

March 17, 2021

Planning and Zoning Commission
c/o Mary Young, AICP, Director of Planning & Zoning
Town of Westport
110 Myrtle Ave, Room 203
Westport CT 06880

RE: 136 Riverside Ave
Site Plan & Special Permit Application

Dear Ms. Young,

As discussed, attached please find revised plans to address issues the Driscoll family has raised:

1. Relocate the patio away from their property;
2. Replace northern fence with a 8-foot-tall fence (similar to what exist);
3. Remove existing oak tree along the northern property line that causes damage to their driveway (Request being made to the town since town owns land. The applicant is willing to fix their driveway however, this is offsite and not part of our application);
4. Replace light pole by 4 parking spaces with residential style 6' tall light pole;
5. Add shielding to existing light by HC parking space;
6. Add signage to 6 spaces for "Abilis Parking Only";
7. Relocate the proposed tree line to allow for better site distances on their property; and
8. Trim the large tree overhanging on their property and cable the main trunks together.

The house plans remain unchanged. We are submitting 2 hard copies to ARB and 1 hard copy to you. Please let us know if you need any additional.

We look forward to presenting the applications to the Planning and Zoning Commission. If you have any questions or require additional information, please do not hesitate to contact us.

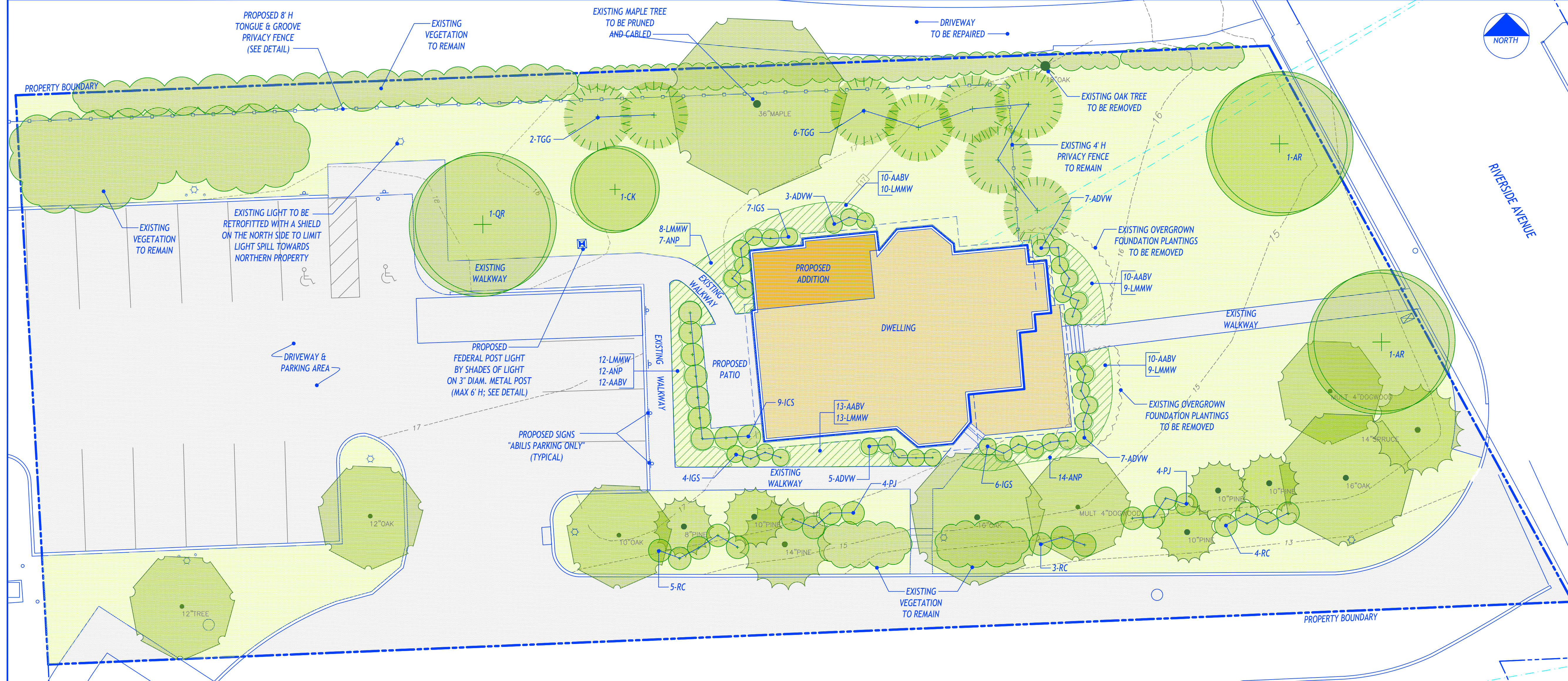
Sincerely,



Richard W. Redniss, AICP

Enclosures (via email)

cc: Driscoll Family
Development Team
Donna Douglass, Architectural Review Board



LEGEND

- 17 --- EXISTING CONTOUR
- × 16.86 EXISTING SPOT GRADE
- 17 --- PROPOSED CONTOUR
- 17 --- PROPERTY BOUNDARY
- 17 --- ADJACENT PROPERTY BOUNDARY
- 17 --- EXISTING OVERHEAD UTILITIES
- 17 --- EXISTING FENCE
- 17 --- PROPOSED WALL
- 17 --- EXISTING VEGETATION
- 17 --- EXISTING TREE
- 17 --- EXISTING EVERGREEN TREE
- 17 --- PROPOSED SHADE TREE
- 17 --- PROPOSED FLOWERING TREE
- 17 --- PROPOSED EVERGREEN TREE
- 17 --- PROPOSED SHRUBS
- 17 --- PROPOSED HERBACEOUS PLANTS
- 17 --- LAWN
- 17 --- PROPOSED LIGHT POST
- 17 --- EXISTING LIGHT POST

PLANT LIST

SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
PROPOSED SHADE TREES					
AR	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	4" CAL.	B&B
QR	1	QUERCUS RUBRA	NORHERN RED OAK	3"-3.5" CAL.	B&B
TOTAL	3				
PROPOSED EVERGREEN TREES					
TGG	8	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10'-12' HT.	B&B
TOTAL	8				
PROPOSED FLOWERING TREES					
CK	1	CORNUS HOUSA	KOUASA DOGWOOD	8'-10' HT.	B&B
TOTAL	1				
PROPOSED SHRUBS					
ADVW	22	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	18"-24" HT.	CONTAINER
ICS	9	ILEX CRENATA 'STEEDS'	STEEDS UPRIGHT JAPANESE HOLLY	4'-5' HT.	CONTAINER
JGS	17	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	18"-24" HT.	CONTAINER
PJ	8	PIERIS JAPONICA 'DOROTHY WYCKOFF'	DOROTHY WYCKOFF ANDROMEDA	2.5'-3' HT.	CONTAINER
RC	12	RHODODENDRON 'CATAWBIENSE ALBUM'	WHITE CATAWBA RHODODENDRON	2.5'-3' HT.	CONTAINER
TOTAL	68				
PROPOSED HERBACEOUS PLANTS					
AABV	55	ASTILBE X 'ARENDSII 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	2 QUART	CONTAINER
ANP	33	ATHYRIUM NIPONICUM 'PICTUM'	JAPANESE PAINTED FERN	2 QUART	CONTAINER
LMMW	61	LIRIOPE MUSCARI 'MONROE WHITE'	MONROE'S WHITE LILYTURF	2 QUART	CONTAINER
TOTAL	149				

GENERAL NOTES

- UNLESS NOTED OTHERWISE, EXISTING AND ALL OTHER PROPOSED CONDITIONS INFORMATION TAKEN FROM A DRAWING PREPARED BY REDNISS & MEAD, INC.
- PROPOSED LANDSCAPE INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

ZONING TREE-PLANTING COMPLIANCE DATA*

SECTION	SUMMARY DESCRIPTION	REQUIRED	EXISTING	PROPOSED	TOTAL	MEET REGULATIONS
35-2.2	FRONT LANDSCAPE AREA (1 TREE PER 50')**	2	0	2	2	YES
35-2.3	PARKING AREAS (1 TREE PER 10 PARKING SPACES)	2	2	1	3	YES
35-2.4	BUFFER STRIP (1 TREE PER 10')***	12***	0	13	12	YES

*ZONING COMPLIANCE REQUIREMENTS TAKEN FROM THE WESTPORT PLANNING AND ZONING COMMISSION ZONING REGULATIONS AND SUBDIVISION REGULATIONS.
 ** THE LENGTH OF THE STREET FRONTAGE IS APPROXIMATELY 112.5 FEET; PLANTABLE LENGTH APPROX. 81 FT.
 *** TOTAL LENGTH OF NORTH PROPERTY LINE IS 222.3 L.F.; APPROX. 160 FT OF THE NORTH BOUNDARY IS SCREENED BY THE EXISTING 6 FT HIGH PRIVACY FENCE & 102 FT OF THE EXISTING FENCE HAS MIN. 8-10 FT HIGH EXISTING EVERGREEN TREES BEHIND IT. AREA REQUIRED ADDITIONAL SCREENING IS APPROX. 120.3 FEET LONG



WILLIAM KENNY ASSOCIATES LLC
 SOIL SCIENCE
 ECOLOGICAL SERVICES
 LAND USE PLANNING
 LANDSCAPE ARCHITECTURE

195 TUNNIS HILL CUTOFF S
 FAIRFIELD, CT 06825
 PHONE: 203 366 0588
 FAX: 203 366 0067
 www.wkassociates.net

P&Z SUBMISSION
 PLANTING PLAN

PREPARED FOR:
 COASTAL LUXURY HOMES

LOCATION:
 136 RIVERSIDE AVENUE
 WESTPORT, CONNECTICUT

DATE: FEBRUARY 10, 2021
 MARCH 12, 2021 (REV. 1)
 MARCH 18, 2021 (REV. 2)

SCALE: AS NOTED

REF. NO. 4760

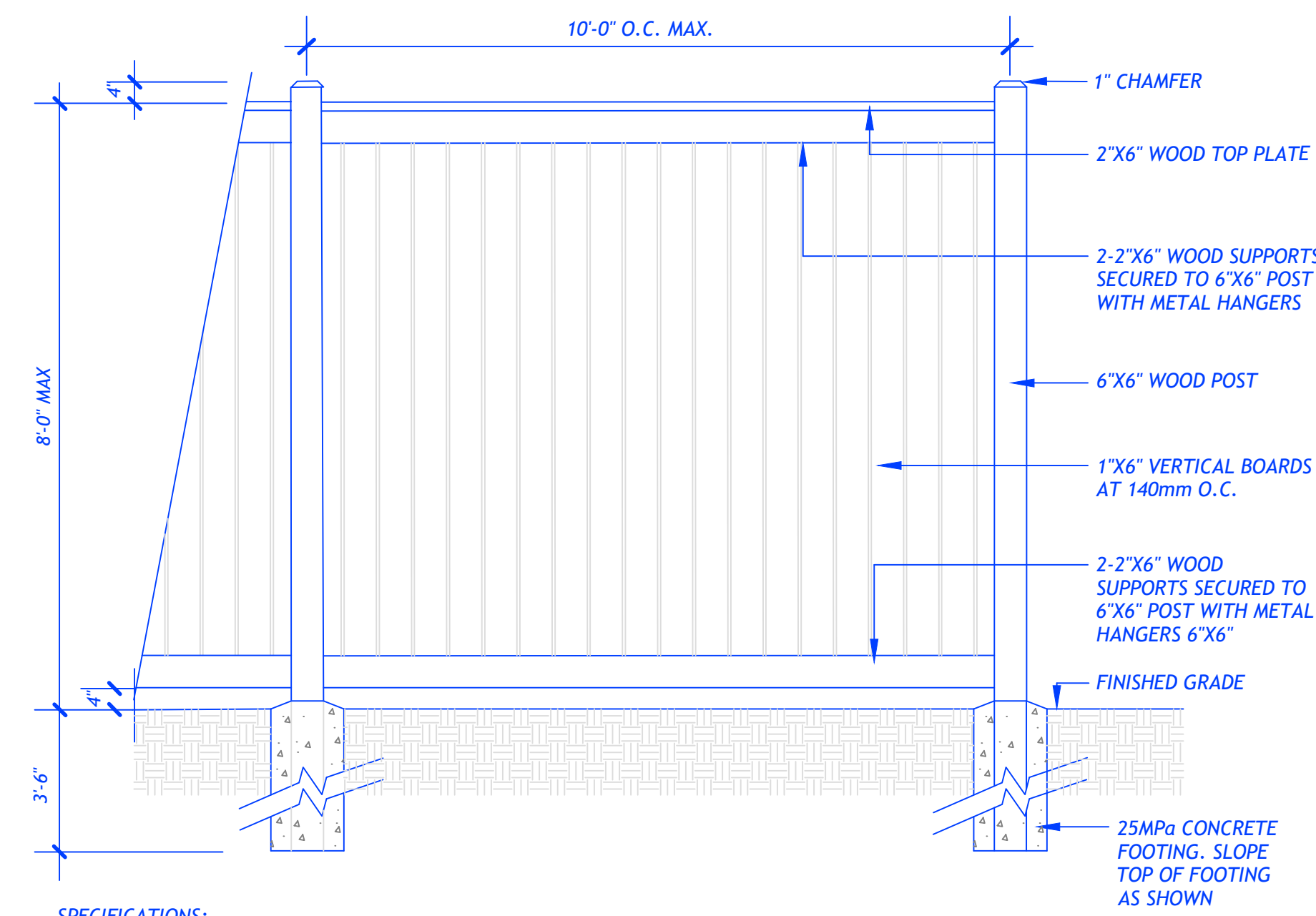
PROPOSED OUTDOOR LIGHT FIXTURE



PROPOSED FEDERAL POST LIGHT BY SHADES OF LIGHT (1.800.262.6612; WWW.SHADESOFLIGHT.COM) TO BE INSTALLED ON 3" DIAM. METAL POST IN BLACK FINISH (MAX 6' H IN TOTAL).

8 FT HIGH PRIVACY FENCE DETAIL

NOT TO SCALE

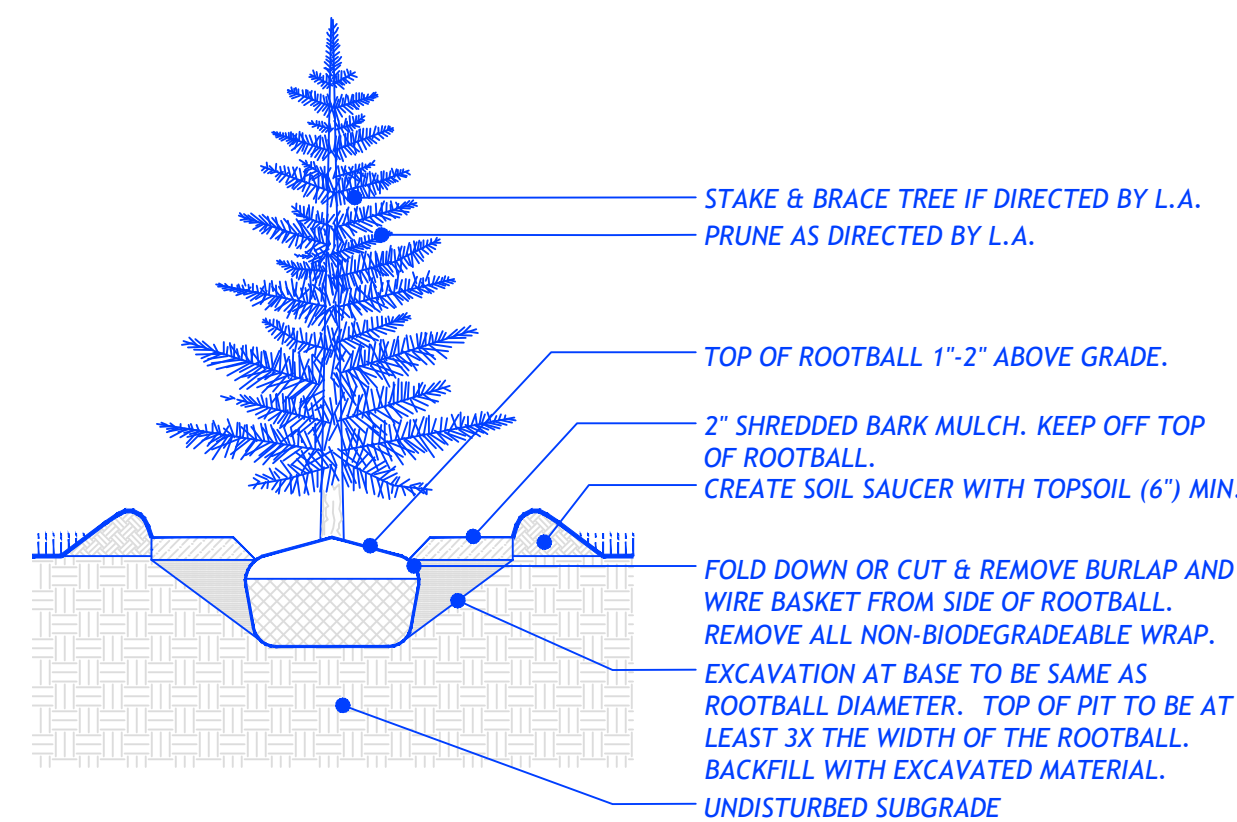


SPECIFICATIONS:

1. ALL WOOD TO BE NO. 1 GRADE CEDAR AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS. UNLESS NOTED OTHERWISE ON DRAWING.
2. ALL FASTENERS TO BE HOT DIPPED GALVENEIZED

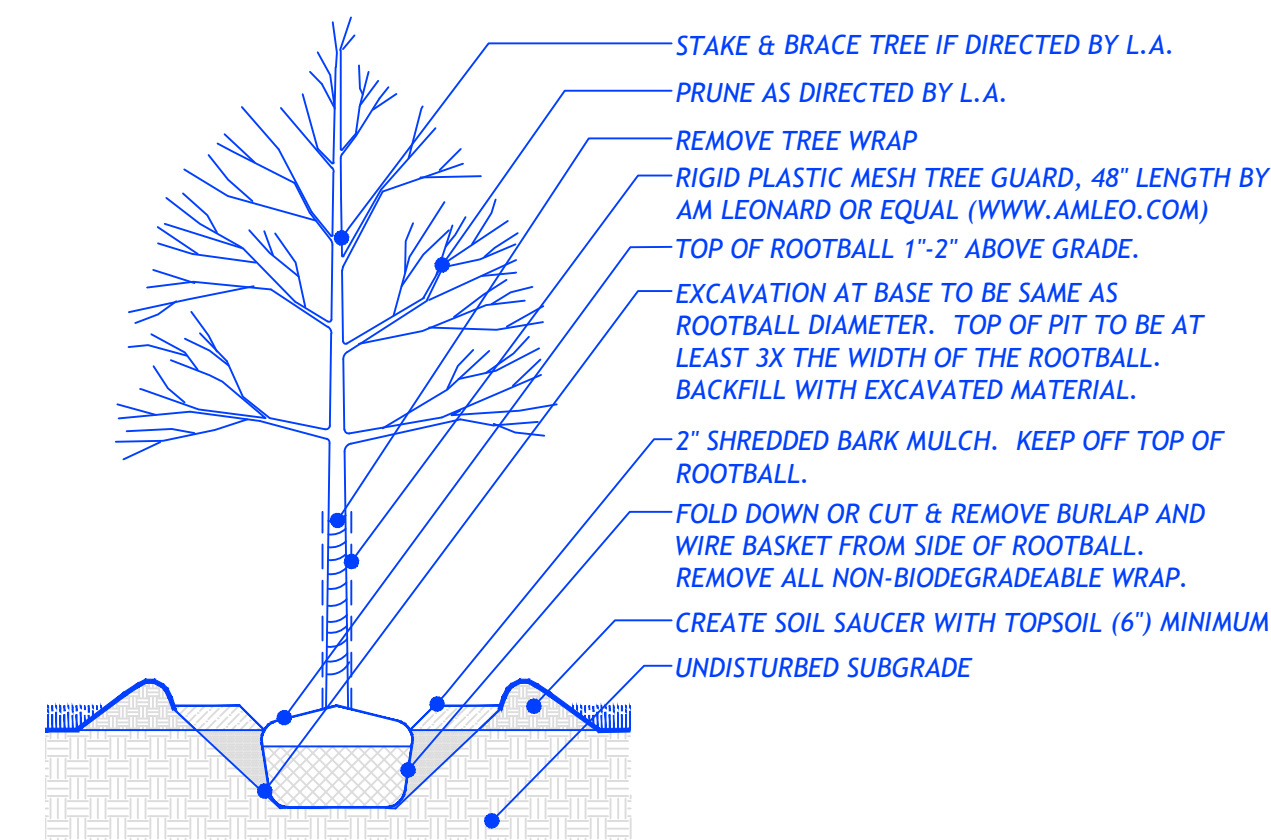
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



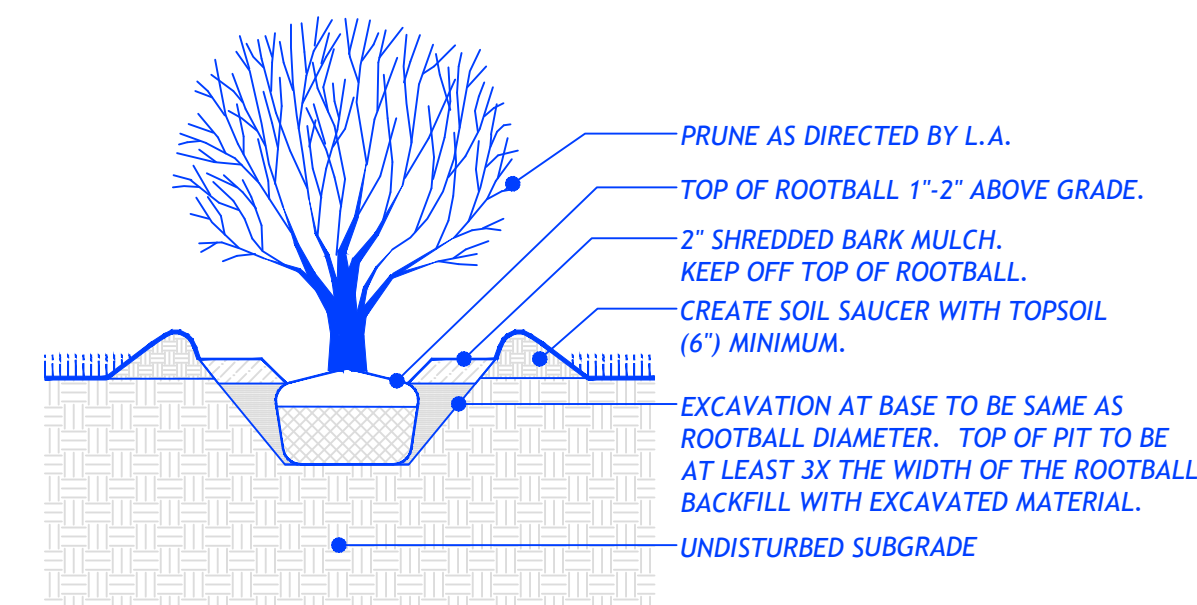
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



PLANTING NOTES

1. PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
2. PLANT SPACING FOR HERBACEOUS MATERIAL TO BE 24" O.C.
3. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
5. PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.
6. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.
7. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLIGENCE ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
9. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.
10. TO PREVENT DAMAGE FROM WHITE TAILED DEER BROWSE, THE SHRUB PLANTINGS SHALL BE PROTECTED AS NEEDED WITH TEMPORARY FENCING OR OTHER MEASURES UNTIL THE SHRUBS ARE WELL ESTABLISHED.

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, EXISTING AND ALL OTHER PROPOSED CONDITIONS INFORMATION TAKEN FROM A DRAWING PREPARED BY REDNISS & MEAD, INC.
2. PROPOSED LANDSCAPE INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.



**P&Z SUBMISSION
DETAILS & SPECIFICATIONS**

PREPARED FOR:
COASTAL LUXURY HOMES

LOCATION:
**136 RIVERSIDE AVENUE
WESTPORT, CONNECTICUT**

DATE: MARCH 12, 2021
MARCH 18, 2021 (REV. 1)

SCALE: AS NOTED

REF. NO. 4760

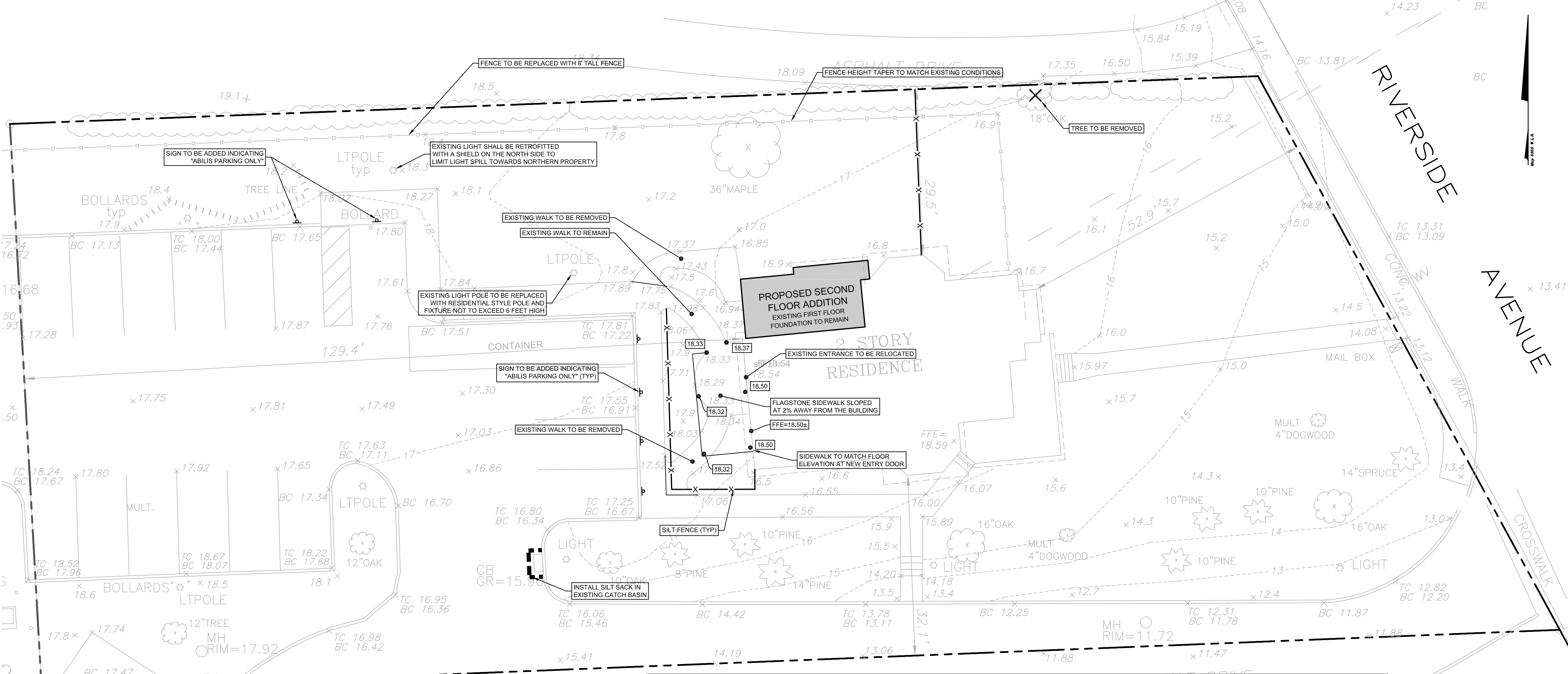
- GENERAL NOTES:**
- These drawings are intended only to depict the design of site grading and sediment and erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead entitled Property & Topographic Survey dated November 16, 2020. Elevations depicted or labeled are based on NAVD-88.
 - Refer to plans prepared by Tanner White Architects, LLC for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Tanner White Architects, LLC received on January 18, 2021.
 - Property lies in a A (1/2 Acre Residential) zone.
 - The property does not lie within a FEMA Flood Zone as it lies within Zone X - Area of Minimal Flood Hazard. Flood zones as shown on the Flood Insurance Rate Map Community No. 09001C0413G, effective date July 8, 2013.
 - All construction shall comply with the Town of Westport, Connecticut, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.
 - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
 - The property shall be served by public water and sewers.
 - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test (PIT) at utility crossings to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
 - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
 - When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
 - Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
 - Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
 - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
 - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

- EARTHWORK & GRADING:**
- Grade away from building walls at 2% minimum (typical).
 - Earth slopes shall be no steeper than 5:1 (horz:vert).
 - No work shall commence until erosion controls have been inspected and approved by the Public Works or their designees.
 - General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
 - General fill may be fill, lean sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
 - Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
 - Disturbed areas shall be topsoiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
 - After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
 - Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
 - Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

- SEDIMENT AND EROSION CONTROL NARRATIVE:**
- The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary objectives of this program are:
- Trapping particles at source by promptly stabilizing disturbed areas;
 - Avoid concentration of water;
 - Avoid contamination of existing storm drains;
 - Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

SEDIMENT AND EROSION CONTROL NOTES:

- Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
- All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
- The contractor is assigned the responsibility for implementing this sediment and erosion 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 Zoning Department of any transfer of this responsibility, and Public Works that construction is to begin three (3) days prior to commencing work.
- Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
- No construction or construction equipment or storage of materials will be allowed on the downhill side of the site fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
- Where existing trees are to be saved, trees shall be protected with trunk armor where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment, trafficking and materials storage over the tree roots shall be avoided.
- Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" x 4" crushed stone, 4" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
- The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
- Silt fence shall be Mirafi envelope, Amoco silttrap or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100X or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
- Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.



CONSTRUCTION PHASING:

The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.

PHASE I: PREPARATION

- AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (SEE PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR S&E PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
- ESTABLISH STAGING AREA WITH ANY POTENTIAL TRAILERS AND TEMPORARY UTILITIES.
- INSTALL SILT FENCE, CONSTRUCTION FENCE AND/OR PERIMETER FENCE AS SHOWN ON THE PLANS.

PHASE II: CONSTRUCTION

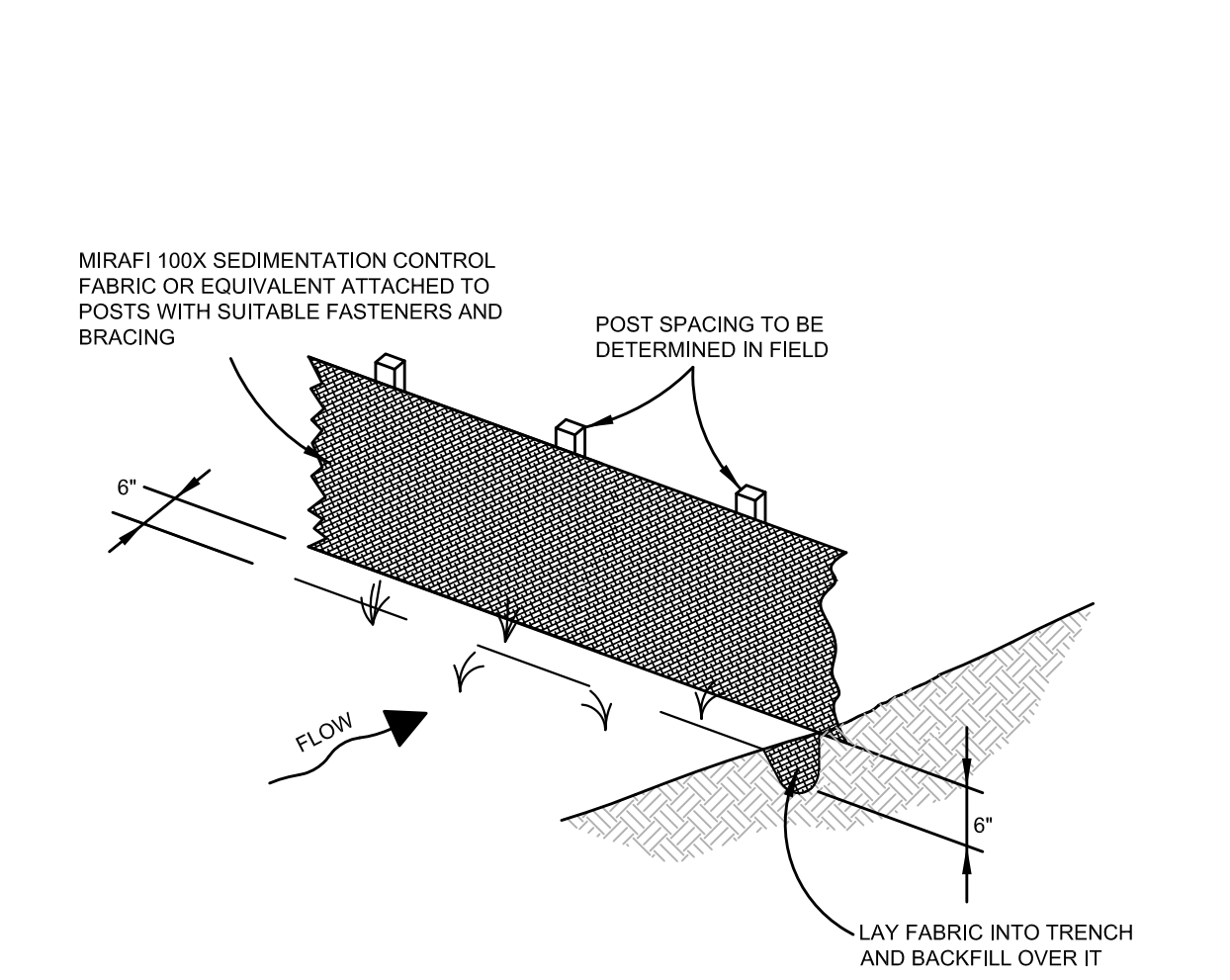
- INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
- CONSTRUCT SECOND FLOOR ADDITION AND INTERIOR RENOVATIONS.
- CONSTRUCT FLAGSTONE WALK AND PATIO WITH CURBING.
- FINAL GRADING AND PAVING.
- SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.

PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED

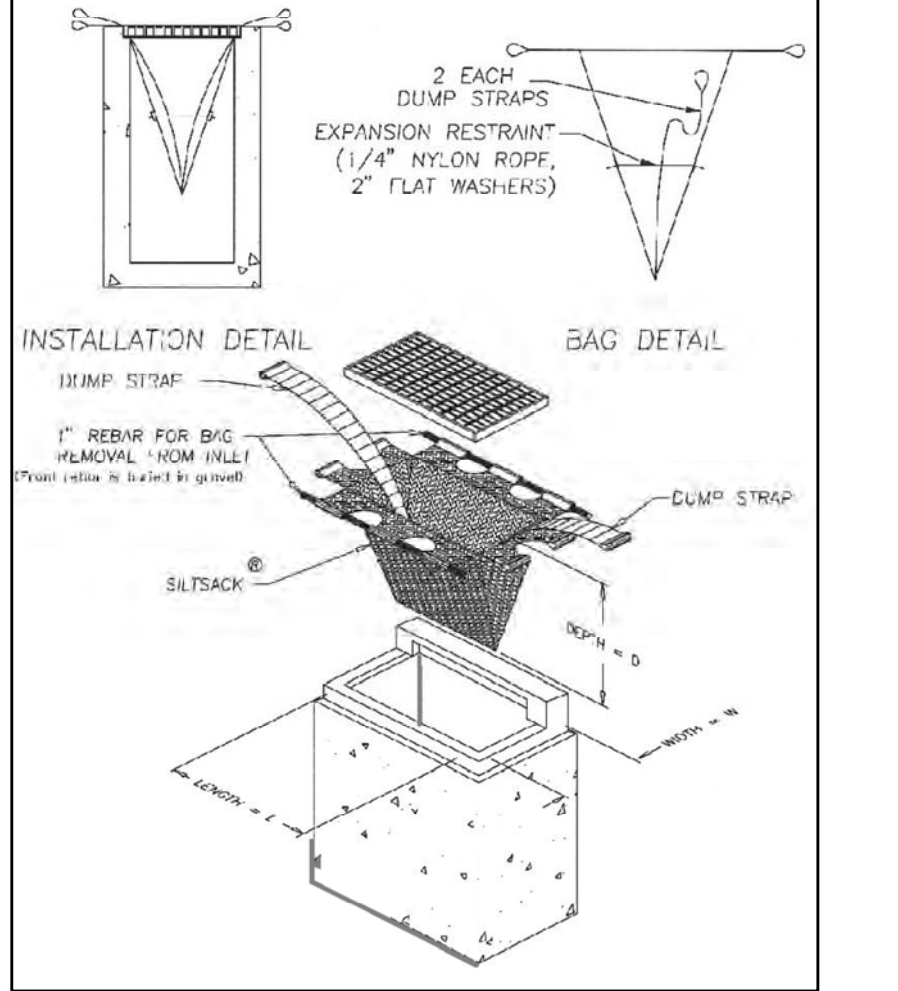
- CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
- REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SLUMPS & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
- REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
- REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
- MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.

136 Riverside Avenue Zoning Analysis

1/26/2021	Residence Zone A & §32-27 (Special Needs Housing)				NOTES				
	Req/Allowed	Existing	Proposed Req/Allowed	Proposed					
Lot Size/Shape									
Gross Lot Area	21,780 sf	0.50 ac	24,847 sf	0.57 ac	21,780 sf	0.50 ac	24,847 sf	0.57 ac	Appendix D: Total area within property boundaries. No wetlands or steep slopes on site.
Setbacks									
Front	30'	52.9'	30'	52.9'					
Side	15'	29.5'	15'	29.5'					
Rear	25'	129.4'	15'	129.4'					
Building Height									
Stories	2.5	2	2.5	2					
Feet	30'	26'	30'	26'					
Coverage									
Max. Building Coverage	(15.0%)	3,727 sf	(8.3%)	2,060 sf	(15.0%)	3,727 sf	(8.3%)	2,060 sf	
Max. Total Coverage	(25.0%)	6,212 sf	(41.8%)	10,388 sf	(25.0%)	6,212 sf	(41.8%)	10,388 sf	
Floor Area									
Max. Total Floor Area	n/a	0.12	2,943 sf	n/a	0.13	3,206 sf	Provided by Tanner White Architects, LLC		
Density									
Units	n/a	n/a	6	5	§32-27.2 Density				
Parking									
Min Parking Spaces	-	17	5	17	§32-27.3.3 Parking				



FABRIC & POST SILTATION BARRIER (SILT FENCE)
N.T.S.



INLET SEDIMENT CONTROL DEVICE (SILT SACK)
N.T.S.

NEIGHBOR COORDINATION

No.	Date	Revision
2	03/01/2021	NEIGHBOR COORDINATION
1	01/26/2021	ORIGINAL ISSUE DATE

SITE DEVELOPMENT PLAN
DEPICTING
136 RIVERSIDE AVENUE
WESTPORT, CT
PREPARED FOR
COASTAL LUXURY HOMES

SCALE: 0 10 20
1"=10'

DRAWN BY: DRG CHECKED BY: DRG

DAVID R. GINTER CT. P.E. 27177
March 01, 2021

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

SHEET No:

SE-1

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

Comm. No.: 5909

Drainage Statement

136 Riverside Avenue, Westport, CT

March 1, 2021

The property 136 Riverside Avenue in Westport, CT is currently owned by Town of Westport. The property is 0.57± acres and located North of Saugatuck Elementary School and West of Riverside Avenue in the Residence A (1/2 acre) zone. The property is bounded by a residentially developed property to the north and the school development to both the south and west. The property was occupied by town owned offices but is currently vacant. The applicant is seeking a site plan/special permit to convert the existing building into a 5-unit residential building.


Existing Conditions:

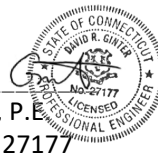
The property is currently improved with a two-story building, at grade parking, walkways, and a shared driveway. The building is positioned in the center of the property. The at grade parking area is located directly west of the building, and the drive is located to the south of the building and shared with the school. There are walkways located adjacent to the building; to the east to connect with sidewalk on Riverside Avenue, and the west and south to connect with the parking area. Stormwater runoff from the roof of the building, parking areas, landscape area and drive flow overland easterly into one onsite and one offsite catch basins that are connected and directed through an existing Westport stormwater conveyance system. Currently there is a total of 11,775 ± square feet (0.27 acres) of impervious surfaces, which equates to 47% of the site.

Proposed Conditions:

The proposed site plan consists of maintaining the existing building footprint, adding a second-floor addition on the northwest corner, and converting it into a multi-unit residential building. The improvements outside the building will include the addition of a patio, and landscaping areas. The patio will be located at the west side of the building to serve as a communal outdoor area for the residents. The patio will be directly connected to the building by the new entry door on the west side of the building. Portions of the existing walkway on the west side will be removed and replaced with landscaping. The proposed improvements will result in 11,682± square feet (0.27 acres) of impervious surfaces on the site, which is a decrease of 93± square feet from the existing impervious coverage. Stormwater runoff will be collected through the series of existing drainage catch basins and directed through the existing Westport stormwater conveyance system. After consultation with the Town Engineer it was determined that due to the decrease in impervious surfaces, no stormwater mitigation is required. The majority of the new impervious coverage will be allowed to sheet flow across 45' of lawn prior to entering stormwater conveyance network which will improve the quality of runoff. Additionally, the landscaping that will be added in areas where impervious coverage is being removed will increase the buffers between existing impervious coverage and the conveyance network further improving the quality of runoff from the property.

Based on the above information and with proper implementation of the design drawings and proper sediment & erosion controls, the proposed development will not adversely impact adjacent or downstream properties or Town owned drainage facilities.


David R. Ginter, P.E.
CT Registration # 27177



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**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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