



**WESTPORT™**

## **ARCHITECTURAL REVIEW BOARD**

### **NOTICE AND AGENDA Tuesday, January 25, 2022, 7:30 p.m.**

Meeting ID: 825 1715 0525

Passcode: 999597

Dial by your location

+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/82517150525?pwd=engyNHQyMUhuakxld09KVmNodkFTZz09>

Notice is hereby given that the Architectural Review Board will hold an electronic public meeting on **Tuesday, January 25, 2022** at 7:30 PM for the following purpose:

**1. To approve minutes from the December 21, 2021 meeting**

**2. 1076 Post Road East**

To review and comment on the proposed signage at **1076 Post Road East** (Parcel ID# F09//050/000) submitted by Garry Potts, Professional Permits for property owned by Post Plaza LLC located in HSD Zone. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

**3. 1680 Post Road East**

To review and comment on the proposed removal of existing wood siding down to the existing CMU block. The CMU block will be cleaned/repaired as needed and then painted with certain colors as described in the proposed elevations at **1680 Post Road East** (Parcel ID# H09//173/000) submitted by Eric Berhneim, FLB Law for property owned by 1480 Post Road East LLC, C/O Little Branch Inc located in General Business District. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

**4. To adjourn the meeting.**

Ward French, Chair  
Architectural Review Board  
January 18, 2022

Special Notice Regarding This Electronic Meeting:

There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Architectural Review Board agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under January 25, 2021.

*It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

## TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

### DRAFT MEETING MINUTES DECEMBER 21, 2021

Members Present: Ward French, Chairman; George Masumian, David Mann. Staff: Donna Douglass. Minutes from the October 26, 2021 meeting were approved.

1. **1505 Post Road East:** Proposed signage package (Parcel ID H09//025/000) owned by Todd Corporation, c/o Reynolds & Rowella LLP located in a GBD/A (Site plan dated 10/29/21; Sign Designs by Sign Pro for Hartford Healthcare 10/29/21)

**Appeared:** Tracy Becker, Martha Santili, Jason Laabs of Sign Pro

Mr. Laabs said the building was a former retail space that will become a medical building, housing primary care physicians and specialists for Hartford Healthcare. The building will be cleaned up and painted a light gray.

The sign package includes:

- 2 wall signs are the Hartford Healthcare logo, one each on the front (Post Road) and side (Maple Avenue) elevations, with internally lit black/day white/night channel letters and logo. The sign on the front elevation is 125.8 s.f., the second is on the Maple Ave. side and is smaller
- 6 painted aluminum awnings, 5 on the front elevation, will dress up the building front and provide shade for examination rooms. The 6<sup>th</sup> awning will provide protection for the staff entrance at the rear elevation
- A 2 sided monument sign on the Post Road is 15 s.f. per side with white background and internally lit black/day and white/night lettering and logo.
- A 2 s.f. directional sign at the Maple Avenue driveway identifies the way to the main entrance on the west elevation.
- Vinyl directional signage on the main entrance door and on the rear staff entrance door
- Signage colors are black and maroon on white
- The signage is compliant

George Masumian verified that the monument sign is internally lit. Mr. Masumian asked if the logo on the Post Road building sign actually sits on top the building's banding detail as depicted. Mr. Becker said he believes it does. Mr. Masumian suggested they reduce the size of the sign so that it fits below the banding.

David Mann asked for a review of the monument sign. Mr. Becker said it sits 15 feet back from the Post Road. They were not sure how well the front wall sign would be seen by drivers so the monument sign will be an identifier. Mr. Mann wondered if with signs on the front and side of the building, the monument wasn't actually redundant. Mr. Becker said they all have the same function, visibility. Mr. Mann asked how the illuminated letters on the white background of the signs would be visible at night. Mr. Becker said that the white background is painted white aluminum, the letters and the logo push through the sign and glow white at night.

Ward French said he thought the signage was appropriate and looks nice.

David Mann said he agreed in general. He liked the black and white day/night lights but the logo on the cornice is problematic. He also felt some of the signage was redundant.

George Masumian agreed about the redundancy but didn't feel strongly enough to oppose it. The graphics are nice and, overall, it is a good job.

Mr. French said that, with attention to correcting the logo falling into the banding, the signage could be approved.

**THE SIGN DESIGNS ARE RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE LOGO IN THE BUILDING'S BANDING ON THE FRONT ELEVATION WILL BE ADDRESSED.** (Unanimous)

- 2. 33 Riverside Avenue:** Proposed exterior balcony at 33 Riverside Ave. (Parcel ID #C09//120/000) Submitted by Rick Constantini, FLB Law for property owned by Abbey Road Riverside, LLC, c/o Bayberry Property Management, LLC located in a GBD (Site Plan by ALTA/ACSM Land Title Survey 9/2/05; building design Locus Design 11/10/21)

**Appeared:** Rick Constantini and Christine Corrie, Architect

Mr. Constantini said the town will now allow exterior balconies on the river side of buildings on Saugatuck Avenue. The proposal is for a 360 sq. ft. balcony, 36 x 10 ft at the center of the building's first floor above grade.

Ms. Corrie said the balcony will have a minimal presence and will tie into the façade. It will be clad in aluminum to match the building; the railings will be minimal and will tie into the building. 6 glass paneled bifolding doors will open it up to the interior. Some exterior panels will be removed to attach it to the building. It is supported by a pedestal system over a sloped slab. The balcony will be the same color as the building, the bifold doors have a black frame, the balcony surface is porcelain pavers, the railing is butt joint glass panels and there is a thin light fixture above the doors.

George Masumian, referring to detail 4 of the side elevation, asked if there is space under the bottom of the rail or is it up against the pavers. Ms. Corrie said they are proposing a pedestal system with drainage underneath. Mr. Masumian asked how they would eliminate snow. Ms. Corrie said possibly with a heat mat.

David Mann said the rendering of the building elevation is not showing the structural support. Ms. Corrie said correct, but it is shown in the details. It will match the building's color.

George Masumian clarified that there are 6 glass panels in the door.

Ward French thanked the applicants for the clear proposal. The minimal design details don't take away from the building but enhance it.

George Masumian agreed and said he supported the design.

David Mann said it is complimentary and elegant.

**THE BALCONY DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED**  
(Unanimous)

3. **379 Post Road East:** Proposed changes to existing tenant storefront to relocate entry door at 385-387 Post Road East (Parcel ID #D09//151/000) for Property owned by Westbrook Inc., c/o Torrey Brooks located in a GBD (Site Plan GR Engineering, LLC 10/29/21; Design by Franchisee Cain Management Inc)

**Appeared:** Bill Achilles, Architect

Mr. Achilles said Dunkin Donuts will be moving from its current location into 2 store fronts combined into one to the left of CVS at the Compo Shopping Center. The storefront will be reworked and a single entrance door created to the left of the store front. The work will be done with the same materials and in the same style as the current.

Ward French said it is pretty straight forward.

David Mann said he had no questions.

George Masumian verified that there was no signage to discuss at this point and said he had no questions.

**THE PROPOSED STORE FRONT DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED** (Unanimous)

4. **6 Maple Ave South:** Proposed free standing sign (Parcel ID #H09//014/000) submitted by Sebastian Bonilla for property owned by Edilma Bonilla located in a GBD/A. (Sign design by Applicant, undated)

**Appeared:** Sebastian Bonilla

Mr. Bonilla said the monument sign is the exact same size in the same location as the current sign.

- Sign board is 48 inches high by 58 inches wide and is ½ inch PVC
- Sign posts are 74 inch tall PVC wrapped wood with a cap
- Colors are white with red and black graphics

Ward French verified that the sign is the same size in the same location and is a pre existing, nonconforming sign.

George Masumian asked if there would be any lighting. Mr. Bonilla said there would probably solar ground up lights, there is no internal lighting. Mr. Masumian verified that the sign is PVC with painted graphics.

David Mann said the graphics are crowded and busy and may be difficult to read. He suggested simplifying the information, using more white space and a consistent font style.

George Masumian agreed that the graphics need to be simplified by removing some of the information and correcting the spelling of Maple Avenue. Mr. Bonilla agreed.

Ward French said the board could approve the application with the understanding that the graphics will be simplified and cleaned up. Mr. Bonilla agreed.

**SIGN APPLICATION IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE GRAPHICS WILL BE SIMPLIFIED AND CORRECTED (Unanimous)**

Sally Palmer, Recording Secretary

# ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: 01/04/2022

1. Property Address 1076 Post Rd  
*(As listed in the Assessor's records)*
2. Property PID# F09050000 Zoning District: HSD
3. Owner's Name: Post Plaza LLC % Alix Field Daytime Tel #: 203-359-0000  
Owner's Address: 2009 Summer St. Ste. 301 Stamford, CT 06903 E-mail: \_\_\_\_\_
4. Agent's Name *(if different)*: Professional Permits % Garry Potts Daytime Tel #: 5742290635  
Agent's Address: 58171 Dragonfly Ct Osceola, IN 46561 E-mail: gpotts@professionalpermits.com
5. Zoning Board of Appeals Case # *(if any)* \_\_\_\_\_
6. Existing Uses of property: grocer
7. Reason for this Request: Proposed main Wall sign exceeds 50 sq ft in size

**RECEIVED**  
**JAN 15 2022**  
HISTORIC DISTRICT  
COMMISSION

**GARRY P POTTS II** Digitally signed by GARRY P POTTS II  
Date: 2022.01.04 16:43:57 -05'00'  
*Applicant's Signature ( If different than owner )*

**GARRY P POTTS II** Digitally signed by GARRY P POTTS II  
Date: 2022.01.04 16:44:08 -05'00'  
*Owner's Signature (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.*

**Architectural Review Board Recommendation:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



national headquarters

1077 West Blue Heron Blvd.

West Palm Beach, FL 33404

800.772.7932

www.atlasbtw.com

Dear Customer:

This letter is required in order for Atlas to apply for permit(s) to install signs at your location. It must be signed by an authorized officer (or owner) of your company and **must** be notarized.

Thank you.

I: ALIX FIELD Property Owner or agent of:  
POST PLAZA LLC 1076 Post Rd East, Westport, CT  
Address

Do hereby give permission to Jeffery Adinofe with Atlas Sign Holdings, Inc., Atlas Sign Industries of NC LLC, Atlas Sign Industries, Atlas Sign Industries FLA, LLC or any of their agents to sign permit applications, submit & pick-up permits and erect signage at the above address on our behalf.

POST PLAZA LLC

AGENT : Empire Graphics & Signs, LLC, Econo Sign Inc

Property Owner or Agent (Please type or print)

*Alix Field*  
Signature of Property Owner or Agent

12/27/21  
Date

2009 Summer Street Suite 301 Stamford CT 06903  
Mailing Address

203-359-0000  
Telephone Number

This instrument was acknowledged before me this 27th Day of December, 2021.



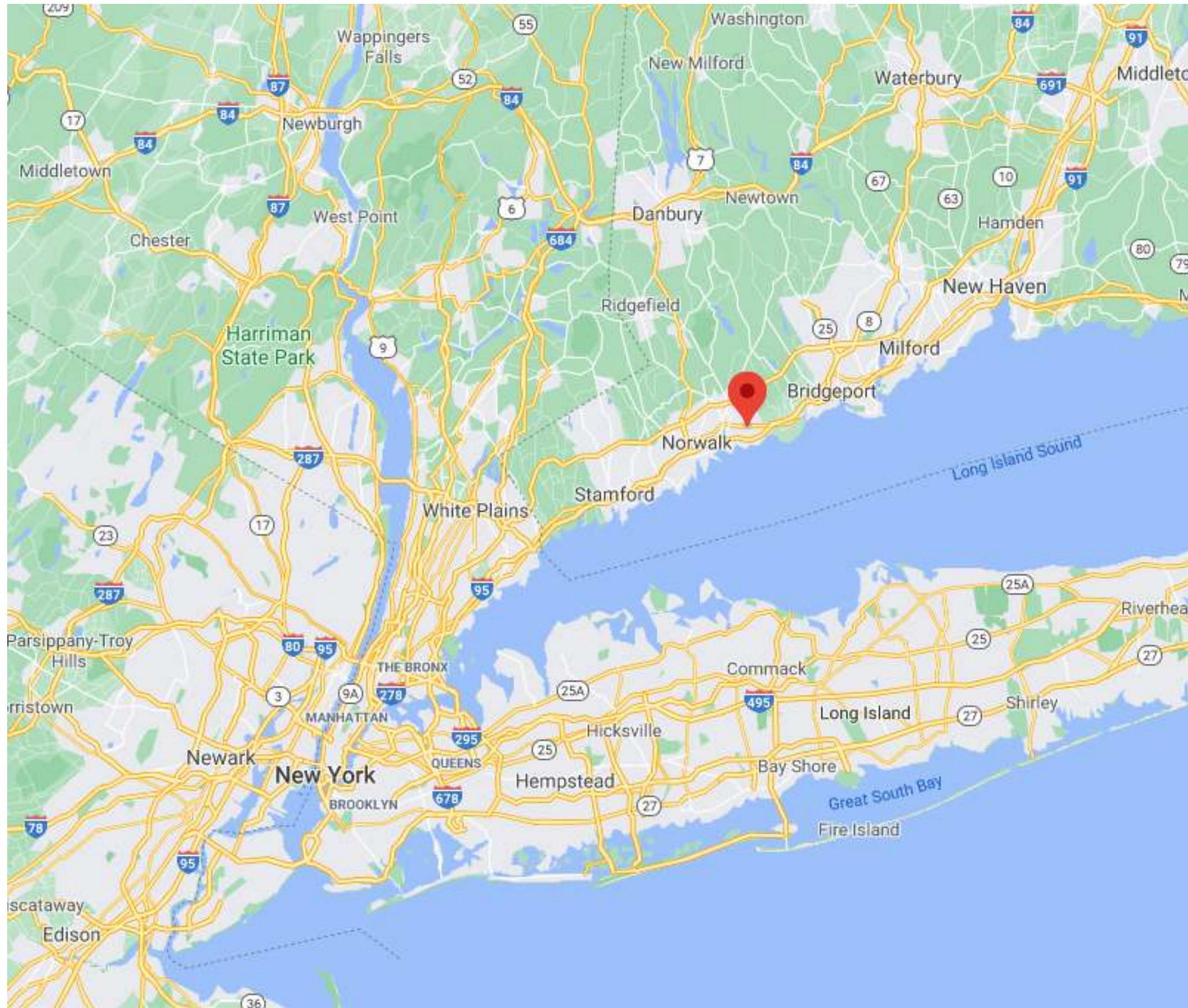
Deanna Clark  
Notary Public (Signature)

DEANNA CLARK My commission expires 12/31/2028  
Notary Public (Printed Name)

Personally Known

Produced Identification

Type: \_\_\_\_\_



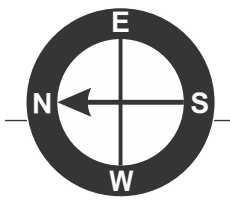
1076 Post Rd.  
**Westport, CT**

SO#: 115538  
Date Created: 11/18/2020  
Revised: 01.04.2022



National Headquarters: 1077 West Blue Heron Blvd  
West Palm Beach, Florida 33404  
800.772.7932  
[www.atlasbtw.com](http://www.atlasbtw.com)

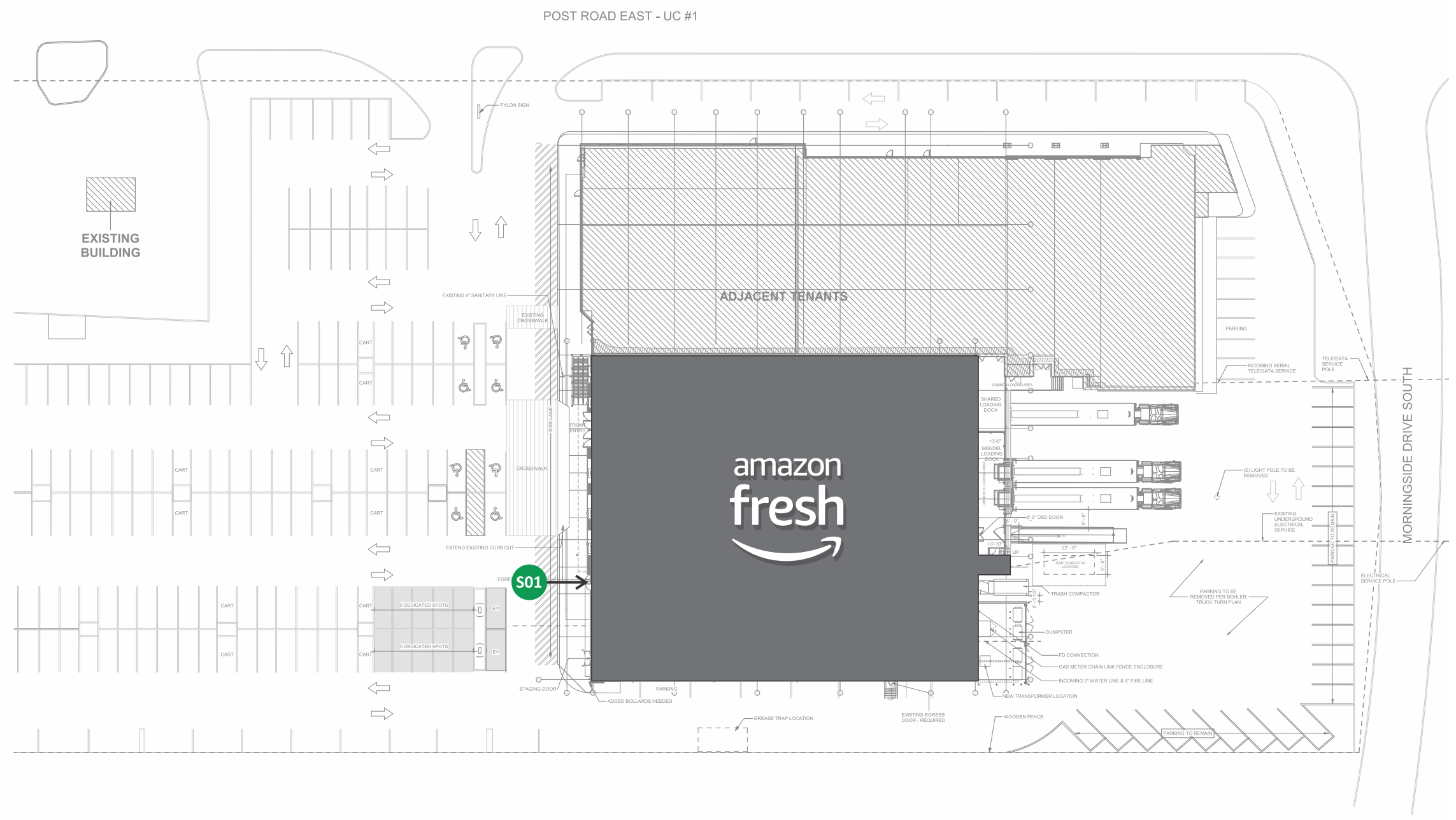




# Site Plan

1076 Post Rd.  
Westport, CT

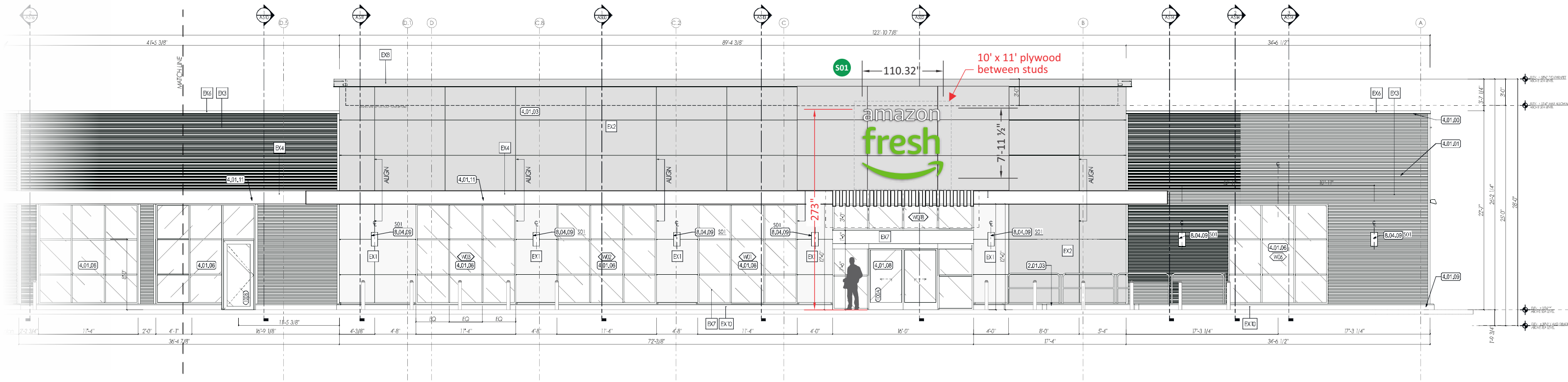
**S01** Illuminated Channel Letter set



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtw.com

Revisions:	
PP 10.23.2021 Updated	...
	...
	...
	...
	...

Client: AMAZON	PM: MH	Address: 1076 Post Rd.
<b>SITE PLAN</b>	Drawn By: Paul	City State: Westport, CT
	Date: 01.04.2022	Drawing Number: 115538



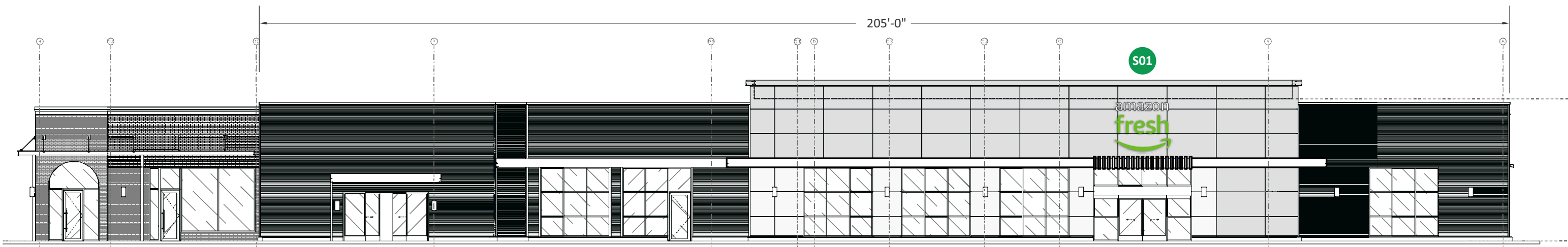
FRONTELEVATION Scale: 3/32" = 1'-0"

**WALL SIGN CODE ALLOWANCE**

The total area of the wall sign may not exceed 1sf Per Linear / or Max 50sf ( 3 walls) building to which the sign is attached

NOTE: The gross floor area was unknown to the designer who created this drawing at the time it was produced

**S01 73.14 Proposed Square Feet**



Scale: 1/16" = 1'-0"



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtw.com

Revisions:

12/10/20 Changed to stacked	PP 01.05.2022 Changed to 84"
12/11/20 Smaller stacked Logo	...
PP - 05.12.2021 New linear version logo	...
PP - 05.12.2021 New Stacked 36" option	...
PP 01.03.2022 Option 2 removed	...

Client: AMAZON

PM: MH

Address: 1076 Post Rd.

**ELEVATIONS**

Drawn By: Paul

City State: Westport, CT

Date: 01.04.2022

Drawing Number: 115538

**S01 (1) Set Illuminated Channel Letters on Background**



**DESCRIPTION**

Channel letters constructed of aluminum: pre-finished black returns  
 "amazon" faces of .177" white (7328) polycarbonate  
 "fresh" and smile faces of .177" white (7328) polycarbonate with full-coverage, 1st surface application of translucent green vinyl (see color chart)  
 Internal illumination of ALL components provided by white LED modules.  
 Power supplies located inside aluminum background panel. All wiring UL approved.  
 All components installed flush to exterior with non-corrosive fasteners (specific hardware TBD)

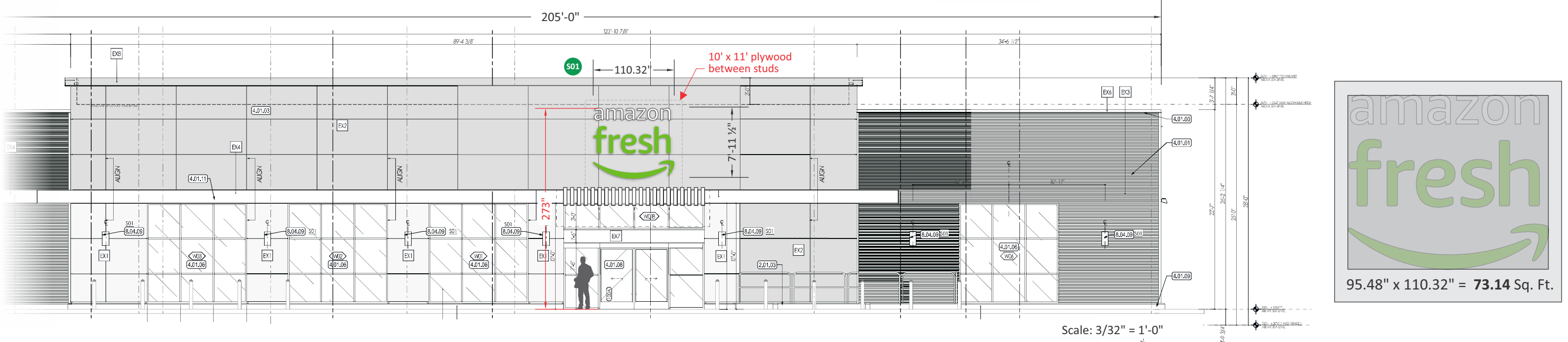
**COLOR SCHEDULE**

- Returns: Pre-finished black aluminum
- Faces: 7328 White Polycarbonate
- Trimcaps: Pre-finished Black
- "fresh" Vinyl Application : 3M 3630-106 Brilliant Green
- Background : Color to match facing on building in hue and sheen.

**SCOPE**

Manufacture and instal (1) set of face-illuminated channel letters

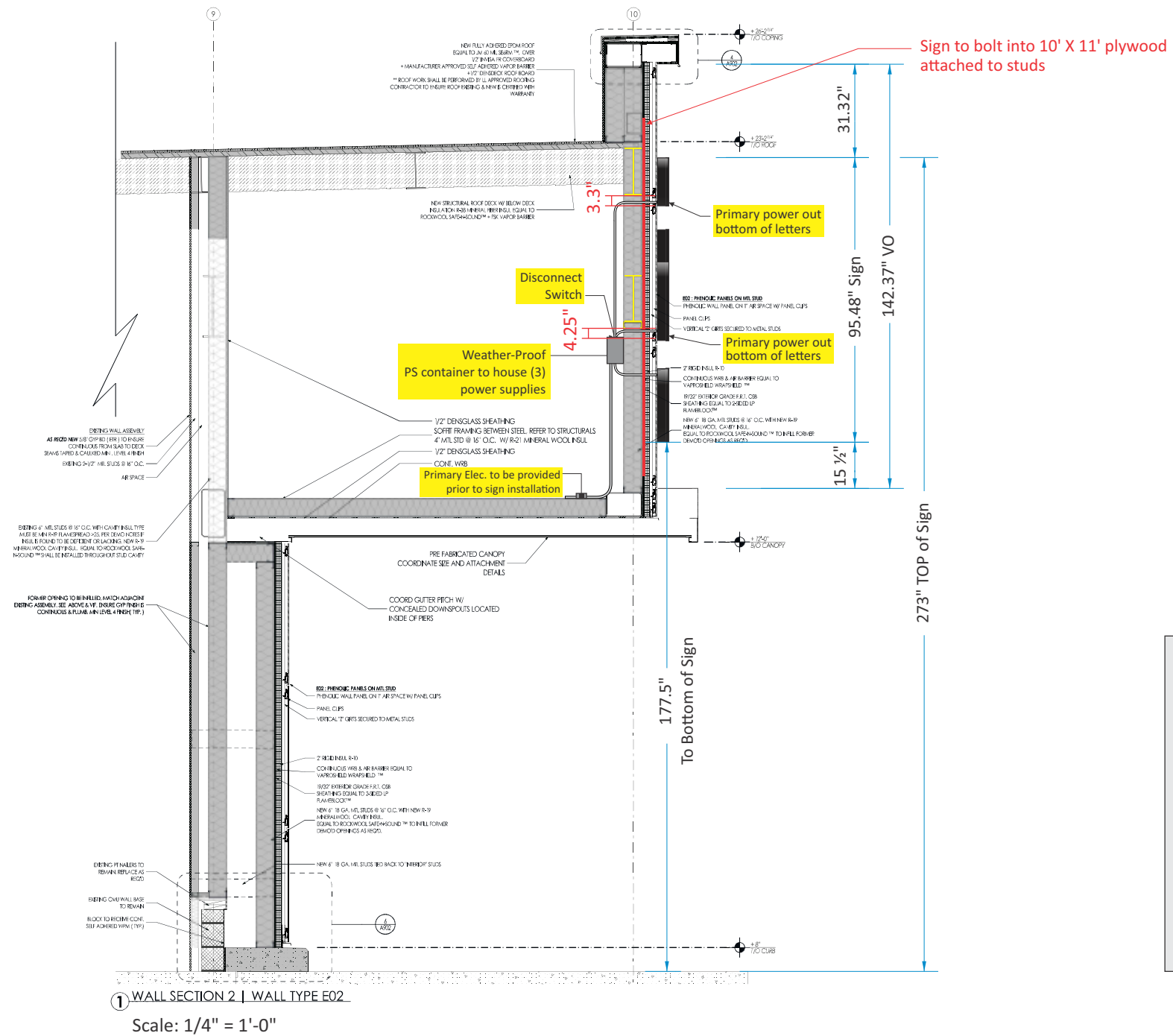
**APPROXIMATE WEIGHT OF THIS SIGN: 90lbs**



National Headquarters: 1077 West Blue Heron Blvd.  
 West Palm Beach, Florida 33404  
 800.772.7932  
 www.atlasbtw.com

Revisions:	
PP - 06.17.2021 New linear option	...
PP - 05.12.2021 New Stacked 36" option	...
PP 01.03.2022 Option 2 removed	...
...	...
...	...

Client: AMAZON	PM: MH	Address: 1076 Post Rd.
<b>S01</b>	Drawn By: Paul	City State: Westport, CT
	Date: 01.04.2022	Drawing Number: 115538



Revisions:	
05.12.2021 Added wall section	...
PP - 05.12.2021 New Stacked 36" option	...
PP 01.03.2022 Option 2 removed	...
...	...
...	...

Client: AMAZON	PM: MH	Address: 1076 Post Rd.
S01 WALL SECTION	Drawn By: Paul	City State: Westport, CT
	Date: 01.04.2022	Drawing Number: 115538

# ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**  
 **SPECIAL PERMIT USE**  
 **SIGNAGE**

Submission Date: 1/11/2022

- Property Address 1680 Post Road East, Westport, CT  
*(As listed in the Assessor's records)*
- Property PID# H0911731000 Zoning District: GBD
- Owner's Name: 1480 Post Road East LLC Daytime Tel #: 203-333-0206  
Owner's Address: 323 North Avenue, Bridgeport, CT E-mail: leonard@dinardoent.com
- Agent's Name *(if different)*: Eric Bernheim, FLB Law Daytime Tel #: 203-635-2200  
Agent's Address: 315 Post Road West, Westport, CT E-mail: bernheim@flb.law
- Zoning Board of Appeals Case # *(if any)* \_\_\_\_\_
- Existing Uses of property: Retail
- Reason for this Request: The Applicant seeks to use the existing building as a Restaurant. The Applicant intends to remove the existing wood siding down to the existing CMU block. The CMU block will be cleaned/repaired as needed and then painted with certain colors as described in the enclosed Proposed Elevations.



*Applicant's Signature (If different than owner)*

*Owner's Signature* (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.)

**Architectural Review Board Recommendation:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

RECEIVED

JAN 11 2022

HISTORIC DISTRICT  
COMMISSION

# FLB Law

FOGERTY | LAMBERT | BERNHEIM

*Via In-Hand Delivery*

January 11, 2022

Architectural Review Board  
Town of Westport  
110 Myrtle Avenue  
Westport, CT 06880

Re: Proposed Restaurant at 1680 Post Road East, Westport, CT

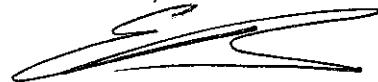
Dear Architectural Review Board,

Please find enclosed the following items regarding the above-referenced site plan application:

1. Application form;
2. Owner Authorization Letter
3. Existing Conditions Survey;
4. Proposed Site Plan; and
5. Building Plans including Proposed Elevations.

Should you or your team require anything further, please do not hesitate to contact me.

Best,



Eric D. Bernheim, Esq.

Enc.





**PETER DINARDO**  
E N T E R P R I S E S

January 4, 2022

Re: 1680 Post Road East, Westport, Connecticut

To Whom It May Concern:

As the owner of 1680 Post Road East, Westport, Connecticut, this letter is to advise you that 1480 Post Road East LLC a/k/a East Post, LLC hereby consents to the preparation, filing and presentation of any and all zoning, land use, or other applications seeking approvals for 1680 Post Road East, Westport, Connecticut, by the law firm of FLB Law, PLLC.

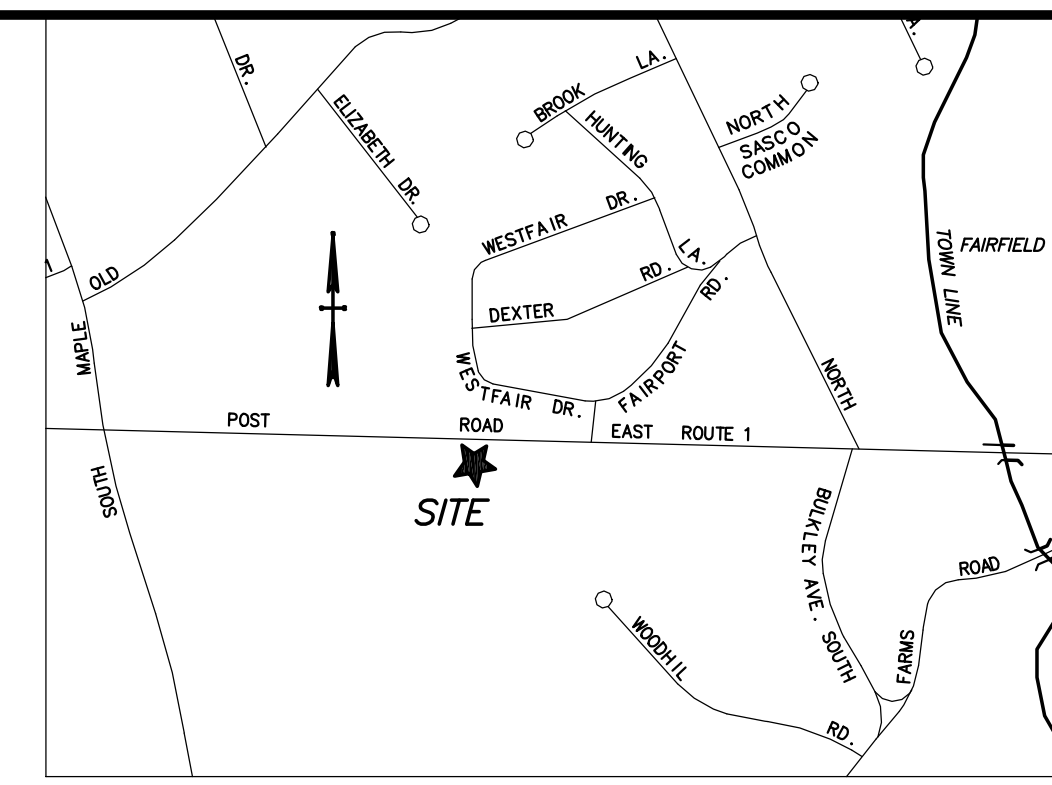
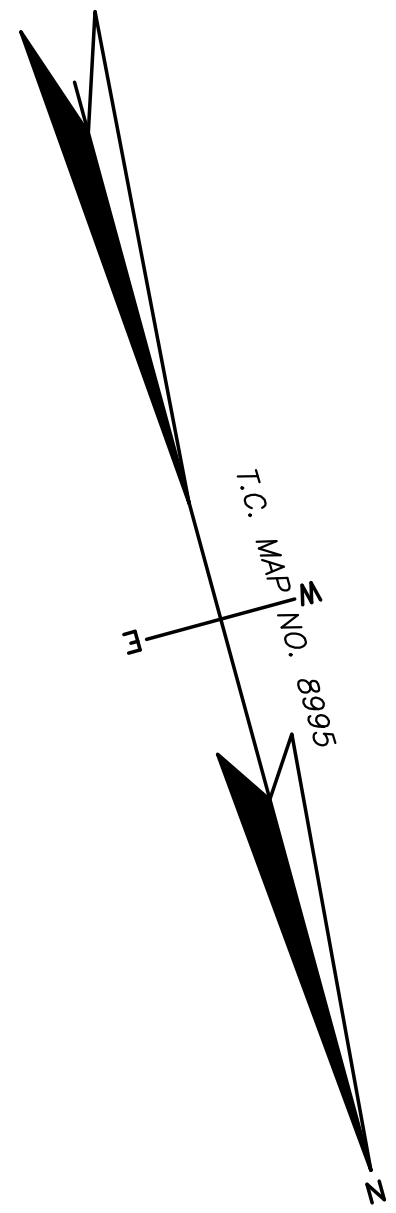
Should you have any questions, please do not hesitate to contact me.

Sincerely,

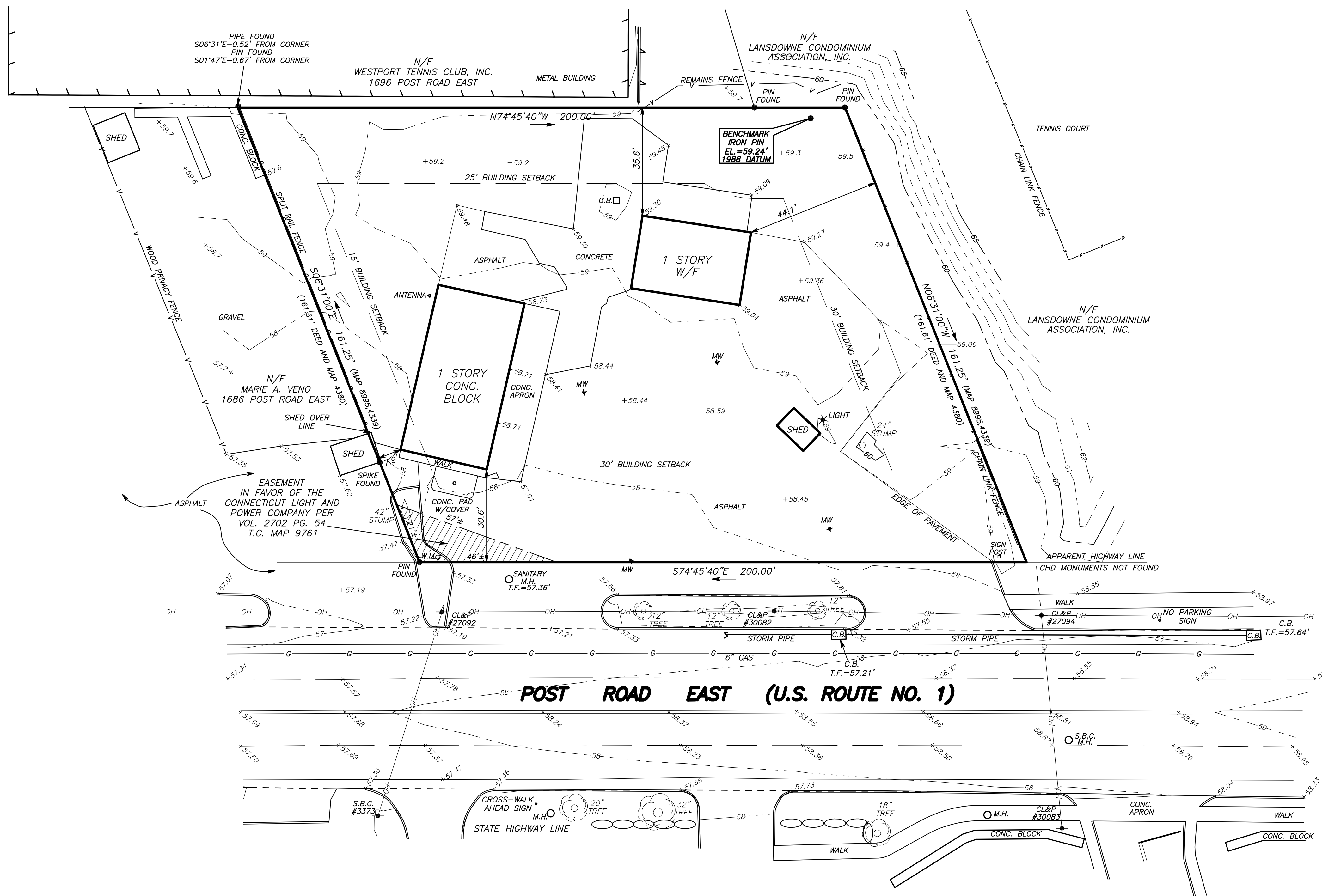
1480 POST ROAD EAST LLC a/k/a East Post, LLC

By: Little Branch, Inc.  
Its Manager

By:   
Leonard DiNardo, its Vice President



VICINITY MAP  
SCALE: 1" = 800'



**LEGEND**

—	PROPERTY LINE	○ WM	WATER METER
—	CURB LINE	○ WS	WATER SHUTOFF
—	EDGE OF PAVEMENT	○ HYD	HYDRANT
—OH—OH—	OVERHEAD UTILITIES	□ CB	CATCH BASIN
—G—G—	GAS LINE	○ M.H.	MANHOLE
—X—X—	CHAIN LINK FENCE	★ LT	LIGHT
—	SPLIT RAIL FENCE	○ WG	WATER GATE
—A—A—	WOOD STOCKADE FENCE	○ GG	GAS GATE
—	BUILDING SETBACK LINE	⊕ MW	MONITORING WELL
—	RETAINING WALL	●	UTILITY POLE
○ ○ ○ ○ ○ ○	STONEWALL	---	EXISTING CONTOUR

- MAP REFERENCES:**
1. Map Showing The Estate of Albert R. & Yvonne B. Cuseo, 1680 & 1692 Post Road East, Westport, Connecticut, scale: 1" = 40' dated June 19, 1992 by Leonard Surveyors, Westport Town Clerk Map No. 8995.
  2. Map of Property To Be Acquired By Esso Standard Oil Co., Westport, Conn., scale: 1" = 40' dated Jan. 1957 by W.J. Wood Jr., T.C. Map No. 4380.
  3. Map prepared for B.V. Brooks, Westport, Conn, scale: 1" = 40' dated Nov. 1956 by W.J. Wood Jr., Westport T.C. Map No. 4339.
  4. Compilation Plan Showing Easement To Be Acquired from Cuseo Family, LLC by The Connecticut Light and Power Company, file #22417-541.01, scale: 1" = 30' dated May 2006, Westport T.C. Map No. 9761.

- NOTES:**
1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A-2. Elevations conform to Vertical Accuracy Class V-2. Contours conform to Topographic Accuracy Class T-1 (1' contours).
  2. Elevations are referenced to National Geodetic Vertical Datum of 1988. Benchmark elevations obtained by Global Positioning System utilizing the State of Connecticut ACORN Network.
  3. Municipal Zone Designation is General Business District (GBD).
  4. Property subject to an Easement in favor of The Connecticut Light and Power Company dated June 1, 2006 and recorded in Volume 2702 at Page 54 of the Westport Land Records.
  5. Property subject to Conditions contained in a Notice of Zoning Approval dated April 15, 1994 and recorded in Volume 1314 at Page 235 of the Westport Land Records.
  6. Utilities taken from maps and measurements by others and require field verification by the individual utility companies prior to any construction, all utilities may not be shown. Utilize "CALL BEFORE YOU DIG" in Connecticut 811 or 1-800-922-4455 to mark underground storm sewers, sanitary sewers and utilities prior to any construction or design by other parties. Electric not shown, water line in Post Road not shown.

LOT AREA:  
29,953 S.F. = 0.6876 AC.

To my knowledge and belief,  
this map is substantially correct as noted hereon.

This map is not valid unless it has a live  
signature and embossed seal of Tracy H. Lewis.

**EXISTING CONDITIONS PLAN**  
TOPOGRAPHIC SURVEY  
OF PROPERTY LOCATED AT  
1680 POST ROAD EAST  
A/K/A U.S. ROUTE 1  
WESTPORT, CONNECTICUT  
PREPARED FOR  
**1480 POST ROAD EAST, LLC**  
SCALE: 1" = 20' DATE: 1-6-2022

**LEWIS ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
260 MAIN STREET, MONROE, CONNECTICUT  
PHONE: 203-261-8648



**NOTES:**

- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7" VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:**  
ALL PAVEMENT MARKINGS SHALL CONFORM TO CT DOT STANDARDS.  
CL 4" SOLID WHITE LANE LINES  
SWSB 12" SOLID WHITE STOP BAR  
DYCL 4" DOUBLE YELLOW CENTERLINE  
DIRECTION ARROWS AS SHOWN ON SITE PLANS.
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

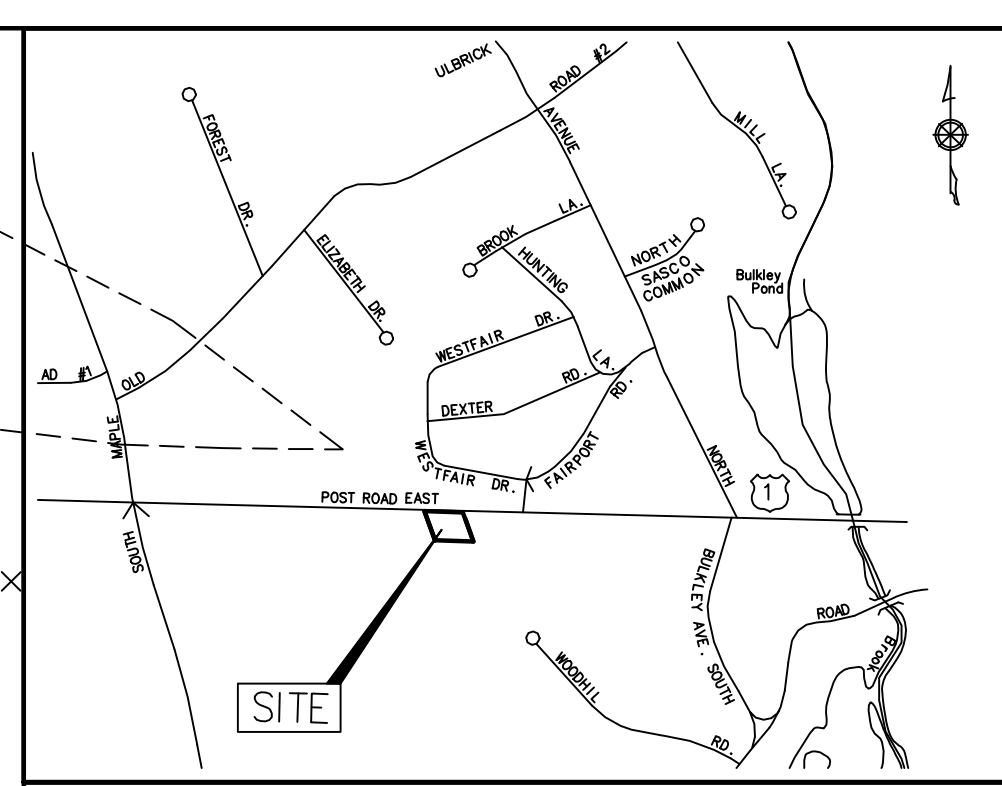
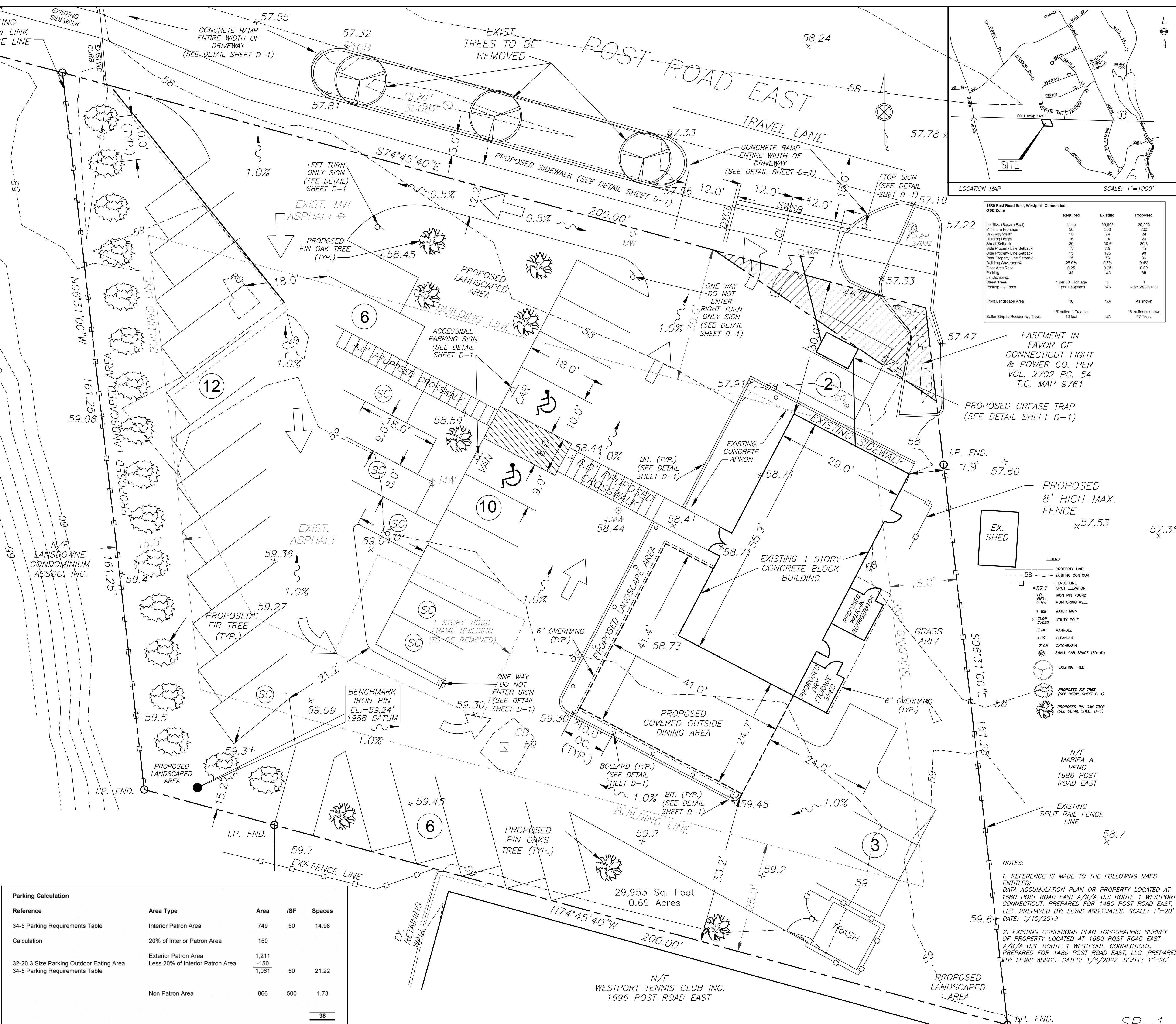
**GENERAL NOTES**

- THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER & APPLICANT THE END OF CONSTRUCTION.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- PROPOSED RESTAURANTS MUST BE COMPLIANT WITH THE WPCA FAT, OIL, & GREASE (FOG) REQUIREMENTS.

**SITE PLAN NOTES:**

- THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWN CONSTRUCTION PERMITS, INCLUDING CONNECTICUT DOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

Reference	Area Type	Area	SF	Spaces
34-5 Parking Requirements Table	Interior Patron Area	749	50	14.98
Calculation	20% of Interior Patron Area	150		
32-20.3 Size Parking Outdoor Eating Area	Exterior Patron Area	1,211		
34-5 Parking Requirements Table	Less 20% of Interior Patron Area	-150		
		1,061	50	21.22
	Non Patron Area	866	500	1.73
				<b>38</b>



1680 Post Road East, Westport, Connecticut GSD Zone	Required	Existing	Proposed
Lot Size (Square Feet)	None	29,953	29,953
Minimum Frontage	50	200	200
Minimum Width	13	24	24
Building Height	25	14	20
Street Setback	30	30.6	30.6
Side Property Line Setback	15	7.9	7.9
Rear Property Line Setback	15	120	120
Building Coverage %	25.0%	9.7%	9.4%
Floor Area Ratio	0.25	0.59	0.59
Parking	38	N/A	39
Landscaping			
Street Trees	1 per 50' Frontage	3	4
Parking Lot Trees	1 per 10' spaces	N/A	4 per 39 spaces
Front Landscape Area	30	N/A	As shown
Buffer Strip to Residential, Trees	10' buffer, 1 Tree per 10 feet	N/A	10' buffer as shown, 17 Trees

EASEMENT IN FAVOR OF CONNECTICUT LIGHT & POWER CO. PER VOL. 2702 PG. 54 T.C. MAP 9761

PROPOSED GREASE TRAP (SEE DETAIL SHEET D-1)

PROPOSED 8' HIGH MAX. FENCE

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

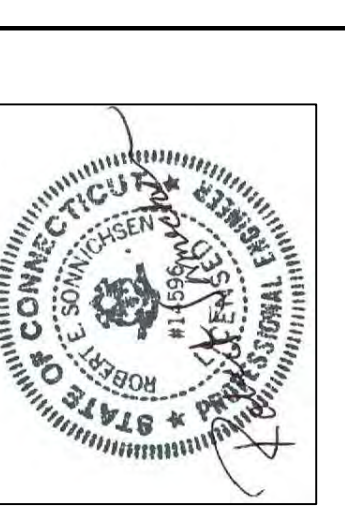
PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

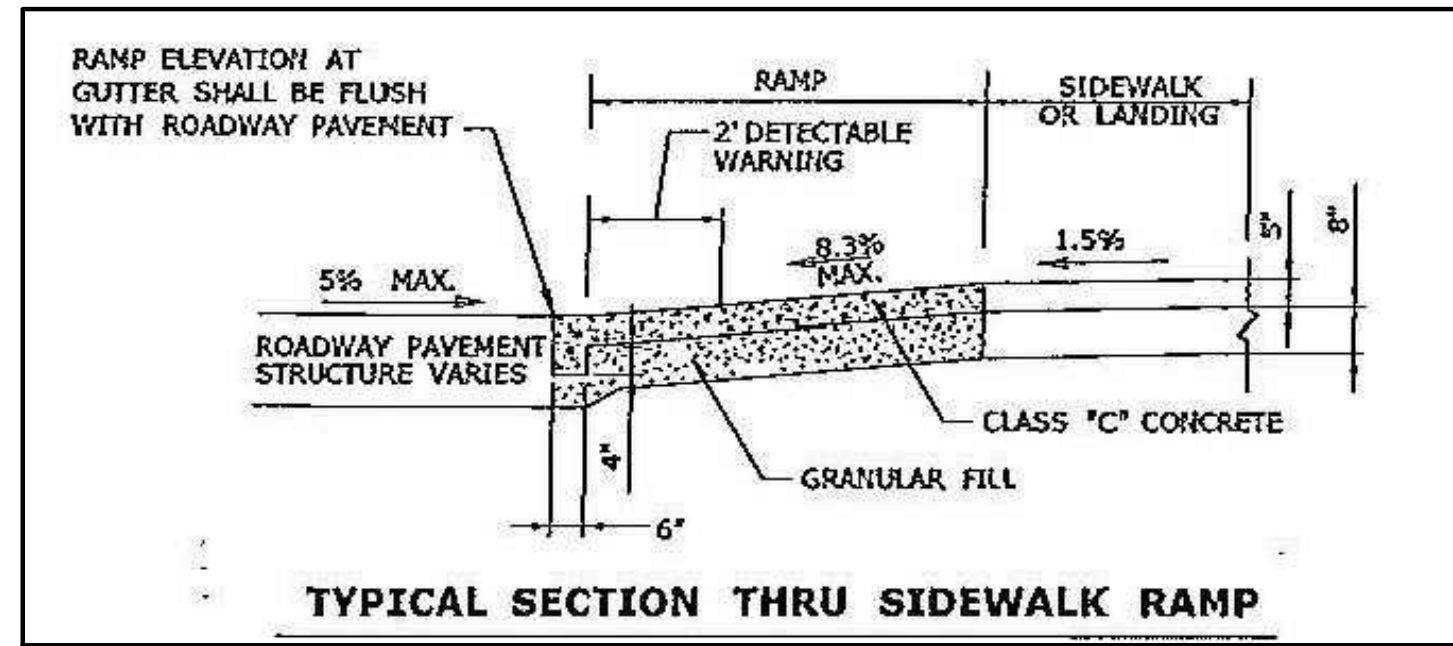
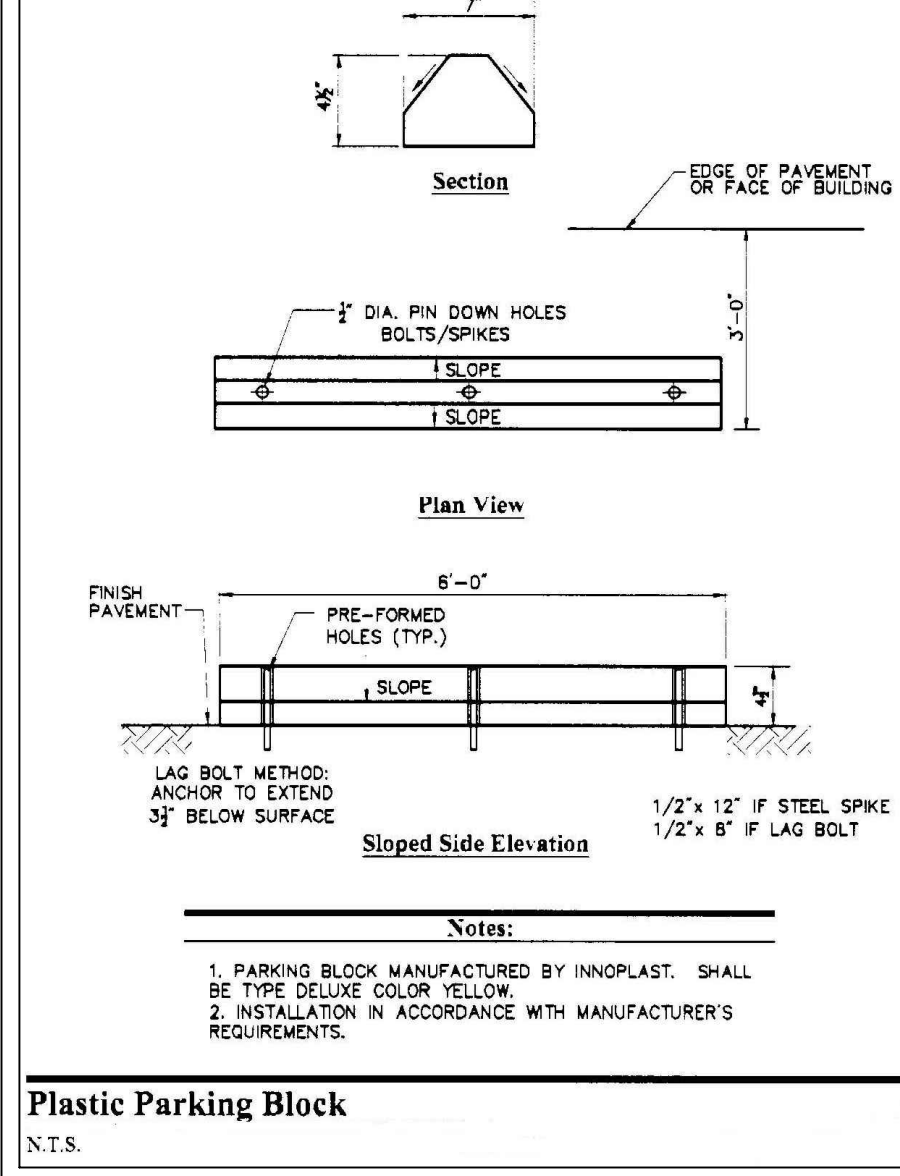
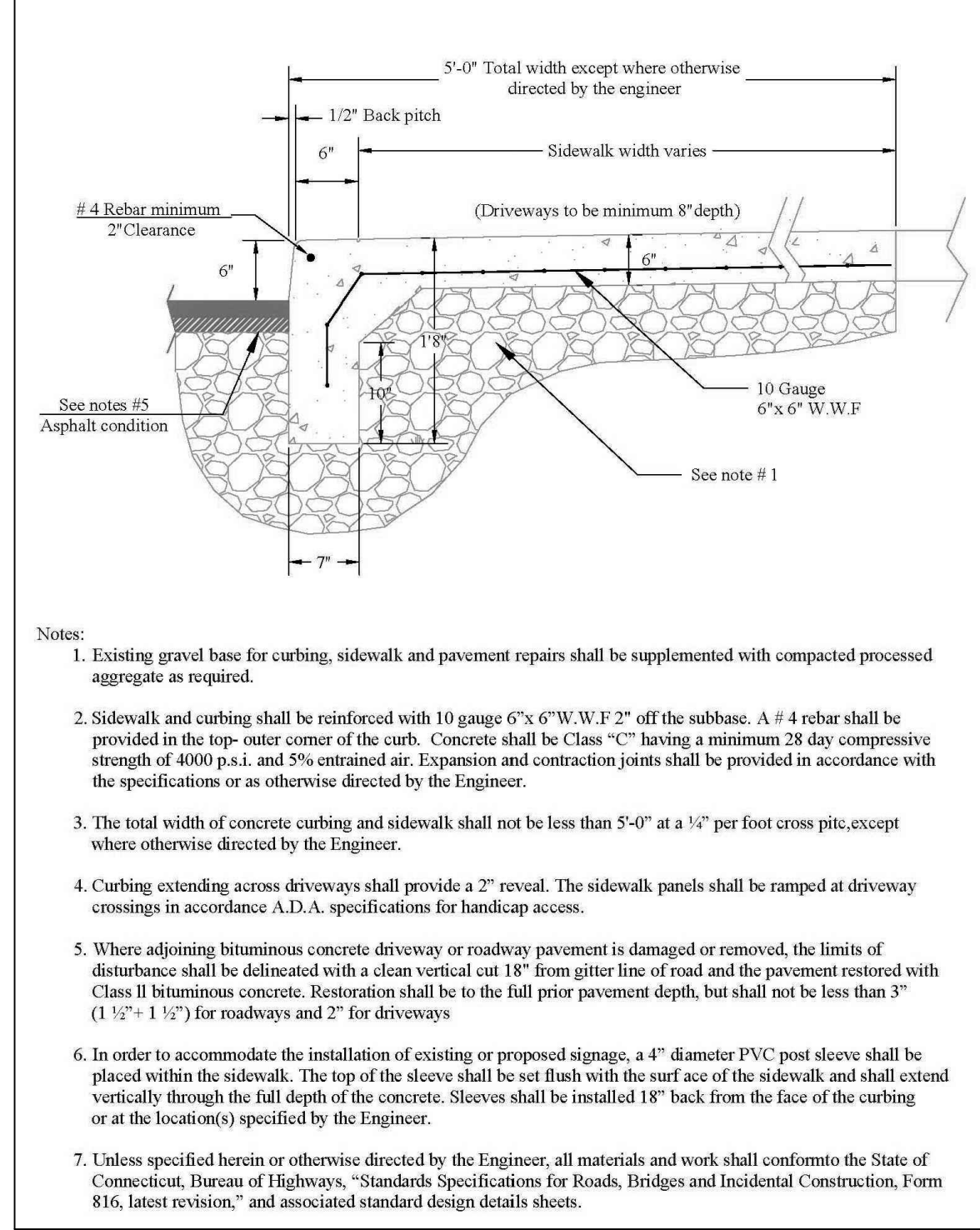
PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)

SITE PLAN APPLICANT: TACOMBI, OWNER: 1480 POST ROAD EAST LLC.  
 1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT  
**WALDO & ASSOCIATES LLC**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 89 State St., Guilford, Conn. 06437 Phone 203 453 4386



Date	JAN. 7, 2022	Checked	RES
Revised	JAN. 10, 2022	Drawn	WJK
Scale	1"=10'	Field Bk #	
Job #	4411		

SP-1



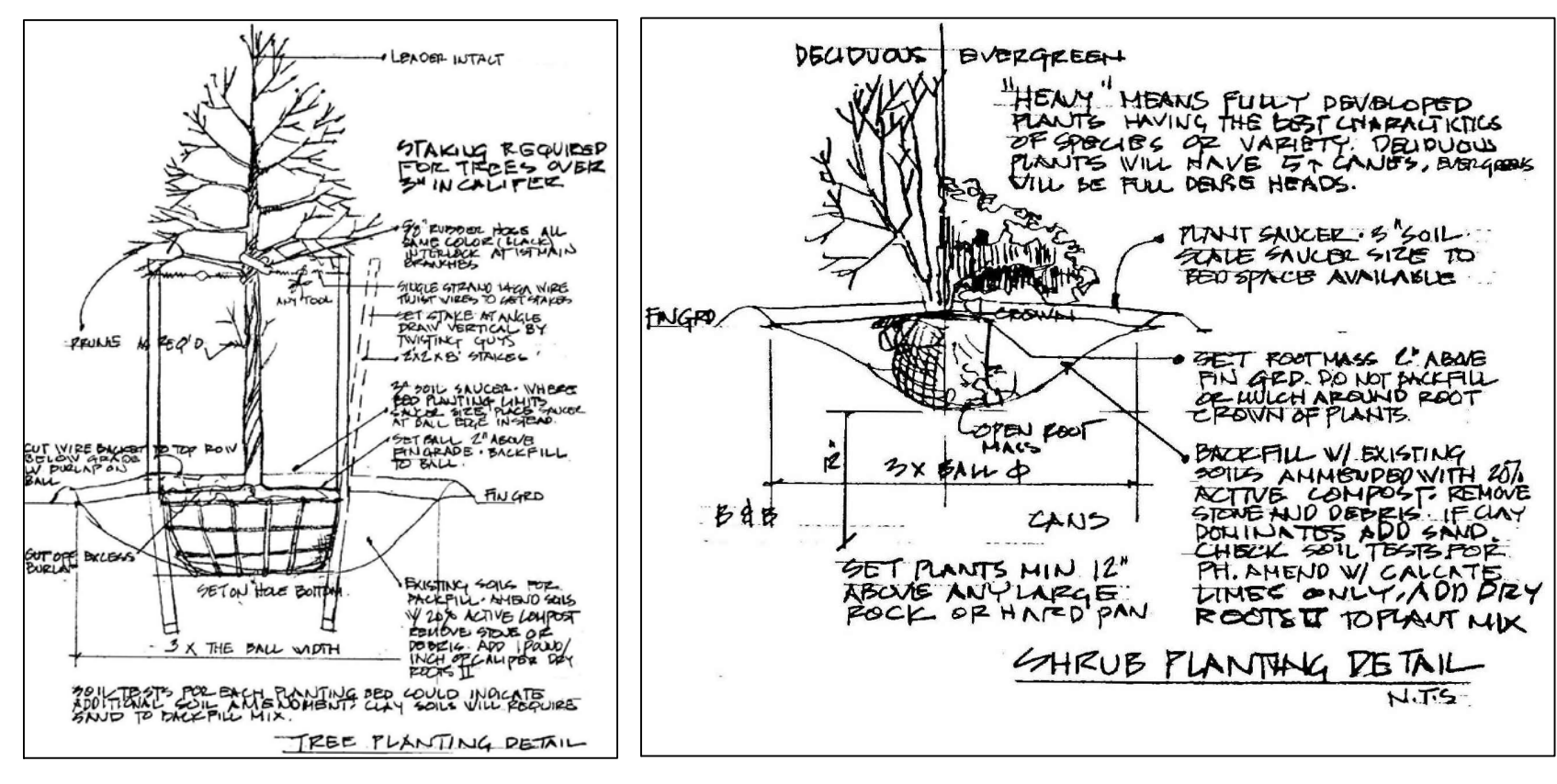
**PROJECT NARRATIVE**  
A. This project encompasses 0.69 Acres located in the GBD Zoning District. This application includes rehabilitation of a building and reconfiguration of driveways, stormwater management, and related infrastructure.

**SCHEDULE**  
B. Construction will begin during the 2022 construction season. Local officials including the following will be notified: Zoning Enforcement Officer and Town Engineer. In general, the sequence of construction will be as follows:  
Construction Sequence:  
1. Inform Westport Planning & Engineering Offices  
2. Perform Demolition  
3. Rough grade area  
4. Install Underground Utilities  
5. Finish grade area  
6. Pave parking and drives  
7. Install landscaping  
8. Remove erosion controls when area is stabilized

C. Only the smallest practical area of land shall be exposed at any one time during construction and temporary erosion control methods shall be utilized until final grading and plantings are in place.  
D. Prior to the start of construction, sedimentation fences and other approved sediment control measures shall be in place where shown on these plans and at other locations where deemed necessary by the Town Engineer.  
E. When land is exposed during development, the period of exposure shall be kept to a minimum, installing permanent and final vegetation, structures, etc. at the earliest possible opportunity.  
F. All temporary erosion and sediment controls shall remain in place and be maintained regularly in proper functioning condition, until all areas exposed during site construction have been fully stabilized with pavement, permanent structures and/or final vegetative cover.  
G. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.  
H. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.  
I. Provide an erosion and sedimentation bond estimate & bond agreeable through the Town Engineer.  
J. When the contractor for the site improvements is engaged, that contact will be given to the Engineering Department.

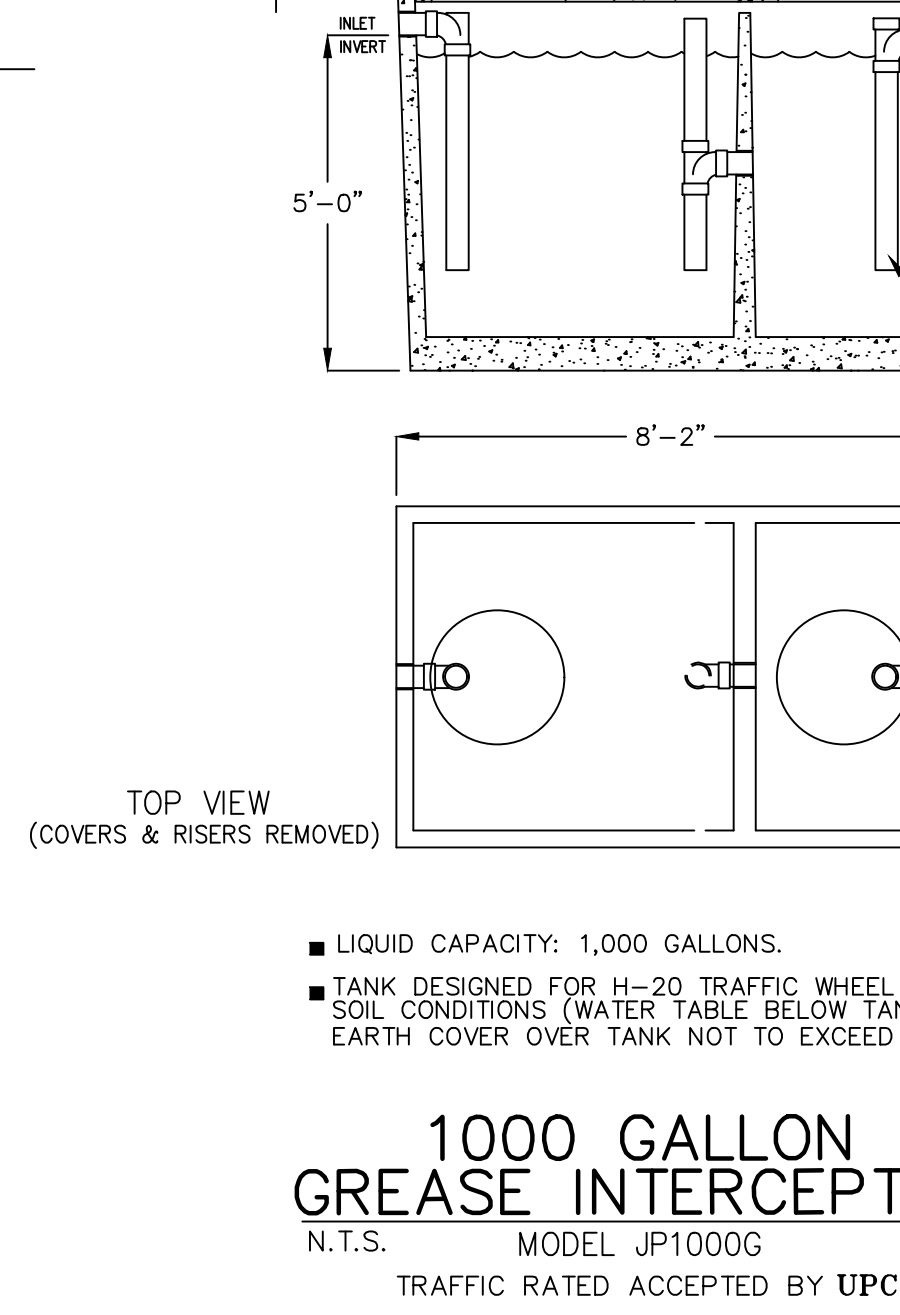
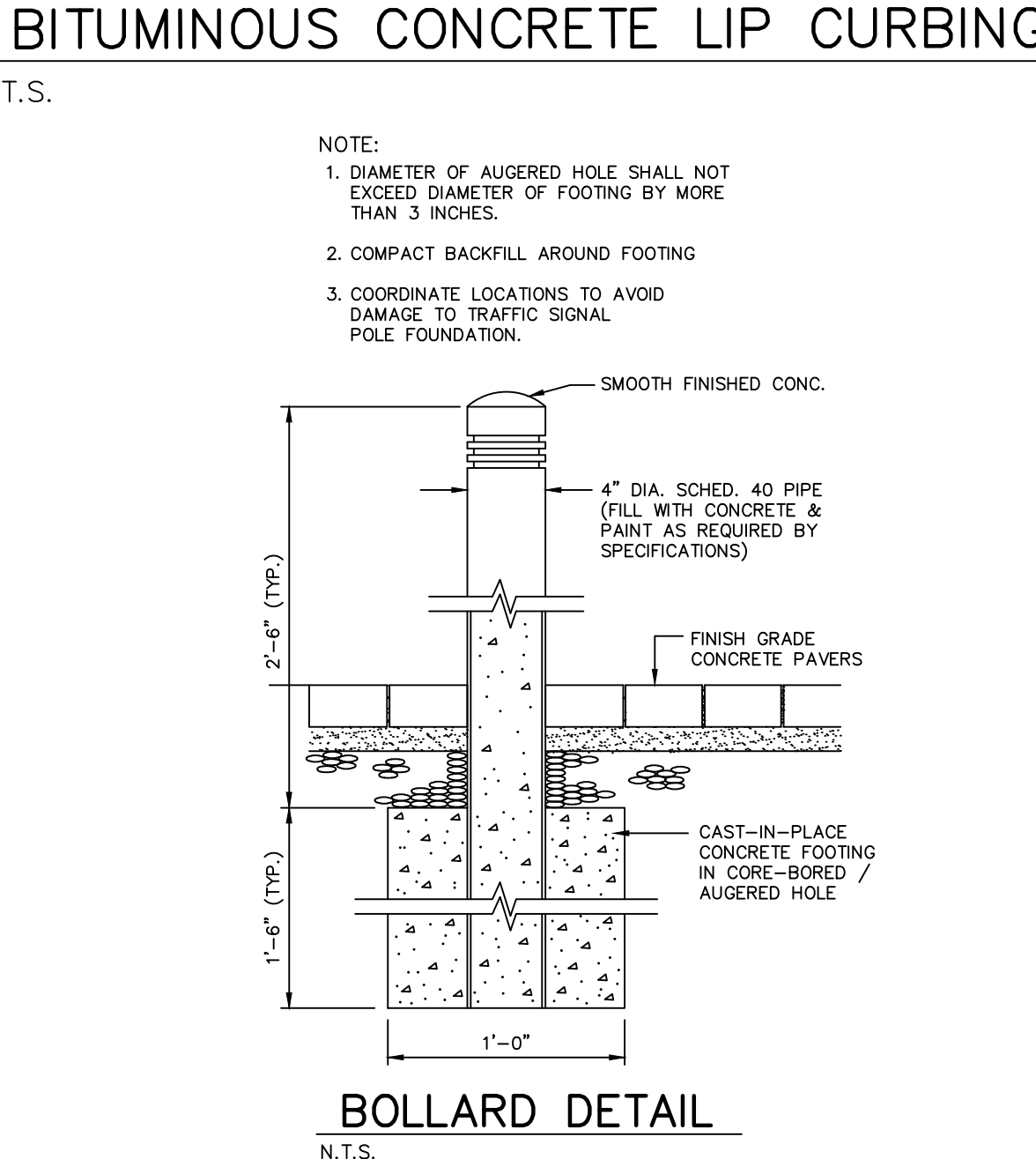
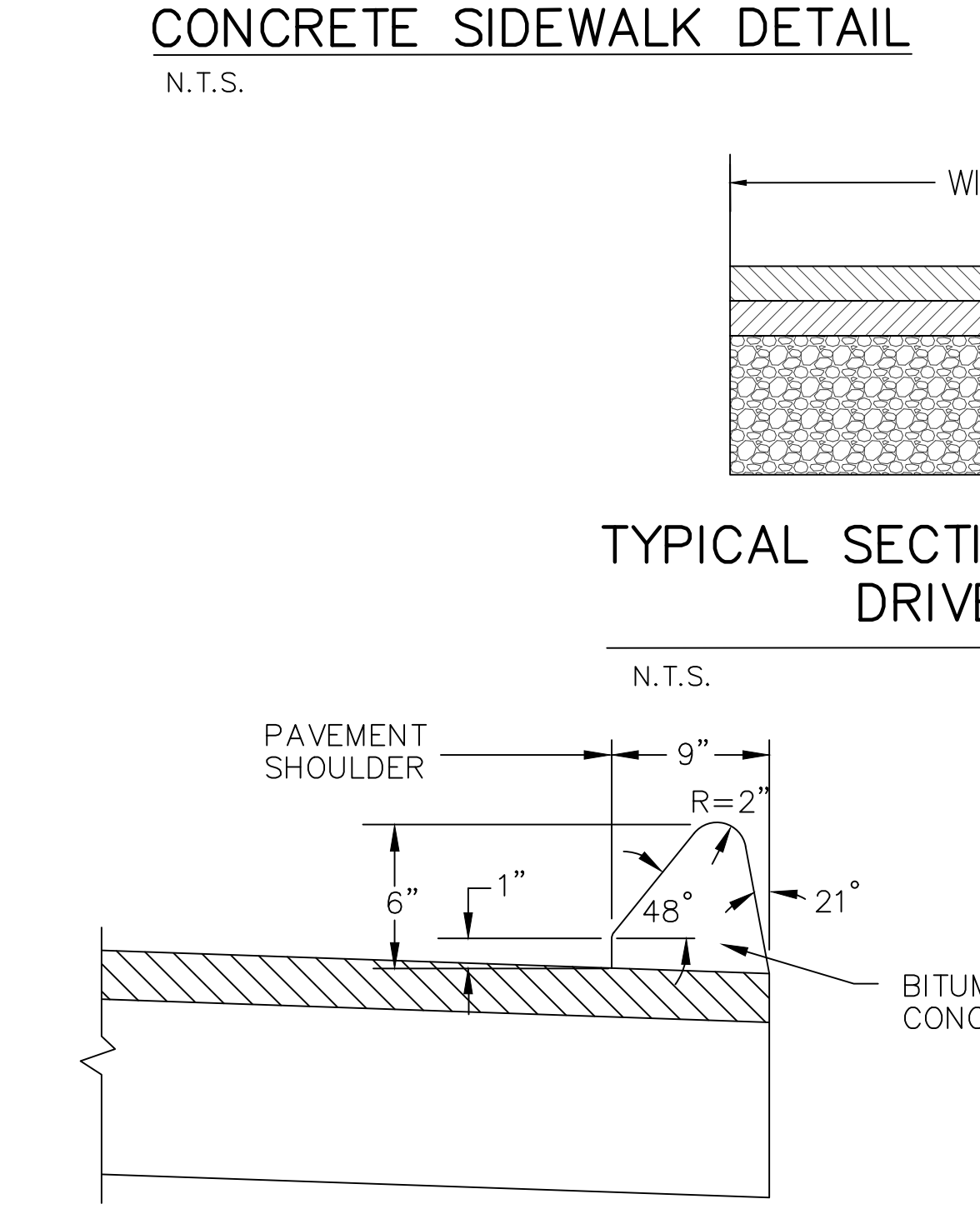
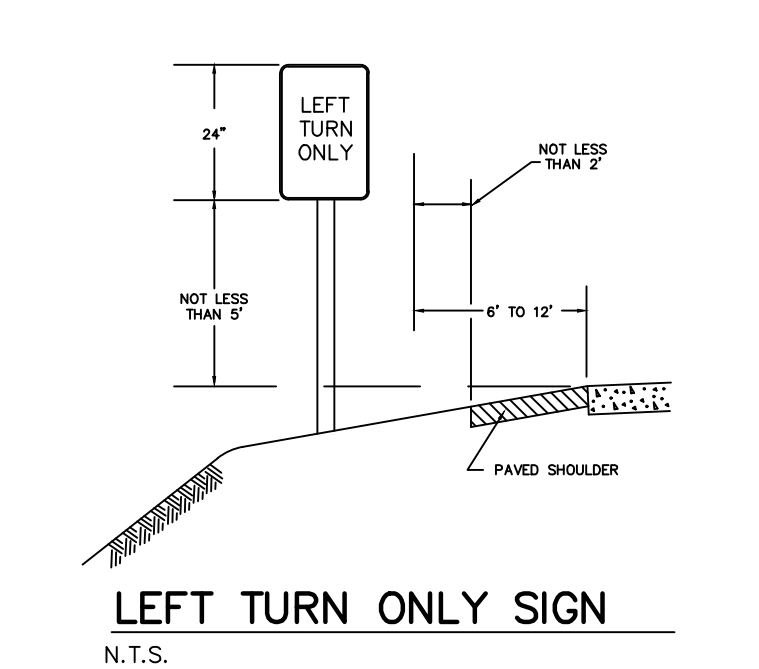
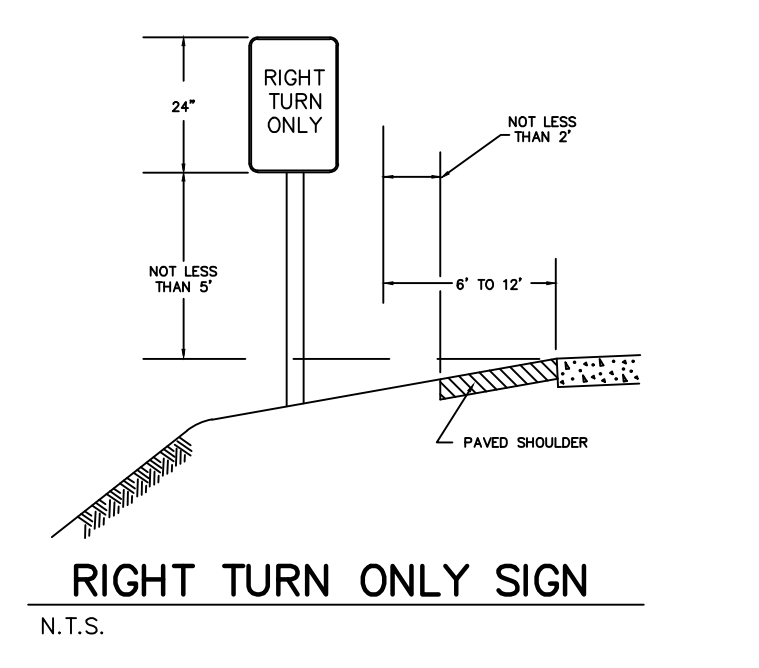
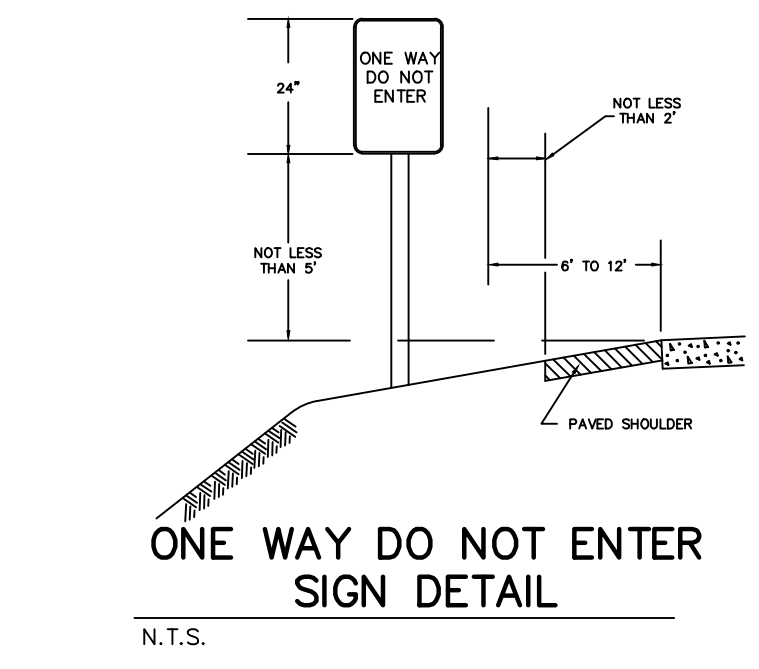
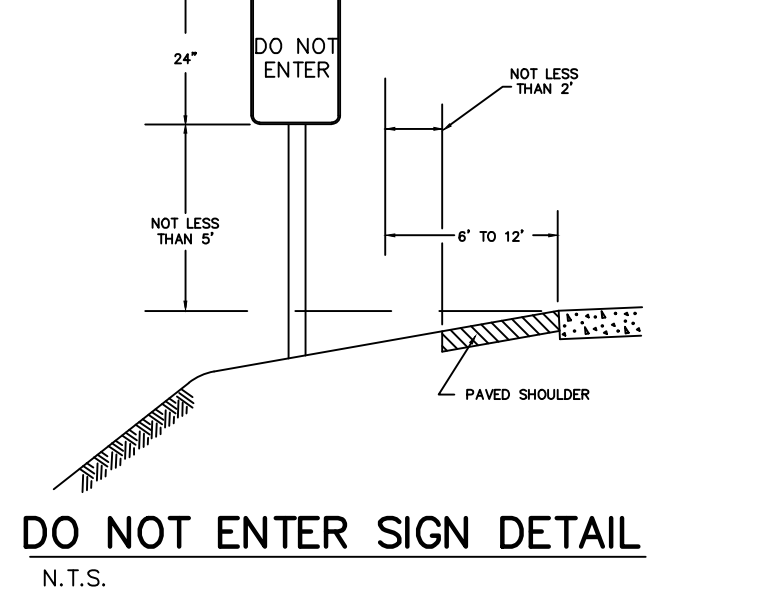
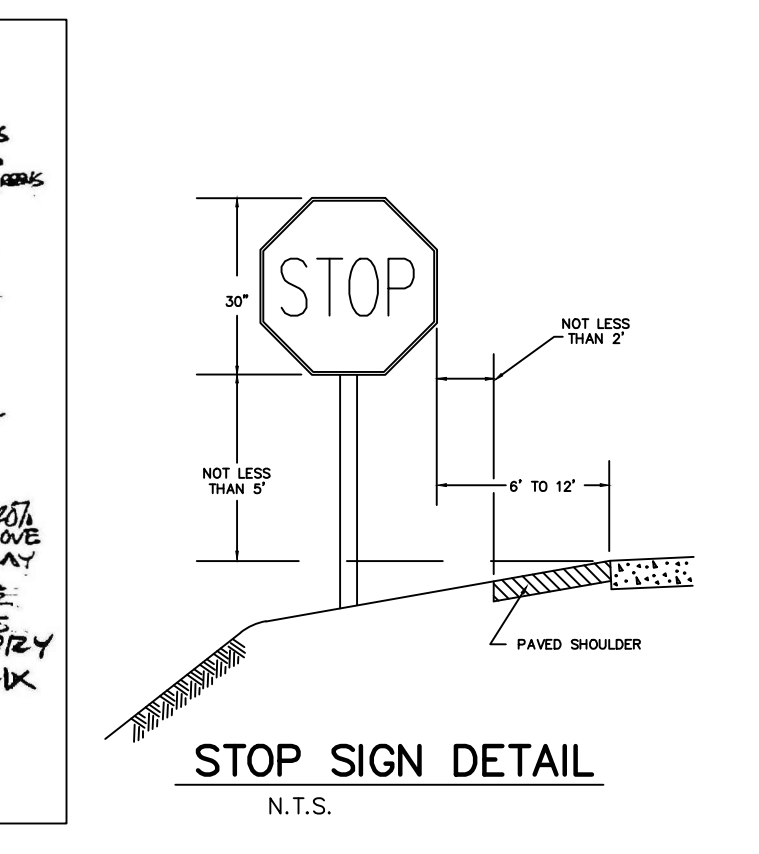
**F. SEDIMENT BARRIERS**  
1. PURPOSE  
To intercept and retain small amounts of sediment from disturbed or unprotected areas of limited extent.  
2. INSTALLATION REQUIREMENTS  
Sediment barriers may consist of filter fence, or other filter materials. Planned life span of sediment barriers varies. Synthetic filter fences can be used for 60 days or longer depending on ultraviolet stability and manufacturer's recommendations.  
a. FILTER FENCES  
i. MATERIALS  
aa. SYNTHETIC FILTER FABRIC:  
Synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester or ethylene filaments and shall be certified by the manufacturer or supplier as conforming to the following requirements.  
PHYSICAL PROPERTY REQUIREMENTS  
Filtering Efficiency 75% minimum  
Tensile Strength at 20% Extra Strength (max) elongation 50 lbs./lin. in. (min)  
Standard Strength 30 lbs./lin. in. (min)  
Flow Rate 0.3 gal./sq. ft. (min)  
bb. SYNTHETIC FILTER FABRIC REQUIREMENTS:  
- Fabric shall be 10 ounce per square yard.  
- Stripes for filter fences shall be 1-1/2" x 1-1/2" wood or equiv. metal with a min. length of 3 feet. - Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.  
- Some silt fences do not require a wire backing. Consult manufacturer's instructions for proper installation requirements.  
ii. INSTALLATION REQUIREMENTS  
This sediment barrier utilizes burlap or standard or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. In special cases burlap may be used in drainage ways.  
aa. The height of the barrier shall not exceed 36 inches (higher barriers may impound sufficient volumes of water to cause failure of the structure). The filter fence shall be placed 10 feet away from the top or slope or as shown on the plans.  
bb. When joints are necessary, filter cloth shall be applied together only at a support post, with a minimum 6 inch overlap, and securely sealed. See manufacturer's recommendations.  
cc. A trench shall be excavated approximately 6 inches wide and 6 inches deep along the line of silt fence and upslope from the barrier in accordance with manufacturer's recommendations.  
dd. The trench shall be backfilled and the soil compacted over the filter.  
ee. Filter barriers shall be removed when they have served their useful purpose but not before the upslope area has been permanently stabilized.  
iii. MAINTENANCE  
aa. Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.  
bb. Should the fabric decompose or become ineffective prior to the end of the expected usable life and should the barrier still be necessary, the fabric shall be replaced promptly.  
cc. Sediment deposits should be removed when they reach approximately one-half the height of the barriers.  
dd. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

**H. TOPSOILING**  
1. PURPOSE  
To provide a suitable growth medium for final site stabilization with vegetation.  
2. INSTALLATION REQUIREMENTS  
a. MATERIALS  
Site investigations shall be made to determine if there is sufficient topsoil of good quality to justify stripping. High quality topsoil shall be friable and loamy (loam, sandy loam, silty loam, sandy clay loam, clay loam). Other soil types with high organic content may be found suitable after testing. It shall be free of debris, trash, stumps, rocks, roots, and noxious weeds. It shall give evidence of being able to support healthy vegetation. It shall contain no substance that is potentially toxic to plant growth.  
b. STRIPPING  
Stripping shall be confined to the immediate construction area or as shown on these drawings. A 4-6" stripping depth is common but depth may vary depending on the particular soil. All perimeter dikes, basins and other sediment control shall be in place prior to stripping.  
c. STOCKPILING  
Topsoil shall be stockpiled in such a manner that natural drainage is not obstructed and no off-site sediment damage shall result.  
d. SIDE SLOPES  
Sidelopes of the stockpile shall not exceed 2 to 1 (2 horizontally to 1 vertically).  
e. SEDIMENT BARRIER  
Sediment barrier shall surround all topsoil stockpiles.  
f. TEMPORARY SEEDING  
Temporary seeding of stockpiles shall be completed within 15 days of the formation of the stockpile in accordance with the temporary vegetative cover requirements in this Erosion Control Plan.  
g. SITE PREPARATION  
Before topsoiling, establish needed erosion and sediment control measures such as diversions, grade stabilization structures, waterways, sediment basins, etc. These measures must be maintained during topsoiling.  
h. GRADING  
Previously established grades on the areas to be topsoiled shall be maintained according to the approved plans.  
i. LIMING  
Where the pH of the subsoil is 6.0 or less, ground agricultural limestone shall be spread in accordance with the soil test or the vegetative establishment practice being used.  
j. BONDING  
After the areas to be topsoiled have been brought to grade and immediately prior to spreading the topsoil, the subgrade shall be loosened by discing or scarifying to a depth of at least two inches to ensure bonding of the topsoil and subsoil.  
k. APPLYING TOPSOIL  
Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding. The topsoil shall be uniformly distributed to a minimum compacted depth of four inches. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.



It is necessary to compact the topsoil enough to ensure good contact with the underlying soil and to obtain a uniform firm seedbed for the establishment of a high maintenance turf. However, undue compaction is to be avoided as it increases runoff velocity and volume and prevents seed germination.

**I. PERMANENT VEGETATIVE COVER**  
1. PURPOSE  
To permanently stabilize the soil, to reduce damages from sediment and runoff and to enhance the environment.  
2. INSTALLATION REQUIREMENTS  
a. SITE PREPARATION  
Grades as needed and where feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. All grading should be done in accordance with these plans.  
b. SEEDBED PREPARATION  
i. Apply limestone and fertilizer according to soil tests such as those offered by the University of Connecticut Soil Testing Laboratory. Soil sample matters are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, a general liming is critical; fertilizer may be applied at the rate of 300 pounds per acre or 7.5 lbs. per 1,000 square feet using 10-10-10 or equivalent. In addition, 300 lbs of 38-0-0 per acre or equivalent of slow release nitrogen may be used for topdressing. Apply ground limestone (equivalent to 50 percent calcium plus magnesium oxide) as follows:  
SOIL TEXTURE TONS/ACRE LBS/1000 SF  
Clay, clay loam and high organic soil 4 180  
Sandy loam, loam, silty loam 3 135  
Loamy sand, sand 2 90  
ii. Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces of concrete, clods, lumps or other unsuitable materials.  
iii. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed as above.  
c. SEEDING DATES  
Spring seeding usually gives the best results. Spring seedings of all seed mixes with legumes is recommended. However, late summer seedings prior to September 1 can be made. When crown vetch is seeded in late summer or at least 35 percent of the seed should be hard seed (unscarified). The recommended seeding dates are:  
April 1 through June 1  
August 15 through September 1  
d. SEEDING:  
i. The seed mixture shall be as follows:  
Creeping Red Fescue 20 lbs / acre  
0.45 lbs / 1000 sf  
Red Top 2 lbs / acre  
0.05 lbs / 1000 sf  
Tall Fescue 20 lbs / acre  
or Smooth Bromegrass 0.45 lbs / 1000 sf  
TOTAL: 42 lbs / acre  
0.90 lbs / 1000 sf  
ii. Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydrosower (slurry including seed and fertilizer). Normal seeding depth is from 1/4 to 1/2 inch. Hydrosowers which are mulched may be left on soil surface.  
iii. Where feasible, either a cultipacker type seeder or hydrosower is used, the seedbed should be firmed following seeding operations with a roller or light drag. Seeding operations should be on the contour.  
iv. Frost crack seeding can be used. Frost crack seeding must be done in late winter or early spring. When hydrosowing, a seedbed is prepared in the conventional way or by hand raking to loosen and smooth the soil and to remove surface stones larger than six inches in diameter. Slopes must be no steeper than 2 to 1 (2 feet horizontally to 1 foot vertically).  
v. Hydraulic application (hydrosowing) is a suitable method for use on critical areas.  
vi. Time and fertilizer should be applied simultaneously with the seed. The use of fiber mulch on critical areas is not recommended (unless it is used to hold straw or hay). Fiber mulch does not provide adequate seedbed protection. Better protection is gained by using straw mulch and holding it with adhesive materials or 500 pounds per acre of wood fiber mulch. Seeding rates must be increased 10 percent when hydrosowing.  
vii. Apply mulch according to the temporary mulching measures.  
viii. If seeding cannot be done within the seeding dates, use the temporary mulching measure to protect the site and delay seeding until the next recommended seeding period.  
e. MAINTENANCE:  
i. Lime according to soil test or at a minimum of every five years using a rate of two tons per acre (200 pounds per 1,000 square feet).  
ii. Where grasses predominate, fertilize according to a soil test or broadcast biennially 300 pounds of 10-10-10 or equivalent per acre (7.5 pounds per 1,000 square feet).  
iii. Where legumes predominate, fertilize according to a soil test or broadcast every three years 300 pounds of 0-20-20 or equivalent per acre (7.5 pounds per 1,000 square feet).



**H. TOPSOILING**  
1. PURPOSE  
To provide a suitable growth medium for final site stabilization with vegetation.  
2. INSTALLATION REQUIREMENTS  
a. MATERIALS  
Site investigations shall be made to determine if there is sufficient topsoil of good quality to justify stripping. High quality topsoil shall be friable and loamy (loam, sandy loam, silty loam, sandy clay loam, clay loam). Other soil types with high organic content may be found suitable after testing. It shall be free of debris, trash, stumps, rocks, roots, and noxious weeds. It shall give evidence of being able to support healthy vegetation. It shall contain no substance that is potentially toxic to plant growth.  
b. STRIPPING  
Stripping shall be confined to the immediate construction area or as shown on these drawings. A 4-6" stripping depth is common but depth may vary depending on the particular soil. All perimeter dikes, basins and other sediment control shall be in place prior to stripping.  
c. STOCKPILING  
Topsoil shall be stockpiled in such a manner that natural drainage is not obstructed and no off-site sediment damage shall result.  
d. SIDE SLOPES  
Sidelopes of the stockpile shall not exceed 2 to 1 (2 horizontally to 1 vertically).  
e. SEDIMENT BARRIER  
Sediment barrier shall surround all topsoil stockpiles.  
f. TEMPORARY SEEDING  
Temporary seeding of stockpiles shall be completed within 15 days of the formation of the stockpile in accordance with the temporary vegetative cover requirements in this Erosion Control Plan.  
g. SITE PREPARATION  
Before topsoiling, establish needed erosion and sediment control measures such as diversions, grade stabilization structures, waterways, sediment basins, etc. These measures must be maintained during topsoiling.  
h. GRADING  
Previously established grades on the areas to be topsoiled shall be maintained according to the approved plans.  
i. LIMING  
Where the pH of the subsoil is 6.0 or less, ground agricultural limestone shall be spread in accordance with the soil test or the vegetative establishment practice being used.  
j. BONDING  
After the areas to be topsoiled have been brought to grade and immediately prior to spreading the topsoil, the subgrade shall be loosened by discing or scarifying to a depth of at least two inches to ensure bonding of the topsoil and subsoil.  
k. APPLYING TOPSOIL  
Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding. The topsoil shall be uniformly distributed to a minimum compacted depth of four inches. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

**ORGANIC MULCH MATERIALS & APPLICATION RATES**

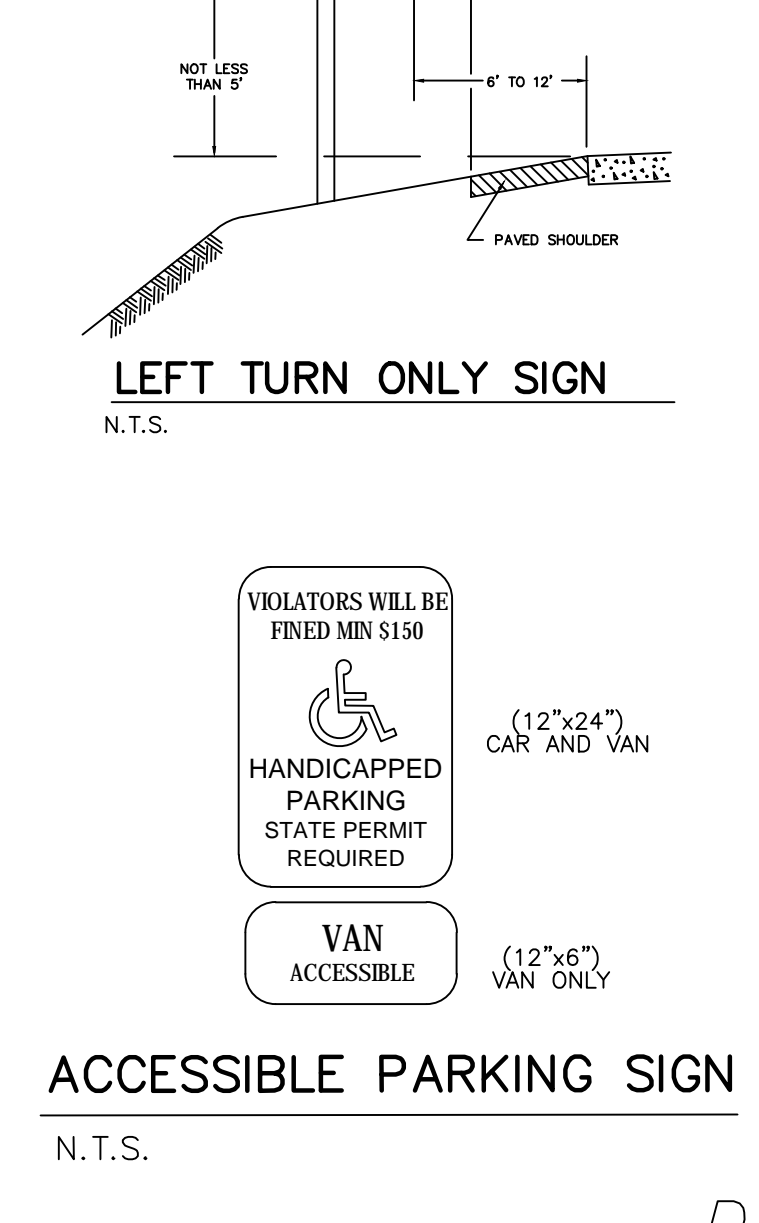
MULCHES	PER ACRE	PER 1000 SF	NOTES
Straw or hay	1-1/2-2 tons	70-90 lbs.	Free from weeds and coarse hay matter. Must be anchored. Spread with mulch blower or by hand.
Wood fiber	1000-2000 lbs	25-50 lbs	Fibers 4mm or longer. Do not use alone in winter or during hot, dry weather. Apply as slurry.
Corn stalks	4-6 tons	185-275 lbs.	Cut or shredded in 4-6" lengths, air dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4-6 tons	185-275 lbs.	Free of coarse matter, air dried. Treat with 12 lbs nitrogen per ton. Do not use in the turf areas, handier or by hand. Apply with mulch blower, chip.
Bark chips	50-70 cubic yds		Free of coarse matter, air dried. Do not use in fine turf. Apply with mulch blower, chip handler or by hand.
Shredded bark areas			

**MATERIALS**  
Select mulch material based on site conditions, availability of materials, and labor and equipment. Other materials may be used only with the permission of the approving authority.

**PRIOR TO MULCHING**  
Complete the required grading and install needed sediment control measures.

**APPLICATION**  
Mulch materials shall be spread uniformly, by hand or machine. When spreading straw or hay mulch by hand, divide the area to be mulched in approximately 1,000 square foot sections and place 70-90 pounds (1-1/2 to 2 bales) of straw or hay in each section to ensure uniform distribution.

**c. MAINTENANCE**  
All mulches must be inspected periodically, in particular after rainstorms, to check for soil erosion. Where erosion is observed, additional mulch should be applied. Nets should be inspected after rainstorms for dislocation or failure. If washouts or breakage occur, re-install mulch as necessary after repairing damage to the slope. Inspections should take place until grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions. Where mulch is used in conjunction with ornamental plants, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface; repair as needed.

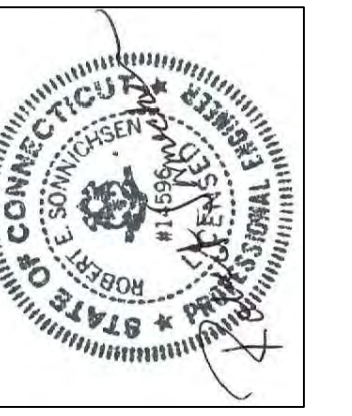


DETAIL SHEET PREPARED FOR (TACOMBI) 1480 POST ROAD EAST LLC.

1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT

WALDO & ASSOCIATES LLC  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
89 State St., Guilford, Conn. 06437  
Phone 203 453 4386

Date	JAN. 7, 2022	Scale	AS NOTED
Revised		Job #	4411
Checked	RES	Drawn	WJK

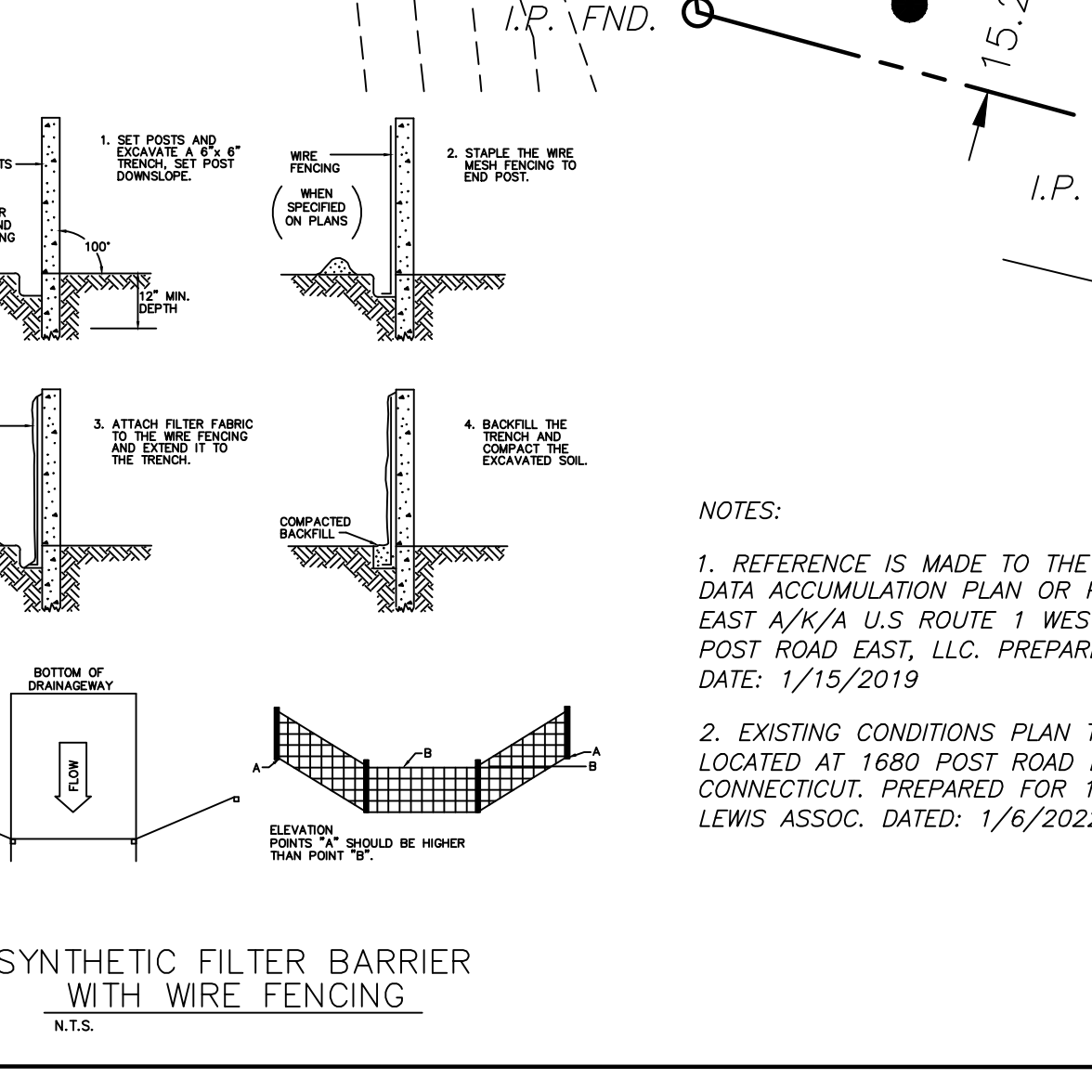
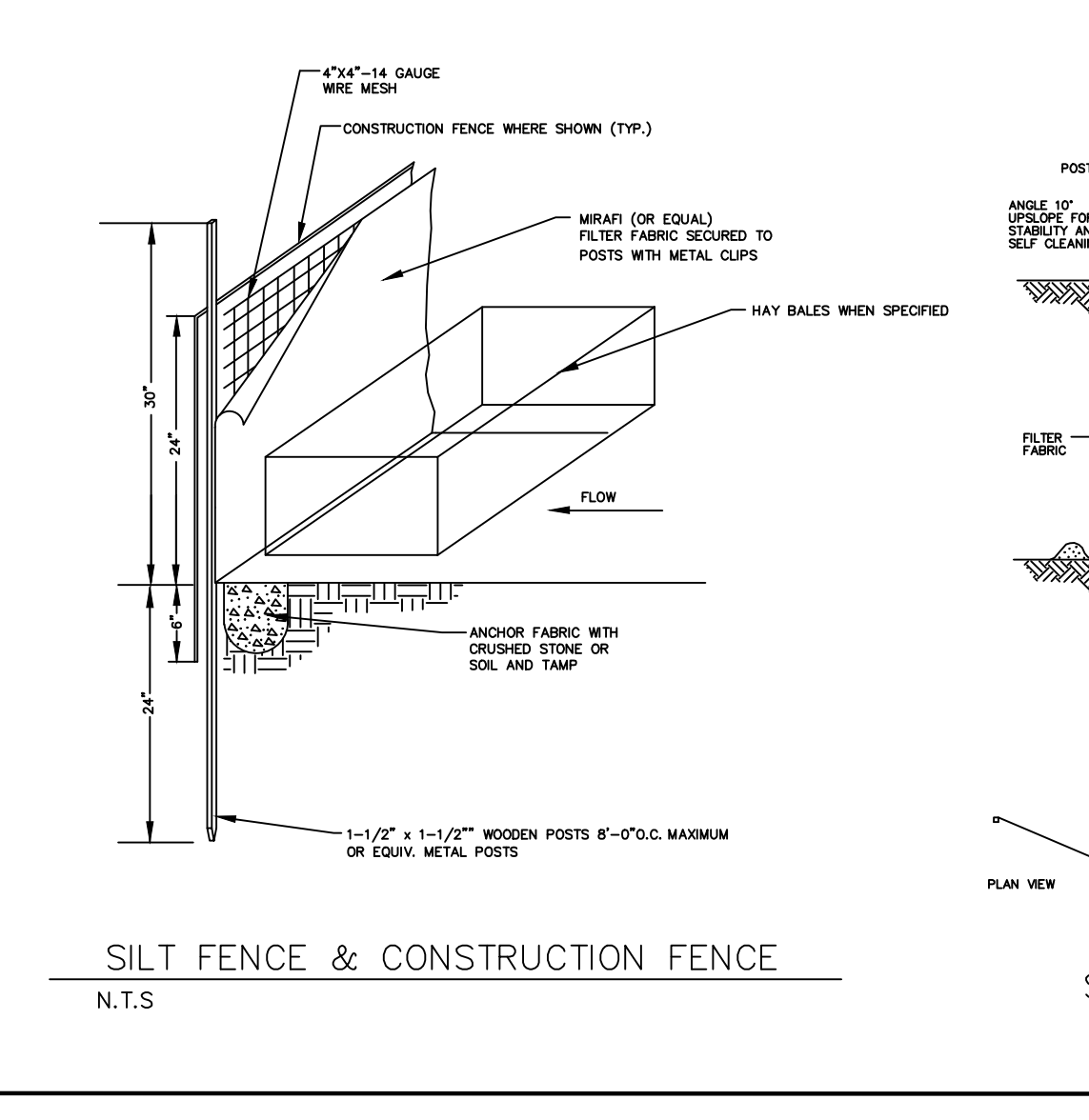
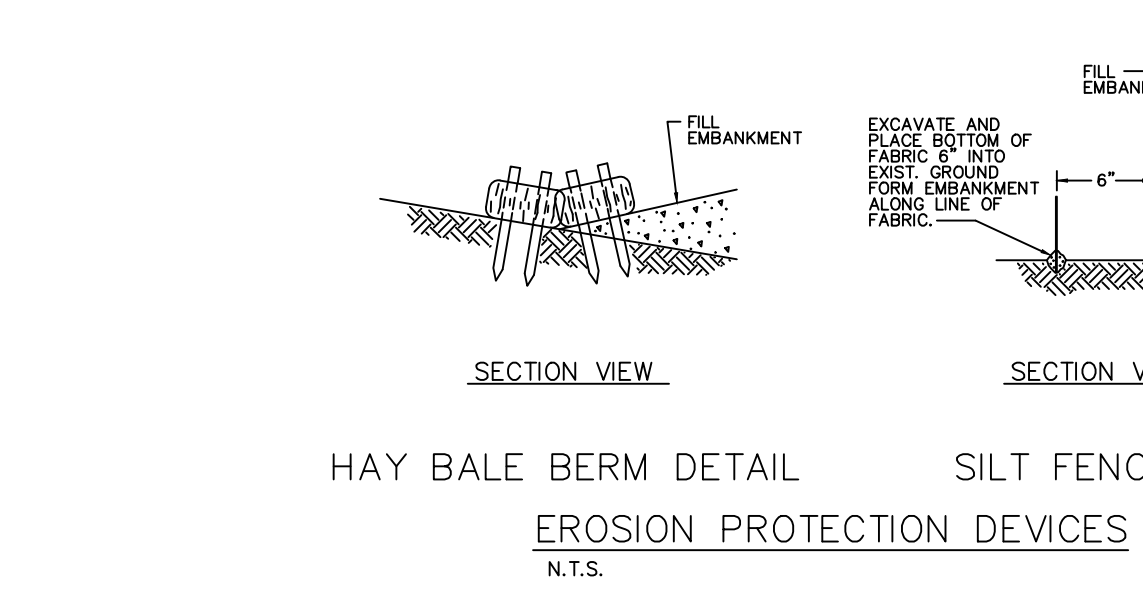
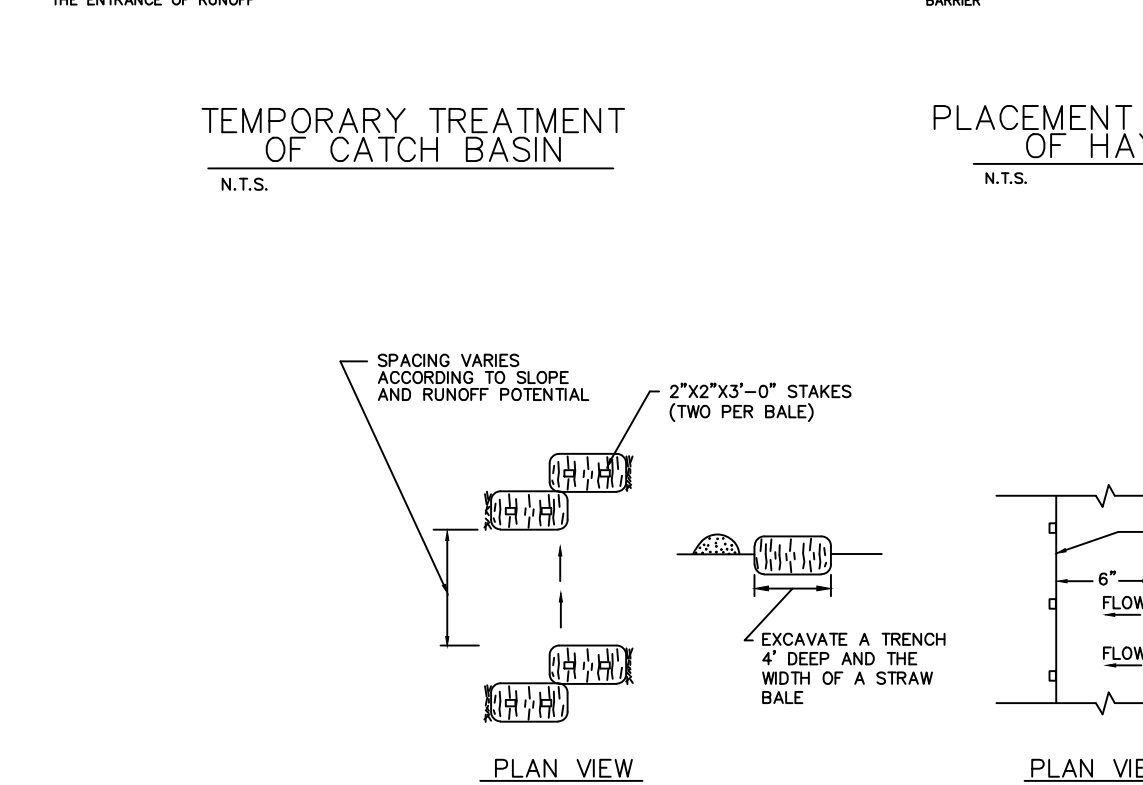
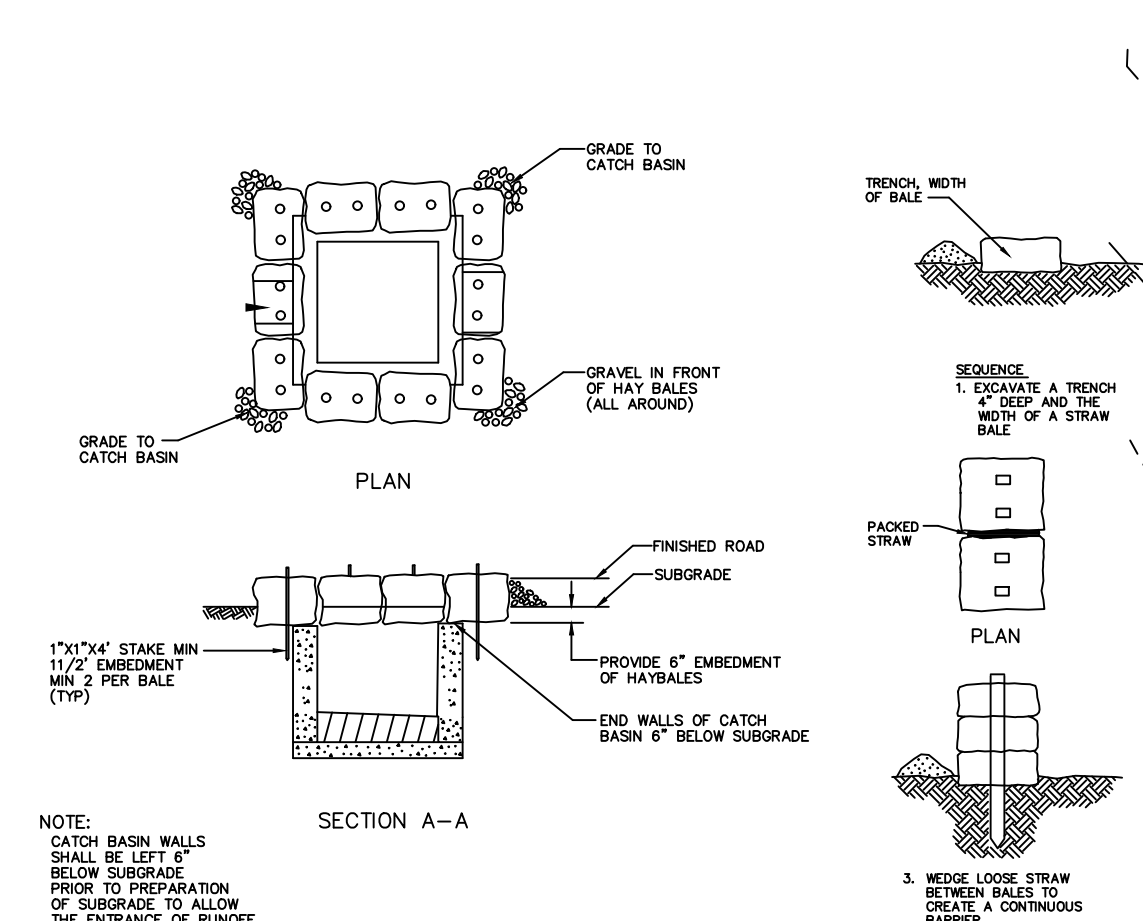
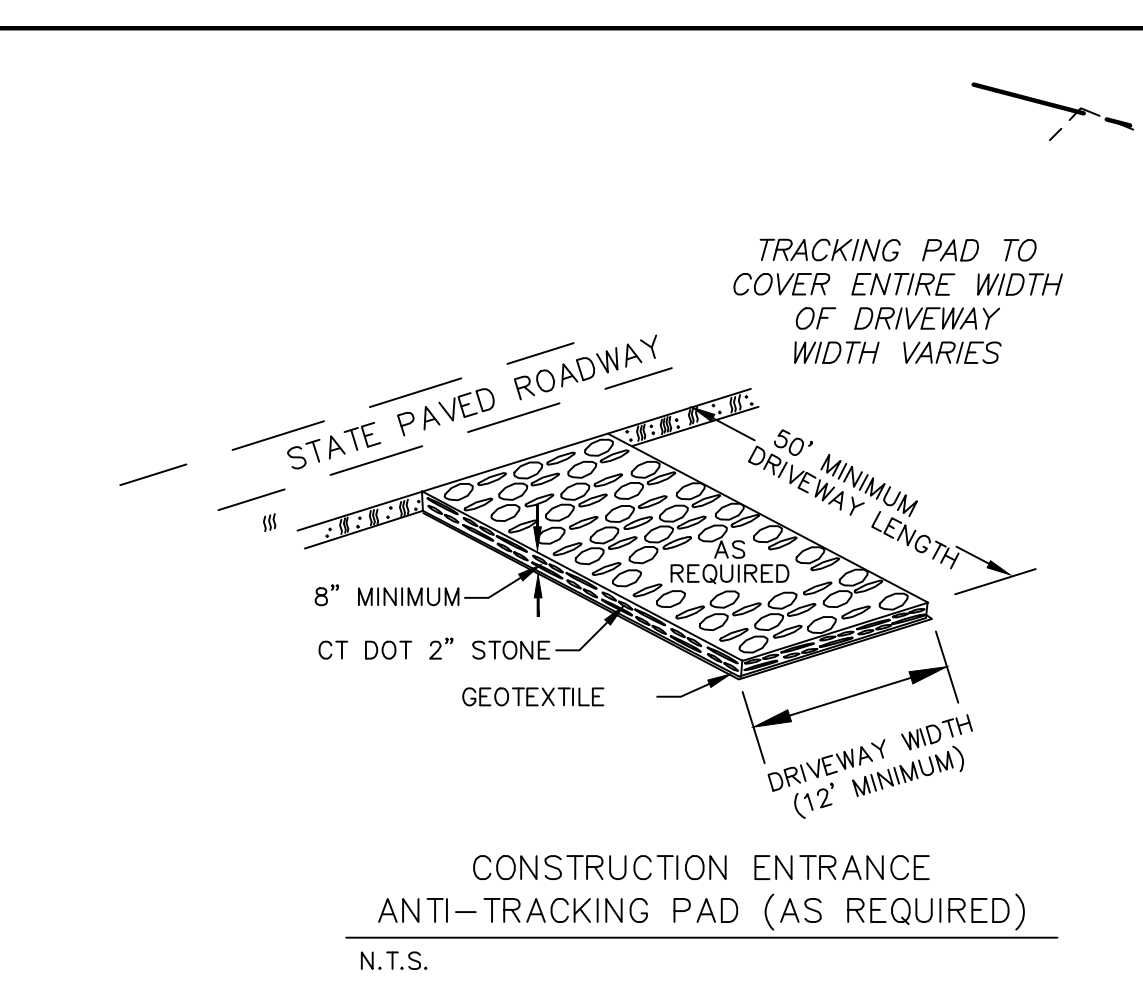
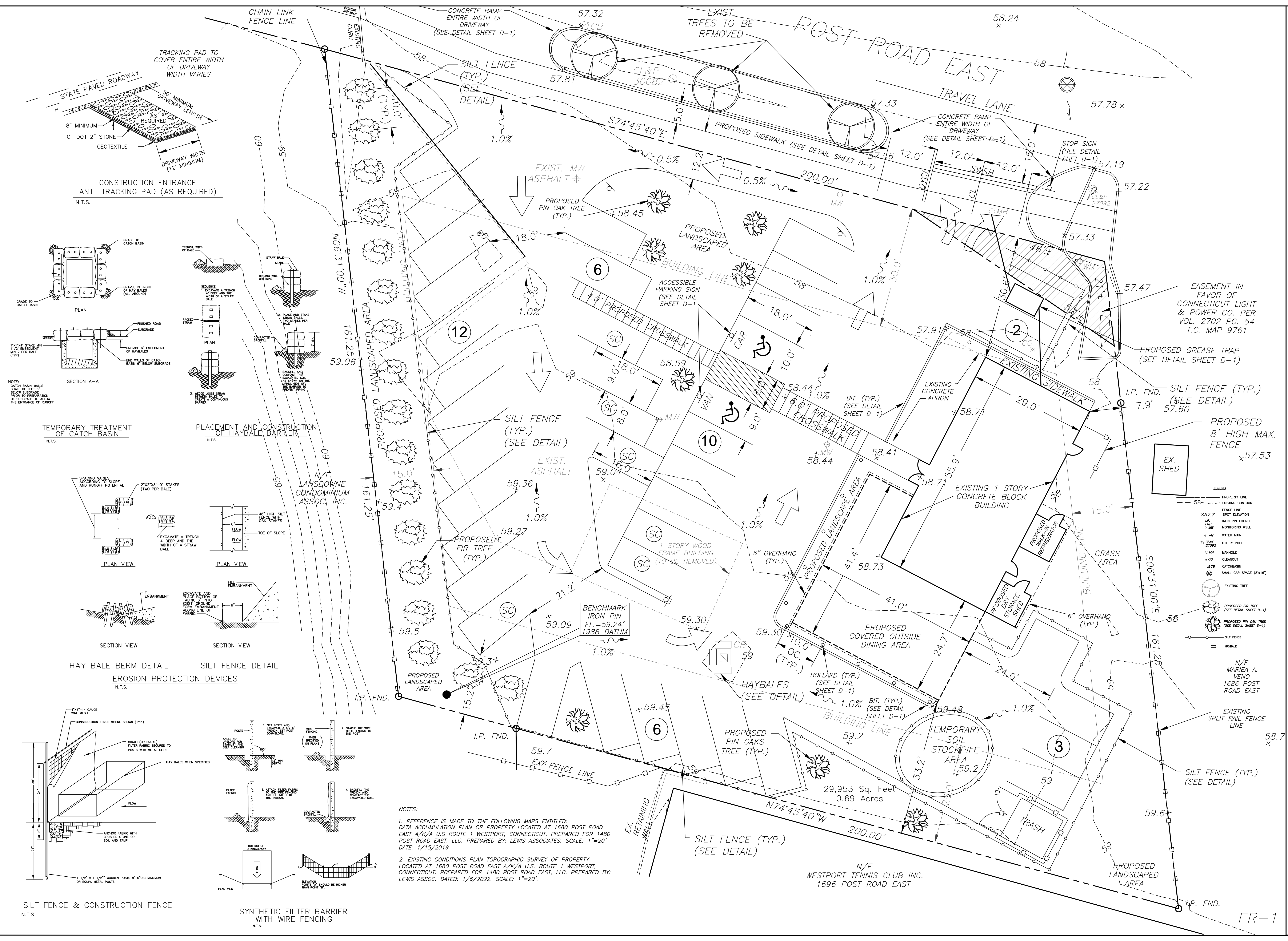


SEDIMENTATION & EROSION CONTROL PLAN & DETAILS  
APPLICANT: TACOMBI, OWNER: 1480 POST ROAD EAST LLC.

1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT

WALDO & ASSOCIATES LLC  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
89 State St., Guilford, Conn. 06437 Phone 203 453 4386

Date: JAN. 7, 2022  
Revised: JAN. 10, 2022  
Scale: 1"=10'  
Job #: 4411  
Fid Bk #: Drawn: WJK  
Checked: RES



NOTES:  
1. REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED: DATA ACCUMULATION PLAN OR PROPERTY LOCATED AT 1680 POST ROAD EAST A/K/A U.S. ROUTE 1 WESTPORT, CONNECTICUT. PREPARED FOR 1480 POST ROAD EAST, LLC. PREPARED BY: LEWIS ASSOCIATES. SCALE: 1"=20' DATE: 1/15/2019  
2. EXISTING CONDITIONS PLAN TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 1680 POST ROAD EAST A/K/A U.S. ROUTE 1 WESTPORT, CONNECTICUT. PREPARED FOR 1480 POST ROAD EAST, LLC. PREPARED BY: LEWIS ASSOC. DATED: 1/6/2022. SCALE: 1"=20'.

- LEGEND
- PROPERTY LINE
- EXISTING CONTOUR
- FENCE LINE
- SPOT ELEVATION
- IRON PIN FOUND
- MONITORING WELL
- WATER MAIN
- UTILITY POLE
- MANHOLE
- CLEANOUT
- CATCHBASIN
- SMALL CAR SPACE (8'x16')
- EXISTING TREE
- PROPOSED FIR TREE (SEE DETAIL SHEET D-1)
- PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)
- SILT FENCE
- HAYBALE
- N/F MARIEA A. VENO 1686 POST ROAD EAST

ER-1



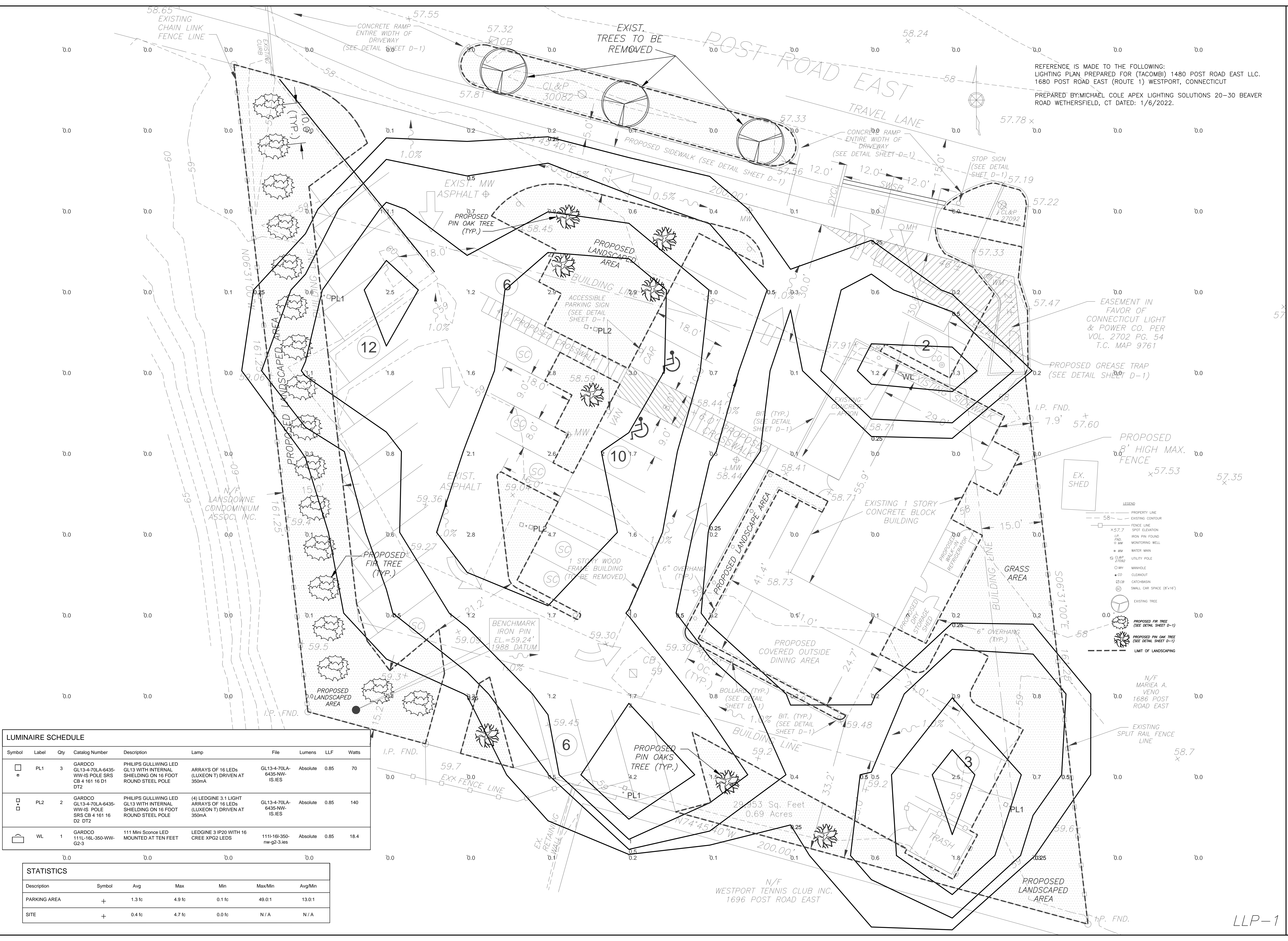
REFERENCE IS MADE TO THE FOLLOWING:  
 LIGHTING PLAN PREPARED FOR (TACOMBI) 1480 POST ROAD EAST LLC.  
 1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT  
 PREPARED BY: MICHAEL COLE APEX LIGHTING SOLUTIONS 20-30 BEAVER  
 ROAD WETHERSFIELD, CT DATED: 1/6/2022.

LIGHTING & PRELIMINARY LANDSCAPE PLAN PREPARED FOR (TACOMBI) 1480 POST ROAD EAST LLC.

1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT

WALDO & ASSOCIATES LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 89 State St., Guilford, Conn. 06437 Phone 203 453 4386



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - FENCE LINE
- 57.7 SPOT ELEVATION
- IRON PIN FOUND
- MONITORING WELL
- WATER MAN
- UTILITY POLE
- MANHOLE
- CLEANOUT
- CATCHBASIN
- SMALL CAR SPACE (8'-16')
- EXISTING TREE
- PROPOSED FIR TREE (SEE DETAIL SHEET D-1)
- PROPOSED PIN OAK TREE (SEE DETAIL SHEET D-1)
- - - LIMIT OF LANDSCAPING

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	PL1	3	GARDCO GL13-4-70LA-6435-WW-IS POLE SRS CB 4 161 16 D1 DT2	PHILIPS GULLIVING LED GL13 WITH INTERNAL SHIELDING ON 16 FOOT ROUND STEEL POLE	ARRAYS OF 16 LEDs (LUXEON T) DRIVEN AT 350mA	GL13-4-70LA-6435-WW-ISIES	Absolute	0.85	70
□	PL2	2	GARDCO GL13-4-70LA-6435-WW-IS POLE SRS CB 4 161 16 D2 DT2	PHILIPS GULLIVING LED GL13 WITH INTERNAL SHIELDING ON 16 FOOT ROUND STEEL POLE	(4) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) DRIVEN AT 350mA	GL13-4-70LA-6435-WW-ISIES	Absolute	0.85	140
□	WL	1	GARDCO 111L-16L-350-WW-G2-3	111 Mini Sconce LED MOUNTED AT TEN FEET	LEDGINE 3 IP20 WITH 16 CREE XPG2 LEDs	1111-16L-350-rw-g2-3.ies	Absolute	0.85	18.4

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA	+	1.3 fc	4.9 fc	0.1 fc	49.0:1	13.0:1
SITE	+	0.4 fc	4.7 fc	0.0 fc	N/A	N/A

Date: JAN. 7, 2022  
 Revised: JAN. 10, 2022

Scale: 1"=10'

Checked: RES  
 Drawn: WJK  
 Filed: #  
 Job #: 4411

LLP-1



TRICARICO ARCHITECTURE AND DESIGN PC  
 502 VALLEY ROAD, WAYNE, NJ 07470  
 T: 973-692-0222 F: 973-692-0223  
 TRICARICO.COM

CONSULTING ENGINEER

DATE	ISSUED
01/07/2022	Zoning Committee Set

© 2022 NICHOLAS J. TRICARICO  
 THIS DRAWING, THE DESIGN INDICATED, THE FORMAT AND ARRANGEMENTS ARE THE PROPERTY OF NICHOLAS J. TRICARICO, ARCHITECT. ANY USE OR REUSE OF ORIGINAL OR ALTERED DESIGN MATERIALS BY THE CLIENT, AGENTS OF THE CLIENT OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL SHALL BE AT THE SOLE RISK OF THE OTHERS. FURTHERMORE THE CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF MODIFICATION OR REUSE OF THESE MATERIALS. THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.



LOCATION  
 1680 POST ROAD  
 EAST  
 WESTPORT, CT

NICHOLAS J. TRICARICO  
 ARCHITECT  
 TRICARICO ARCHITECTURE  
 AND DESIGN PC

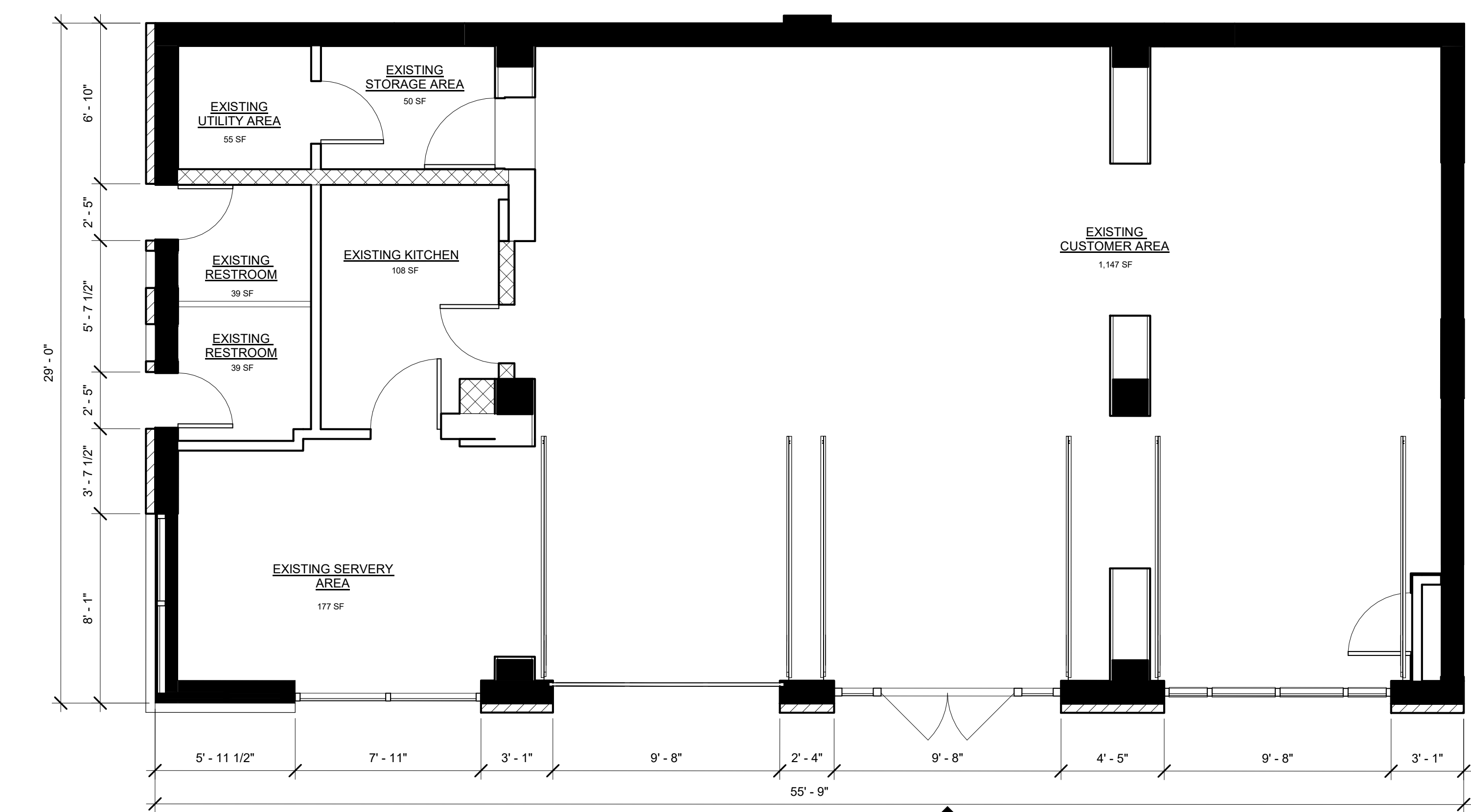
DRAWING NAME:  
 EXISTING/DEMO PLAN

DRAWING NO:  
 A-1

FIRM REGISTRATION NO.:

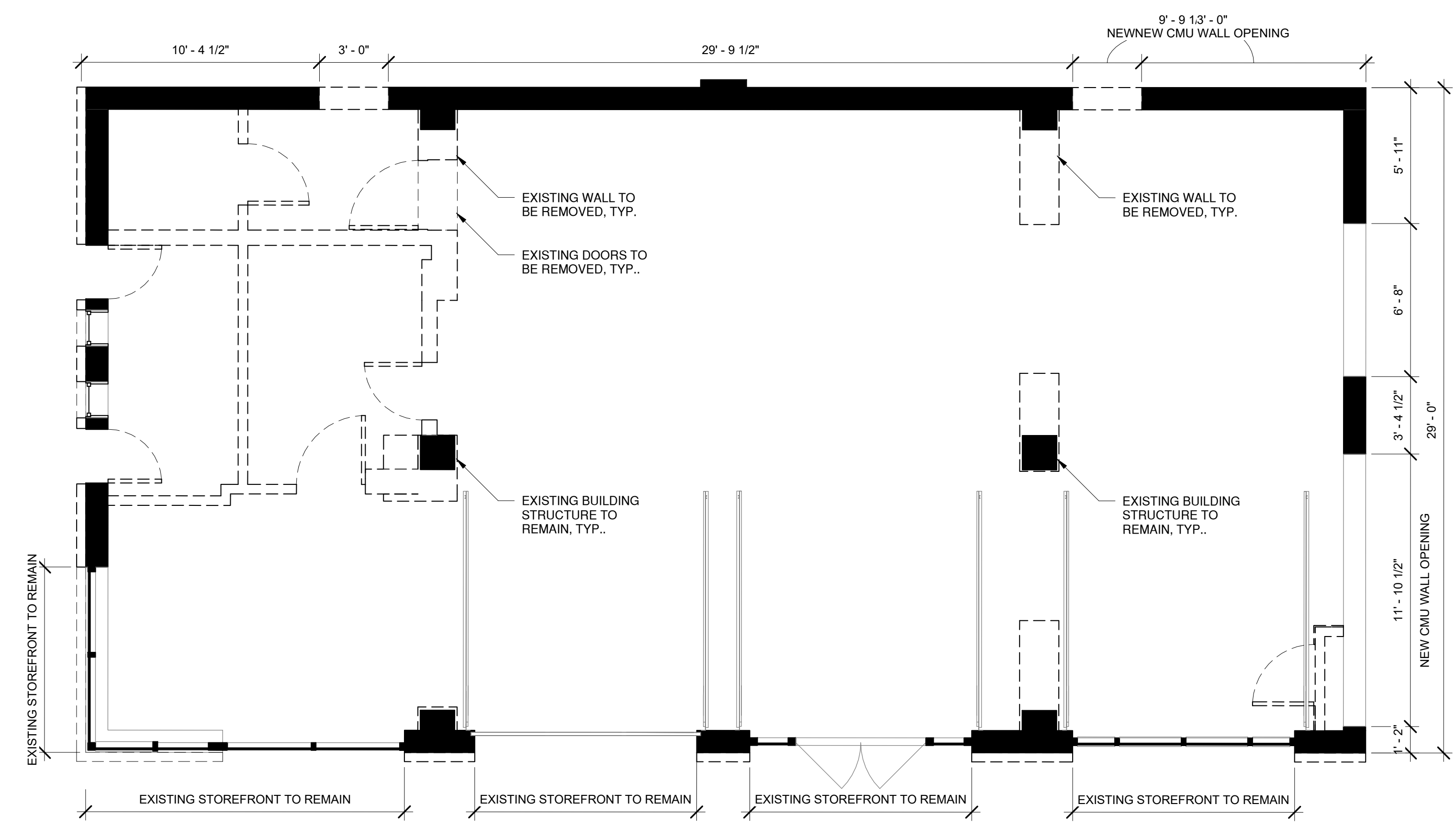
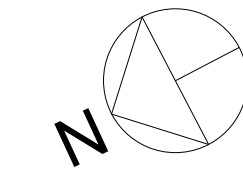
SQUARE FOOTAGES:

KITCHEN:	177
DISHPIT:	108
SERVICE AREAS:	285
INDOOR DINING:	1,147
CUSTOMER AREAS:	1,147
UTILITY/STORAGE:	105
BACK OF HOUSE AREAS:	
RESTROOMS:	78
TOTAL:	1,615 SF

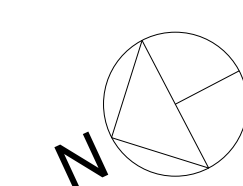


① PNZ - EXISTING PLAN  
 1/4" = 1'-0"

↑  
 EXISTING MAIN ENTRY  
 TO REMAIN



② PNZ - DEMOLITION PLAN  
 1/4" = 1'-0"





TRICARICO ARCHITECTURE AND DESIGN PC  
 502 VALLEY ROAD, WAYNE, NJ 07470  
 T: 973-692-0222 F: 973-692-0223  
 TRICARICO.COM

CONSULTING ENGINEER

SQUARE FOOTAGES:	
BAR AREA:	110
KITCHEN:	293
DISH PIT:	131
SERVICE AREAS:	534
INDOOR DINING:	687
PATRON BAR AREA:	62
OUTDOOR DINING:	1,211
CUSTOMER AREAS:	1,960
OFFICE:	111
BACK OF HOUSE AREAS:	
RESTROOMS:	221
TOTAL:	2,826 SF

DATE	ISSUED
01/07/2022	Zoning Committee Set

© 2022 NICHOLAS J. TRICARICO  
 THIS DRAWING, THE DESIGN INDICATED, THE FORMAT AND ARRANGEMENTS ARE THE PROPERTY OF NICHOLAS J. TRICARICO, ARCHITECT. ANY USE OR REUSE OF ORIGINAL OR ALTERED DESIGN MATERIALS BY THE CLIENT, AGENTS OF THE CLIENT OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL SHALL BE AT THE SOLE RISK OF THE OTHERS. FURTHERMORE THE CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF MODIFICATION OR REUSE OF THESE MATERIALS. THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS. IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.



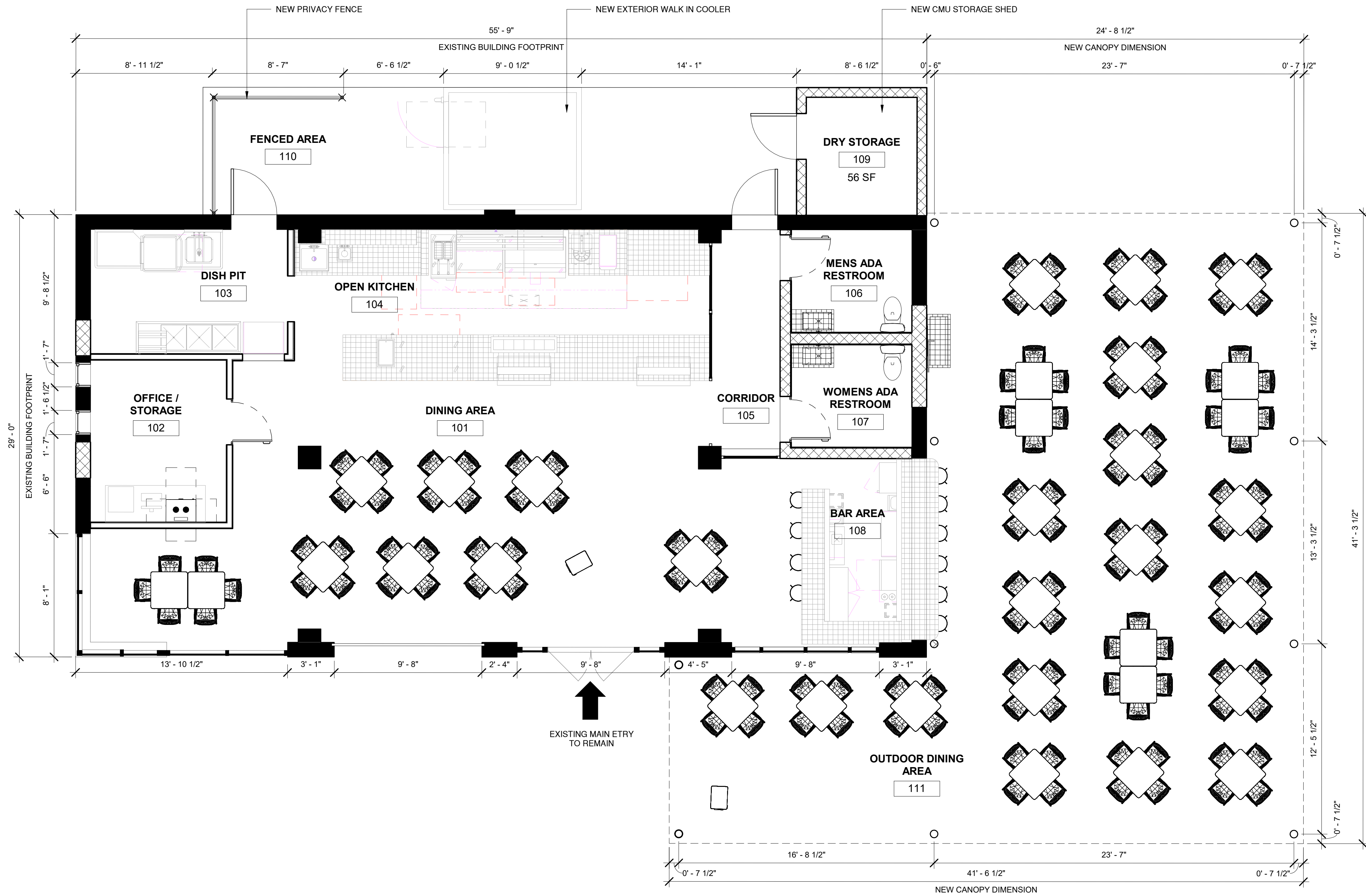
LOCATION  
 1680 POST ROAD  
 EAST  
 WESTPORT, CT

NICHOLAS J. TRICARICO  
 ARCHITECT  
 TRICARICO ARCHITECTURE  
 AND DESIGN PC

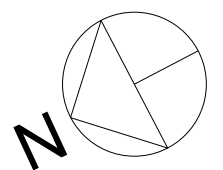
DRAWING NAME:  
 PROPOSED PLAN

DRAWING NO:  
 A-2

FIRM REGISTRATION NO.:



1 PNZ - PROPOSED PLAN  
 1/4" = 1'-0"



**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI SIGN VENDOR PACKAGE. REFER TO SUPPLEMENTAL BUILDING RENDERINGS FOR PROPOSED SIGNAGE

EXTERIOR WALL MOUNTED LIGHTING, TYP.

EXTERIOR WALL MOUNTED LIGHTING, TYP.

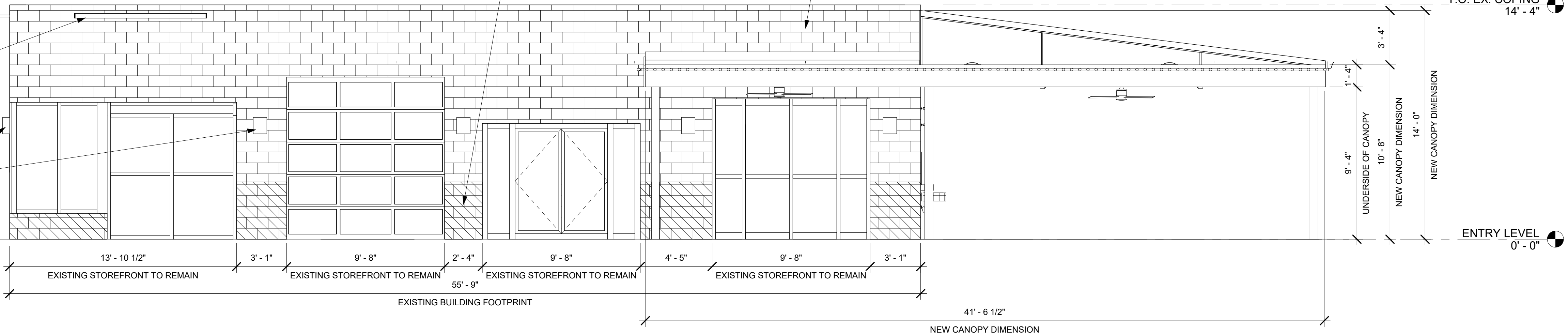
BENJAMIN MOORE, YOSEMITE BLUE 2059-40, TO 42" A.F.F. (TYP. @ EXTERIOR WALLS)

BENJAMIN MOORE, COTTON BALLS OC-122, TO T.O. PARAPET (TYP. @ EXTERIOR WALLS)

T.O. EX. COPING 14'-4"

ENTRY LEVEL 0'-0"

1 ELEVATION - WEST  
1/4" = 1'-0"



**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI SIGN VENDOR PACKAGE. REFER TO SUPPLEMENTAL BUILDING RENDERINGS FOR PROPOSED SIGNAGE

BENJAMIN MOORE, YOSEMITE BLUE 2059-40, TO 42" A.F.F. (TYP. @ EXTERIOR WALLS)

BENJAMIN MOORE, COTTON BALLS OC-122, TO T.O. PARAPET (TYP. @ EXTERIOR WALLS)

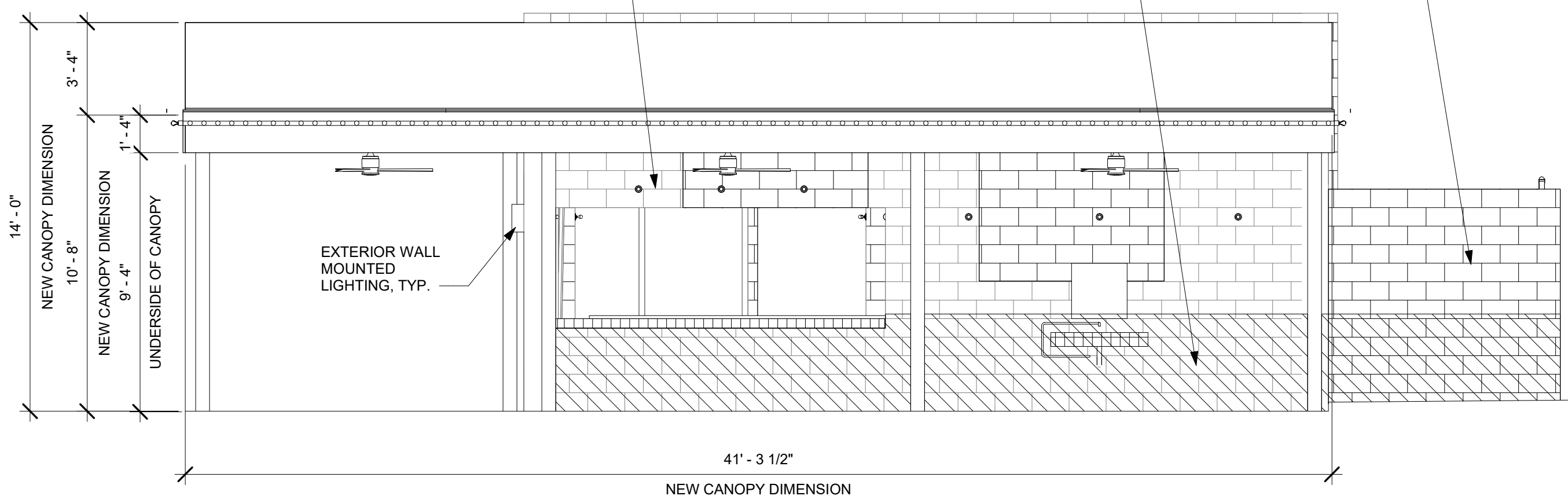
NEW CMU STORAGE SHED

BENJAMIN MOORE, COTTON BALLS OC-122, TO T.O. PARAPET (TYP. @ EXTERIOR WALLS)

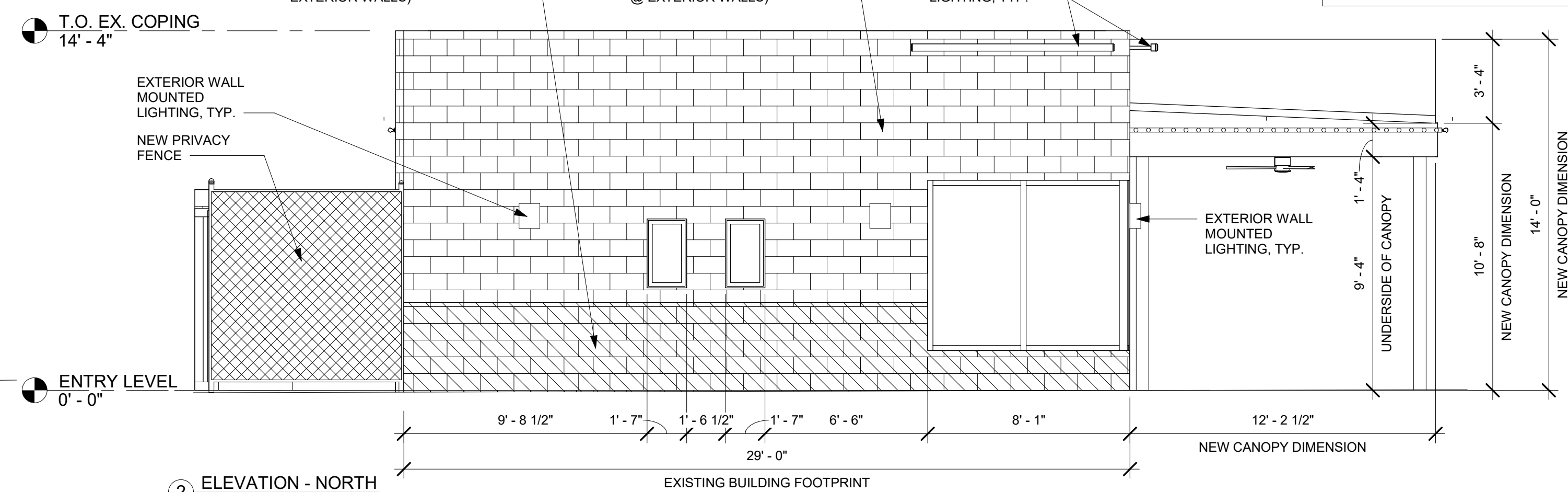
BENJAMIN MOORE, YOSEMITE BLUE 2059-40, TO 42" A.F.F. (TYP. @ EXTERIOR WALLS)

EXTERIOR WALL MOUNTED LIGHTING, TYP.

**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI SIGN VENDOR PACKAGE. REFER TO SUPPLEMENTAL BUILDING RENDERINGS FOR PROPOSED SIGNAGE



3 ELEVATION - SOUTH  
1/4" = 1'-0"



**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI SIGN VENDOR PACKAGE. REFER TO SUPPLEMENTAL BUILDING RENDERINGS FOR PROPOSED SIGNAGE

NEW CMU STORAGE SHED

BENJAMIN MOORE, YOSEMITE BLUE 2059-40, TO 42" A.F.F. (TYP. @ EXTERIOR WALLS)

BENJAMIN MOORE, COTTON BALLS OC-122, TO T.O. PARAPET (TYP. @ EXTERIOR WALLS)

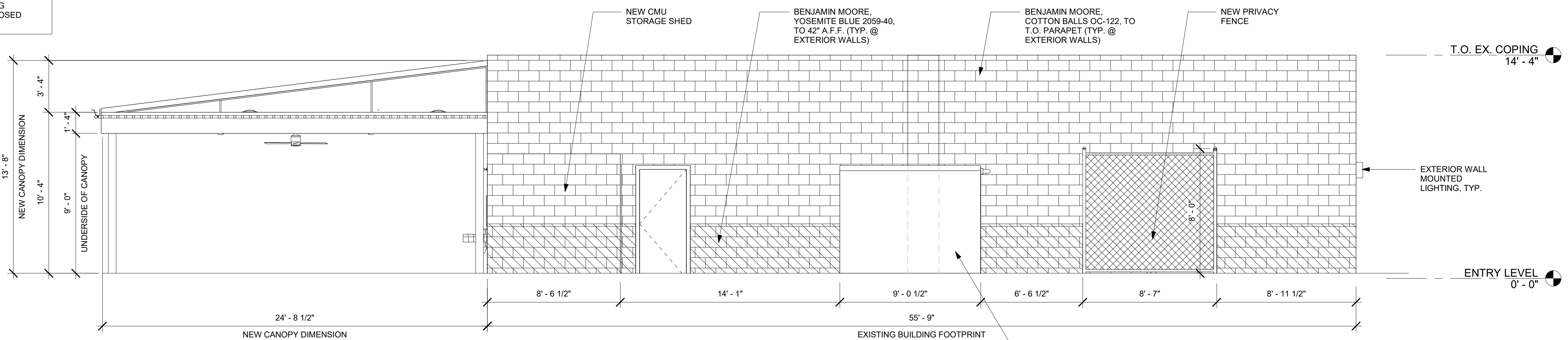
NEW PRIVACY FENCE

T.O. EX. COPING 14'-4"

EXTERIOR WALL MOUNTED LIGHTING, TYP.

ENTRY LEVEL 0'-0"

4 ELEVATION - EAST  
1/4" = 1'-0"



TRICARICO ARCHITECTURE AND DESIGN PC  
502 VALLEY ROAD, WAYNE, NJ 07470  
T: 973-692-0222 F: 973-692-0223  
TRICARICO.COM

CONSULTING ENGINEER

DATE	ISSUED
01/07/2022	Zoning Committee Set

© 2022 NICHOLAS J. TRICARICO  
THIS DRAWING, THE DESIGN INDICATED, THE FORMAT AND ARRANGEMENTS ARE THE PROPERTY OF NICHOLAS J. TRICARICO, ARCHITECT. ANY USE OR REUSE OF ORIGINAL OR ALTERED DESIGN MATERIALS BY THE CLIENT, AGENTS OF THE CLIENT OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL SHALL BE AT THE SOLE RISK OF THE OTHERS. FURTHERMORE THE CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF MODIFICATION OR REUSE OF THESE MATERIALS. THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS. IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.



LOCATION  
1680 POST ROAD EAST  
WESTPORT, CT

NICHOLAS J. TRICARICO ARCHITECT  
TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:  
PROPOSED ELEVATIONS

DRAWING NO:  
A-3

FIRM REGISTRATION NO.:

**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI  
SIGN VENDOR PACKAGE. REFER TO  
SUPPLEMENTAL BUILDING  
RENDERINGS FOR PROPOSED  
SIGNAGE

EXTERIOR WALL  
MOUNTED  
LIGHTING, TYP.

EXTERIOR WALL  
MOUNTED  
LIGHTING, TYP.

BENJAMIN MOORE, YOSEMITE BLUE  
2059-40, TO 42" A.F.F. (TYP. @  
EXTERIOR WALLS)

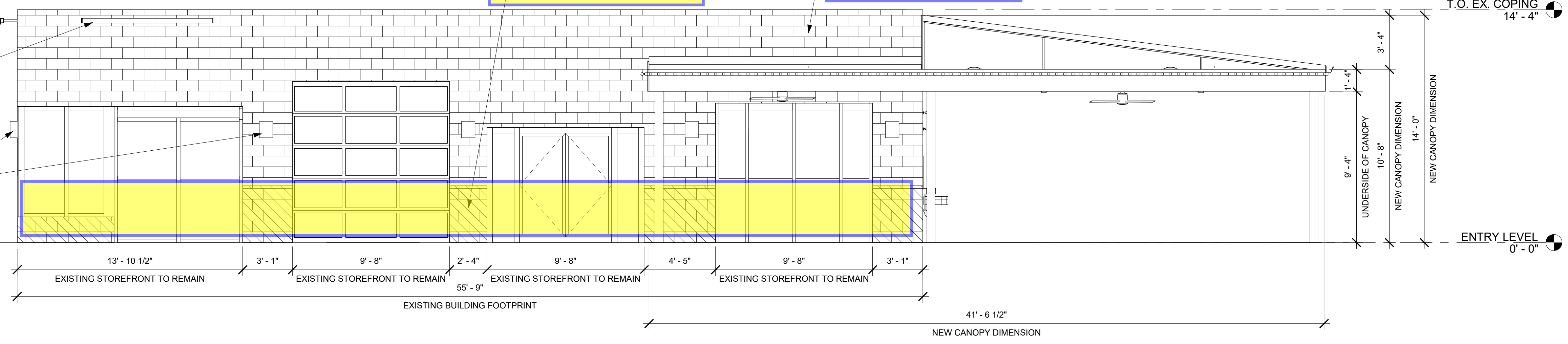
BENJAMIN MOORE, COTTON BALLS  
OC-122, TO T.O. PARAPET (TYP. @  
EXTERIOR WALLS)

T.O. EX. COPING  
14'-4"

NEW CANOPY DIMENSION  
14'-0"

ENTRY LEVEL  
0'-0"

1 ELEVATION - WEST  
1/4" = 1'-0"



**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI  
SIGN VENDOR PACKAGE. REFER TO  
SUPPLEMENTAL BUILDING  
RENDERINGS FOR PROPOSED  
SIGNAGE

BENJAMIN MOORE, YOSEMITE  
BLUE 2059-40, TO 42" A.F.F. (TYP.  
@ EXTERIOR WALLS)

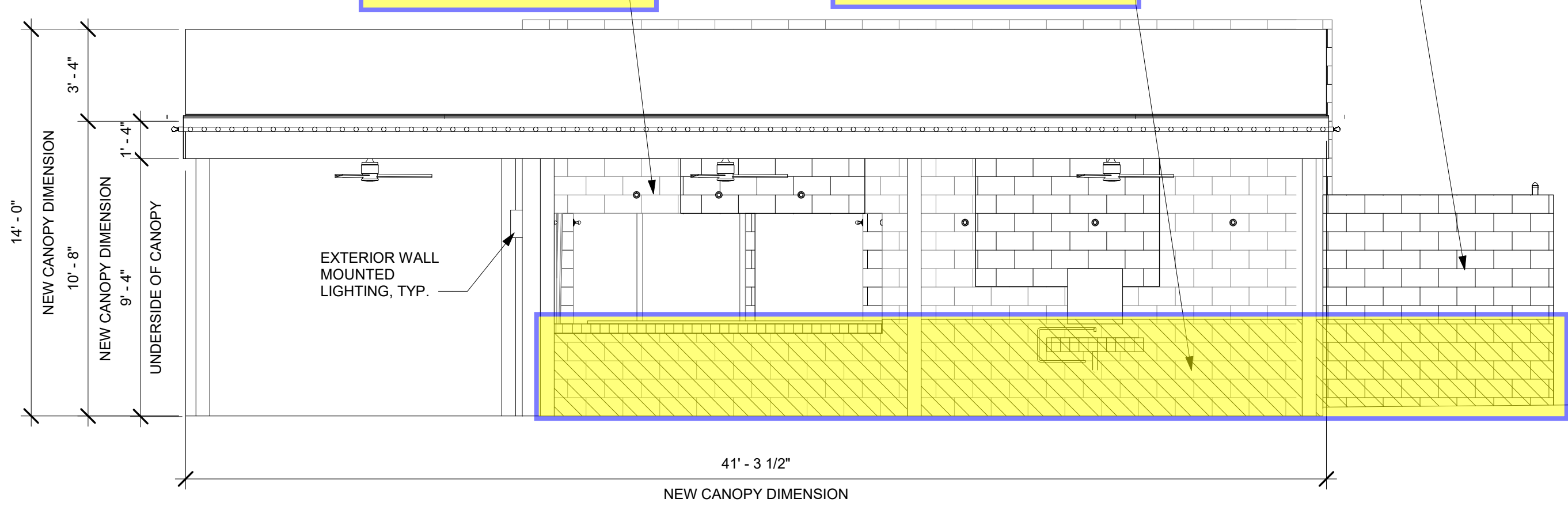
BENJAMIN MOORE, COTTON BALLS  
OC-122, TO T.O. PARAPET (TYP. @  
EXTERIOR WALLS)

NEW CMU  
STORAGE SHED

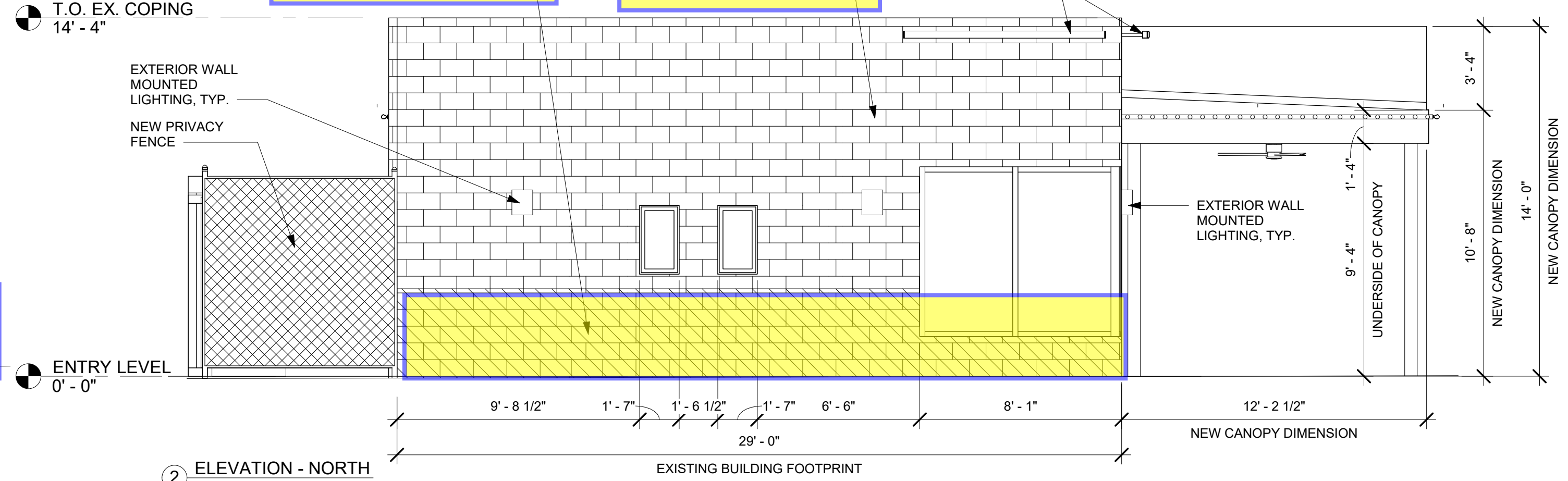
BENJAMIN MOORE, COTTON BALLS  
OC-122, TO T.O. PARAPET (TYP. @  
EXTERIOR WALLS)

BENJAMIN MOORE, YOSEMITE  
BLUE 2059-40, TO 42" A.F.F. (TYP.  
@ EXTERIOR WALLS)

**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI  
SIGN VENDOR PACKAGE. REFER TO  
SUPPLEMENTAL BUILDING  
RENDERINGS FOR PROPOSED  
SIGNAGE



3 ELEVATION - SOUTH  
1/4" = 1'-0"



2 ELEVATION - NORTH  
1/4" = 1'-0"

**BUILDING SIGNAGE NOTE:**  
BUILDING SIGNAGE PER TACOMBI  
SIGN VENDOR PACKAGE. REFER TO  
SUPPLEMENTAL BUILDING  
RENDERINGS FOR PROPOSED  
SIGNAGE

NEW CMU  
STORAGE SHED

BENJAMIN MOORE, YOSEMITE BLUE 2059-40,  
TO 42" A.F.F. (TYP. @  
EXTERIOR WALLS)

BENJAMIN MOORE, COTTON BALLS OC-122, TO  
T.O. PARAPET (TYP. @  
EXTERIOR WALLS)

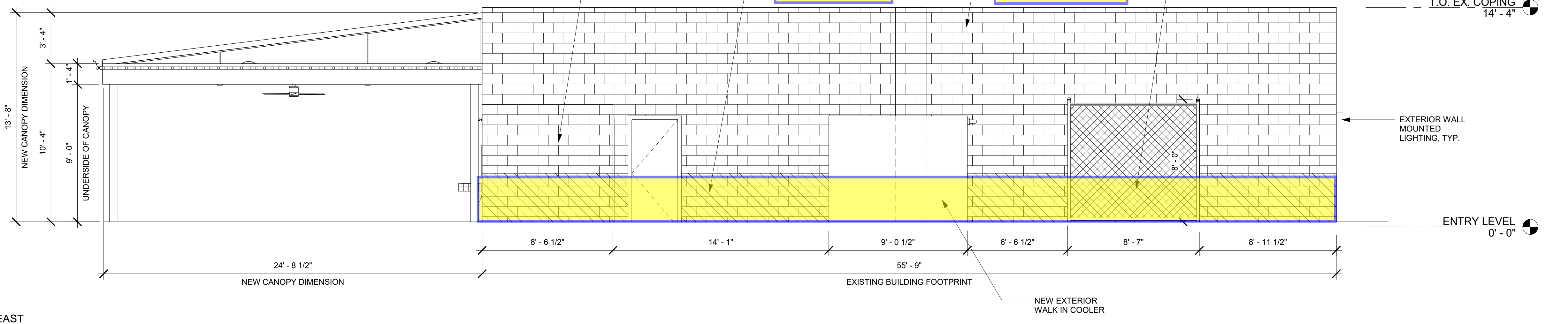
NEW PRIVACY  
FENCE

T.O. EX. COPING  
14'-4"

EXTERIOR WALL  
MOUNTED  
LIGHTING, TYP.

ENTRY LEVEL  
0'-0"

4 ELEVATION - EAST  
1/4" = 1'-0"



TRICARICO ARCHITECTURE AND DESIGN PC  
502 VALLEY ROAD, WAYNE, NJ 07470  
T:973-692-0222 F:973-692-0223  
TRICARICO.COM

CONSULTING ENGINEER

DATE	ISSUED
01/07/2022	Zoning Committee Set

© 2022 NICHOLAS J. TRICARICO  
THIS DRAWING, THE DESIGN INDICATED, THE FORMAT AND ARRANGEMENTS ARE THE PROPERTY OF NICHOLAS J. TRICARICO, ARCHITECT. ANY USE OR REUSE OF ORIGINAL OR ALTERED DESIGN MATERIALS BY THE CLIENT, AGENTS OF THE CLIENT OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL SHALL BE AT THE SOLE RISK OF THE OTHERS. FURTHERMORE THE CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF MODIFICATION OR REUSE OF THESE MATERIALS. THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS. IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.



LOCATION  
1680 POST ROAD  
EAST  
WESTPORT, CT

NICHOLAS J. TRICARICO  
ARCHITECT  
TRICARICO ARCHITECTURE  
AND DESIGN PC

DRAWING NAME:  
PROPOSED ELEVATIONS

DRAWING NO:  
A-3

FIRM REGISTRATION NO.:

