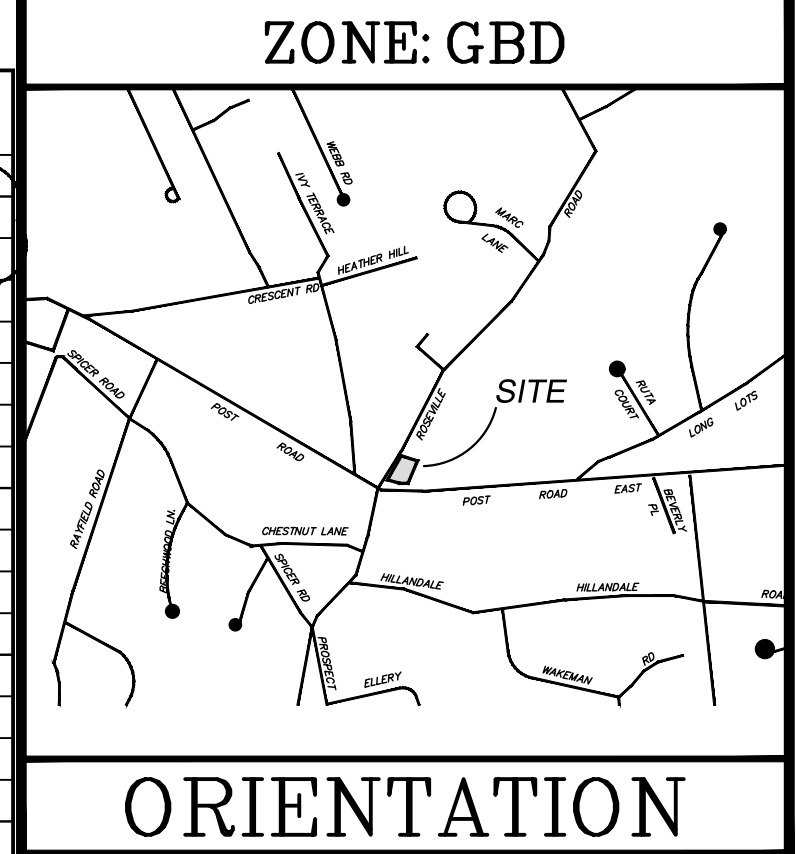


715 POST ROAD EAST - ZONING DATA TABLE (ZONE GBD)

5/29/2024 Lot Size/Shape	General Business District		NOTES
	Req/Allowed	Proposed	
Gross Lot Area	15,437 sf 0.35 ac	No Change	Appendix D: Total area within property boundaries less DOT Taking Area (154 sf)
Net Lot Area	15,370 sf 0.35 ac	No Change	Gross less 80% areas of steep slopes (84 sf)
Frontage	30'	275'	\$24-3: Post Road East and Roseville Road
Setbacks			
Front	30'	39.2'	\$24-4
Side	15'	15'	\$24-4
Rear	25'	N/A	\$24-4: Corner Lot
Residential District Boundary	30'	31.0'	\$24-4
Building Height			
Stories	2	2	\$24-5: Provided by Merrell Architects
Feet	30'	28.39'	\$24-5: Provided by Merrell Architects
Coverage			
Max. Building Coverage	(25.0%) 3,842 sf	(14.9%)* 2,287 sf	\$24-6
Max. Total Coverage	-	(71.7%)* 11,027 sf	\$5-2 "Coverage": Based on Net Lot Area
Floor Area			
Max. Commercial Floor Area	0.25 3,859 sf	0.29 4,220 sf	\$5-2 "F.A.R." and Appendix D: Based on Gross Lot Area
Max Floor Area (per floor/bldg)	10,000/building	4,220 sf	\$24-8: Provided by Merrell Architects (Reduction from ZBA Case #7282)
Parking			
Medical Office (2,088 sf - 1 space/200 sf)	10.4	11	\$34-5 Table
Professional Healthcare Office (762 sf - 1 space/200 sf)	3.8	4	\$34-5 Table
Office (1,370 sf - 1 space/250 sf)	5.5	5	\$34-5 Table
TOTAL	20	20	
Compact Car Spaces Allowed	4	1	\$34-9.2 Maximum 20%

* Allowed/Proposed Change due to change in Lot Area



- #### VARIANCES RECEIVED (ZBA CASE #7282 DATED 10/15/14; MODIFIED 1/29/15)
- FRONT LANDSCAPING (ALL OF §35-2.2 OR A PORTION)
 - BUFFER STRIP
 - SIGN WITHIN 15' OF PROPERTY
 - FREE STANDING SIGNS
 - FILLING WITHIN 5' OF PROPERTY LINE
 - LOADING SPACE
 - DUMPSTER WITHIN FRONT LANDSCAPING AREA
 - NO BACK UP AREA
 - FAR
- #### VARIANCES RECEIVED (ZBA CASE #7609 DATED 02/23/18)
- NUMBER OF COMPACT PARKING SPACES (§34-9.2)
 - LOCATION OF TREES WITHIN PARKING LOT (§35-2.3.2)
 - EXCESSIVE EXCAVATION OR FILL (§32-8.2.1(b))
 - FILL BY MORE THAN 10" (§32-8.2.3)
 - SLOPES EXCEEDING 20% (§32-8.3.2)
 - CIRCULATION OF THE PARKING LOT (§34-11.4)

ALLOWABLE CUT-FILL CALCULATION

ALLOWABLE = NET LOT AREA x 0.50 x ALLOWABLE COVERAGE x 10 x 1/27
 14,985 x 0.50 x 0.25 x 10 x 1/27 = 694 cu yds.

PROPOSED CUT-FILL CALCULATION

99 (cut) + 1,516 (fill) = 1,615 cu yds. - 694 cu yds. = Variance required.

Note: Cut and fill calculations compare existing conditions to proposed conditions.

PLANT LIST

QUANTITY	SCIENTIFIC NAME	COMMON NAME	REQ. SIZE	CLASSIFICATION
1	ACER PALMATUM	JAPANESE MAPLE	4" MIN.	BUFFER STRIP PLANTING
4	CORNUS KOUSA	JAPANESE DOGWOOD	4" MIN.	STREET SHADE TREE < 35' HEIGHT
6	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	4" MIN.	PARKING / STREET SHADE TREE = 35' HEIGHT
9	THUJA PLICATA	GREEN GIANT	8-10' TALL	BUFFER STRIP PLANTING
3	ILEX GLABRA	INKBERRY HOLLY	-	-
4	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	-	-

LANDSCAPING REQUIREMENTS:

PARKING AREAS - SHADE TREES
 REQUIRED = SHADE TREE TO PREPARE PARKING SPACES PROVIDED = 5 STREET SHADE TREES

FRONT LANDSCAPING AREA - STREET SHADE TREES
 REQUIRED = 1 SHADE TREE PER 50' OF FRONT LENGTH = 240' FRONT LENGTH / 50 = 5 SHADE TREES PROVIDED = 4 x JAPANESE DOGWOODS (ROSEVILLE), 1 x ARMSTRONG RED MAPLE (POST ROAD EAST)

BUFFER STRIP
 REQUIRED = EVERGREEN TREE FOR EACH 10' OF BUFFER LENGTH = 92' BUFFER LENGTH / 10 = 9 EVERGREEN TREES PROVIDED = 9 x GREEN GIANTS, 1 x JAPANESE MAPLE (BUFFER STRIP PLANT SELECTION PER MEMO FROM BRUCE LINDSAY TO LARRY BRADLEY DATED 2/15/15)

No.	Date	Revision
7	06/18/2024	REVISION TO NOTE
8	05/29/2024	REVISED ZONING DATA CHART
6	1/23/2024	REVISED PER CT DOT TAKING
5	6/14/2019	REVISED PER CT DOT & TREE BOARD COMMENTS
1	12/1/2017	ORIGINAL ISSUE DATE

SITE DEVELOPMENT PLAN

DEPICTING 715 POST ROAD EAST WESTPORT, CT PREPARED FOR LAUREL FEDOR & WILLIAM TAYLOR

REDNISS & MEAD
 LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

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SCALE: 0 10 20
1"=10'

DRAWN BY: AMK CHECKED BY: DRG

DAVID R. GIBSON, P.E.
 June 18, 2024
 PROFESSIONAL ENGINEER

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SHEET No: **SE-1**

Comm. No.: 9620