

SITE PLAN / SPECIAL PERMIT APPLICATION

WESTPORT PLANNING and ZONING COMMISSION

FOR OFFICE USE ONLY

- SITE PLAN
 SPECIAL PERMIT & SITE PLAN
 CAM SITE PLAN

Application # 16-042
Submission Date: 9.19.16
Receipt Date: 10.6.16
Fee: 360.00

1. Property Address (as listed in the Assessor's records) 23 EDGEWATER HILLSIDE
2. Property ID# (9 Digits - staff will provide) _____ Zone: RES. A
3. This property is connected to: Septic or Sewer
4. Does this project involve demolition of structures 50+ yrs old or more? No If Yes = Visit HDC Rm 108, 341-1184.
c/o JOHN F. FALLON, ESQ.
5. Applicant's Name ROBERT GELFAND/JODY GELFAND Daytime Tel # 203-256-3247
Applicant's Full Address 23 EDGEWATER HILLSIDE Zip Code WESTPORT, CT 06880
E-Mail: c/o JOHN F. FALLON, ESQ. jffallon@snet.net
6. Owner of Record SAME AS ABOVE Daytime Tel # _____
Owner's Address _____ Zip Code: _____
E-Mail: _____
7. Agent's Name (if different): JOHN F. FALLON, ESQ. Daytime Tel # _____
Agent's Address 53 SHERMAN STREET Zip Code: FAIRFIELD, CT 06824
E-Mail: jffallon@snet.net
8. Zoning Board of Appeals Case # (if any) _____
9. Existing Uses of Property: RESIDENTIAL
10. Describe Proposed Project: SEE SCHEDULE A (ATTACHED)
11. For Special Permits, please indicate the Special Permit Use and the specific section of the Zoning Regulations requiring a Special Permit for this use: _____
12. This property Is Is Not within 500 feet of an adjoining municipality.
13. Estimated time needed for presentation at hearing: 15 MINUTES

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SEP 19 2016

WESTPORT P. & Z. C.

The P&Z Director, his/her designee, or the P&Z Commission may require an applicant to pay for hiring one or more outside consultants to assist the P&Z staff and Commission in analyzing, reviewing and reporting on areas requiring technical review.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the zoning application.
ROBERT & JODY GELFAND ROBERT & JODY GELFAND

Applicant's Signature (If different than owner)

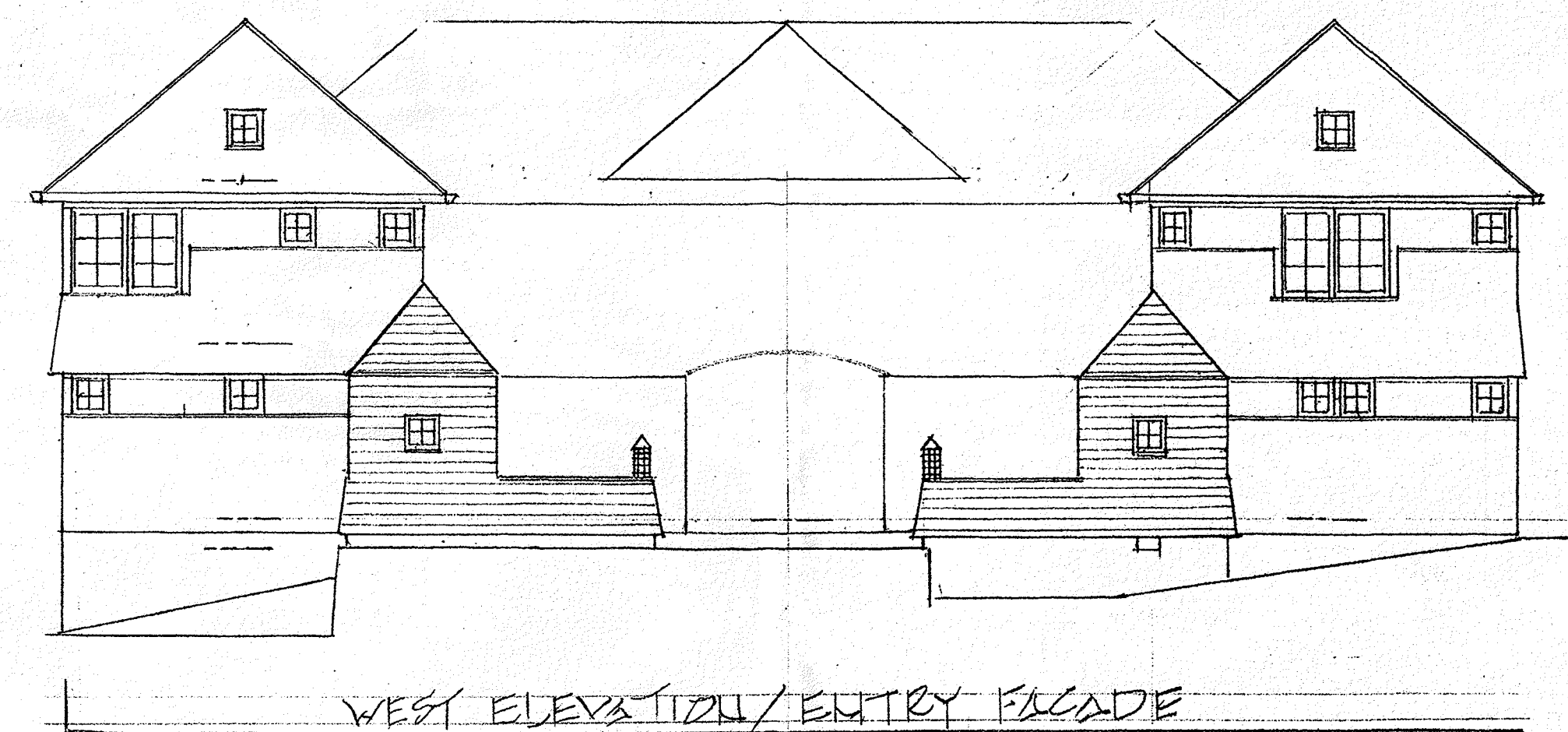
Owner's Signature (Must be signed¹)

1. If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

BY: JOHN F. FALLON, ESQ., THEIR ATTORNEY BY: JOHN F. FALLON, ESQ., THEIR ATTORNEY



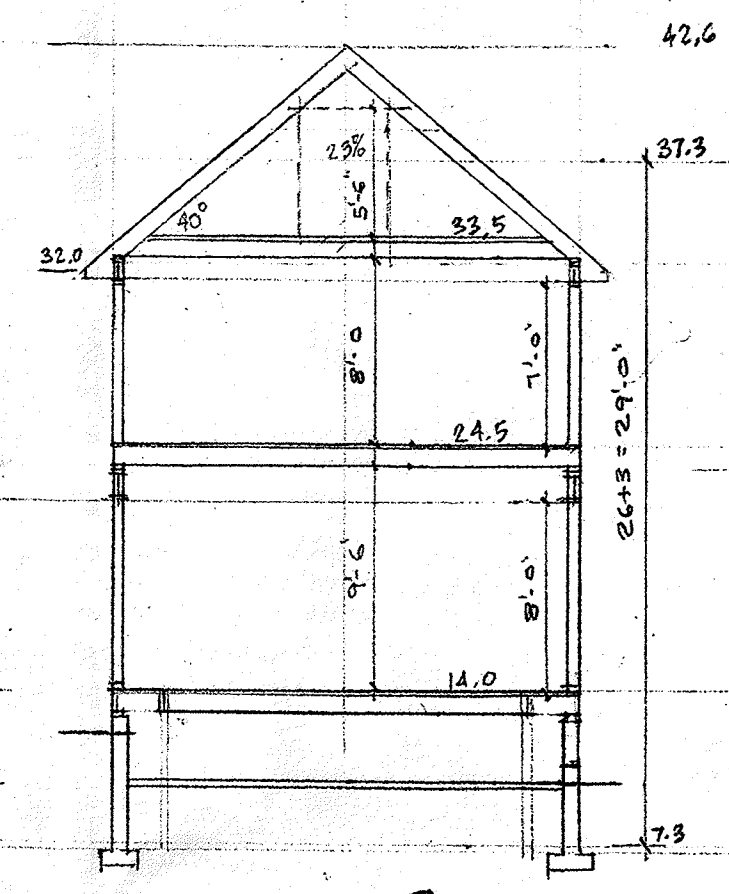
EAST ELEVATION



WEST ELEVATION/ENTRY FACADE



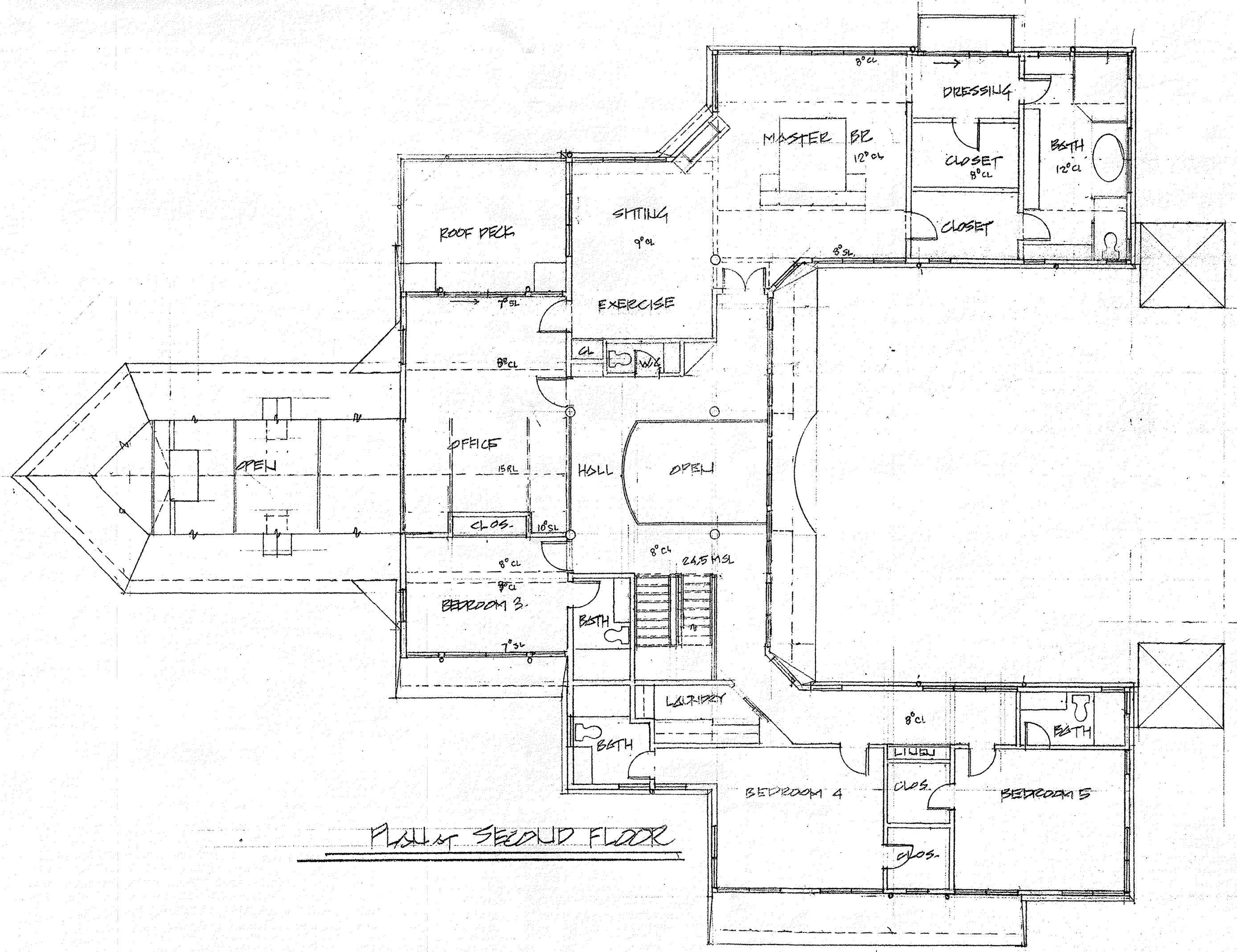
SOUTH ELEVATION



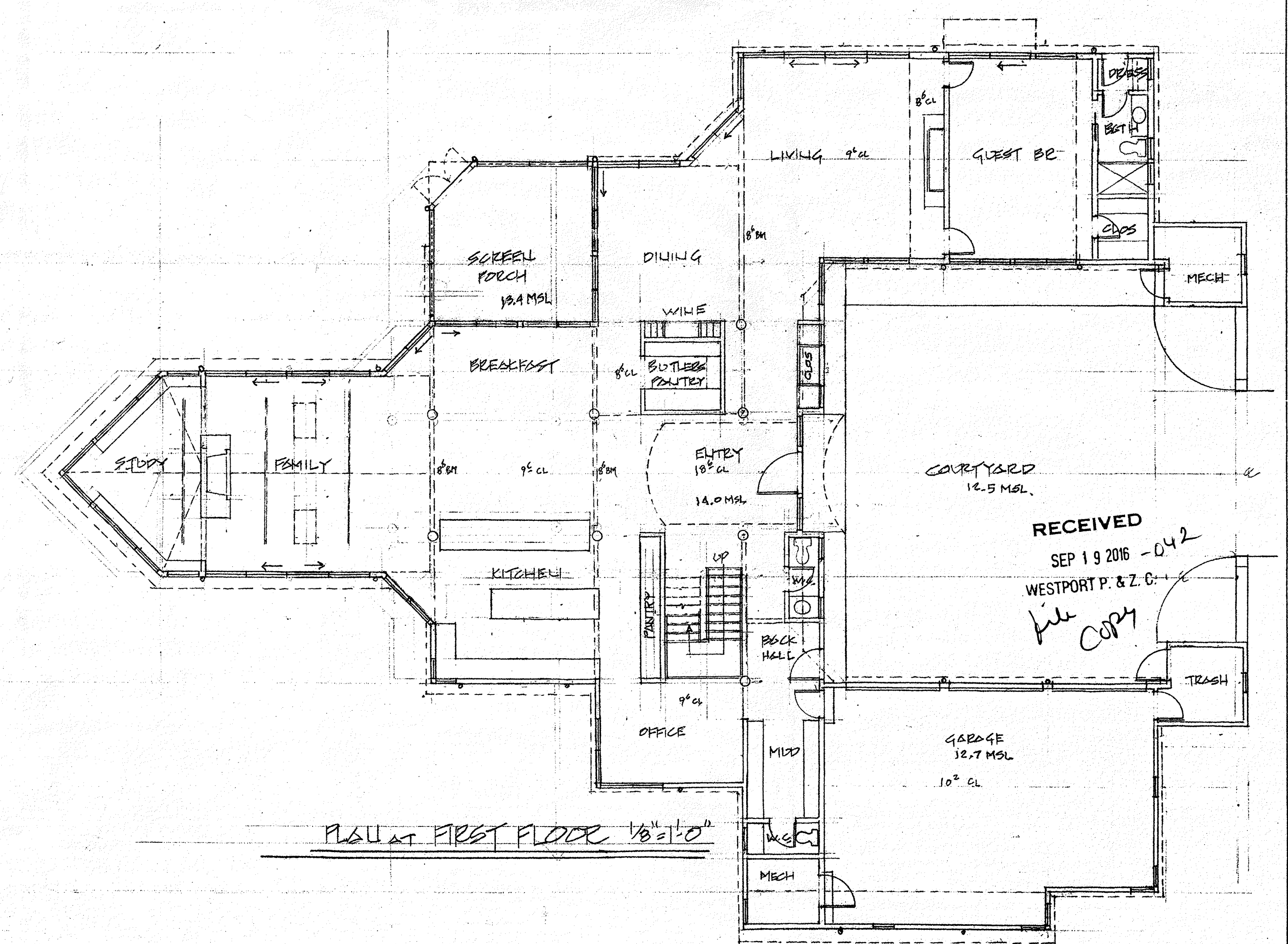
BASIC SECTION



WEST/ELEVATION



PLAN AT SECOND FLOOR



PLAN AT FIRST FLOOR 1/8"=1'-0"

DATE	DESCRIPTION
1-22-16	

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 ARCHITECTS, LLC
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 prepared specifically for the
 Owner for this project at this
 site, and is not intended to be
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 EXCEED THE REQUIREMENTS
 INCLUDED WITHIN THE 2013
 AMENDMENT TO THE 2005
 CONNECTICUT STATE
 RESIDENTIAL BUILDING AND
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SEAL & SIGNATURE

DRAWING STATUS

NEW RESIDENCE
 23 EDGEWATER HILL SIDE
 WESTPORT, CT.
 PREPARED FOR ROBT. & JOYCE GELFAND

PAGLIARO BARTELS SAJDA
 ARCHITECTS, LLC
 3 Pine Street (Second Floor)
 South Norwalk, Connecticut 06854
 203.838.5517
 www.pbs-archs.com

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 file copy

1 of 2

Westport Coastal Site Plan Review Application Form

For non-exempt projects to be submitted to **Westport Planning & Zoning Commission** or **Zoning Board of Appeals**. Please complete this form as per attached instructions and submit it to P&Z with the appropriate number of plans listed.

For Application Fees: See Appendix A "Land Use Fees," located at the end of "The Westport Regulations"

Page 1 of 8

Section I: Applicant Identification

Date: 9/8/16

Applicant: <u>Robert & Jody Gelfand</u>	Day Time Tel: _____
Address: <u>23 Edgewater Hillside</u>	E-Mail: <u>jodykg@aol.com</u>
City/Town: <u>Westport</u>	State: <u>CT</u> Zip Code: <u>06880</u>
Project Address or Location: <u>23 Edgewater Hillside</u>	

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SEP 19 2016 - 042
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Property Owner: <u>same</u>	Day Time Tel: _____
Mailing Address: _____	E-Mail: _____
City/Town: _____	State: _____ Zip Code: _____

List primary project representative for correspondence if other than applicant:

Name: <u>John Fallon, ESQ.</u>	Day Time Tel: <u>203 256 3247</u>
Address: <u>53 Sherman St., PO Box 541</u>	E-Mail: <u>jffallon@snet.net</u>
City/Town: <u>Fairfield</u>	State: <u>CT</u> Zip Code: <u>06824-0541</u>

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, also check the appropriate boxes below to indicate that the plans are included in this application:

- Project location.
- Existing and proposed conditions, including buildings and grading.
- Coastal resources on and contiguous to the site.
- High tide line [as defined in CGS § 22a-359(c)] and mean high water mark elevation, contours (for parcels abutting coastal waters and/or tidal wetlands only.)
- 25-year and 100-year flood lines, if applicable.
- FEMA flood zone lines.
- Soil erosion and sediment controls.
- Storm water treatment practices.
- Ownership of adjacent properties.
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Check the box to identify the plan or application that resulted in this Coastal Site Plan Review:

CAM Site Plan Approval.

Subdivision or Re-subdivision.

Special Permit and CAM Site Plan Approval.

Variance from the Zoning Board of Appeals.

Municipal Project (CGS §8-24).

Part I: Site Information

1. Street Address 23 Edgewater Hillside
 PID#: (9 Digits - staff will provide) _____ Zone: 'A' Res.
 Gross Lot Area: 38,470 SF (0.88 Ac)

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?
 YES NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
Sherwood Mill Pond

4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, and significant features of the project site: Subject property and neighboring properties consist of single family homes. Homes are served by municipal utilities. Entire subject property is within the FEMA 100-year flood zone, majority zone AE and a small portion zone VE.

5. Indicate the area of the project site in acres 0.88 or square feet 38,470 SF

6. Check the appropriate box below to indicate whether the project or activity will disturb 5 acres or more total acres of land area (please also see Part II.B regarding proposed storm water best management practices):

Project or activity **will** disturb 5 or more total acres of land area on the site and may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities

Project or activity will **not** disturb 5 or more total acres of land area

Town of Westport Coastal Area Application Form

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

Demolish existing house and construct new residence with reconfigured driveway from Edgewater Hillside. First floor of new home will be elevated above the FEMA 100-year flood elevation. Crawl spaces of the new home will include flood vents to alleviate hydrodynamic forces associated with flood waters.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands.

If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary, or indicate on plans):

Utilize underground stormwater detention to provide surface water infiltration. See plans and calculations for additional information.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Town of Westport Coastal Area Application Form

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS § 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS § 22a-93(7)(C); Policies: CGS §§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS § 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS §22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X	X	X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS § 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS § 22a-92(a)(2) and 22a-92(c)(2)(A)		X	X	
Developed Shorefront - Definition: CGS § 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS § 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS § 22a-93(7)(J); Policy: CGS § 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS § 22a-93(7)(B); Policy: CGS § 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS § 22a-93(7)(M); Policy: CGS § 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS § 22a-93(7)(E); Policies: CGS §§ 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X	X	X	

* General Coastal Resource policy is applicable to **all** proposed activities

Town of Westport Coastal Area Application Form

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards,; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary)

1. *General Resource* : Due to historic developed nature of the subject area, quality is considered fair to poor from an ecological and habitat standpoint.
2. *Coastal Hazard Area* : The subject area is almost fully developed. Condition is poor since most structures do not meet FEMA requirements.
3. *Estuarine Embayments* : Located off-site to the east.
4. *Tidal Wetlands* : Located on-site to the north and off-site at various locations around Sherwood Mill Pond.

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

- General Development*** - CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses**** - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)
- Ports and Harbors** - CGS § 22a-92(b)(1)(C)
- Coastal Structures and Filling** - CGS § 22a-92(b)(1)(D)
- Dredging and Navigation** - CGS § 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating** - CGS § 22a-92(b)(1)(G)
- Fisheries** - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access** - CGS § 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines** - CGS § 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials** - CGS § 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation** - CGS § 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste** - CGS § 22a-92(a)(2)
- Dams, Dikes and Reservoirs** - CGS § 22a-92(a)(2)
- Cultural Resources** - CGS § 22a-92(b)(1)(J)
- Open Space and Agricultural Lands** - CGS § 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Town of Westport Coastal Area Application Form

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS §§ 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

The proposed project does not encroach upon any coastal resources on or near the property. The project is not applicable to any of the listed coastal use policies except "General Development".

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS § 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X

Town of Westport Coastal Area Application Form

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

- Identify the adverse impact categories below that apply to the proposed project or activity.** The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS § 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use:

N/A

Town of Westport Coastal Area Application Form

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

1. Utilize silt fence and riprap stone construction entrance to minimize potential for off-site erosion and transport of sediment.
2. Utilize underground stormwater detention to minimize potential for degradation of coastal waters or groundwater.

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

N/A

SUPPORTING MATERIAL/DOCUMENTATION

The P&Z Commission or the Zoning Board of Appeals may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information, list any supplemental materials (plans, report, etc.) that are being submitted in support of this application.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Town of Westport Zoning Regulations.

Applicant's Signature

Ste Mc All

Date

9/8/16

see authorization letter

*Owner's Signature (if different from owner)

Date

* A letter of authorization from the owner may be submitted if the applicant is unable to obtain the owner's signature on this form.

March 14, 2016

Town of Westport
Planning & Zoning Commission
Town Hall
110 Myrtle Avenue
Westport, CT 06880

Re: Coastal Site Plan Application
23 Edgewater Hillside
Westport, CT

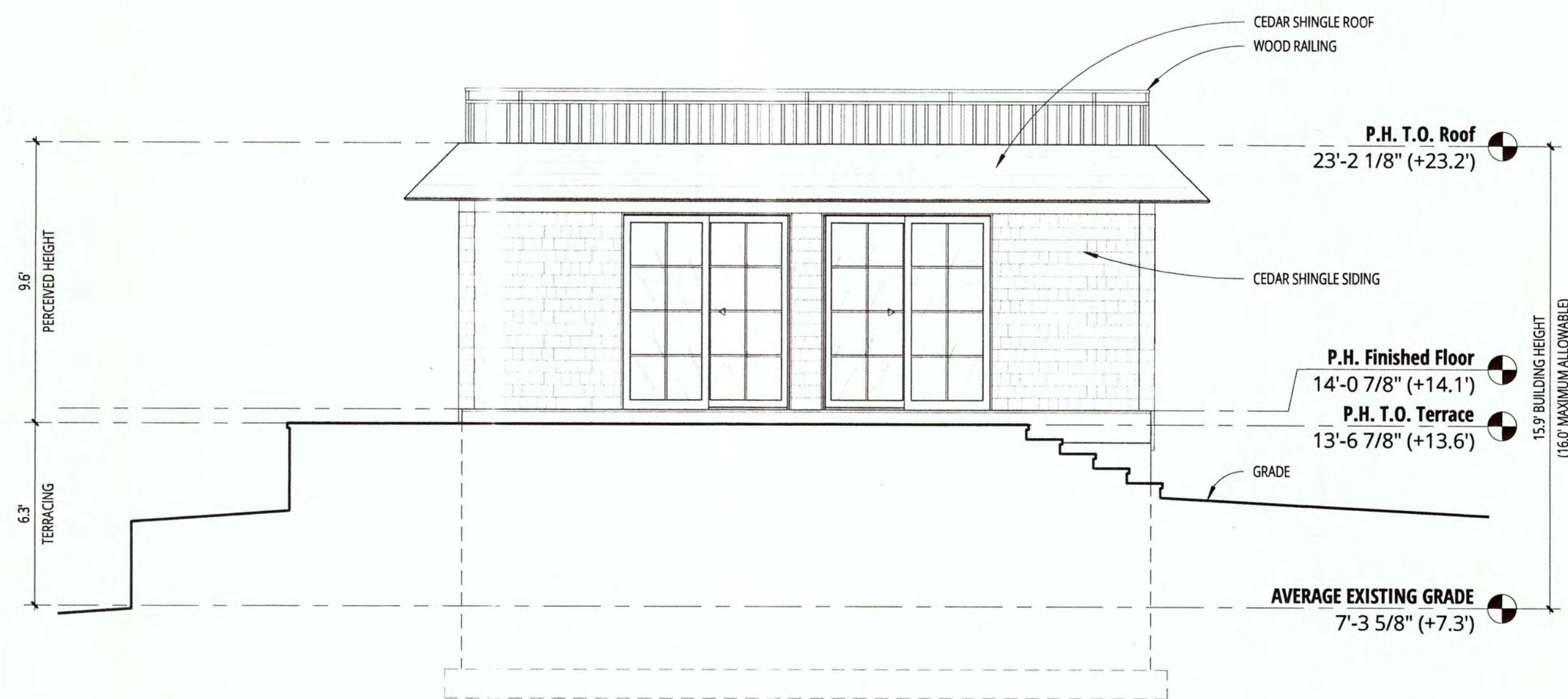
Dear Commissioners,

I hereby authorize McChord Engineering Associates, Inc. to act as my agent in regard to the referenced application.

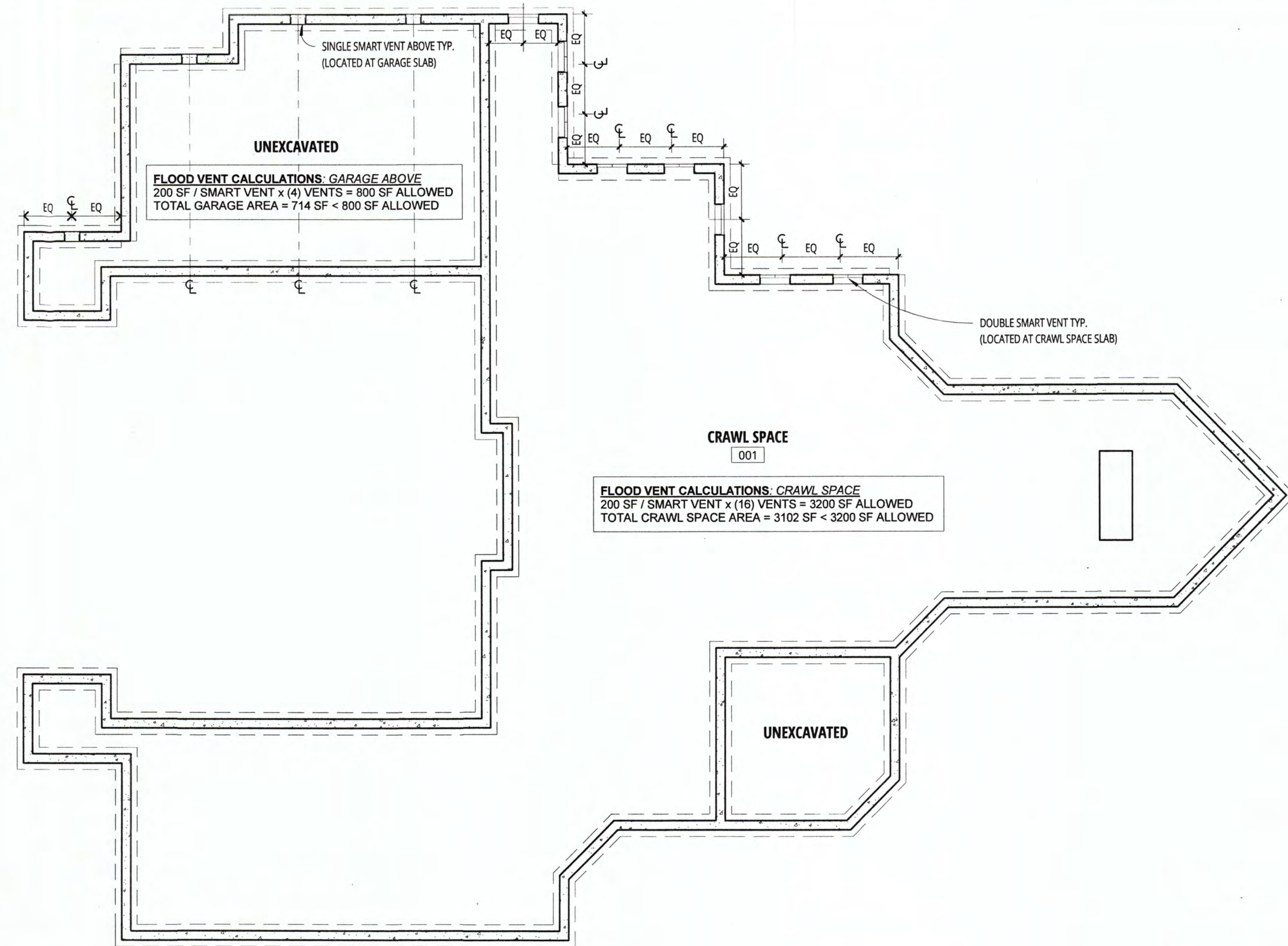
Additionally, please be advised that Commission members and their designated agents are hereby authorized to inspect the property at reasonable times both before and after a final decision has been issued and after completion of the project.

Sincerely,

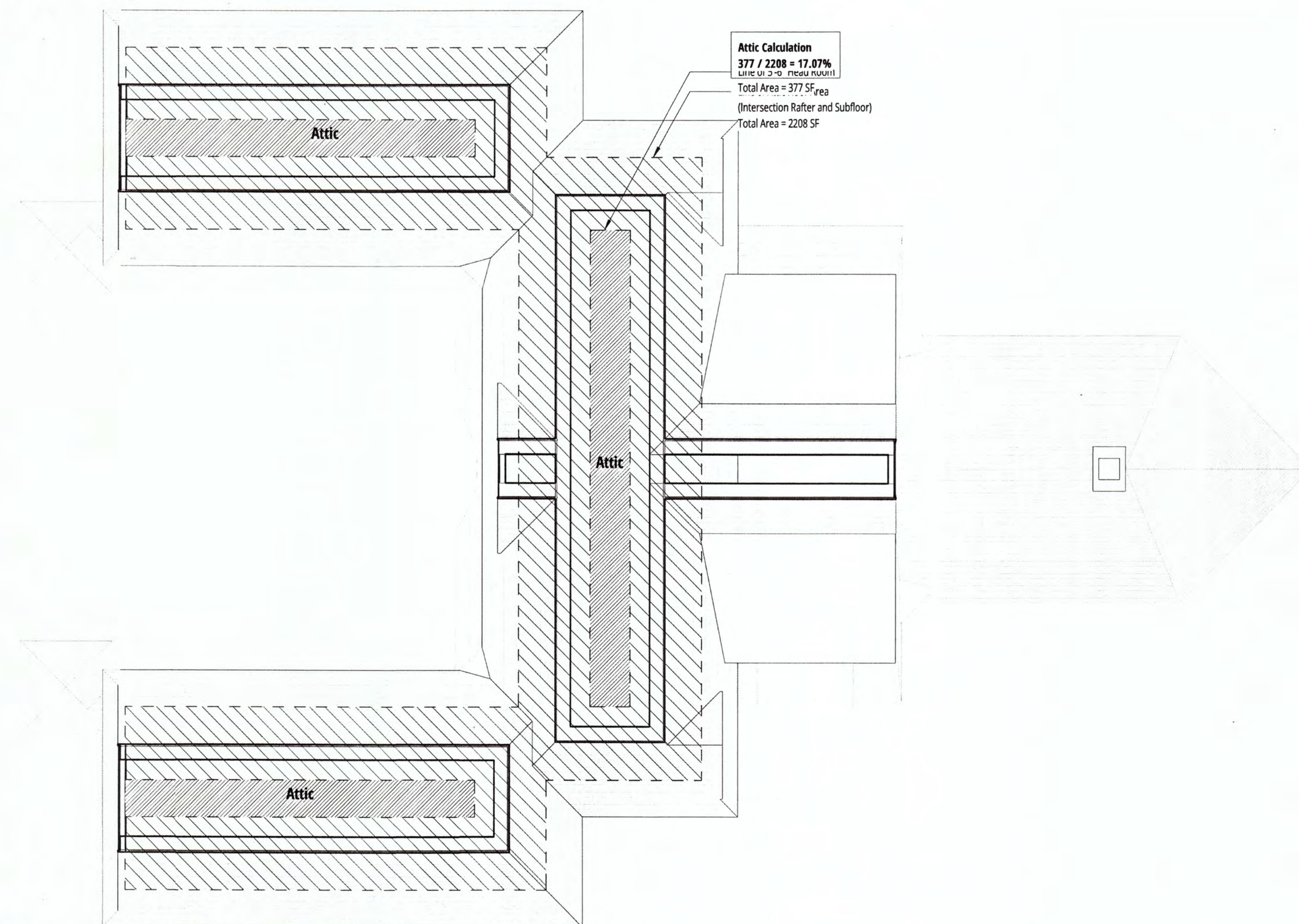
Andy Belford



1 CAM P.H. Front (East) Elevation
1/4" = 1'-0"



2 CAM 0.0 Basement Floor
1/8" = 1'-0"



3 CAM 3.0 Attic Floor
1/8" = 1'-0"

Issue #	Revision Schedule	Description	Date

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DISCLAIMER
 THE PLANS HEREON ARE DESIGNED TO MEET AND/OR EXCEED THE REQUIREMENTS INCLUDED WITHIN THE 2013 AMENDMENT TO THE 2005 CONNECTICUT STATE RESIDENTIAL BUILDING AND ENERGY CODES.



DRAWING STATUS
 CAM Approval
 2016 November 28

New Residence
23 EDGEWATER HILLSIDE
WESTPORT, CONNECTICUT
 Prepared for Robert & Jody Gelfand

PAGLIARO BARTELS SAJDA
 ARCHITECTS, LLC
 3 Pine Street (Second Floor)
 South Norwalk, Connecticut 06854
 203.838.5517
 www.pbs-archs.com

Project #1611
CAM 1
 Scale: As Indicated
 CAM Approval Drawings

D:\OneDrive - Pagliaro Bartels Sajda Architects\ACTIVE PROJECTS\1611 - 23 Edgewater Hillside (Golf)03 Edgewater Hillside CD2.rvt



EAST ELEVATION



WEST ELEVATION/ENTRY FACADE



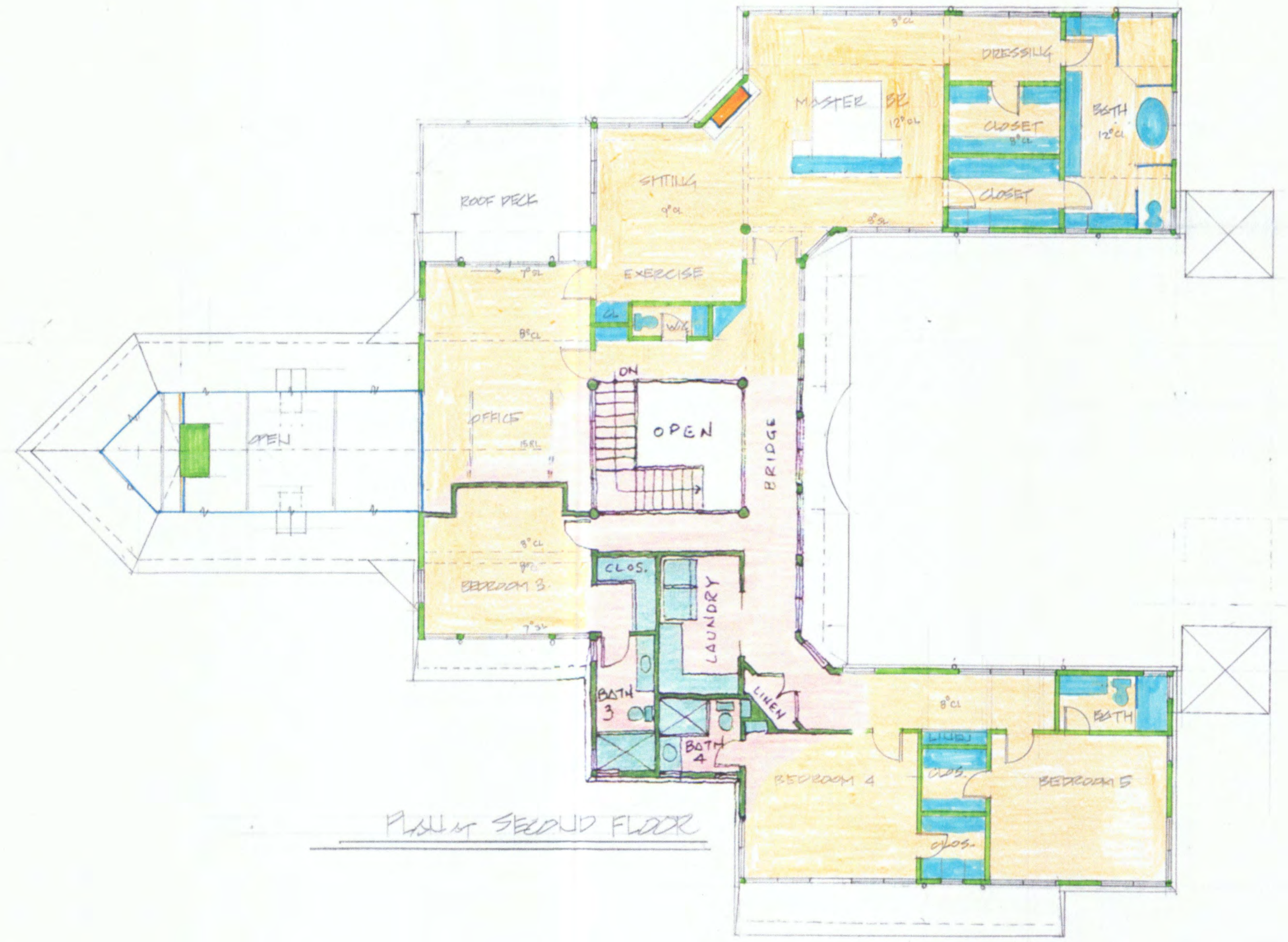
SOUTH ELEVATION



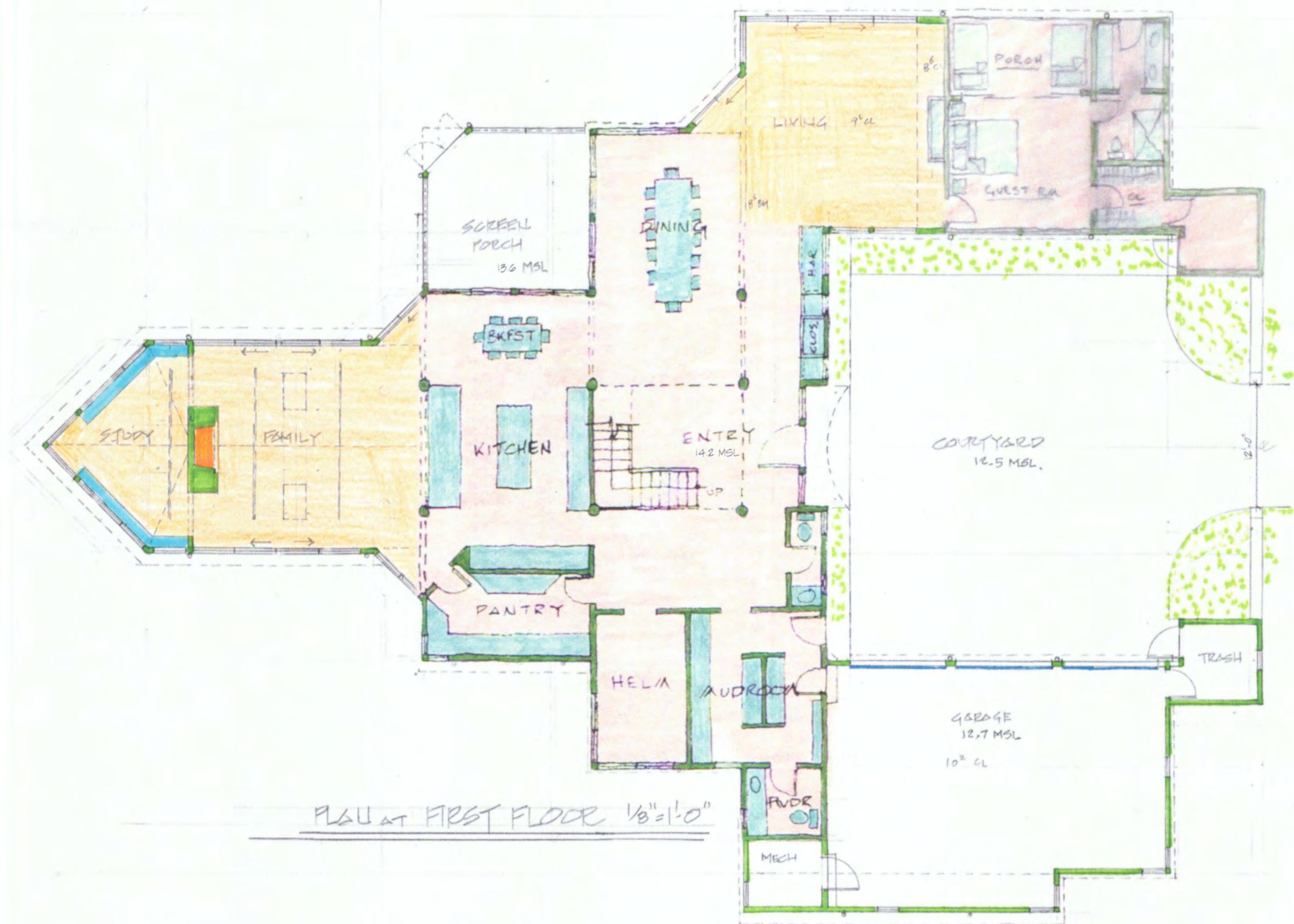
BASIC SECTION



WEST/ELEVATION



PLAN of SECOND FLOOR



PLAN of FIRST FLOOR 1/8"=1'-0"

ISSUE & REVISION SCHEDULE	Date	Description
1	1-22-16	
2	1-23-16	

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DRAWING STATUS

NEW RESIDENCE
 23 EDGEWATER HILLSIDE
 WESTPORT, CT.
 PREPARED FOR: BOB & JODY GEL FELD

PAGLIARO BARTELS SAJDA
 ARCHITECTS, LLC
 3 Pine Street (Second Floor)
 South Norwalk, Connecticut 06854
 203.838.5517
 www.pbs-arch.com

RECEIVED
 NOV 30 2016
 WESTPORT P. & Z. C.



A Location Map
Scale: 1" = 500'

- REFERENCE NOTES**
- PROPOSED RAIN GARDEN TO HANDLE DRIVEWAY STORM WATER RUNOFF; SEE PLANS BY MCHORD ENGINEERING
 - PROPOSED UNDERGROUND DETENTION SYSTEM SEE ENGINEER DWG. SHEET SE1
 - EXISTING TREE TO BE REMOVED
 - LINE OF EXISTING DRIVEWAY, PILLARS AND FENCE TO BE REMOVED
 - EXISTING PHRAGMITES TO BE REMOVED; SEE REPORT AND RECOMMENDATIONS BY KATE THROCKMORTON AT ENVIRONMENTAL LAND SOLUTIONS, LLC (PROPOSED MITIGATION MEASURES #5).
 - PROPOSED A/C PLATFORM
 - PROPOSED BOULDER SLAB STEPS
 - STONE PAVING ON DRY SET AND PERVIOUS GRAVEL BASE
 - EXISTING SEA WALL AND STEPS TO REMAIN
 - EXISTING STONE WALL TO REMAIN
 - PROPOSED PLANT BEDS
 - ELEVATED POOL MECHANICALS
 - PROPOSED POOL BARRIER FENCE
 - PROPOSED BBQ COUNTER

Coastal Zone Planting Mitigation

Plant List

QTY	INITIALS	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
220	GRP	Panicum virgatum	Switch Grass	1 Gallon	Grass	34 ft. tolerant
620	JG	Juncus gerardi	Blackgrass Rush	1 Gallon	Grass	Coastal, salt tolerant, 1-2 foot tall, native

Phragmites Removal

PHRAGMITES TO BE REMOVED
1,400 SF

Legend

Planting Area

Areas of proposed mitigation plantings:

- JG: 300 s.f., 500 s.f., 1800 s.f.
- GRP: = 2,600 s.f. of coastal mitigation planting area

Rain Garden

Plant List

QTY	INITIALS	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
3	BNH2	Betula nigra (2 stem clump)	River Birch	10-12 FT	Shade tree	Reddish-brown exfoliating bark, tolerates wet soil, clump or low-branch
10	CAL	Clethra alnifolia	Sweet Pepperbush	36-42 inch	Flowering shrub	Fragrant, white
10	CS	Cornus stolonifera	Gray Dogwood	30-36 inch	Flowering shrub	native, red fall color, hardy, soil stabilizer
48	FEORE	Osmonda regalis	Royal Fern	2 Gallon	Fern	36", light green, luscious fronds, sun or semi-shade
70	IVER	Iris versicolor	Blue Flag	2 Gallon	Perennial	Welland, native 24"-30", reddish-blush

- Key**
- FLOOD ZONE LINE (AE /VE) *
 - PROPERTY LINE *
 - BUILDING ENVELOPE SETBACK LINE * (FROM PROPERTY LINE)
 - TIDAL WETLAND BOUNDARY LINE *
 - 25 FOOT TIDAL WETLAND SETBACK LINE * (FROM TIDAL WETLAND BOUNDARY)
 - EXISTING CONTOUR LINE *
 - PROPOSED CONTOUR LINE
 - EXISTING LINE OF DRIVEWAY *
 - LINE OF EDGE OF PHRAGMITES *
 - PROPOSED POOL BARRIER FENCE
 - TREES TO BE REMOVED

Legend - Lot Coverage Areas

PROPOSED HOUSE = 4,534.05 SF	PROPOSED BUILDING COVERAGE = 5,020.49 SF	PROPOSED BUILDING COVERAGE = 8,617.49 SF
PROPOSED POOL HOUSE = 430.44 SF		
PROPOSED POOL EQUIPMENT PAD = 56 SF		
PROPOSED POOL AND SPA = 521 SF		
PROPOSED DRIVEWAY = 3,076 SF		

- Revision Notes**
- 11/10/16, 11/11/16, 11/29/16
- Shifted proposed (new) driveway outside of 25 Foot Tidal Wetlands Setback Area.
 - Revised drive court to match Architects plans.
 - Proposed driveway meets the 12 foot minimum width requirement throughout.
 - Proposed driveway meets maximum slope of 6%.
 - Revised driveway curves have a minimum radii of 20 feet.
 - Removed any proposed grading at contour 6 adjacent to the Tidal Wetlands.
 - Changed all references of the "Wood Deck on Grader" to "Stone Paving".
 - Coordinated with Architects plans the proposed spot elevation of pool terrace to 13.6.
 - Coordinated driveway grading with Engineers plans.



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SEAN JANCSKI LANDSCAPE ARCHITECTS

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Land Surveyor:

Base information taken from survey dated March 19, 2015 by:
Walter H. Skidd
Land Surveyor LLC
1992 Stratfield Road
Fairfield, CT
(203) 373-0401

Architect:

Pogjara Barish Sojda Architects LLC
3 Pine Street (2nd Floor)
South Norwalk, CT 06854
(203) 373-0401

Stormwater Engineer:

McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Gummery Hill Road
Wilton, CT 06897
(203) 834-0569



Landscape Architect
Sean Jancski
LANDSCAPE ARCHITECTS
Sean Jancski ASLA LEED-AP
43 Purchase Street
Rye, New York 10580
(914) 967-1904 Phone
sean@seanlandscapearchitects.com

No.	Date	Revision Information
1	6/5/16	REVISION
2	6/13/16	REVISIONS / RAIN GARDEN PLANTING
3	8/9/16	REVISIONS / POOL PATIO REVISION
4	8/10/16	REVISIONS - LOT COVERAGE
5	8/12/16	REVISIONS - POOL SIZE / LOT COVERAGE
6	8/18/16	REVISIONS - DRIVEWAY / LOT COVERAGE
7	7/30/16	ZONING DATA REMOVED
8	11/10/16	REVISIONS - SEE REVISION NOTES (THIS SHEET)
9	11/11/16	REVISIONS - POOL TERRACE STAIRS SHIFTED - EDITED REVISION NOTES
10	11/29/16	REVISIONS - CONTOUR ADJUSTMENT - EDITED REVISION NOTES

Site Development Plan

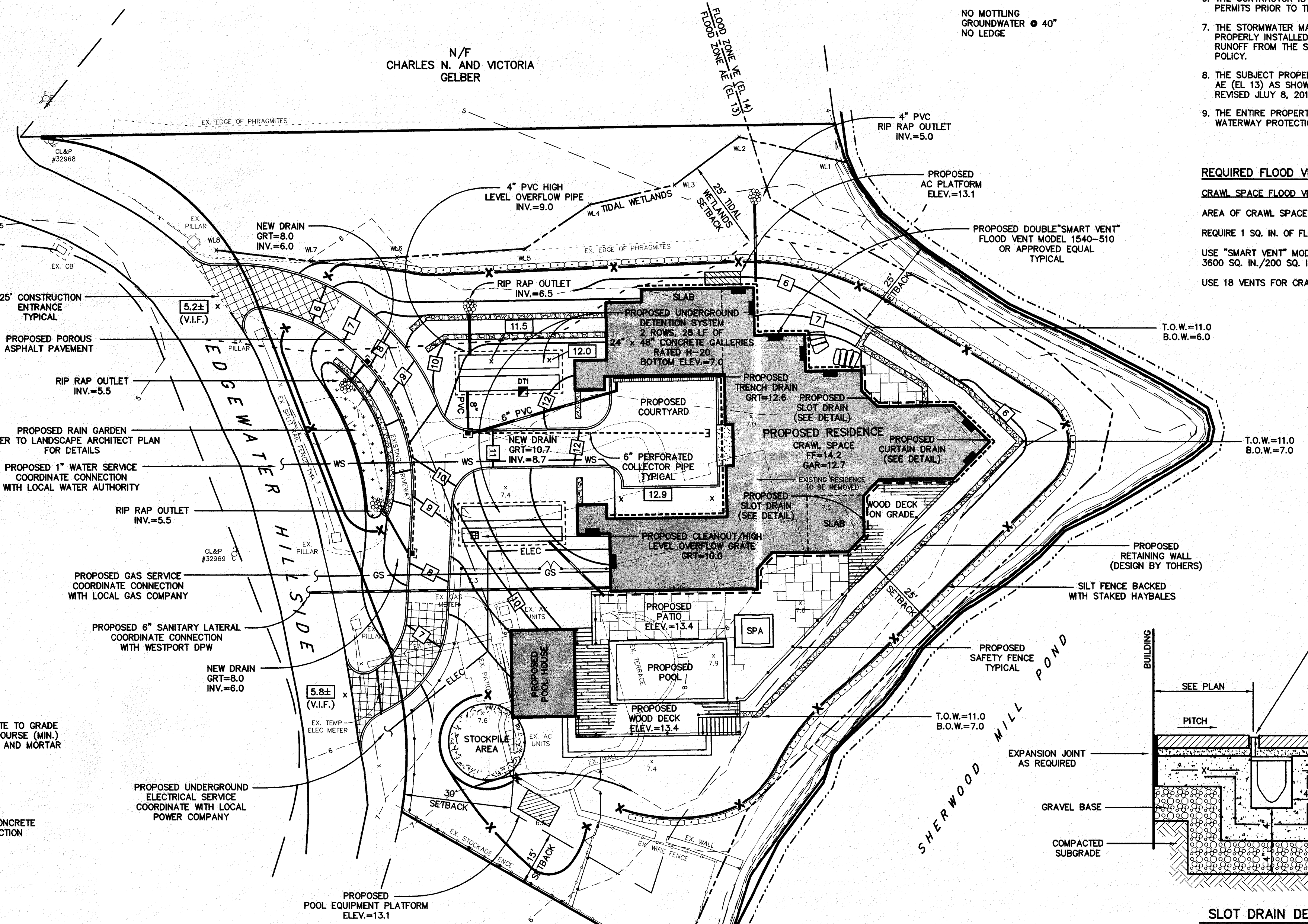
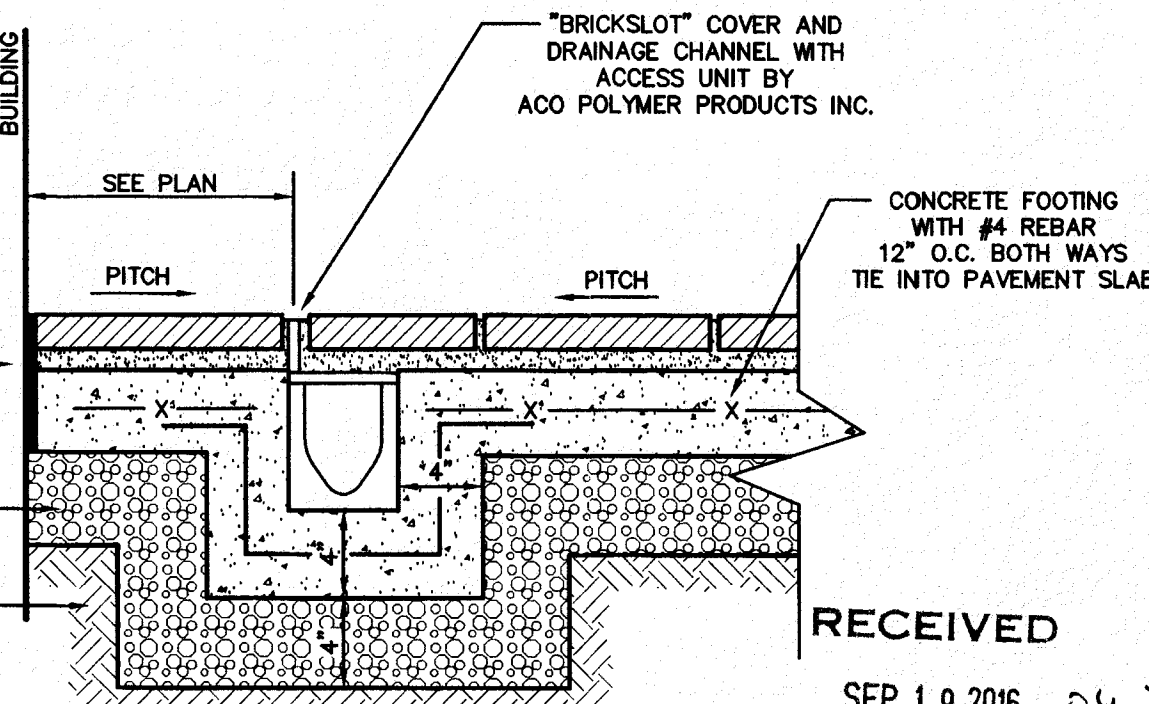
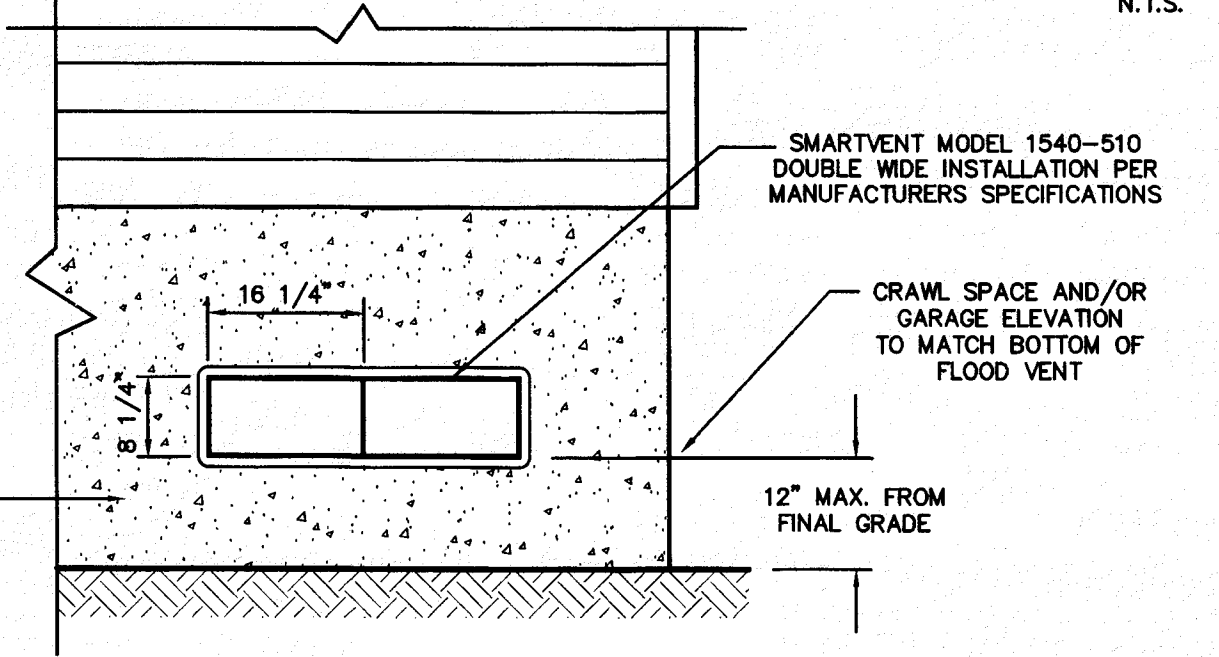
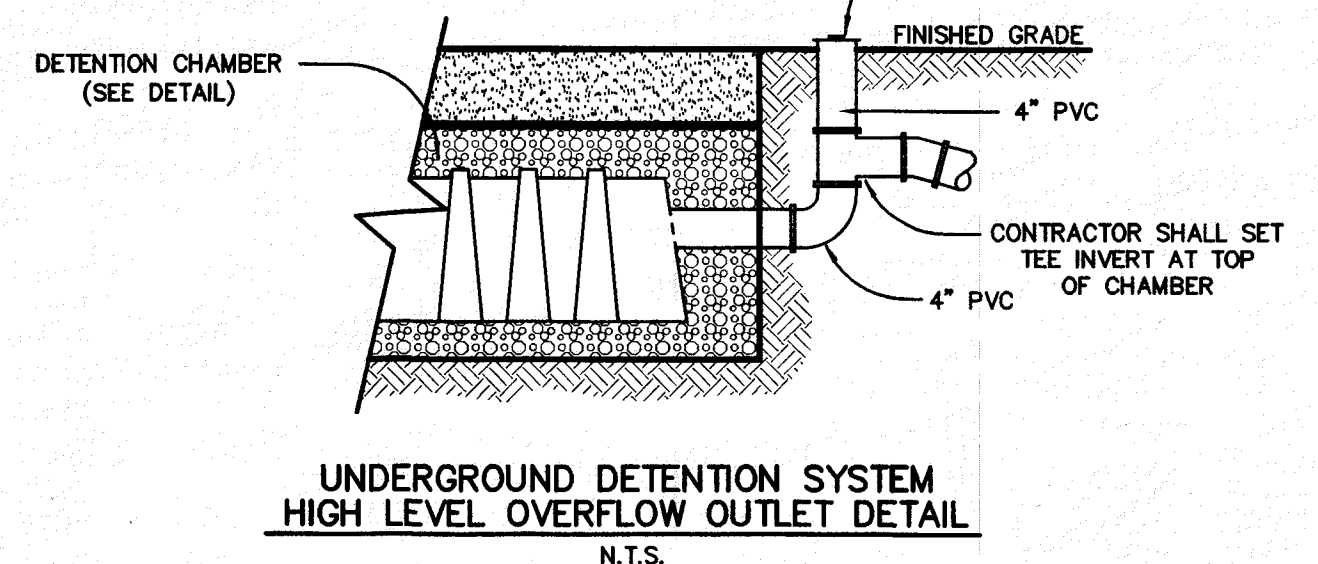
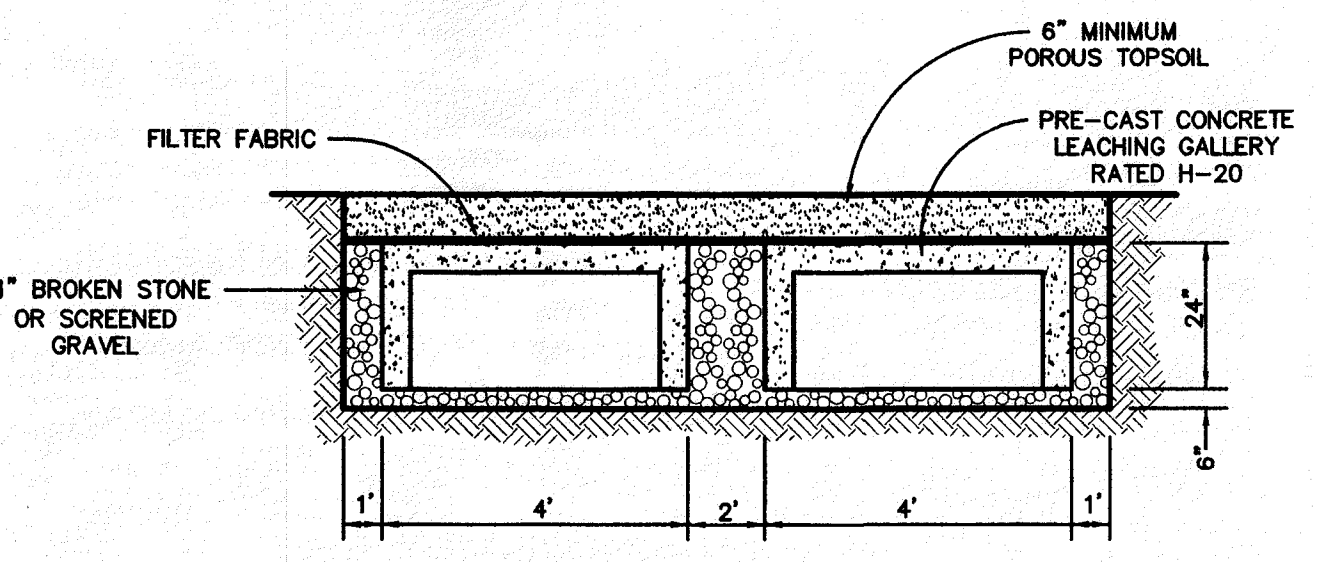
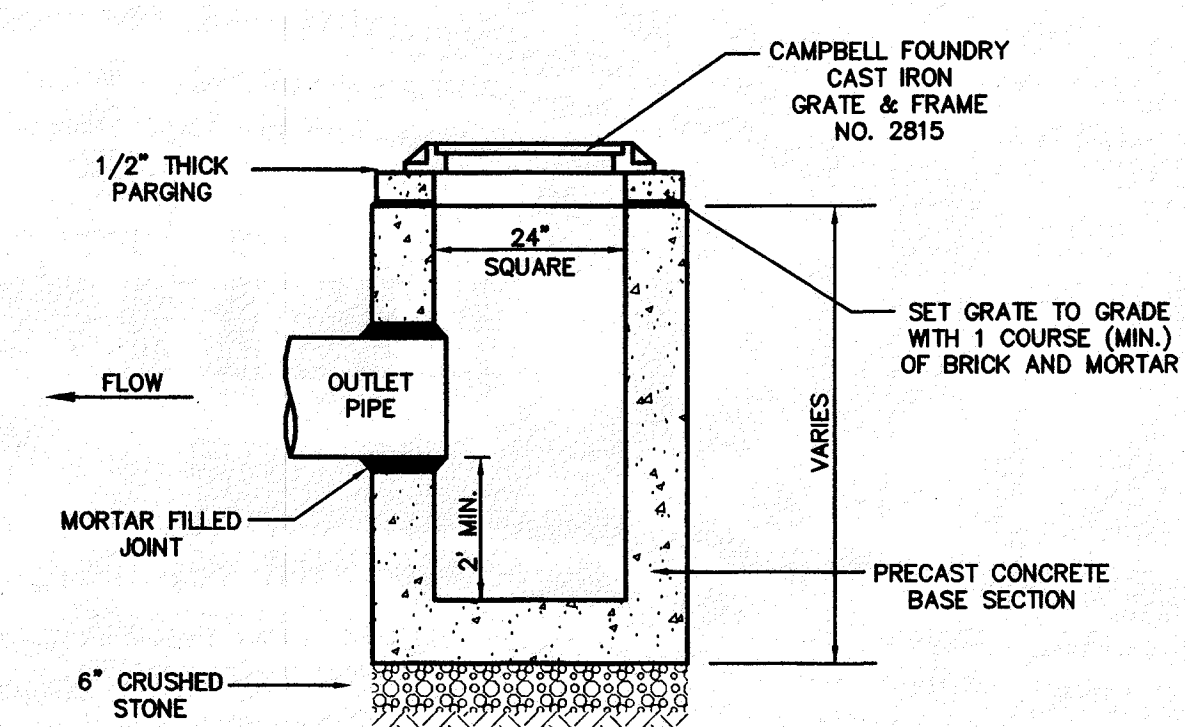
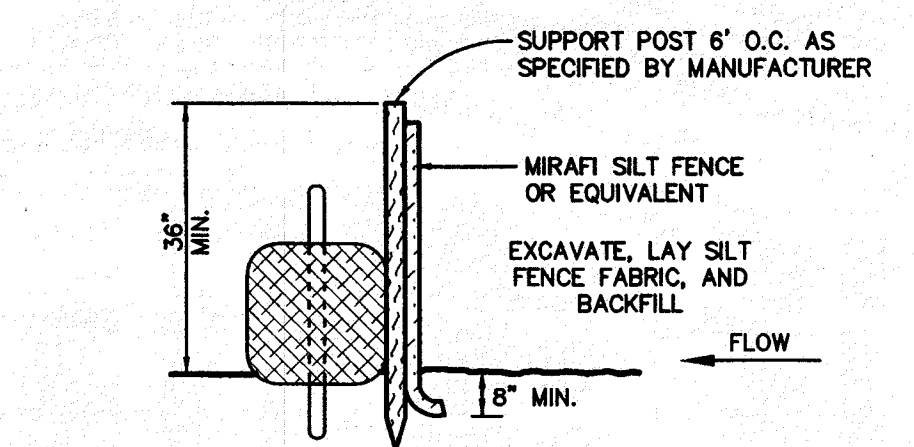
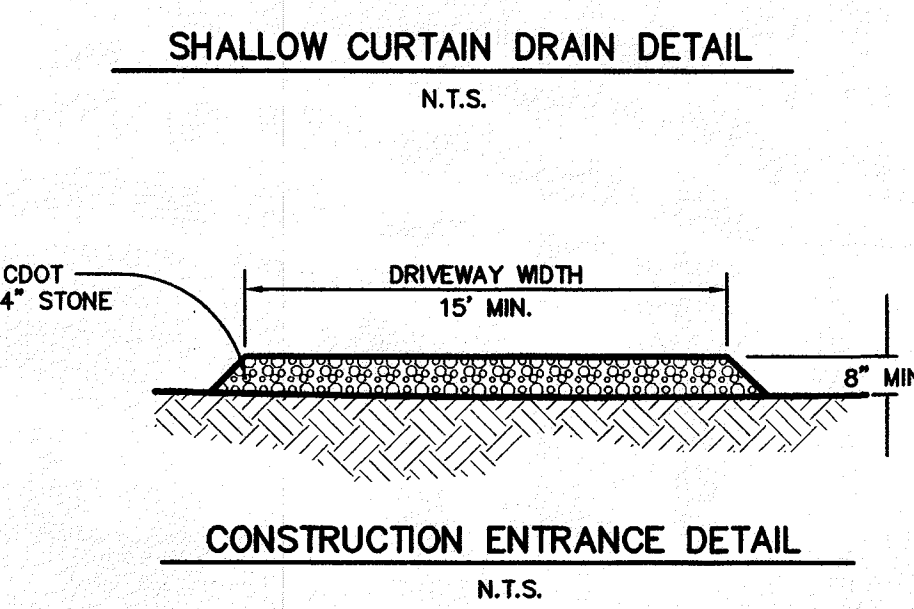
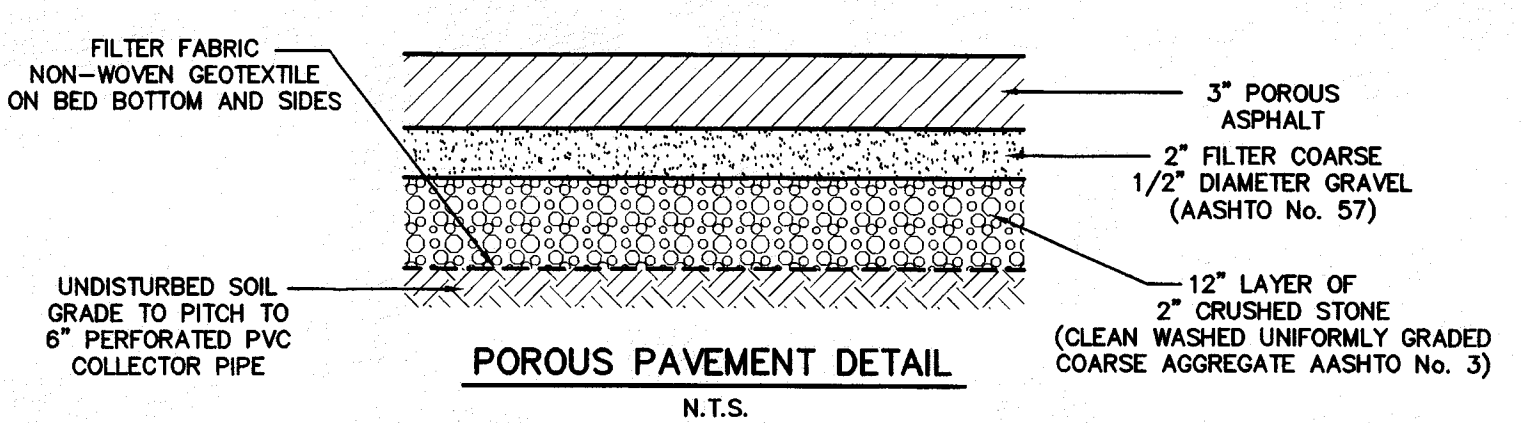
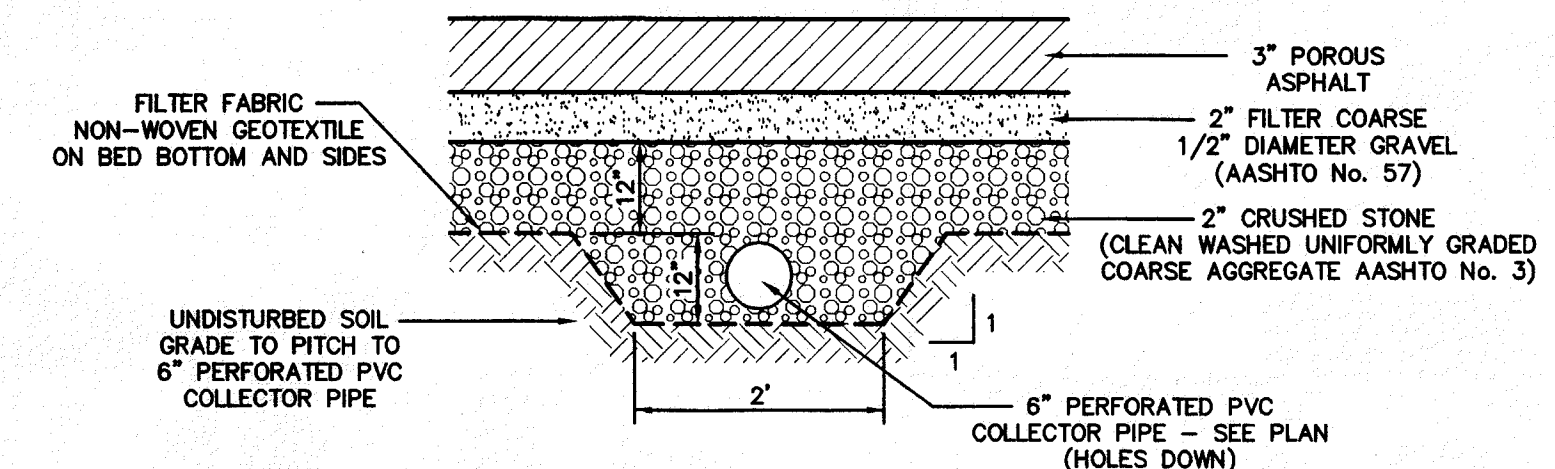
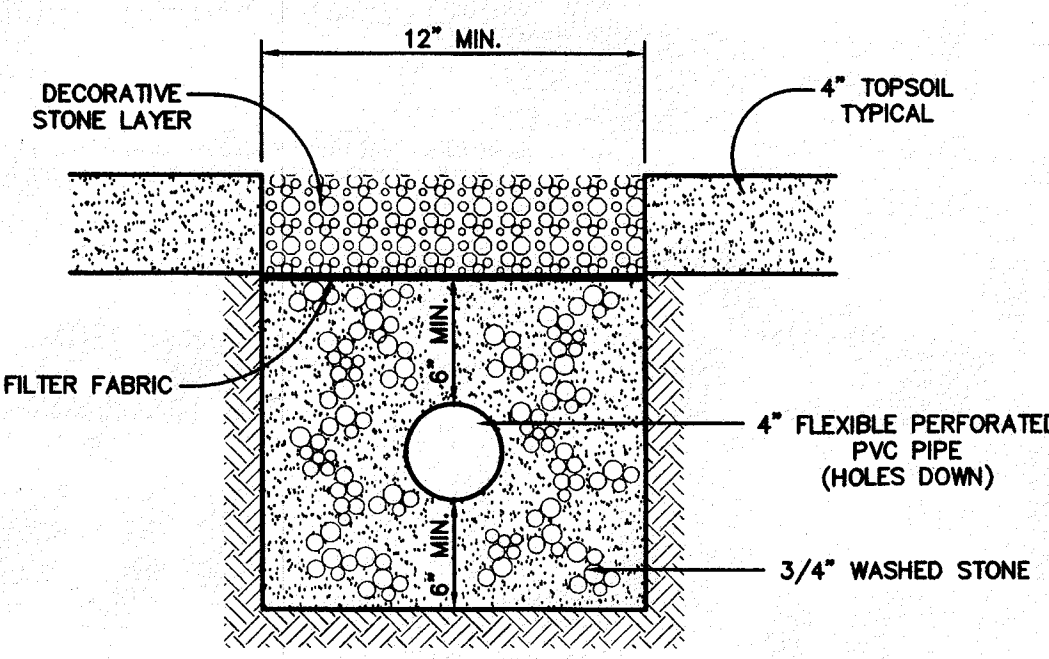
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NOV 30 2016
WESTPORT, P. & Z. C.

for
Robert and Jody Gelfand
23 Edgewater Hillside
Westport, CT 06880

Drawn By: JA

S-1

Scale: 1/16" = 1'-0" Date: May 17, 2016

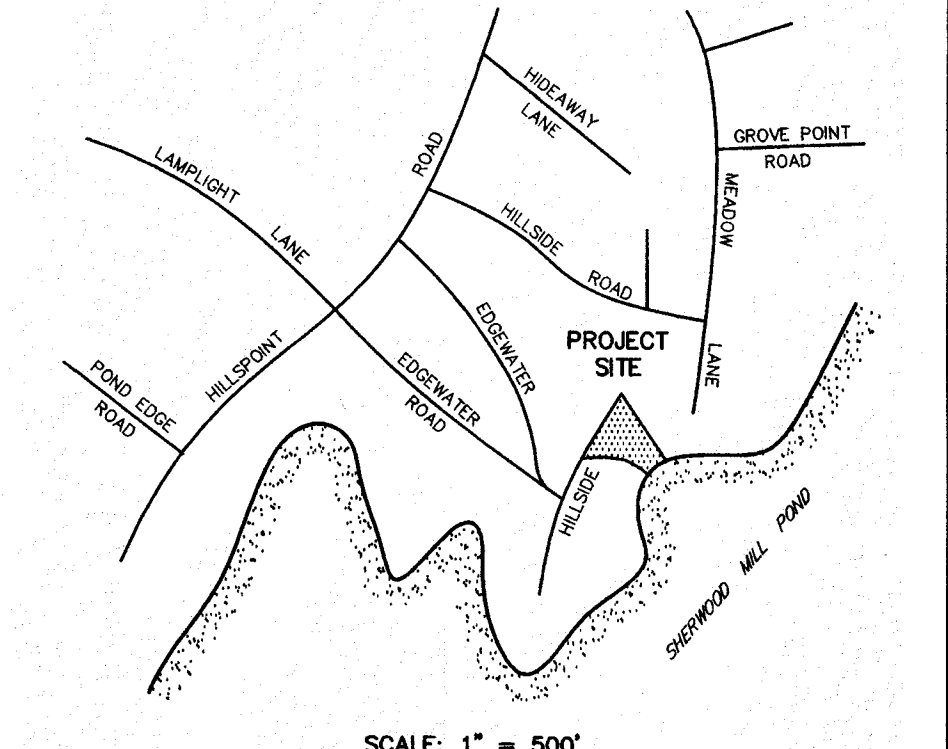


- NOTES:**
- EXISTING UTILITIES, TOPOGRAPHY AND PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A FIELD SURVEY PREPARED FOR ROBERT & JUDY GELFAND, PREPARED BY WALTER H. SKIDD - LAND SURVEYOR LLC, FAIRFIELD, CT, DATED MARCH 19, 2015, SCALE: 1"=20'.
 - LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES INDICATED HEREON ARE TAKEN FROM DESIGN DRAWINGS, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE CONSIDERED AS AN ACCURATE "AS-BUILT" SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE EXISTING UTILITIES MARKED OUT IN THE FIELD, EXCAVATE TEST HOLES, AND PERFORM WHATEVER ADDITIONAL INVESTIGATION IS REQUIRED TO PRESERVE THE INTEGRITY AND OPERATION OF EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 - THE PURPOSE OF THIS PLAN IS TO INDICATE THE DEMOLITION OF AN EXISTING HOUSE AND THE SUBSEQUENT CONSTRUCTION OF A NEW RESIDENCE WITH RECONFIGURED DRIVEWAY. THE NEW HOME WILL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER SERVICES.
 - ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTPORT STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM 816, LATEST REVISION.
 - SOIL AND EROSION CONTROL MEASURES SHOWN HEREON SHALL BE PROPERLY INSTALLED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND REPAIRED WEEKLY AND BEFORE AND AFTER STORM EVENTS, AND MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
 - THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, IF PROPERLY INSTALLED AND MAINTAINED, SHALL CONTROL THE STORMWATER RUNOFF FROM THE SITE IN CONFORMANCE WITH THE WESTPORT DRAINAGE POLICY.
 - THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES VE (EL 14) AND AE (EL 13) AS SHOWN ON FEMA MAP No. 0901000552G, PANEL 0552, REVISED JULY 8, 2013.
 - THE ENTIRE PROPERTY LIES WITHIN THE JURISDICTION OF THE WESTPORT WATERWAY PROTECTION LINE ORDINANCE (WPLD).

DEEP TEST 1
0'-18" FILL
18"-24" ORIGINAL ORGANIC
24"-43" GREY SILT WITH CLAY
43"-74" GREY SILTY MATERIAL WITH ORGANICS

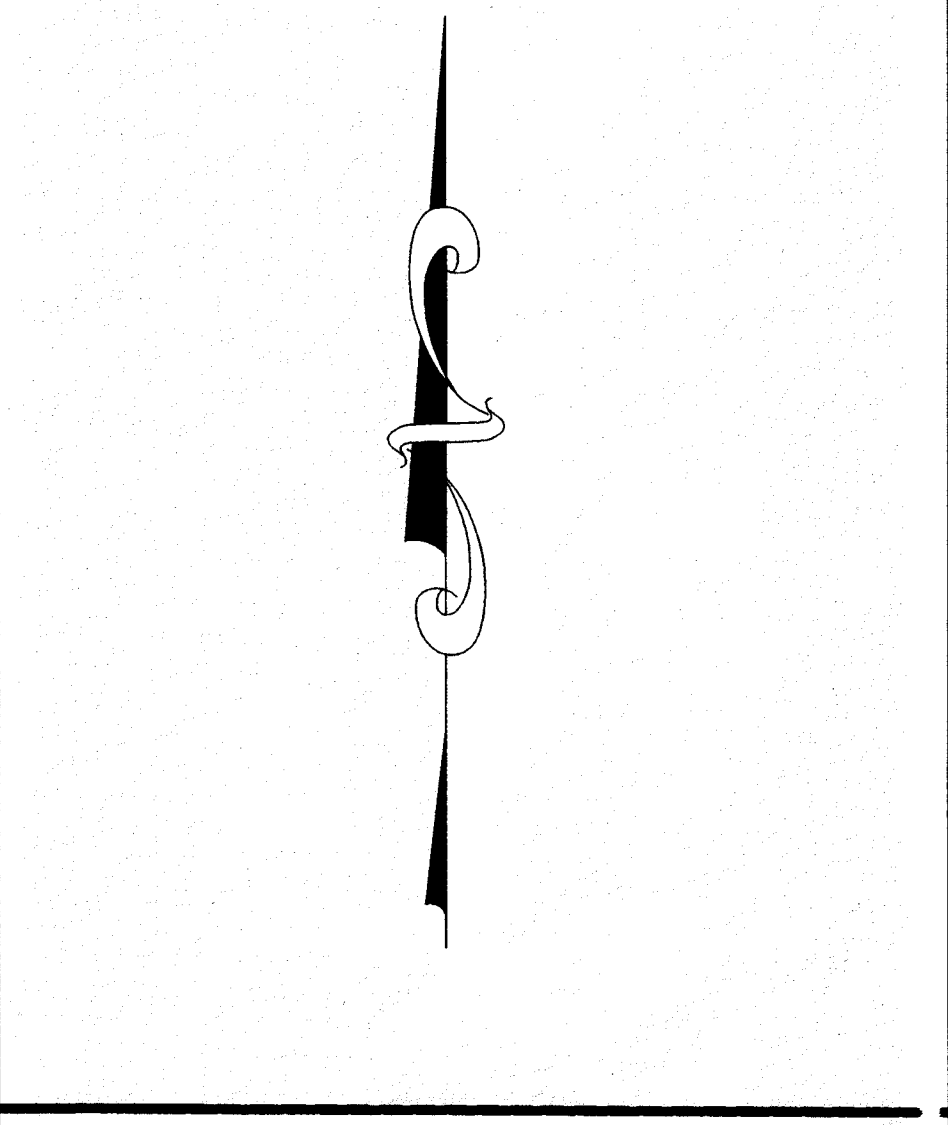
NO MOTTUNG
GROUNDWATER @ 40"
NO LEDGE

REQUIRED FLOOD VENT COMPUTATIONS:
CRAWL SPACE FLOOD VENT AREA:
AREA OF CRAWL SPACE WITHIN PERIMETER FOUNDATION WALLS = 3600 SF
REQUIRED 1 SQ. IN. OF FLOOD VENT AREA PER 1 SF OF CRAWL SPACE = 3600 SQ. IN.
USE "SMART VENT" MODEL 1540-510 @ 200 SQ. IN./UNIT,
3600 SQ. IN./200 SQ. IN./UNIT = 18
USE 18 VENTS FOR CRAWL SPACE



Orientation

No.	Date	Revisions or Submissions
3	9-8-16	REVISED AND ISSUED TO P&Z (CAM)
2	6-30-16	REVISED AND ISSUED TO CONSERVATION AND FECD
1	6-16-16	ISSUED TO CONSERVATION



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McChord Engineering Associates, Inc
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

**PLAN PREPARED FOR
ROBERT AND JODY GELFAND
WESTPORT, CONNECTICUT**

**SITE DEVELOPMENT PLAN
23 EDGEWATER HILLSIDE
WESTPORT, CONNECTICUT**

JOB NO.: 1940A-1 DATE: JUNE 16, 2016
DRAWN BY: DRS CHECKED BY: HWM, SAM
SCALE: 1" = 20'

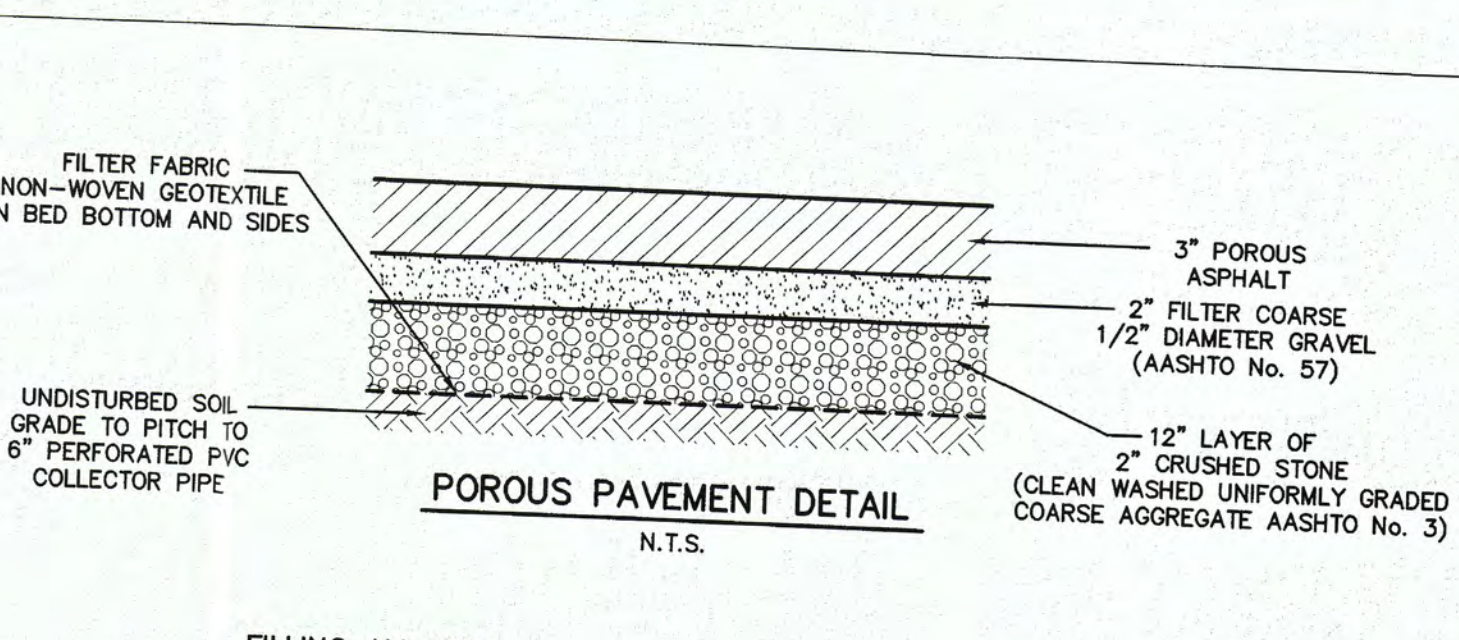
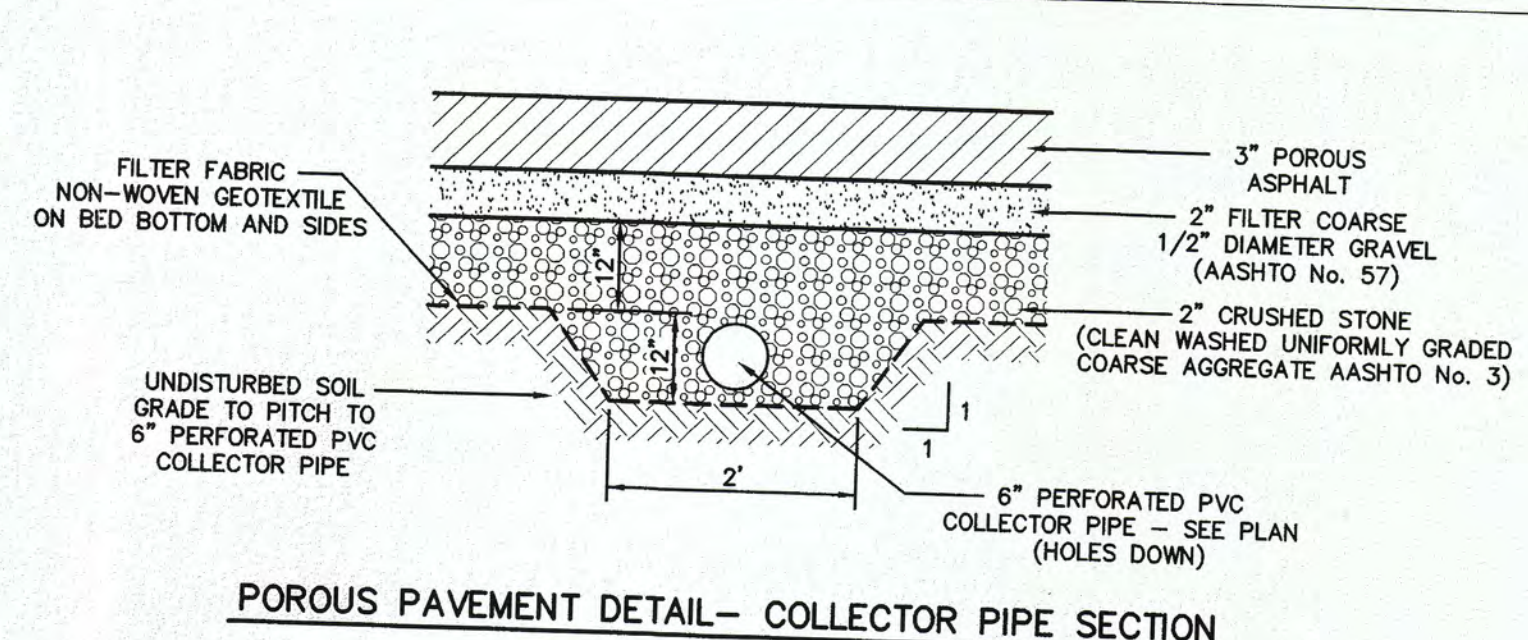
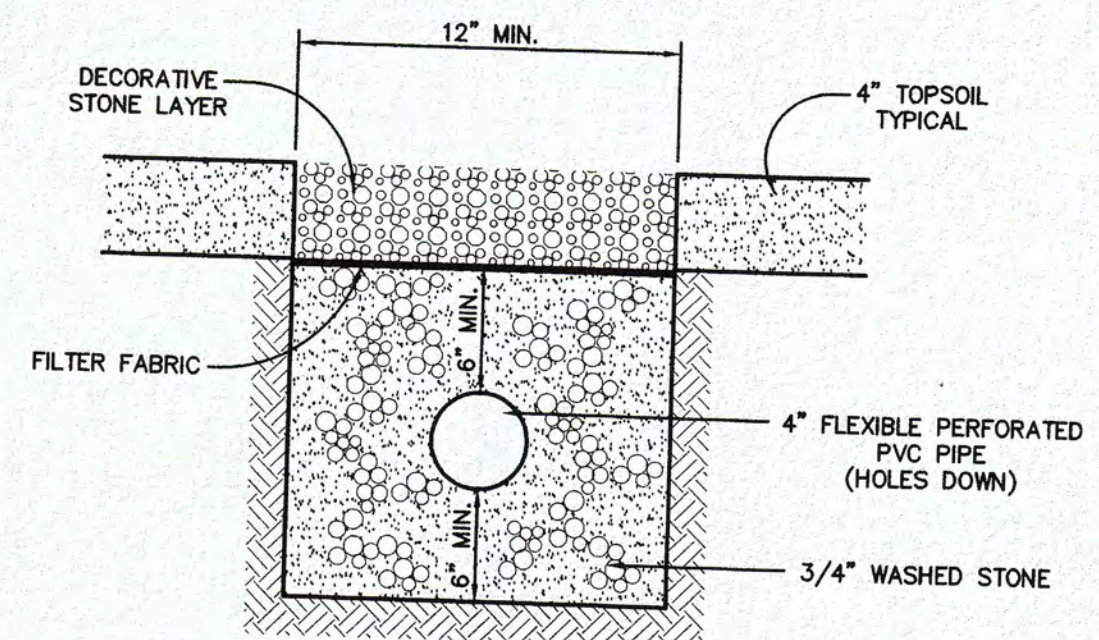
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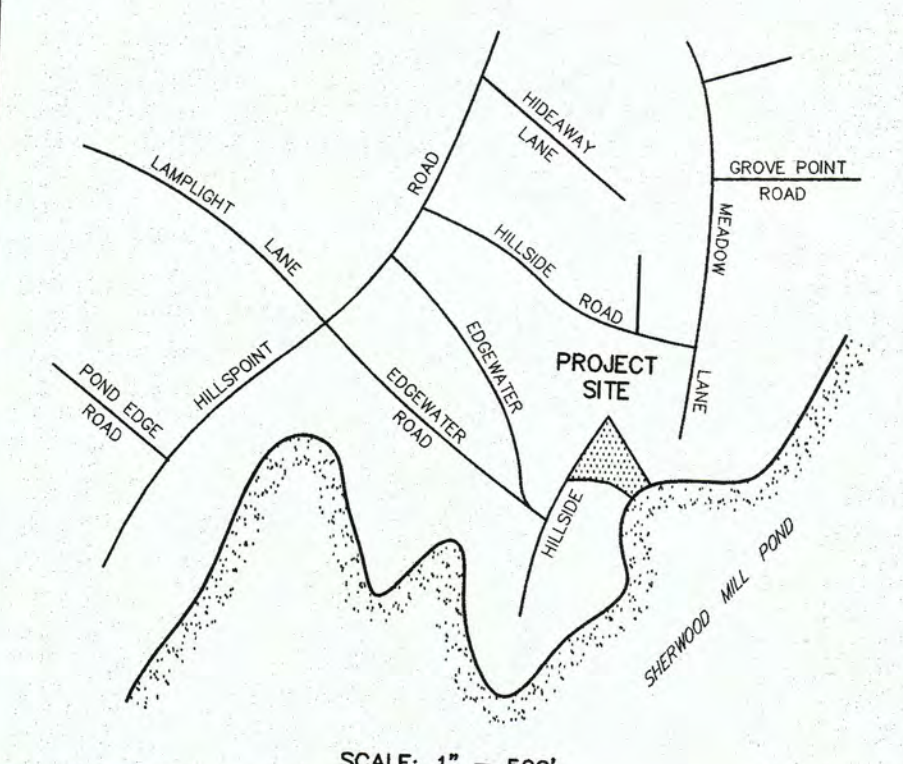
EXISTING	ITEM	PROPOSED
	CATCH BASIN	
	MANHOLE	
	DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	WATER SERVICE	
	CONTOUR	
	SPOT ELEVATION	
	SILT FENCE	
	TREE TO REMAIN	
	POLE	

AREA = 0.883± ACRES

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WESTPORT P. & Z. C.
[Signature]

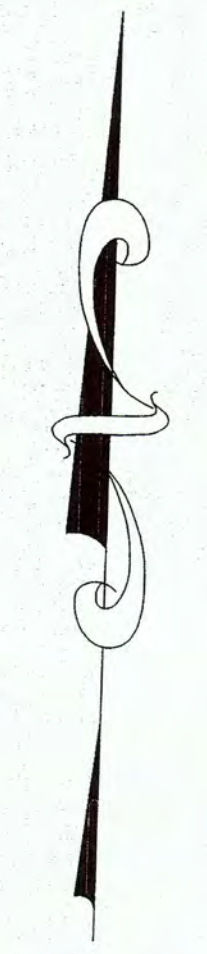


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 - THE ENTIRE PROPERTY LIES WITHIN THE JURISDICTION OF THE WESTPORT WATERWAY PROTECTION LINE ORDINANCE (WPLO).



Orientation

No.	Date	Revisions or Submissions
4	11-29-16	REVISED AND ISSUED TO P&Z (CAM)
3	9-8-16	REVISED AND ISSUED TO P&Z (CAM)
2	6-30-16	REVISED AND ISSUED TO CONSERVATION AND FECD
1	6-16-16	ISSUED TO CONSERVATION



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WESTPORT P.&Z.C.

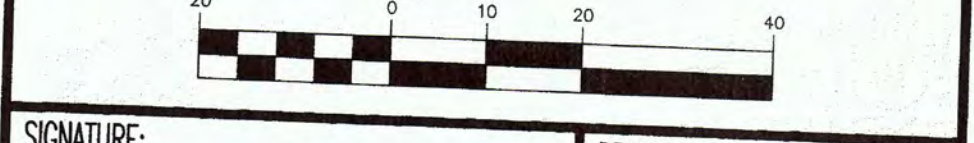
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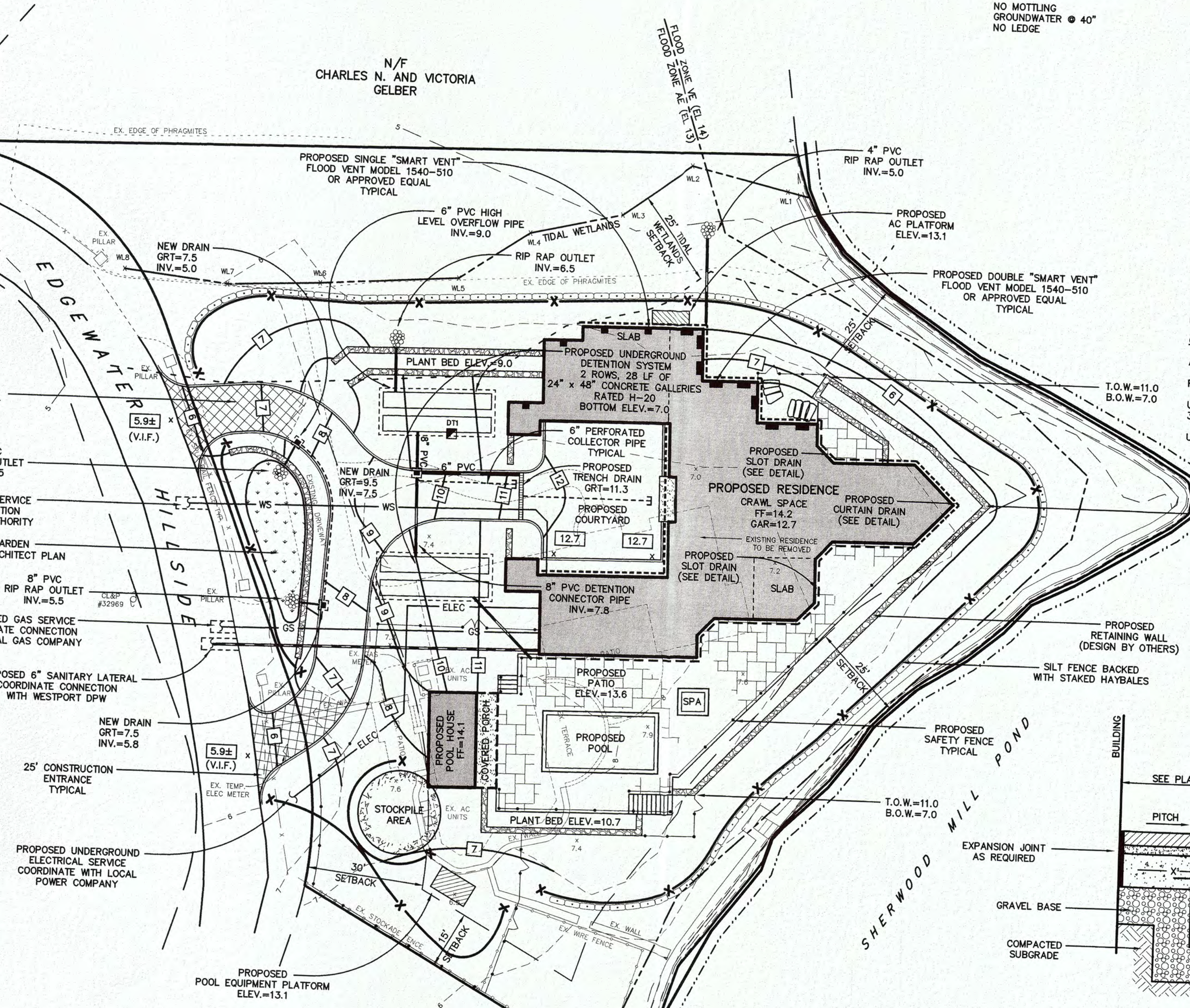
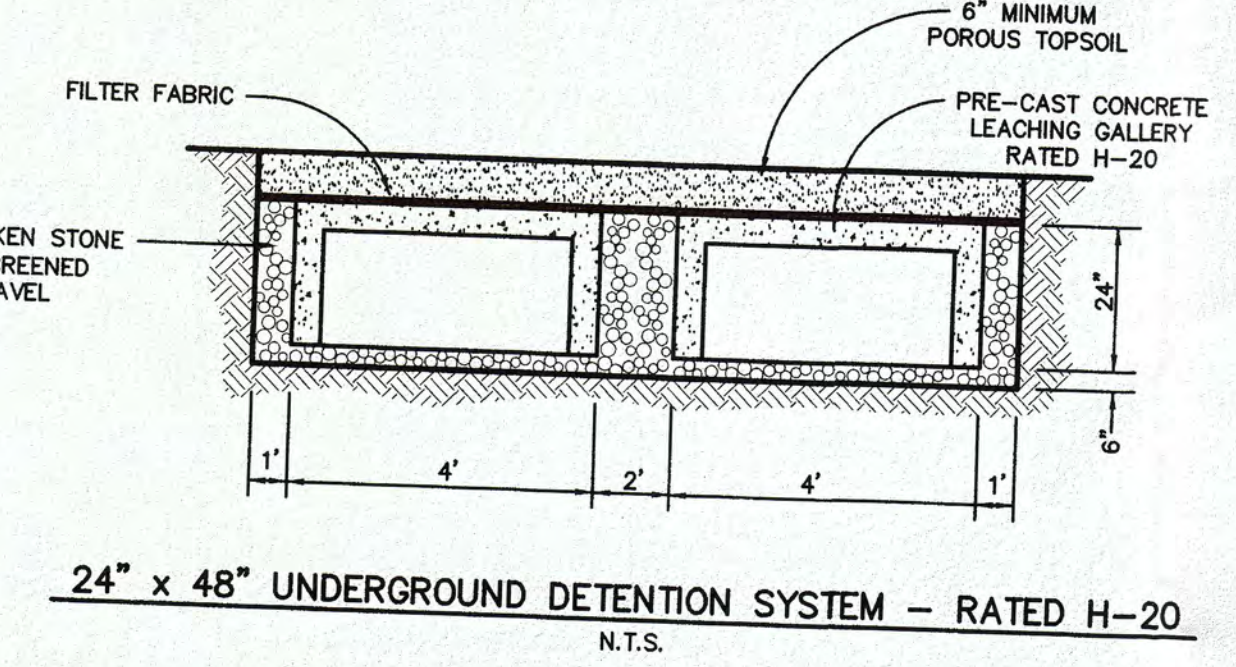
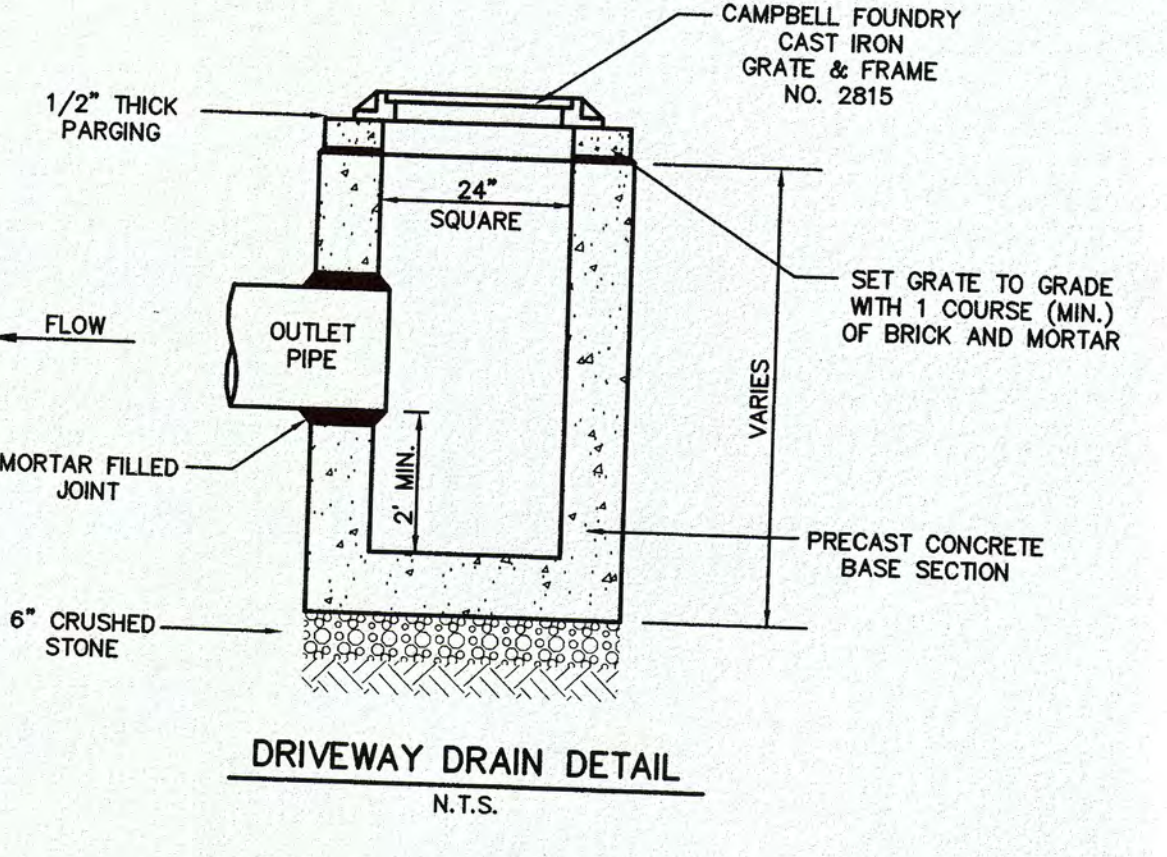
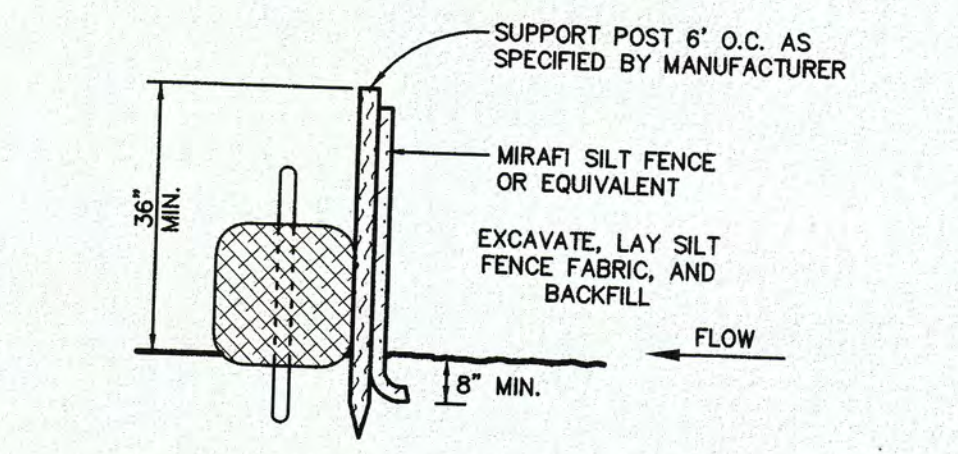
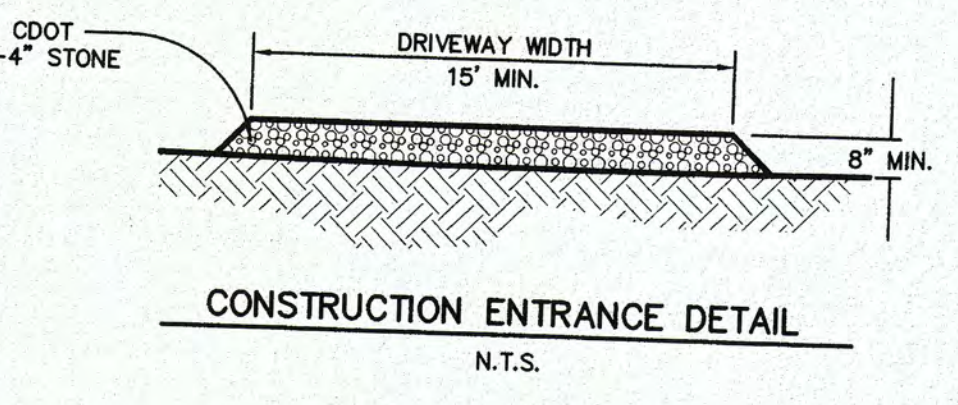
PLAN PREPARED FOR
ROBERT AND JODY GELFAND
WESTPORT, CONNECTICUT

SITE DEVELOPMENT PLAN
23 EDGEWATER HILLSIDE
WESTPORT, CONNECTICUT

JOB NO.: 1940A-1 DATE: JUNE 16, 2016
DRAWN BY: DRS CHECKED BY: HWM, SAM
SCALE: 1" = 20'



SIGNATURE: [Signature]
DRAWING NO.: SE1



FILLING ALLOWED:
LOT AREA = 34,670 SF x 50% x 25%
(TOTAL ALLOWABLE COVERAGE) = 4,333.75 x 10 =
43,375.27 CY = 1,605 CY ALLOWED

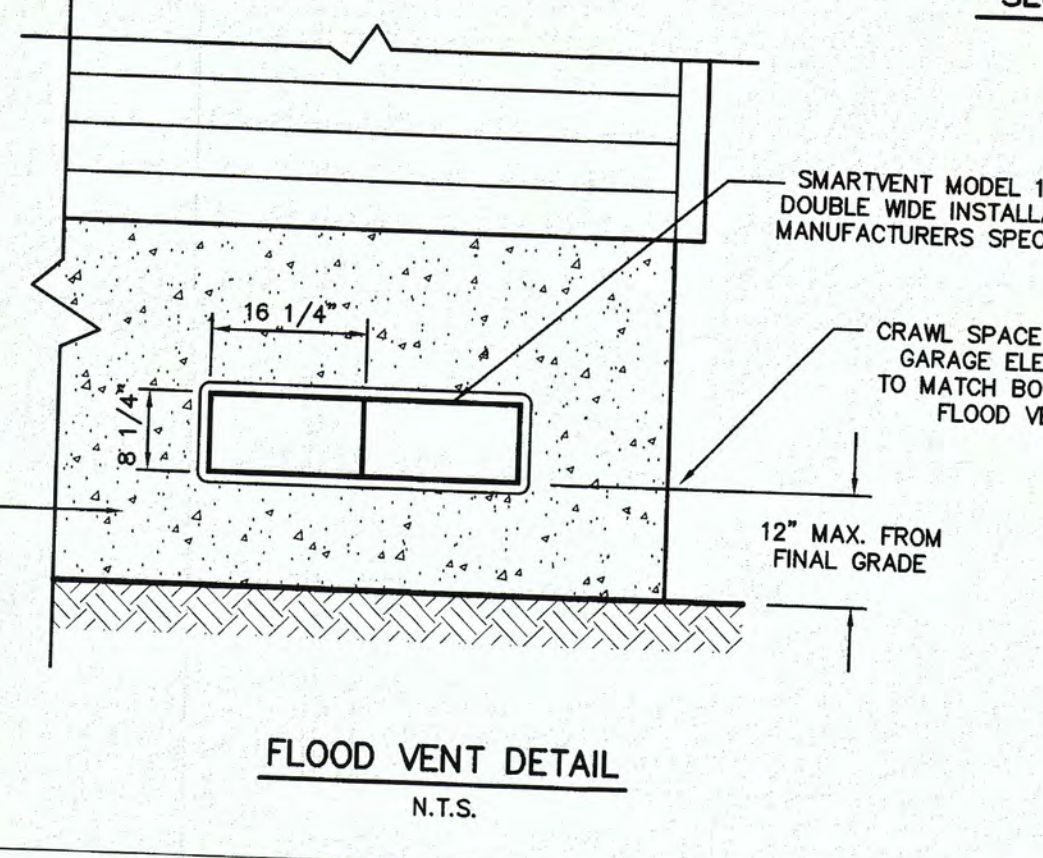
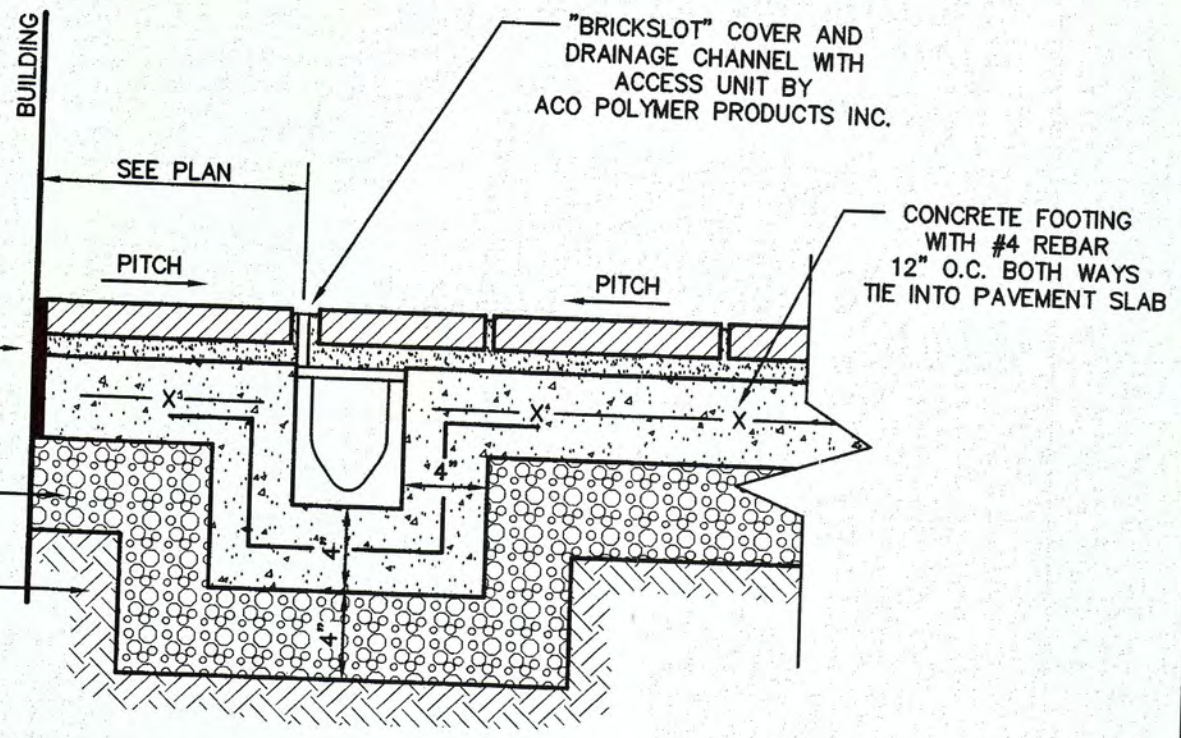
FILLING PROPOSED:
PROPOSED FILL = 1,420 CY

DEEP TEST 1
0"-18" FILL
18"-24" ORIGINAL ORGANIC GREY SILT WITH CLAY
24"-43" GREY SILT WITH CLAY
43"-74" GREY SILTY MATERIAL WITH ORGANICS
NO MOTTLING
GROUNDWATER @ 40"
NO LEDGE

REQUIRED FLOOD VENT COMPUTATIONS:

GARAGE FLOOR FLOOD VENT AREA:
AREA OF GARAGE WITHIN PERIMETER FOUNDATION WALLS = 714 SF
REQUIRE 1 SQ. IN. OF FLOOD VENT AREA PER 1 SF OF CRAWL SPACE = 714 SQ. IN.
USE "SMART VENT" MODEL 1540-510 @ 200 SQ. IN./UNIT,
714 SQ. IN./200 SQ. IN./UNIT = 3.57
USE 4 VENTS FOR GARAGE

CRAWL SPACE FLOOD VENT AREA:
AREA OF CRAWL SPACE WITHIN PERIMETER FOUNDATION WALLS = 3102 SF
REQUIRE 1 SQ. IN. OF FLOOD VENT AREA PER 1 SF OF CRAWL SPACE = 3102 SQ. IN.
USE "SMART VENT" MODEL 1540-510 @ 200 SQ. IN./UNIT,
3102 SQ. IN./200 SQ. IN./UNIT = 15.5
USE 16 VENTS FOR CRAWL SPACE



LEGEND

EXISTING	ITEM	PROPOSED
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	MANHOLE	[Symbol]
[Symbol]	DRAIN	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	WATER SERVICE	[Symbol]
[Symbol]	CONTOUR	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	SILT FENCE	[Symbol]
[Symbol]	TREE TO REMAIN	[Symbol]
[Symbol]	POLE	[Symbol]

AREA = 0.883± ACRES

