



LOT "B"
 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

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROPOSED
ZONE RESORCE WK	30'	MIN. 77.4' +/-
FRONT SETBACK	25'	MIN. 117.4' +/-
REAR	25'	MIN. 117.4' +/-
SIDE	25'	MIN. 25.5' +/-
ADJACENT SIDE	NONE	MIN. 150'
MIN. SQUARE	150'	MIN. 150'
LOT AREA	43,560 S.F.	51,524 S.F.
LOT AREA MINUS ACCESSWAY	3	MIN. 2 1/2
# STRIPS	25'	MIN. 5,485
CONCRETE - TOTAL		
WETLAND SETBACK	25'	MIN. 5,485

LEGEND

PROPOSED CONTOUR - - - - -

EXISTING CONTOUR (10 FT) - - - - -

EXISTING CONTOUR (5 FT) - - - - -

PROPOSED CONTOUR - - - - -

SPOT ELEVATION - (ELEV.)

WETLAND CLASS - 1, 2

UNDERGROUND ELECTRIC - E

WATER SERVICE - W

ROOF LOADS - R

STEEL DRAIN (DRAIN) - D

UTILITY POLE - U

FIRE HYDRANT - H

EXISTING STONE WALL - S

TEST HOLE - T

PROPOSITION TEST - P

IR-HP DRAIN OUTLET - O

TREE REMOVAL - X

PROPOSED CONSTRUCTION - [Symbol]

COVERAGE CHART:

GROSS LOT AREA - 56,330 S.F.

ACCESSWAY - 4,805 S.F.

WETLANDS - 8,928 S.F.

STEEP SLOPES - 2,933 S.F.

TOT. WETLANDS & STEEP SLOPES - 11,861 S.F.

REDUCTION (8x11.861) - 9,489 S.F.

BASE LOT AREA - 42,036 S.F.

PROP. BUILDING - 1,884 S.F.

DECK - 182 S.F.

PROP. DRIVEWAY - 1,909 S.F.

TOT. COVERAGE - 3,975 S.F. (9.46%)

FILL VOLUME ALLOWED - 2,385 C.Y.
 (LOT AREA x 50% ALLOWABLE COVERAGE x 10' / 27)

FILL VOLUME PROPOSED - 2,385 C.Y.

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

AVERAGE GRADE CALCULATION

POINT #	EXISTING	PROPOSED
1	43.9	41.9
2	41.0	41.0
3	24.0	31.0
4	20.4	29.2
5	21.4	29.2
6	23.0	29.2
7	26.0	30.8
8	29.0	37.5
9	39.0	43.9
10	47.0	43.4
AVE. GRADE =		31.4

REVISIONS:

10-25-24 - SITE COVERAGE

2-20-24 - PER ENGINEER DEPT. COMMENTS

1-25-24 - REMOVED SKIDD CONTOURS

5-23-23 - ADDED ORIGINAL RIVERWAY SURVEY TOPO.

3-20-23 - ADDED ORIGINAL RIVERWAY SURVEY TOPO.

3-16-22 - COVERAGE CHART, GRADING LIMITS

RIVER ONE BUILDING CO., LLC
 WESTPORT CONNECTICUT

SITE DEVELOPMENT PLAN
 (FOR PERMIT)

18-5018 project
 1 OF 3 sheet
 4-12-22 date

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