.

AVERAGE GRADE CALCULATION

POINT #	EXISTING	PROPOSED
1	43.9	41.9
2	40.0	40.1
3	24.0	31.0
4	20.4	29.2
5	21.4	29.2
6	25.0	30.5
7	26.0	37.3
8	29.0	43.6
9	39.0	43.4
10	47.0	
Ave. Grade =	31.4	35.6



REVISED: 10-25-24- SITE COVERAGE
REVISED: 2-20-24- PER ENGINEER DEPT. COMMENTS
REVISED: 1-25-24- GRADING
REVISED: 5-23-23- REMOVED RIORDAN TOPO.
REVISED: 5-16-22- COVERAGES CHART, GRADING LIMITS.

RIVER ONE BUILDING CO., LLC
WESTPORT, CONNECTICUT

11A RIVER OAKS ROAD

SITE DEVELOPMENT PLAN (FOR CONSTRUCTION)

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CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
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18-5018 project
1 OF 3 sheet
4-12-22 date