

SITE PLAN / SPECIAL PERMIT APPLICATION

WESTPORT PLANNING and ZONING COMMISSION

FOR OFFICE USE ONLY

- SITE PLAN
 SPECIAL PERMIT & SITE PLAN
 CAM SITE PLAN

Application # 16-052
Submission Date: 11-4-16
Receipt Date: 11-10-16
Fee: 640.00

1. Property Address (as listed in the Assessor's records) 35 BEACHSIDE AVENUE
2. Property ID# (9 Digits - staff will provide) _____ Zone: RES. AAA
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.
5. Applicant's Name GREENS FARMS ACADEMY Daytime Tel # 203-256-3247
Applicant's Full Address c/o JOHN F. FALLON, ESQ.
53 SHERMAN ST. FAIRFIELD, CT Zip Code 06824
E-Mail: jffallon@snet.net
6. Owner of Record GREENS FARMS ACADEMY Daytime Tel # c/o JOHN F. FALLON, ESQ.
203-256-3247
Owner's Address 35 BEACHSIDE AVENUE, WESTPORT, CT Zip Code: 06880
E-Mail: c/o JOHN F. FALLON - jffallon@snet.net
7. Agent's Name (if different): JOHN F. FALLON, ESQ. Daytime Tel # 203-256-3247
Agent's Address 53 SHERMAN ST. FAIRFIELD, CT Zip Code: 06824
E-Mail: jffallon@snet.net
8. Zoning Board of Appeals Case # (if any) dna
9. Existing Uses of Property: SCHOOL (AS PER SEC. 11-2.2.2)
10. Describe Proposed Project: SEE STATEMENT OF USE (ATTACHED)

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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: SECTION 11-2.2.2
12. This property Is Is Not within 500 feet of an adjoining municipality.
13. Estimated time needed for presentation at hearing: 30 MINUTES

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.
GREENS FARMS ACADEMY GREENS FARMS ACADEMY

Applicant's Signature (If different than owner)

Owner's Signature (Must be signed)

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., BY: JOHN F. FALLON, ESQ.,
IT'S ATTORNEY IT'S ATTORNEY

STATEMENT OF USE

Greens Farms Academy ("GFA") makes this application for approval of an additional athletic field area to be located on adjacent property recently acquired by GFA for this purpose.

The need for this additional athletic field area is critical. The previously existing softball field and field hockey field were removed to add the much needed squash courts that currently exist. GFA needs to replace these fields in order to allow the continuance of the School's existing softball and field hockey programs. By way of background, GFA has three softball teams that will be playing on a makeshift field this year for practice and will be forced to play all of their interscholastic games away or perhaps have an opportunity to use a town field for a home game or two. The field that is proposed as shown on the plans submitted herewith is critical so that GFA can provide our student athletes with a proper softball field and have home games the following year.

Similarly, GFA has three field hockey teams and ten soccer teams so as of now it has thirteen teams using only four fields. This has resulted in a very difficult challenge with regard to the scheduling of practices and games. The added field space that is proposed is designed to replace the previously existing fields that were lost due to the construction of the squash court facility. This is critical to the continued operation of our existing programs and will address the need for appropriate practice times and scheduling of games.

The athletic field that is proposed in this application will be used in the fall for field hockey games and practices and also some junior varsity

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and freshman soccer practices. The field will also be used in the spring for softball practice and games.

In the final analysis, this application seeks to replace athletic field space that previously existed and has been lost due to the addressing of GFA's need for a squash court facility. The replacement of these fields as proposed in this application is critical to the ongoing commitment of the School to continuing to offer our students the highest quality athletic programs, facilities and experience.

For all of the above referenced reasons, it is respectfully requested that this application be approved.

GREENS FARMS ACADEMY

BY:



JOHN F. FALLON, ESQ.,
IT'S ATTORNEY

GREENS FARMS ACADEMY SOFTBALL FIELD

35 BEACHSIDE AVENUE
WESTPORT, CONNECTICUT

REGULATORY APPROVALS

OCTOBER 31, 2016

GENERAL NOTES

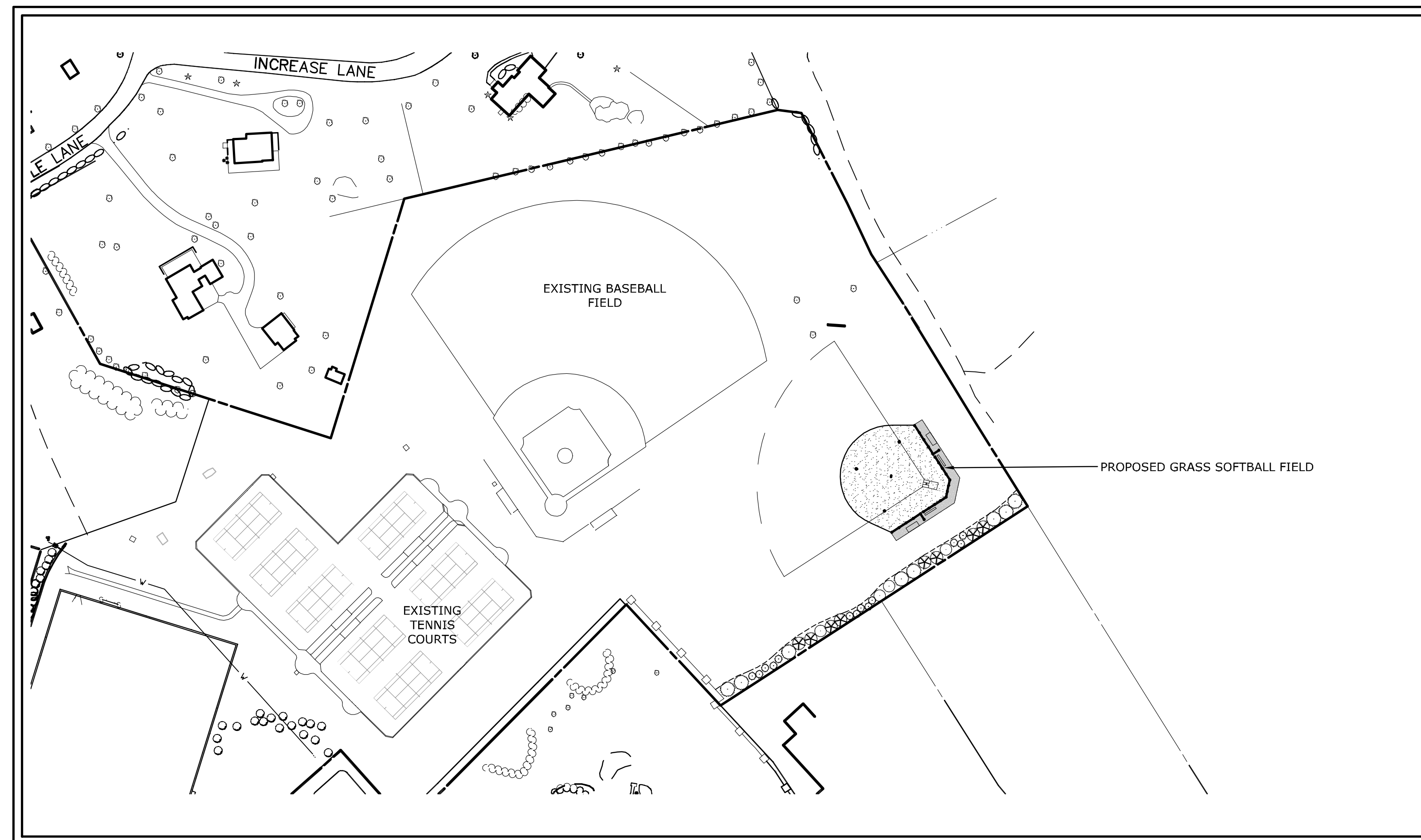
- BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: MILONE & MACBROOM, TAKEN FROM A MAP ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY" PREPARED FOR GREENS FARMS ACADEMY AT A SCALE OF 1"=40', DATED: MARCH 25, 2016
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS. TIDAL WETLANDS LOCATIONS ARE SHOWN AS FLAGGED AND FIELD LOCATED BY MILONE & MACBROOM, INC. IN OCTOBER OF 2004.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SODDED, AS SHOWN ON THE PLANS.
- ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) UNLESS OTHERWISE INDICATED.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF WESTPORT REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 817 AND ADDENDUMS
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE PROPERTY CONTRACTOR MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- ANY MAINTENANCE OR REFUELING OF EQUIPMENT AND VEHICLES SHALL BE PERFORMED AT LEAST 50' FROM WETLANDS OR WATERCOURSES. OIL, GASOLINE, AND CHEMICALS NEEDED AT THE SITE SHOULD BE STORED IN A SECONDARY CONTAINER AT LEAST 100' FROM WETLANDS OR WATERCOURSES TO PREVENT CONTAMINATION FROM POSSIBLE LEAKS. A SUPPLY OF ABSORBENT SPILL RESPONSE MATERIAL SHOULD BE AVAILABLE ON SITE TO CLEAN UP A SPILL OF HAZARDOUS MATERIAL SUCH AS GASOLINE OR OIL.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL ELECTRICAL AND IRRIGATION (DESIGNED BY OTHERS) WORK WITH THE OWNERS REPRESENTATIVE TO VERIFY THAT TREES CALLED OUT TO REMAIN WILL NOT BE DAMAGED BY TRENCHING APPARATUS AND INSTALLATION OF WIRING AND PIPING IN THE VICINITY OF THESE TREES.
- THE CONTRACTOR SHALL TEST ALL STOCKPILED TOPSOIL FOR ORGANIC CONTENT.
- ALL ELECTRICAL LINES AND STRUCTURES HAVE BEEN DESIGNED BY OTHERS. MILONE & MACBROOM, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY AND DATA OF MAPS PROVIDED BY OTHERS.

DEMOLITION PHASE NOTES

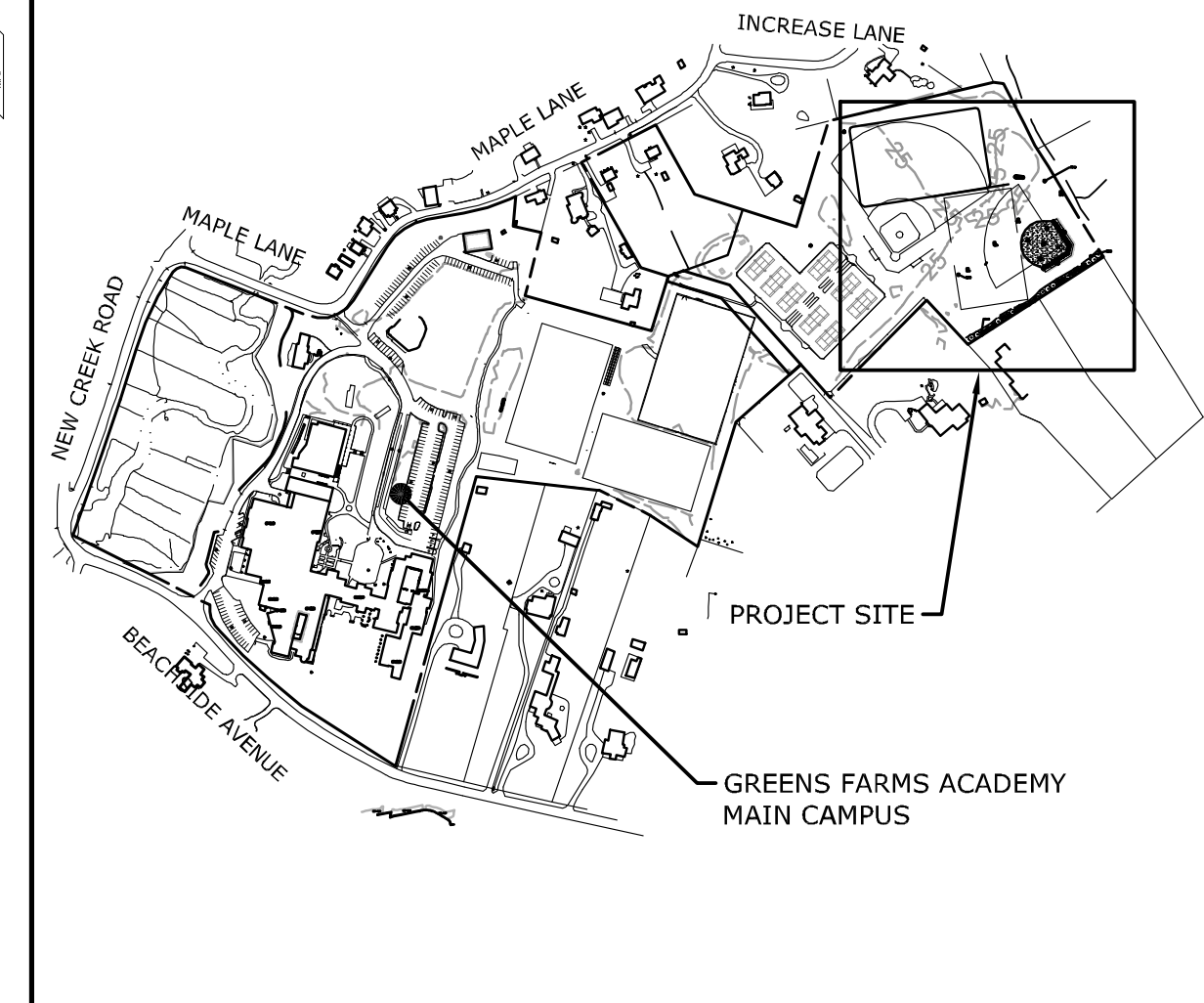
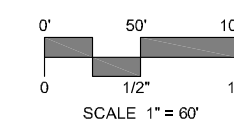
- ANY HAZARDOUS AND REGULATED WASTES SHOULD BE RECYCLED OR DISPOSED OF PROPERLY BY LICENSED WASTE HAULER.
- NON-HAZARDOUS DEMOLITION MATERIAL SHOULD ALSO BE RECYCLED OR DISPOSED OF PROPERLY.
- ROADS MUST BE KEPT FREE OF SAND, MUD AND OTHER PROJECT-RELATED DEBRIS.

CONSTRUCTION PHASE NOTES

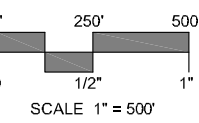
- ALL SEDIMENTATION AND EROSION CONTROLS SHOULD BE INSTALLED AND THE TOWN SHOULD BE GIVEN AT LEAST THREE DAYS PRIOR NOTICE TO ALLOW FOR INSPECTION, PRIOR TO THE START OF ANY OTHER CONSTRUCTION ACTIVITY.
- THERE SHOULD BE ABSOLUTELY NO DISCHARGES OF FLUIDS OR DRY CHEMICALS TO THE ENVIRONMENT.
- ANY HAZARDOUS MATERIALS SHOULD BE RECYCLED OR PROPERLY DISPOSED OF BY A LICENSED WASTE HAULER.
- EROSION CONTROLS SHOULD BE INSPECTED REGULARLY AND IMMEDIATELY AFTER RAINFALL, AND MAINTAINED AND MODIFIED AS NECESSARY TO ENSURE OPTIMUM PERFORMANCE. EROSION CONTROLS SHOULD BE INSTALLED AROUND THE BASE OF ALL STOCKPILES OF EXCAVATED MATERIALS AND THE PILE SHOULD BE TEMPORARILY SEEDED OR COVERED IF IT WILL REMAIN FOR LONGER THAN ONE MONTH.
- ALL OIL, PAINT, AND OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND PLACED IN A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- IF ANY REFUELING IS TO BE DONE ON SITE, A DEDICATED REFUELING STATION SHOULD BE CREATED. IT SHOULD BE LOCATED AS FAR AS POSSIBLE FROM ANY STORM WATER CATCH BASINS AND PLACED ON A PAVED, IMPERVIOUS SURFACE.
- A SUPPLY OF ABSORBENT SPILL RESPONSE MATERIAL SHOULD BE AVAILABLE ESPECIALLY DURING REFUELING TO CLEAN UP ANY SPILLS OF HAZARDOUS MATERIAL SUCH AS GASOLINE OR OIL. THE TOWN SHOULD BE NOTIFIED IN THE EVENT OF A SPILL.



PROJECT SITE VICINITY MAP:



LOCATION MAP:



PREPARED FOR:

GREENS FARMS ACADEMY
35 BEACHSIDE AVENUE
GREENS FARMS, CT 06880

LIST OF DRAWINGS

| NO. | NAME | TITLE |
|-----|------|------------------------------------|
| 01 | -- | TITLE SHEET |
| 02 | EX | SITE PLAN - EXISTING CONDITIONS |
| 03 | LA | SITE PLAN - LAYOUT AND LANDSCAPING |
| 04 | GU | SITE PLAN - GRADING AND UTILITIES |
| 05 | SD-1 | SITE DETAILS |
| 06 | SD-2 | SITE DETAILS |

PREPARED BY:



99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com



Know what's below.
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REMOVALS NOTES

- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- INFORMATION SHOWN ON THIS DRAWING IS TO BE USED FOR REFERENCE ONLY. THE LOCATION, SIZE AND ELEVATIONS OF UTILITIES AND STRUCTURES AND THE NATURE OF THEIR CONTENTS SHALL BE CONFIRMED IN THE FIELD PRIOR TO DEMOLITION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO DEMOLITION.
- THE INTENT OF THIS DRAWING IS TO IDENTIFY SPECIFIC DEMOLITIONS. HOWEVER, THE GRAPHIC LEGEND MAY NOT BE A COMPREHENSIVE LIST OF ALL SITE REMOVALS.
- ABANDONED UTILITIES ARE TO BE REMOVED IN AREAS WHERE THEY CONFLICT WITH PROPOSED UTILITY DEPTHS AND LOCATIONS.
- CONTRACTOR TO COORDINATE ALL PROPOSED UTILITY WORK WITH APPROPRIATE UTILITY COMPANIES. THIS WORK SHALL BE DONE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE PROVIDED FOR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE OR ABANDON THE EXISTING UTILITY SERVICES AS DIRECTED AND TO THE SATISFACTION OF EACH INDIVIDUAL UTILITY COMPANY.

- ALL UNDERGROUND UTILITIES NOT SHOWN TO BE REMOVED SHALL HAVE SERVICE MAINTAINED AND SHALL BE PROTECTED DURING CONSTRUCTION.
- WORK SHALL NOT COMMENCE UNTIL APPROVED IN WRITING BY THE OWNER
- CONTRACTOR IS RESPONSIBLE TO OBTAIN PERMITS REQUIRED AND COMPLY WITH ALL REGULATIONS IN THE DEMOLITION AND REMOVAL OF THE DESIGNATED STRUCTURES.
- INSTALL ALL SEDIMENT AND EROSION CONTROLS PRIOR TO BEGINNING DEMOLITION WORK.
- ANY MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE DISPOSED OF OFF-SITE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH THE HANDLING AND DISPOSAL OF ALL MATERIALS.
- ALL TREES/VEGETATION IN CONFLICT WITH PROPOSED WORK SHALL BE REMOVED WHETHER NOTED ON THE PLANS OR NOT

EXISTING LOT AREA COVERAGE WORKSHEET

| BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET - DO NOT WRITE IN SHADED AREA) | | |
|--|-------------------------|----------------------------|
| 1. GROSS LOT AREA | | =1,871,120 SF ² |
| 2. ABOVE GROUND UTILITY EASEMENTS | 0 SF + | |
| 3. STREETS AND ROADS | 0 SF + | |
| 4. OTHER EXCLUSIVE SURFACE EASEMENTS | | |
| 5. TOTAL EASEMENTS AND ROADS (SUM OF LINES 2, 3, AND 4) | | =0 SF |
| 6. WETLAND AREA | 264,000 SF + | |
| 7. STEEP SLOPES OF 25% OR GREATER | | |
| 8. TOTAL WETLANDS AND STEEP SLOPES (SUM OF LINES 6 & 7) | = 264,000 SF | |
| 9. WETLANDS / SLOPES REDUCTION | 0.80 X LINE 8 | = 211,200 SF |
| 10. BASE LOT AREA LINES 1, MINUS LINE 5 AND LINE 9 | | =1,659,920 SF |
| MAXIMUM LOT AREA COVERAGE CALCULATION | | |
| 11. BASE LOT AREA (COPIES FROM LINE 10, ABOVE) | 1,659,920 | |
| 12. SQUARE FEET OF TOTAL COVERAGE | 363,443 SF ² | |
| 13. LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE | | 21.90% |
| 14. SQUARE FEET OF BUILDING COVERAGE | 146,214 SF | |
| 15. LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE | | 8.81% |

IF LINE 13 AND LINE 15 ARE EQUAL TO OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED BUILDING AND/OR TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLIES

1. THE GROSS LOT AREA INCLUDES PORTIONS OF 93 BEACHSIDE AVENUE RECENTLY APPENDED TO THE GREENS FARMS ACADEMY LOT AND DOES NOT INCLUDE 41 MAPLE LANE WHICH IS OWNED BY GREENS FARMS ACADEMY BUT IS LISTED AS A SEPARATE LOT ON WESTPORT ASSESSOR RECORDS.

2. THE TOTAL EXISTING COVERAGE INCLUDES EXISTING BUILDINGS, BASKETBALL COURTS, PATIOS OVER 3' ABOVE GRADE, COVERED PATIOS, PARKING AREA (REGARDLESS OF SURFACE TREATMENT), VEHICULAR DRIVEWAYS (REGARDLESS OF SURFACE TREATMENT, AND TENNIS COURTS WITH A 50% REDUCTION.

THE TOTAL EXISTING COVERAGE EXCLUDES EXISTING SIDEWALKS, PATIOS LESS THAN 3' ABOVE GRADE, GRASS PAVER EMERGENCY ACCESS WAY, INTERIOR COURTYARDS, SYNTHETIC FIELD TURF.

PROPOSED LOT AREA COVERAGE WORKSHEET

| BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET - DO NOT WRITE IN SHADED AREA) | | |
|--|-------------------------|----------------------------|
| 1. GROSS LOT AREA | | =1,871,120 SF ² |
| 2. ABOVE GROUND UTILITY EASEMENTS | 0 SF + | |
| 3. STREETS AND ROADS | 0 SF + | |
| 4. OTHER EXCLUSIVE SURFACE EASEMENTS | | |
| 5. TOTAL EASEMENTS AND ROADS (SUM OF LINES 2, 3, AND 4) | | =0 SF |
| 6. WETLAND AREA | 264,000 SF + | |
| 7. STEEP SLOPES OF 25% OR GREATER | | |
| 8. TOTAL WETLANDS AND STEEP SLOPES (SUM OF LINES 6 & 7) | = 264,000 SF | |
| 9. WETLANDS / SLOPES REDUCTION | 0.80 X LINE 8 | = 211,200 SF |
| 10. BASE LOT AREA LINES 1, MINUS LINE 5 AND LINE 9 | | =1,659,920 SF |
| MAXIMUM LOT AREA COVERAGE CALCULATION | | |
| 11. BASE LOT AREA (COPIES FROM LINE 10, ABOVE) | 1,659,920 | |
| 12. SQUARE FEET OF TOTAL COVERAGE | 357,543 SF ² | |
| 13. LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE | | 21.54% |
| 14. SQUARE FEET OF BUILDING COVERAGE | 146,214 SF | |
| 15. LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE | | 8.81% |

IF LINE 13 AND LINE 15 ARE EQUAL TO OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED BUILDING AND/OR TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLIES

1. THE GROSS LOT AREA INCLUDES PORTIONS OF 93 BEACHSIDE AVENUE RECENTLY APPENDED TO THE GREENS FARMS ACADEMY LOT AND DOES NOT INCLUDE 41 MAPLE LANE WHICH IS OWNED BY GREENS FARMS ACADEMY BUT IS LISTED AS A SEPARATE LOT ON WESTPORT ASSESSOR RECORDS.

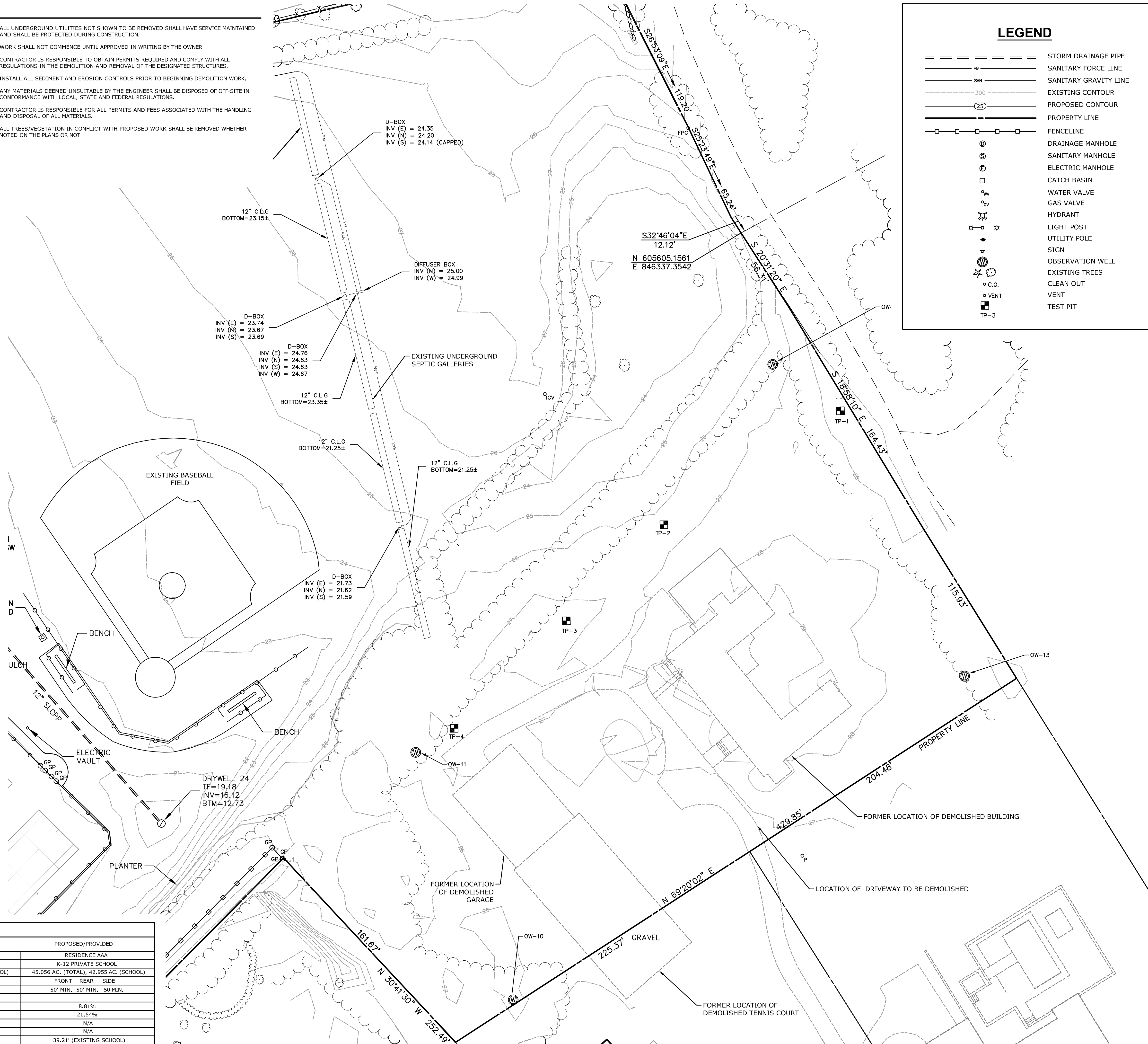
2. THE TOTAL PROPOSED COVERAGE INCLUDES BOTH EXISTING AND PROPOSED BUILDINGS, BASKETBALL COURTS, PATIOS OVER 3' ABOVE GRADE, COVERED PATIOS, PARKING AREA (REGARDLESS OF SURFACE TREATMENT), VEHICULAR DRIVEWAYS (REGARDLESS OF SURFACE TREATMENT, AND TENNIS COURTS WITH A 50% REDUCTION.

NOTE THAT THE REDUCTION OF COVERAGE IS THE RESULT OF DEMOLITION OF THE FORMER DRIVEWAYS SERVING THE PREVIOUS BUILDINGS AT 93 BEACHSIDE AVENUE.

THE TOTAL PROPOSED COVERAGE EXCLUDES BOTH EXISTING AND PROPOSED SIDEWALKS, PATIOS LESS THAN 3' ABOVE GRADE, GRASS PAVER EMERGENCY ACCESSWAY, INTERIOR COURTYARDS, SYNTHETIC FIELD TURF.

SITE PLAN DATA CHART

| DIMENSIONAL CRITERIA | | | |
|----------------------|----------------------------|---|---|
| 35 BEACHSIDE AVE. | REQUIRED | EXISTING | PROPOSED/PROVIDED |
| ZONE | RESIDENCE AAA | RESIDENCE AAA | RESIDENCE AAA |
| USES | K-12 PRIVATE SCHOOL | K-12 PRIVATE SCHOOL | K-12 PRIVATE SCHOOL |
| LOT AREA | 2,000 AC. | 45,056 AC. (TOTAL), 42,955 AC. (SCHOOL) | 45,056 AC. (TOTAL), 42,955 AC. (SCHOOL) |
| SETBACKS: | FRONT REAR SIDE | FRONT REAR SIDE | FRONT REAR SIDE |
| | 50' MIN. 50' MIN. 50' MIN. | 50' MIN. 50' MIN. 50' MIN. | 50' MIN. 50' MIN. 50' MIN. |
| COVERAGE: | | | |
| BUILDING | 10% MAX. | 8.81% | 8.81% |
| TOTAL | 25% MAX. | 21.90% | 21.54% |
| FLOOR AREA | N/A | N/A | N/A |
| FLOOR AREA RATIO | N/A | N/A | N/A |
| BUILDING HEIGHT | 40' | 39.21' (EXISTING SCHOOL) | 39.21' (EXISTING SCHOOL) |



LEGEND

| | |
|--|-----------------------|
| | STORM DRAINAGE PIPE |
| | SANITARY FORCE LINE |
| | SANITARY GRAVITY LINE |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | PROPERTY LINE |
| | FENCELINE |
| | DRAINAGE MANHOLE |
| | SANITARY MANHOLE |
| | ELECTRIC MANHOLE |
| | CATCH BASIN |
| | WATER VALVE |
| | GAS VALVE |
| | HYDRANT |
| | LIGHT POST |
| | UTILITY POLE |
| | SIGN |
| | OBSERVATION WELL |
| | EXISTING TREES |
| | CLEAN OUT |
| | VENT |
| | TEST PIT |

MILONE & MACBROOM
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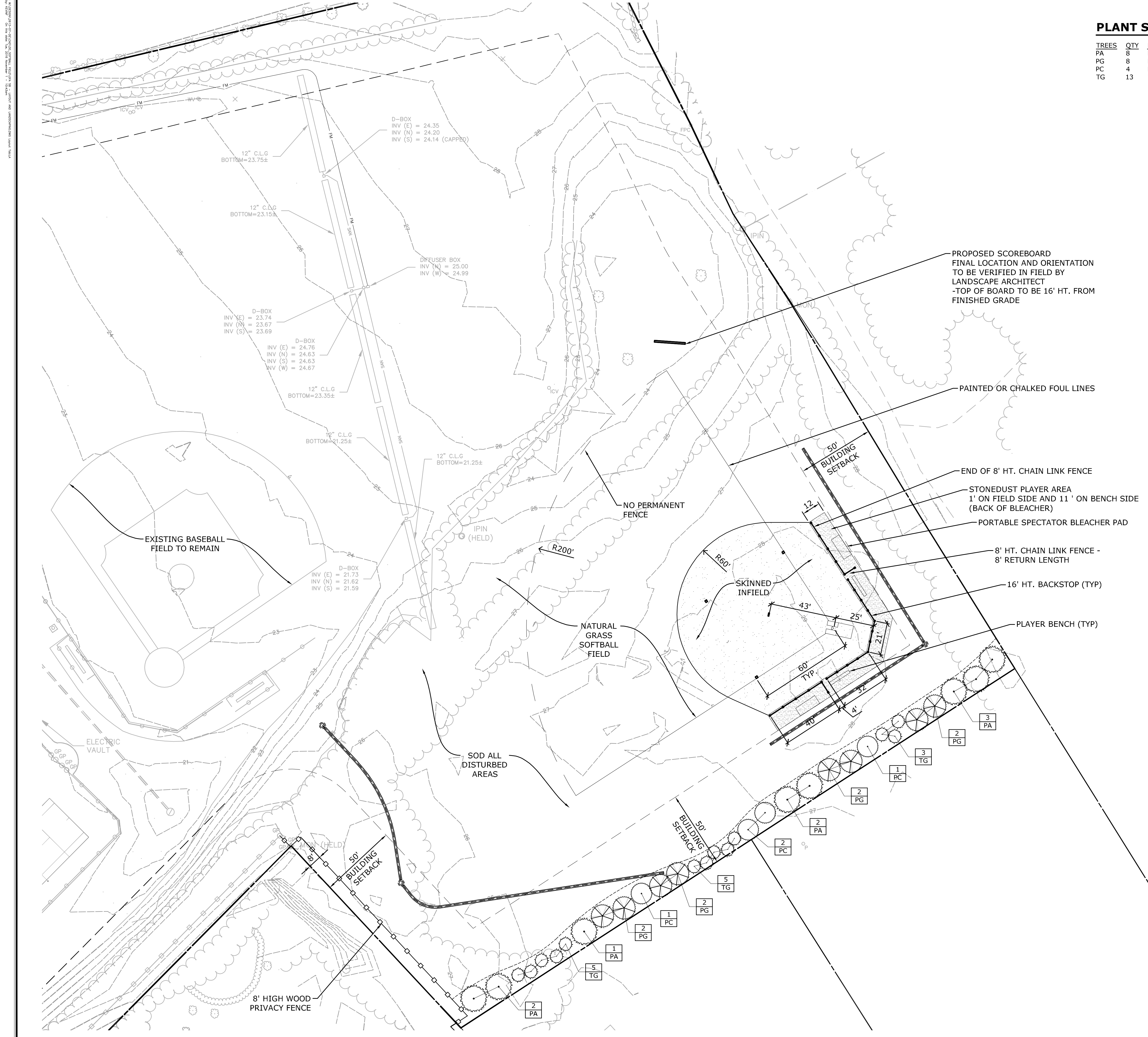
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SITE PLAN - EXISTING CONDITIONS

GREENS FARMS ACADEMY
SOFTBALL FIELD
 35 BEACHSIDE AVENUE
 WESTPORT, CONNECTICUT

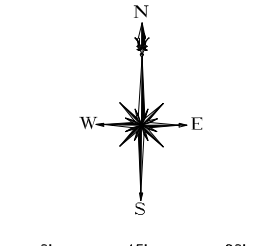
| | | |
|------------------------|-----------|-------------|
| KCF DESIGNED | BDK DRAWN | KCF CHECKED |
| SCALE: 1"=30' | | |
| DATE: OCTOBER 31, 2016 | | |
| PROJECT NO.: 2613-07 | | |
| EX | | |

SHEET NAME
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PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONT. | COMMENTS |
|-------|-----|-----------------------------|-------------------|---------------|-------|--------------|
| PA | 8 | Picea abies | Norway Spruce | 10' / 12' HT. | B&B | FULL & DENSE |
| PG | 8 | Picea glauca | White Spruce | 10' / 12' HT. | B&B | FULL & DENSE |
| PC | 4 | Picea pungens | Colorado Spruce | 10' / 12' HT. | B&B | FULL & DENSE |
| TG | 13 | Thuja plicata 'Green Giant' | Western Red Cedar | 8' / 10' HT. | B&B | FULL & DENSE |



MILONE & MACBROOM
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 (203) 271-1773 Fax (203) 272-9753
 www.miloneandmacbroom.com

LAYOUT NOTES

- MILONE AND MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEE EXISTING CONDITIONS PLAN FOR VERTICAL AND HORIZONTAL BENCH MARK INFORMATION.

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- SEED ALL DISTURBED AREAS TO LAWN AND PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
- WHERE TREES ARE PLANTED IN COMPACTED SOILS, CONTRACTOR TO ENSURE PLANT PIT DRAINS 1.5" PER HOUR.

MATERIALS LEGEND

- 8' HT. WOOD PRIVACY FENCE
- CHAIN LINK FENCE BACKSTOP AND PLAYER SAFETY FENCING
- PLANTING BED

| DESCRIPTION | DATE | BY |
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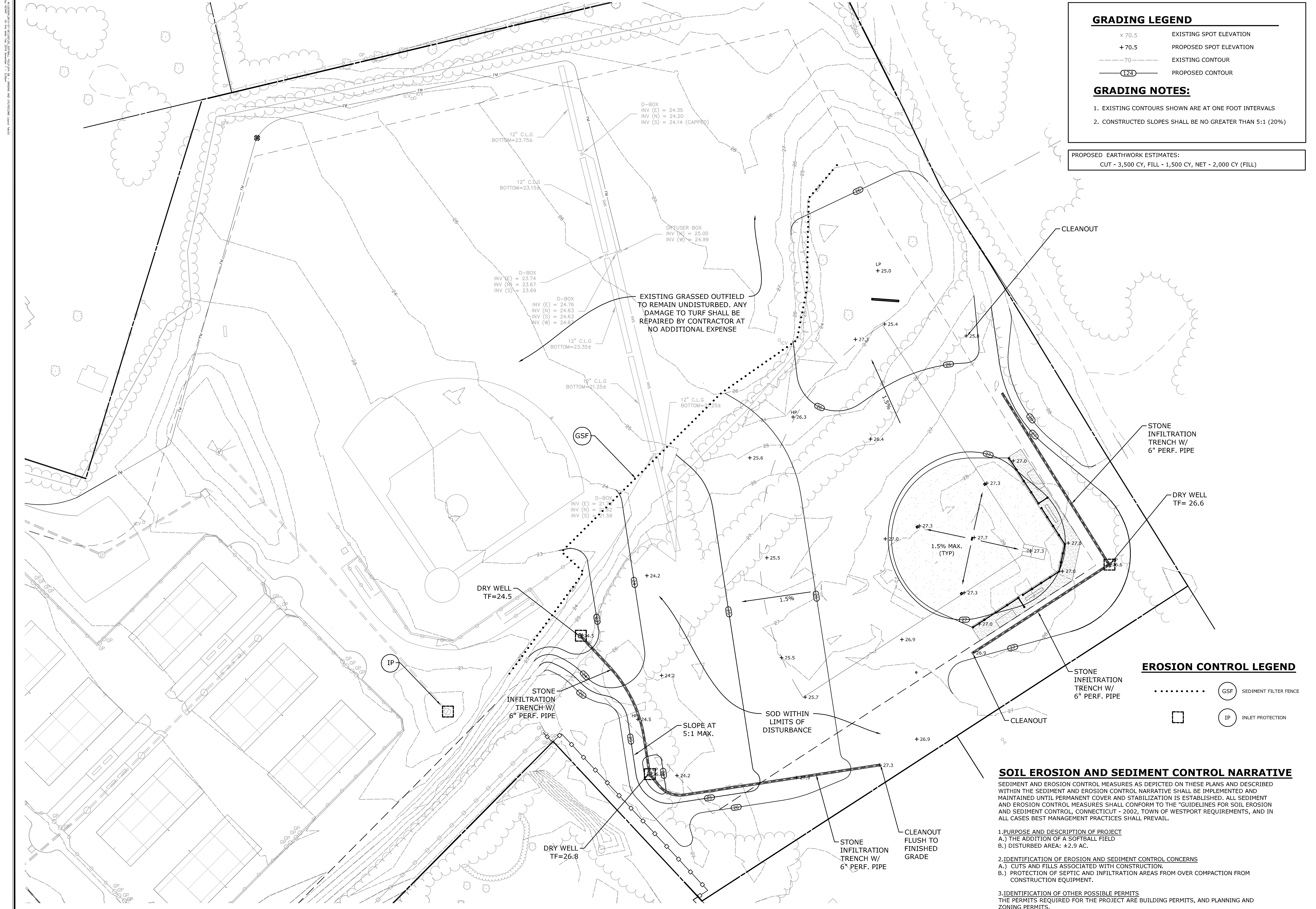
SITE PLAN - LAYOUT AND LANDSCAPING

GREENS FARMS ACADEMY
 35 BEACHSIDE AVENUE
 WESTPORT, CONNECTICUT

| | | |
|------------------|-------|---------|
| KCF | BDK | KCF |
| DESIGNED | DRAWN | CHECKED |
| SCALE | | |
| 1"=30' | | |
| DATE | | |
| OCTOBER 31, 2016 | | |
| PROJECT NO. | | |
| 2613-07 | | |

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SHEET NAME



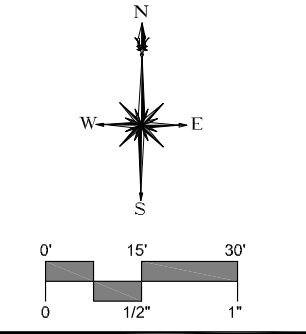
GRADING LEGEND

- × 70.5 EXISTING SPOT ELEVATION
- + 70.5 PROPOSED SPOT ELEVATION
- - - - - EXISTING CONTOUR
- (124) PROPOSED CONTOUR

GRADING NOTES:

1. EXISTING CONTOURS SHOWN ARE AT ONE FOOT INTERVALS
2. CONSTRUCTED SLOPES SHALL BE NO GREATER THAN 5:1 (20%)

PROPOSED EARTHWORK ESTIMATES:
 CUT - 3,500 CY, FILL - 1,500 CY, NET - 2,000 CY (FILL)



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 Westport, CT 06410
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 www.miloneandmacbroom.com

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SITE PLAN - GRADING AND UTILITIES
GREENS FARMS ACADEMY
 35 BEACHSIDE AVENUE
 WESTPORT, CONNECTICUT

| | | |
|--------------------------|--------------|----------------|
| KCF DESIGNED | BDK DRAWN | KCF CHECKED |
| SCALE 1"=30' | | |
| DATE OCTOBER 31, 2016 | | |
| PROJECT NO. 2613-07 | | |

GU
 SHEET NAME

EROSION CONTROL LEGEND

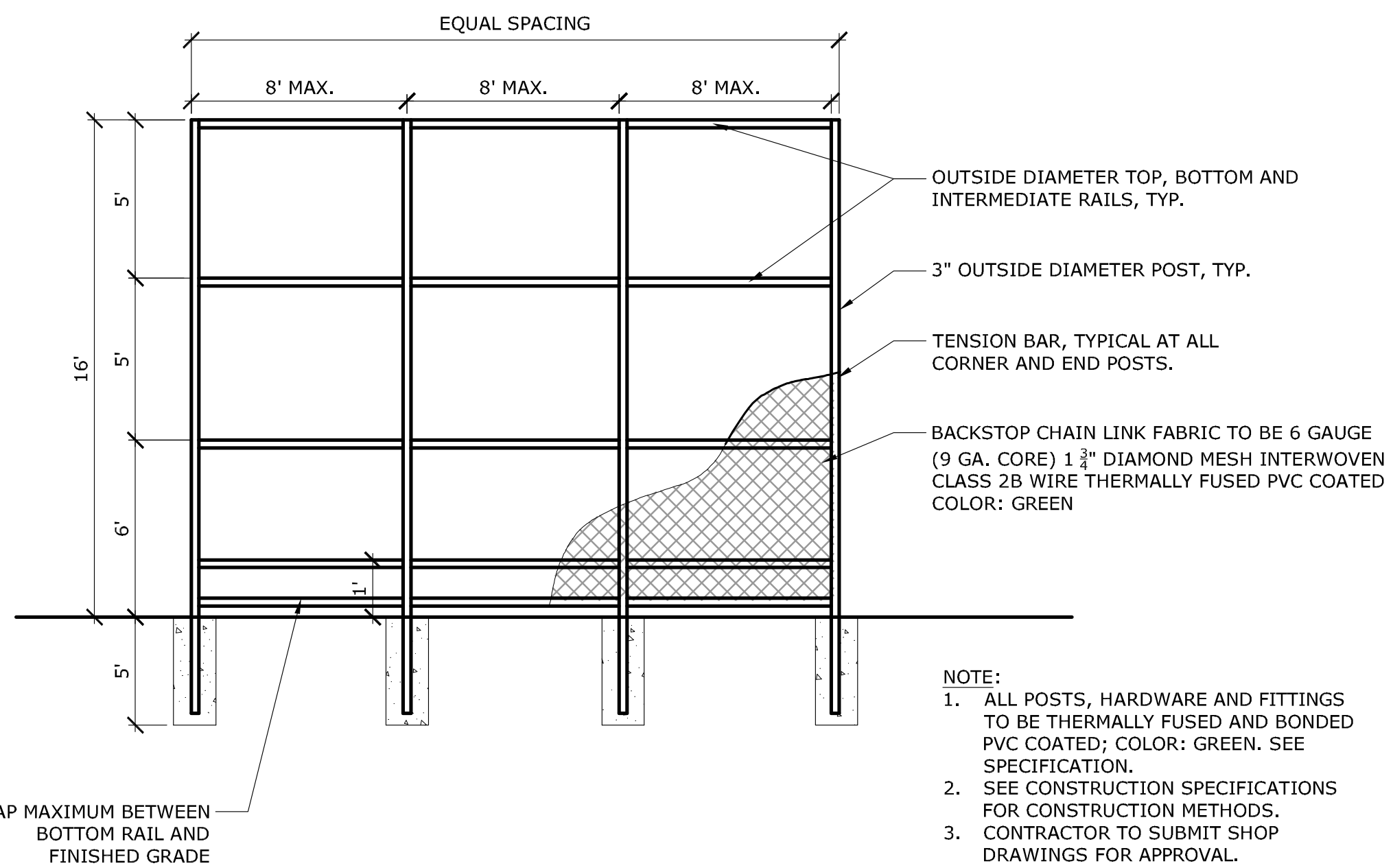
- GSF SEDIMENT FILTER FENCE
- IP INLET PROTECTION

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

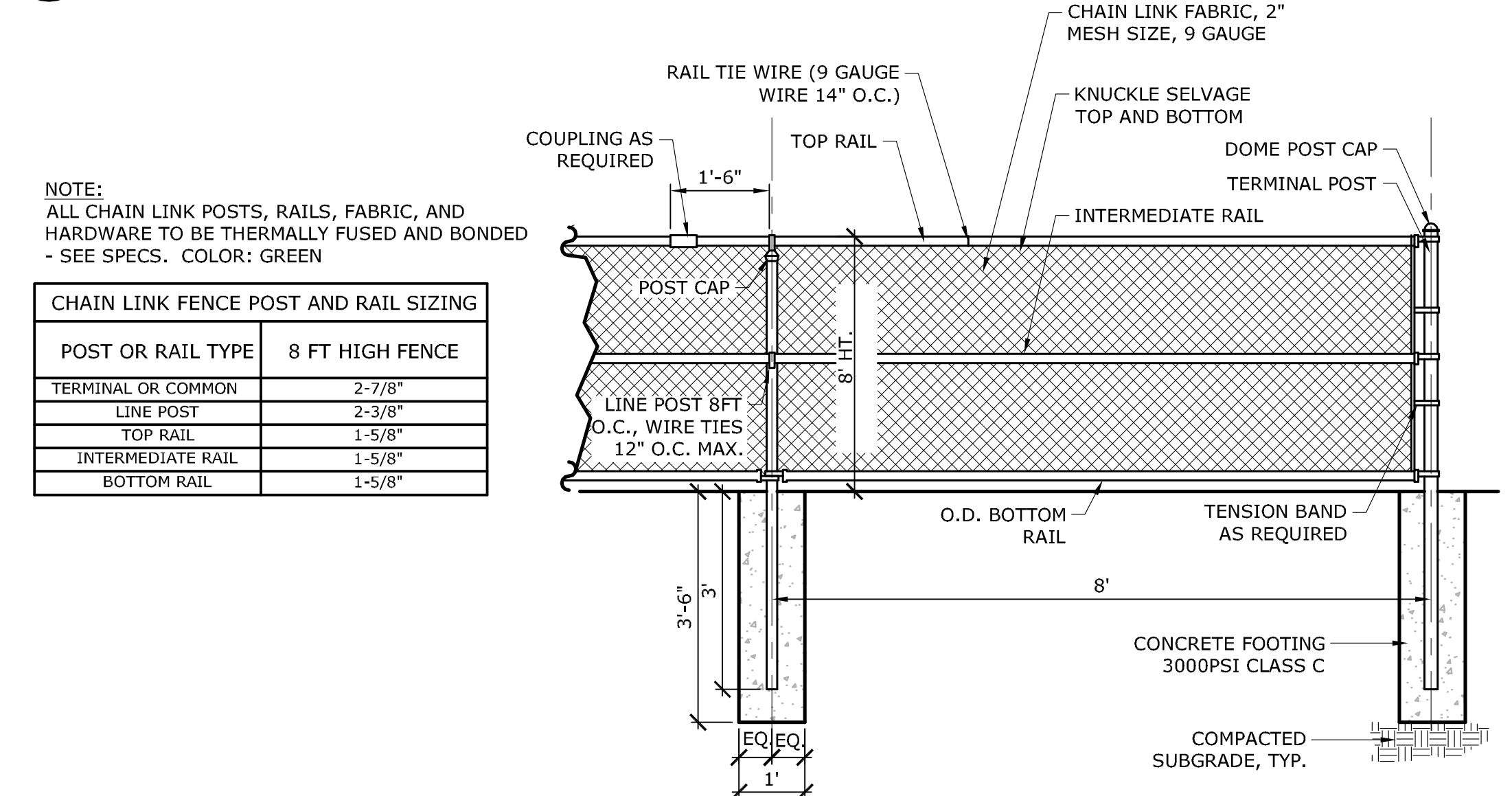
SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, TOWN OF WESTPORT REQUIREMENTS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT
 - A.) THE ADDITION OF A SOFTBALL FIELD
 - B.) DISTURBED AREA: ±2.9 AC.
2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
 - A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
 - B.) PROTECTION OF SEPTIC AND INFILTRATION AREAS FROM OVER COMPACTION FROM CONSTRUCTION EQUIPMENT.
3. IDENTIFICATION OF OTHER POSSIBLE PERMITS

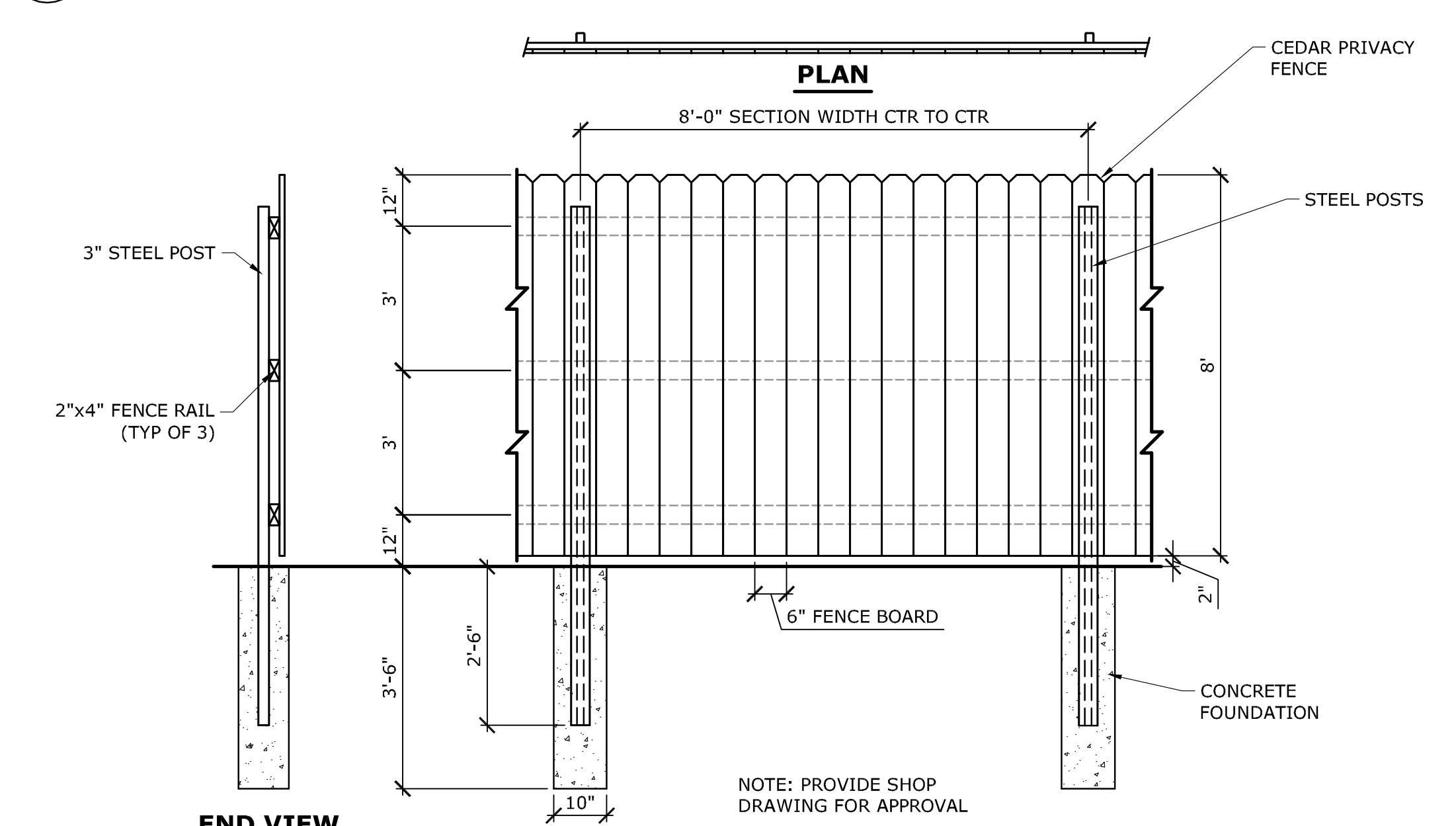
THE PERMITS REQUIRED FOR THE PROJECT ARE BUILDING PERMITS, AND PLANNING AND ZONING PERMITS.



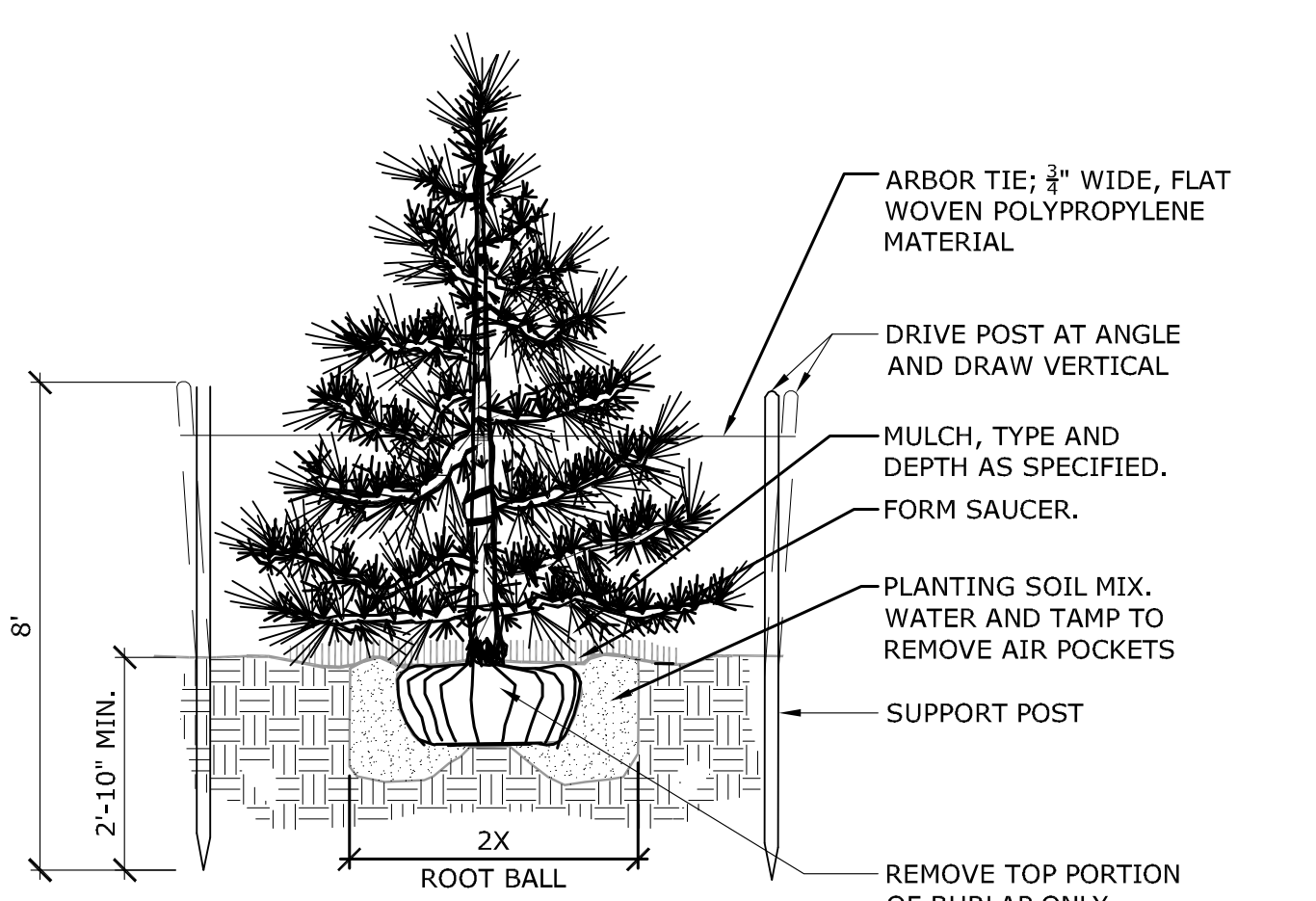
1 16' HIGH BACKSTOP
NOT TO SCALE P-SC-2613.07-22



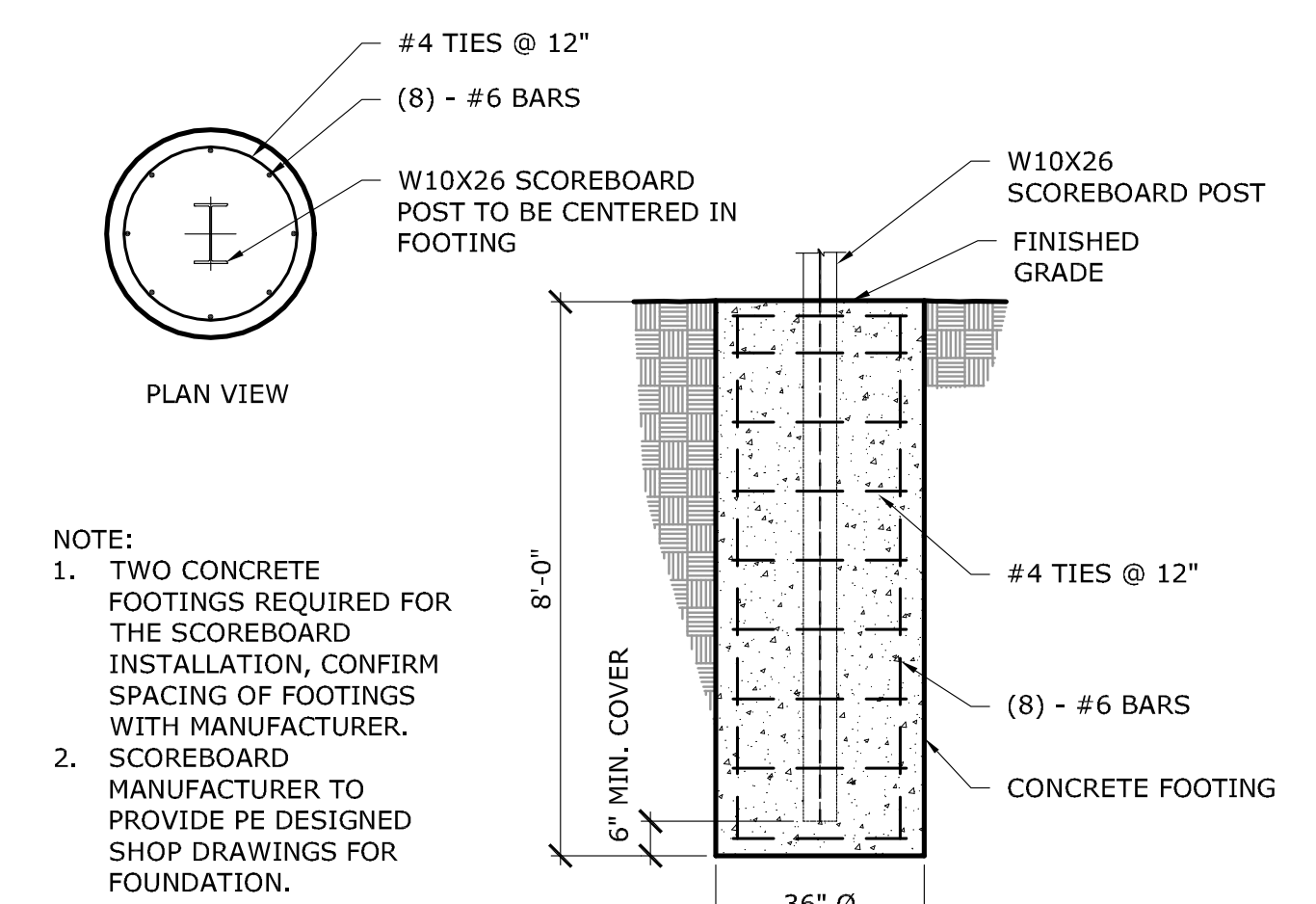
2 CHAIN LINK FENCE
1/2" = 1'-0" P-SC-2613.07-11



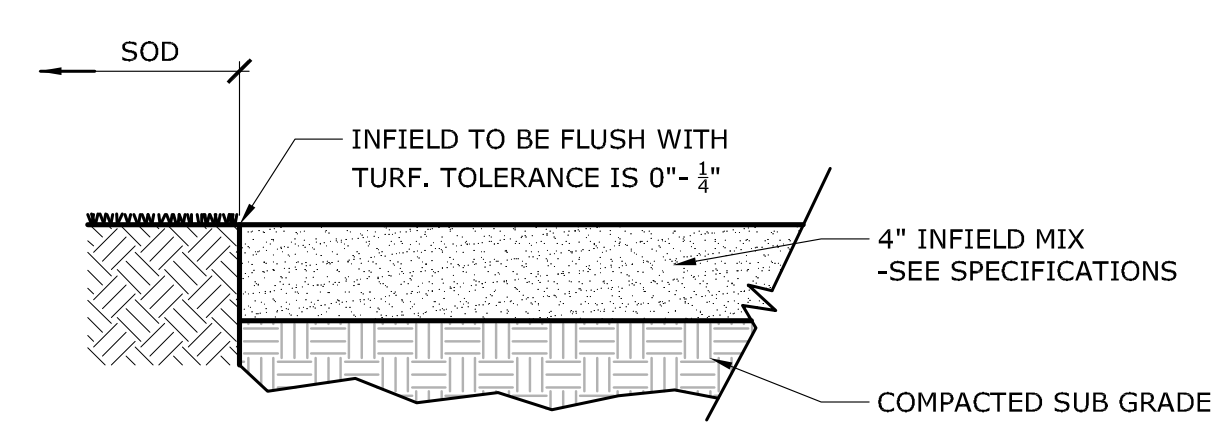
3 8' SOLID WOOD FENCE
1/2" = 1'-0" P-SC-2613.07-98



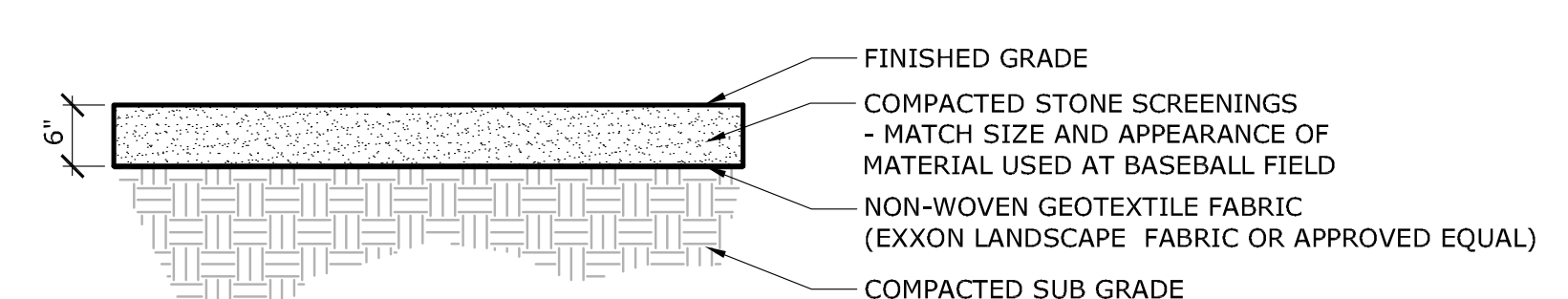
4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE P-SC-2613.07-13



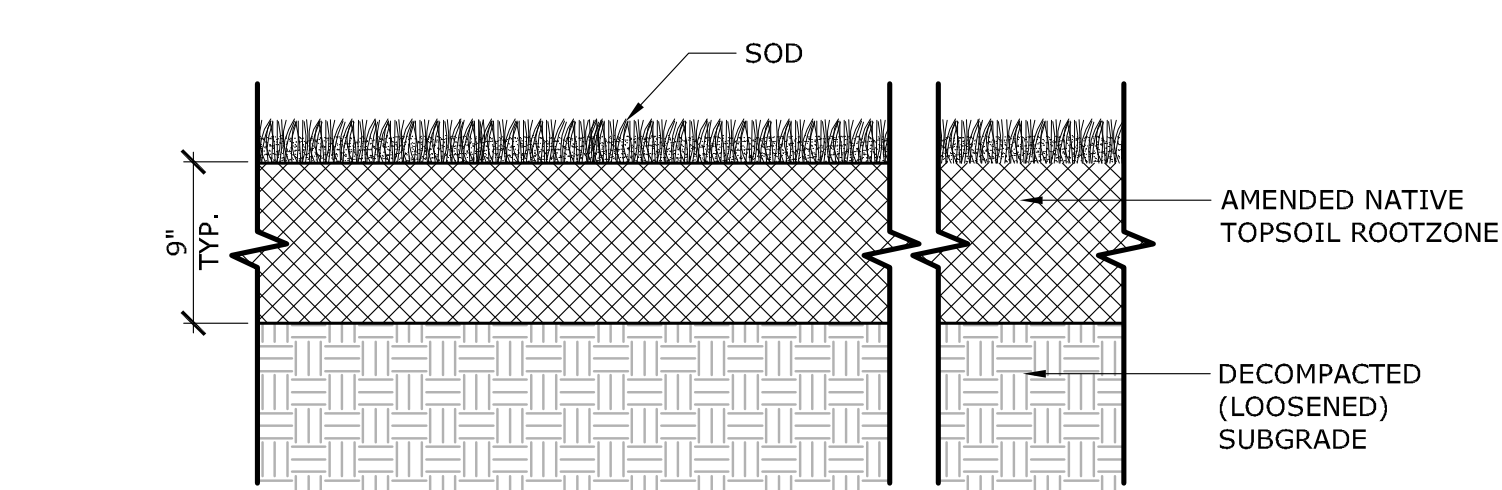
5 SCOREBOARD FOOTING
NOT TO SCALE P-SC-2613.07-27



6 SKINNED INFIELD SURFACE
NOT TO SCALE P-SC-2613.07-14

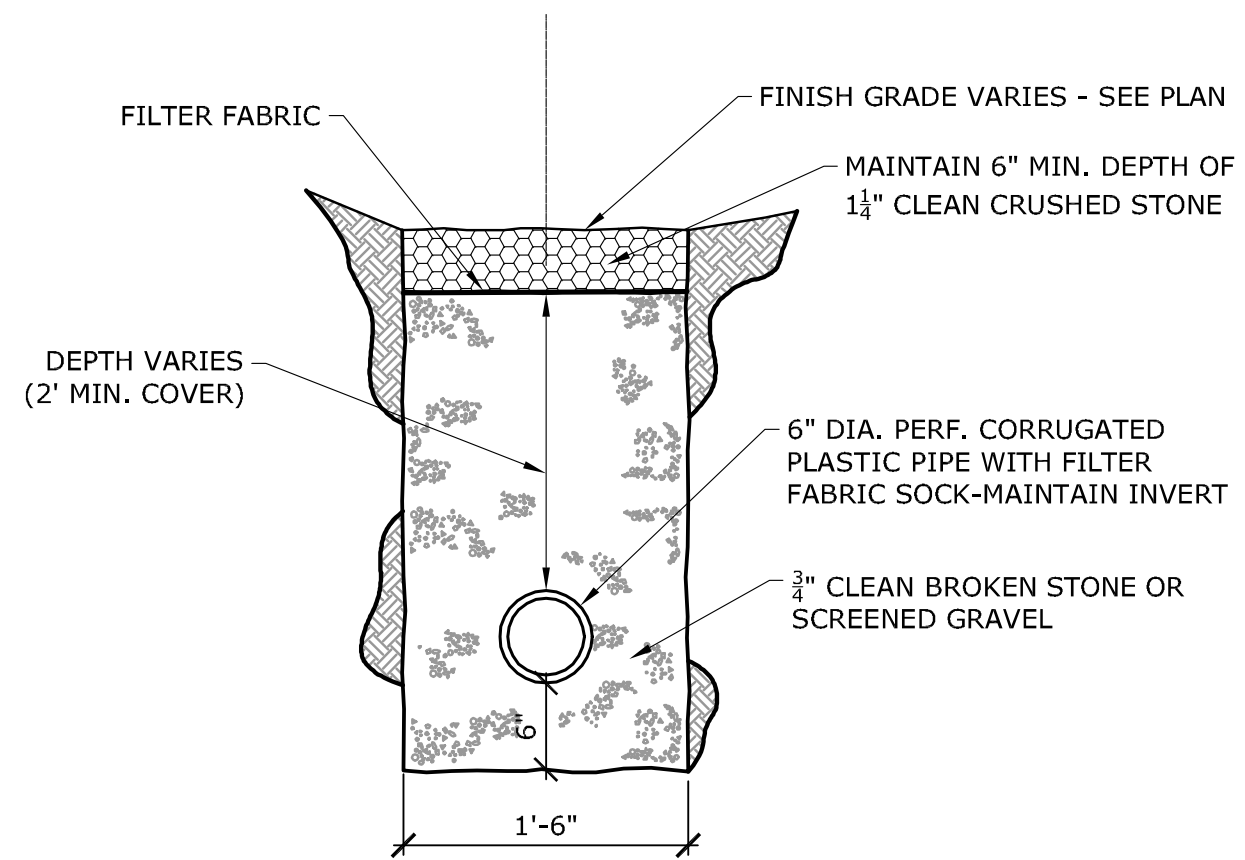


7 STONE DUST SURFACE
NOT TO SCALE P-SC-2613.07-26



8 NATURAL GRASS FIELD
NOT TO SCALE P-SC-2613.07-97

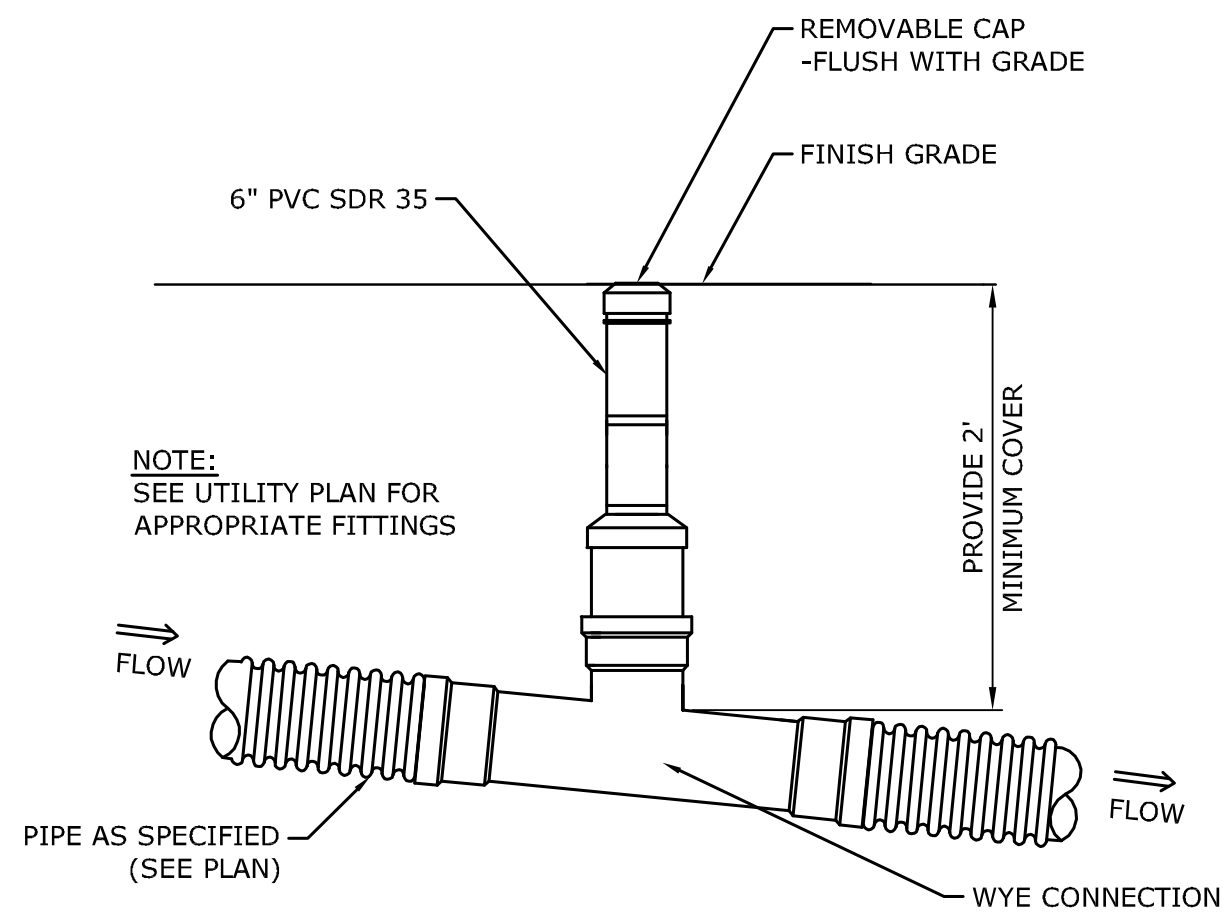
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| MILONE & MACBROOM 29 Reedy Drive Westport, CT 06410 (203) 271-1773 Fax (203) 272-9753 www.miloneandmacbroom.com | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">SITE DETAILS</p> <p style="text-align: center;">GREENS FARMS ACADEMY SOFTBALL FIELD</p> <p style="text-align: center;">35 BEACHSIDE AVENUE WESTPORT, CONNECTICUT</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">DESIGNED</td> <td style="width: 33%;">DRAWN</td> <td style="width: 33%;">CHECKED</td> </tr> <tr> <td>KCF</td> <td>BDK</td> <td>KCF</td> </tr> <tr> <td colspan="3" style="text-align: center;">AS NOTED</td> </tr> <tr> <td colspan="3" style="text-align: center;">OCTOBER 31, 2016</td> </tr> <tr> <td colspan="3" style="text-align: center;">DATE</td> </tr> <tr> <td colspan="3" style="text-align: center;">2613-07</td> </tr> <tr> <td colspan="3" style="text-align: center;">PROJECT NO.</td> </tr> <tr> <td colspan="3" style="text-align: center;">SD-1</td> </tr> <tr> <td colspan="3" style="text-align: center;">SHEET NAME</td> </tr> </table> | DESIGNED | DRAWN | CHECKED | KCF | BDK | KCF | AS NOTED | | | OCTOBER 31, 2016 | | | DATE | | | 2613-07 | | | PROJECT NO. | | | SD-1 | | | SHEET NAME | | |
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| SD-1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SHEET NAME | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



- NOTES:**
1. FINISHED GRADE ADJACENT TO THE STONE INFILTRATION TRENCH SHALL BE RESHAPED TO PROVIDE POSITIVE DRAINAGE TOWARDS THE TRENCH.
 2. ALL GRADING SHALL OCCUR OUTSIDE THE ADJACENT PLAYING FIELD SURFACE.
 3. ALL DISTURBED AREAS SHALL RECEIVE TOPSOIL AND SOD.
 4. THERE SHALL BE NO CUTTING OR CLEARING OF EXISTING VEGETATION FOR THE INSTALLATION OF THE STONE TRENCH AND PIPING.
 5. ALL STRUCTURES SHALL BE FLUSH WITH SURROUNDING FINISHED GRADE.

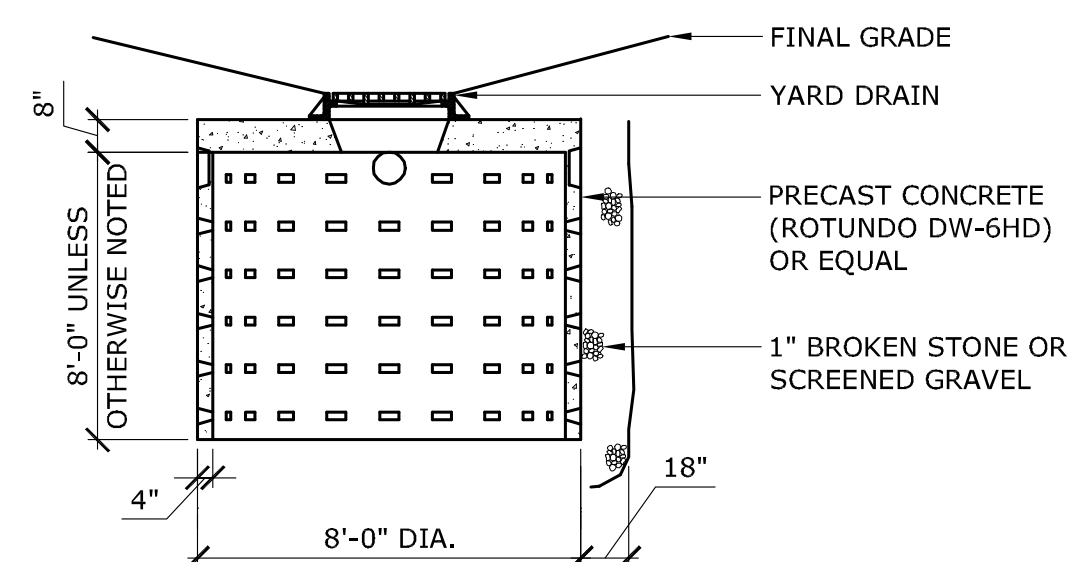
1 STONE INFILTRATION TRENCH

N.T.S. P-SC-2613.07-96



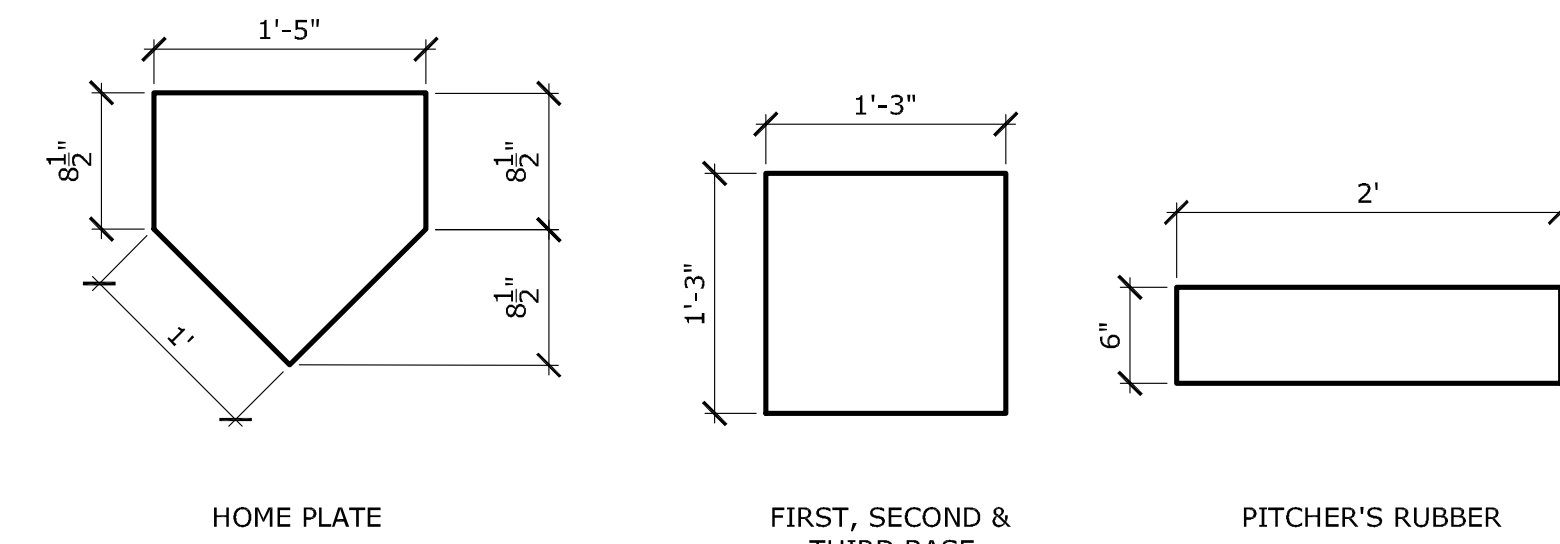
3 DRAINAGE CLEANOUT

N.T.S. P-SC-2613.07-01



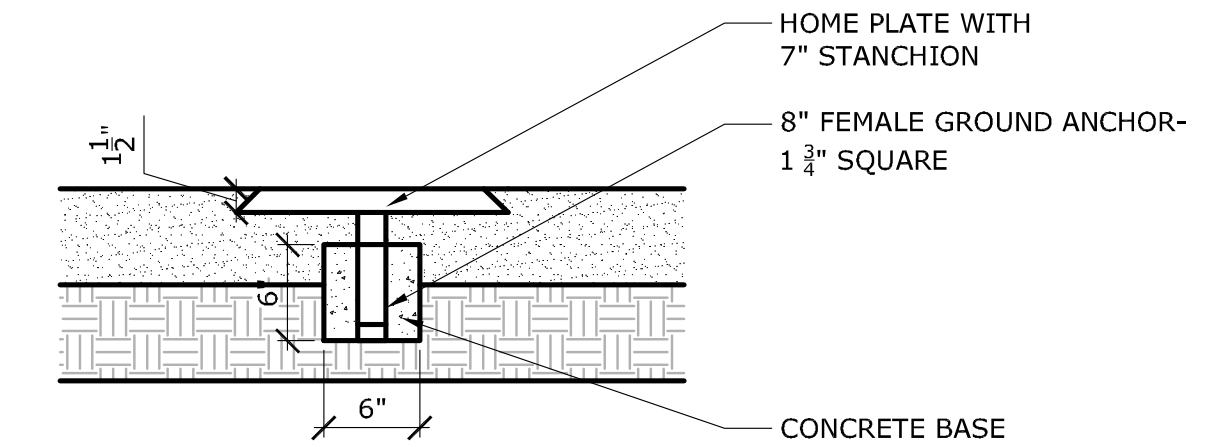
4 DRYWELL YARD DRAIN

N.T.S. P-SC-2613.07-92



6 SOFTBALL DIAMOND BASE PADS

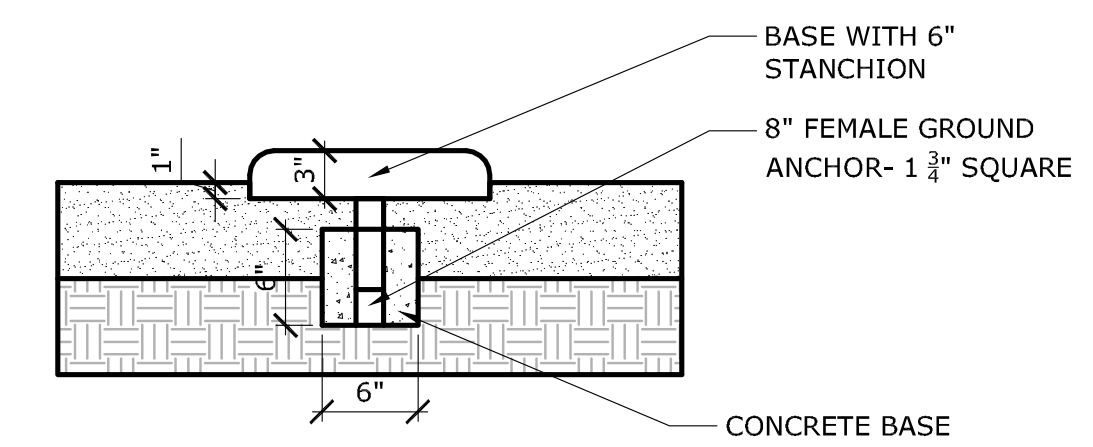
NOT TO SCALE P-SC-2613.07-23



NOTE: HOME PLATE MUST BE LEVEL WITH PLAYING SURFACE

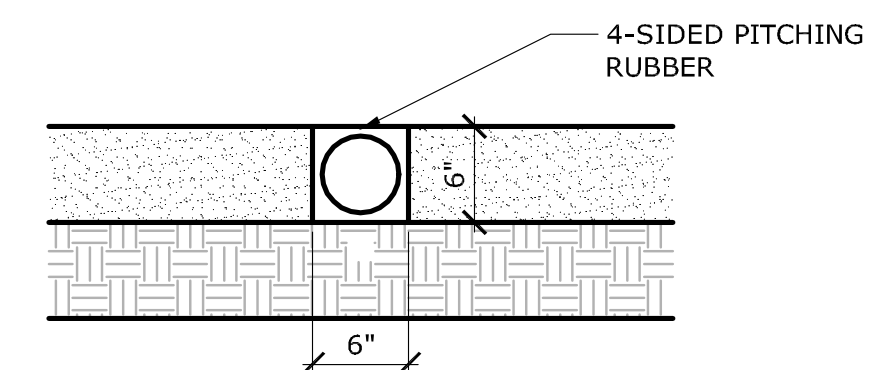
7 HOME PLATE MOUNTING DETAIL

NOT TO SCALE P-SC-2613.07-20



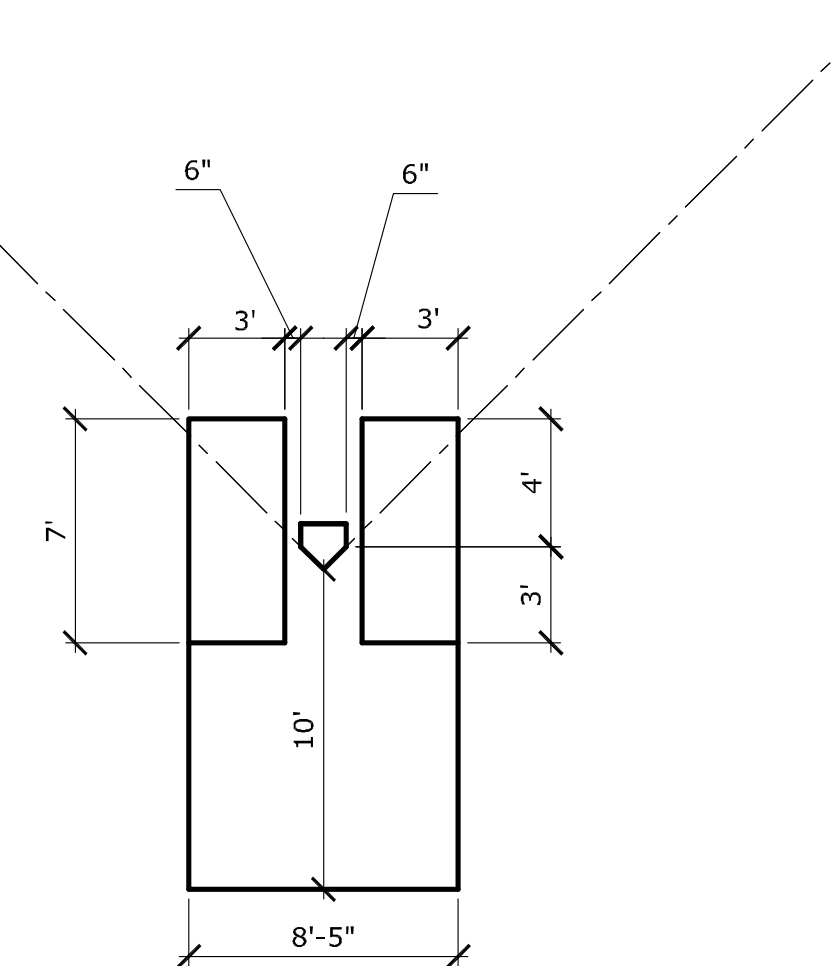
8 BASE MOUNTING DETAIL

NOT TO SCALE P-SC-2613.07-18



9 PITCHER RUBBER MOUNTING DETAIL

NOT TO SCALE P-SC-2613.07-19



10 CATCHER'S AND BATTER'S BOX

NOT TO SCALE P-SC-2613.07-24

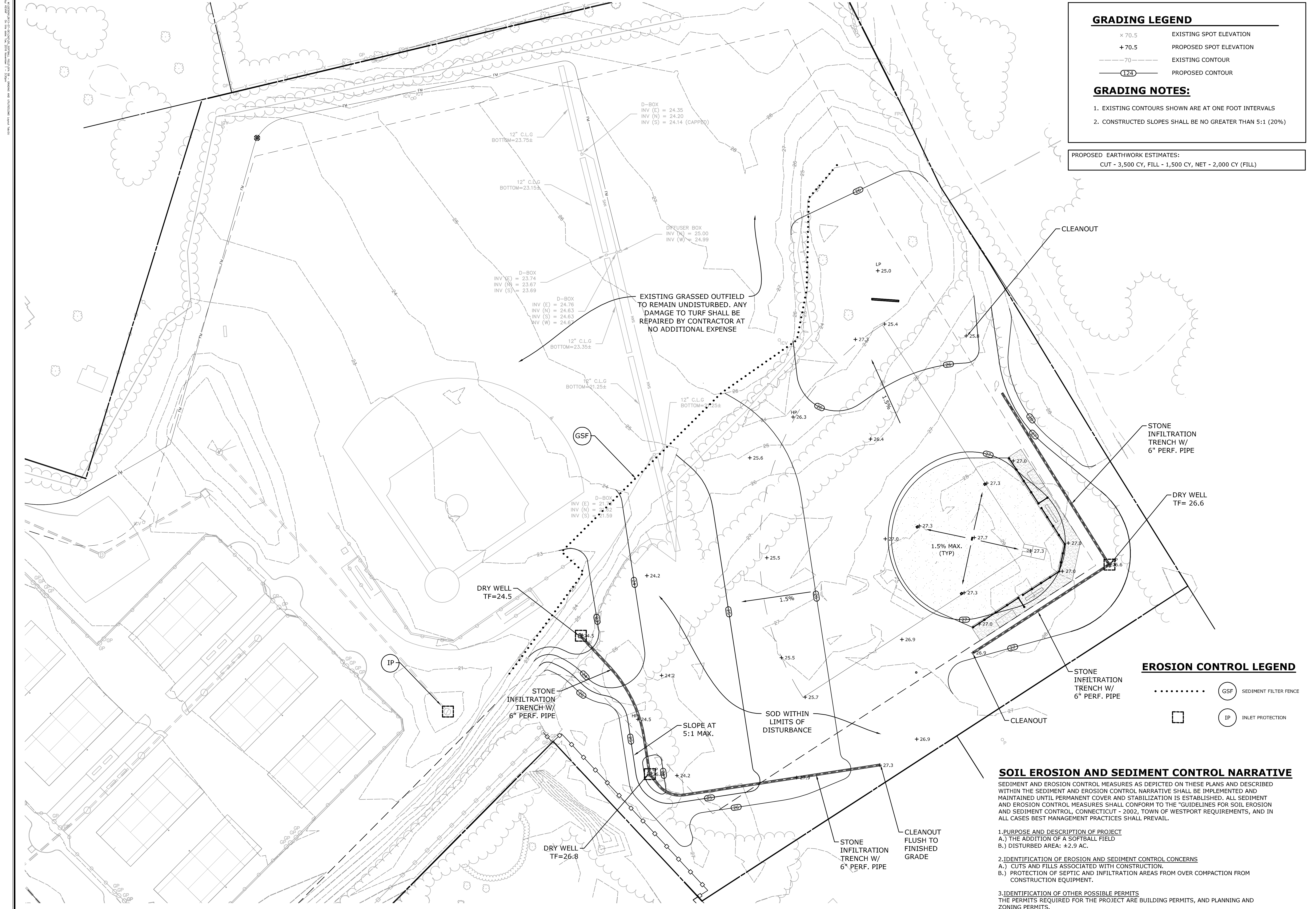
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SITE DETAILS
GREENS FARMS ACADEMY
SOFTBALL FIELD
 35 BEACHSIDE AVENUE
 WESTPORT, CONNECTICUT

| | | |
|------------------|-------|---------|
| KCF | BDK | KCF |
| DESIGNED | DRAWN | CHECKED |
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SD-2



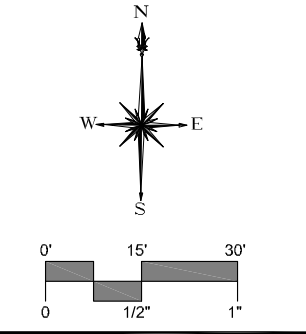
GRADING LEGEND

- × 70.5 EXISTING SPOT ELEVATION
- + 70.5 PROPOSED SPOT ELEVATION
- - - - - EXISTING CONTOUR
- PROPOSED CONTOUR

GRADING NOTES:

- EXISTING CONTOURS SHOWN ARE AT ONE FOOT INTERVALS
- CONSTRUCTED SLOPES SHALL BE NO GREATER THAN 5:1 (20%)

PROPOSED EARTHWORK ESTIMATES:
 CUT - 3,500 CY, FILL - 1,500 CY, NET - 2,000 CY (FILL)



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SITE PLAN - GRADING AND UTILITIES
 GREENS FARMS ACADEMY
 35 BEACHSIDE AVENUE
 WESTPORT, CONNECTICUT

KCF DESIGNED
BDK DRAWN
KCF CHECKED

SCALE: 1"=30'
 DATE: OCTOBER 31, 2016
 PROJECT NO.: 2613-07

GU

SHEET NAME

EROSION CONTROL LEGEND

- GSF SEDIMENT FILTER FENCE
- IP INLET PROTECTION

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, TOWN OF WESTPORT REQUIREMENTS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

- PURPOSE AND DESCRIPTION OF PROJECT
 - THE ADDITION OF A SOFTBALL FIELD
 - DISTURBED AREA: ±2.9 AC.
- IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
 - CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
 - PROTECTION OF SEPTIC AND INFILTRATION AREAS FROM OVER COMPACTION FROM CONSTRUCTION EQUIPMENT.
- IDENTIFICATION OF OTHER POSSIBLE PERMITS

THE PERMITS REQUIRED FOR THE PROJECT ARE BUILDING PERMITS, AND PLANNING AND ZONING PERMITS.

EXISTING GRASSED OUTFIELD TO REMAIN UNDISTURBED. ANY DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL EXPENSE

D-BOX
 INV (E) = 24.35
 INV (N) = 24.20
 INV (S) = 24.14 (CAPPED)

12" C.L.G.
 BOTTOM=23.75±

12" C.L.G.
 BOTTOM=23.15±

D-BOX
 INV (E) = 23.74
 INV (N) = 23.67
 INV (S) = 23.69

D-BOX
 INV (E) = 24.76
 INV (N) = 24.63
 INV (S) = 24.63
 INV (W) = 24.6

12" C.L.G.
 BOTTOM=23.35±

12" C.L.G.
 BOTTOM=21.25±

12" C.L.G.
 BOTTOM=21.25±

D-BOX
 INV (E) = 21.7
 INV (N) = 21.62
 INV (S) = 21.59

DRY WELL
 TF=24.5

STONE INFILTRATION TRENCH W/ 6" PERF. PIPE

DRY WELL
 TF=26.8

SLOPE AT 5:1 MAX.

SOD WITHIN LIMITS OF DISTURBANCE

STONE INFILTRATION TRENCH W/ 6" PERF. PIPE

CLEANOUT FLUSH TO FINISHED GRADE

CLEANOUT

CLEANOUT

CLEANOUT

CLEANOUT

CLEANOUT

D-BOX
 INV (E) = 21.7
 INV (N) = 21.62
 INV (S) = 21.59

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SOD WITHIN LIMITS OF DISTURBANCE

STONE INFILTRATION TRENCH W/ 6" PERF. PIPE

CLEANOUT FLUSH TO FINISHED GRADE

CLEANOUT

CLEANOUT

CLEANOUT

CLEANOUT

LP
 +25.0

+25.4

+27.3

+25.6

+26.4

+25.5

+24.2

+25.5

+25.7

+26.9

+26.9

+27.3

+27.2

+27.3

+27.3

+27.3

+27.3

+27.3

+27.3

CLEANOUT

STONE INFILTRATION TRENCH W/ 6" PERF. PIPE

DRY WELL
 TF= 26.6

1.5% MAX. (TYP)

1.5%

1.5%

1.5%

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CLEANOUT

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CLEANOUT

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CLEANOUT

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1.5% MAX. (TYP)

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