

Memorandum

To: Members, Planning and Zoning Commission

From: Michelle Perillie, AICP/CFM, Planner

Date: September 17, 2020

Re: 312 Bayberry Lane, Special Permit for Excavation & Fill, Appl. #PZ-20-00487

Statutory Timelines

Application Submission Date: 7/21/20

Application Receipt Date: 7/23/20

65 Days from Date of Receipt (when hearing must open: 9/26/20 + 90-day ext if needed)

Public Hearing Scheduled to Open: 9/24/20

35 Days from Public Hearing Commencing (Public Hearing Must Close):

Summary

Have all the documents been submitted by the applicant as required in accordance with §44?	Yes.
Were any waivers to submit documents requested by the applicant and granted by the Planning Director in accordance with §44-4?	No.
Were any variances requested from the Zoning Board of Appeals in accordance with §46 or are any waivers requested from the Planning and Zoning Commission in accordance with §44-5?	No.
Does the application appear to meet all applicable zoning requirements? If not, indicate why not.	Yes.
Has the applicant received all necessary prior approvals in accordance with §44-2.1?	Yes. The Engineering Department submitted comments on 7/30/20 identifying the project is satisfactory. Conservation Department and Westport-Weston Health District (WWHD) approvals are anticipated prior to the hearing.

Other comments?	Confirm the Planning and Zoning staff's conclusion that the application conforms to the Res. AAA standards in §12, the Excavation and Fill standards listed in §32-8, the Site Plan Standards and Objectives listed in §44-5, and the Special Permit standards listed in §44-6 and whether it is in accordance with the 2017 POCD.
-----------------	--

Description of Application

Applicant/Property Owner/Agent	David Herlin; Owner/Robert Pryor, LANDTECH; Applicant
Requested Action	Special Permit for Excavation and Fill approval
Purpose	To permit excavation and fill activities outside the exempt area including 250 CY of earthwork, including 150 CY of excavation and 100 CY of fill, over a 9,500 SF area. The purpose of the regrading is to expand the driveway and regrade a portion of existing lawn. The average depth of the cut/ fill is 1 foot.
Existing Zoning	Res. AAA
Location	East side of Bayberry Lane, outside the Coastal Area Management Boundary, within the Waterway Protection Line Ordinance jurisdiction area of the Aspetuck River, within the 100-year flood zone, PID #E0180025000
Lot Size	2.54 acres (110,441 SF)
Existing/Proposed Land Use	Single-family residential
Surrounding Land Use and Zoning	Res. AAA, 1-acre single-family residential
2017 Plan of Conservation and Development	Chapter 4, <i>(Maintain and Enhance Community Character)</i> states, “[D]rainage changes associated with new development (or redevelopment of sites in existing neighborhoods) is another common issue or concern. Houses that have existed for years without drainage problems can be affected by... regrading of adjacent properties that no longer intercepts rainfall, diverts water onto them, or changes the groundwater table so that soils become saturated.” P. 35
Recent Zoning History	2018: Z.P. #42120 issued for new house. Conditional ZCC issued on 1/6/20 and final will be issued once lot is stabilized.

	2017: Special Permit/Resubdivision approval #17-035/#17-036 which enabled the property to be subdivided into two new building lots with the existing house located within the side setback.
Applicable Regulations	§11, Res. AAA; §32-8, Excavation and Filling of Land; §43/§44, Special Permit and/or Site Plan Procedures/Documents

Property Description:

The site, located in the Residence AAA zone, is serviced by septic system and public water. The gross lot area is 2.54 acres, or 110,441 SF, which is conforming in the Residence AAA zone, where a minimum lot area of 87,120 square feet is required.

312 Bayberry Lane is located within the 100-year flood zone (EL 94') as it is adjacent to the Aspetuck River. There are 33,209 SF of wetlands and 1,125 SF of steep. A conservation easement areas is also located within the property.

The survey shows the property ranges in grade from approximately EL 105' on the north portion of the property near the road and slopes down to EL 88' near the river and slopes further in the southern portion of the property to EL 84'.

Background:

In 2017, the property received Special Permit/Site Plan approval (#17-035) pursuant to §32-18, Historic Residential Structures, to obtain side setback relief to the south side of the lot.

The property was also part of a Resubdivision approval (#17-036) which retained the existing historic single-family residential structure and barn/garage on the 2.32 acre (101,303 SF) lot and created a new 2.535 acres (110,441 SF) lot. The approval also included the creation of a 0.98 acre (42,894 SF) Conservation Easement Area along the portion of both lots which abuts the Aspetuck River.

Proposal:

The applicant is requesting Special Permit approval for excavation and fill activities, adjacent to new drainage, outside the exempt area per §32-8.1.12 (a). The proposal includes 250 CY of earthwork, including 150 CY of excavation and 100 CY of fill over a 9,500 SF area. The purpose of the regrading is to create a flatter lawn. The average depth of the cut/ fill is 1 feet.

Analysis/Considerations:

Excavation and fill activities are permitted. Certain activities are exempt from review when associated with other proposed activities as listed in §32-8.1 and §32-8.3, Excavation and Fill activities must conform to the standards listed in §32-8.

Excessive fill is not permitted. Excessive fill is defined as an amount greater than that required to raise a parcel ten feet above or below the existing natural grades over an area equal to 50% of the allowable Total Coverage in the respective zones per §32-8.2.1.

The proposed activity is permitted and will not represent excessive fill as illustrated below:

$$\text{Lot area (110,441)} \times \text{Coverage (0.25)} = 276,110 \times 10 = 2,761,100/27 = 102,263 \times 0.5 = \mathbf{51,132}$$

cubic yards allowed; 250 cubic yards proposed

§32-8.2.3 states that the maximum fill height cannot exceed 10 feet. The proposal complies with this regulation as the fill height is approximately 1 feet.

The regrading may not exceed a five (5) horizontal to one (1) vertical (20%) slope unless approved by the Town Engineer per §32-8.3.2. In addition, the regulations states that there shall not be any grading or slope changes within five (5) feet of any lot line. The plan conforms to all of these requirements.

§32-8.4 requires a restoration plan showing final grading and landscaping. The applicant has indicated the regraded area will be restored with lawn.

The Engineering Department submitted comments dated 7/30/20 indicating the plan is substantially correct and requires no further revisions. The comments require that prior to obtaining a Zoning Certificate of Compliance (ZCC), the applicant shall be required to:

1. Replace the curb along the frontage of the property; and
2. Remove the wall from the Town Right-of-way or formalize the encroachment.

Conservation Department and Westport-Weston Health District (WWHD) approvals are anticipated prior to the hearing.

CONCLUSION

Prior to issuance of a Zoning Permit, assuming the application is approved, the applicant should:

1. Obtain final sign-off from Engineering Department; and
2. File resolution of approval on the Land Records.

Department Comments

Conservation Department:	"Requires Conservation Permit application. May qualify for AA but need WWHD approvals." 9/17/20 Approval anticipated prior to hearing.
Engineering Department:	Comments dated 7/30/20 indicating the plan is substantially correct and requires no further revisions.
Westport-Weston Health District (WWHD):	Transmittal sent. Approval anticipated prior to hearing.

A formal field trip is NOT scheduled but Commission members are encouraged to visit the site individually to obtain site orientation.

Attached:

Res. #17-035 and #17-036

Engineering Comments, dated 7/30/20

Applicant's Narrative, dated 7/17/20

Excavation and Fill Exemption Plan, prepared by LANDTECH, dated 6/8/20

Site Plan, prepared by LANDTECH, dated 6/8/20

Available in the File:

Existing Conditions Survey, prepared by Dennis Delius, dated 11/21/19

Hearings: July 6, 2017
Decision: July 13, 2017

July 13, 2017

Mr. Robert Pryor
LANDTECH
518 Riverside Avenue
Westport, CT 06880

Re: 320 Bayberry Lane, Special Permit/Site Plan Appl. #17-035

Dear Mr. Pryor:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on July 13, 2017 it was moved by Mr. Olefson and seconded by Ms. Walsh to adopt the following resolution.

RESOLUTION #17-035

WHEREAS, THE PLANNING AND ZONING COMMISSION met on July 13, 2017 and made the following findings:

1. The subject property at 320 Bayberry Lane is comprised of a 4.86 acres (211,744 S.F.) parcel located in the Residential AAA district (2 acres), on east side of Bayberry Lane, north of the intersection of Bayberry Lane and Easton Road. Approximately 23% of the property is comprised of wetlands. The wetland on the property abuts the Aspetuck River.
2. Located on the subject site is a federal style structure known as the Thrope-Speaks House, ca. 1819, and barn/garage that are listed on the Westport Historic Resources Inventory.
3. The applicant is seeking a Special Permit/Site Plan approval pursuant to §32-18, Historic Residential Structures, to obtain side setback relief to the south side of Lot 1 for the location of the Historic Residential Structure and associated patio. This approval will enable the granting of resubdivision approval to subdivide the property into two new building lots.
4. The Joint Committee comprised of members of the Historic District Commission (HDC) and the Architectural Review Board reviewed the application at a meeting held on 6/13/17 and recommended approval.
5. The Westport Weston Health District reviewed and commented the proposed application and offered recommendation in a letter dated 5/25/17.

6. The Flood and Erosion Control Board reviewed and approved the application with standard conditions at its 5/3/17 meeting.
7. The Conservation Department reviewed and approved the application on 5/17/17 including a Conservation Easement to be located across both new lots adjacent to the Aspetuck River.

NOW THEREFORE, BE IT RESOLVED: **320 Bayberry Lane**, Appl. #17-035 by Robert Pryor, LANDTECH, for property owned by Frederica S. Brenneman c/o Matt Brenneman for a Special Permit and Site Plan approval for property located in Residence AAA zone, PID#E18025000 be **GRANTED** subject to the modifications listed below:

1. Conformance to the existing conditions Zoning Map of Property prepared for Russell & Frederica Brenneman, prepared by Dennis A. Deilus, dated 1/27/17.
2. Conformance to "*Preliminary Site Development Plan for a 2-Lot Residential Subdivision*" dated 1/30/17 and revised 4/28/17 and the proposed Subdivision Map of the Property prepared by Dennis A. Deilus, dated 1/27/17.
3. Conformance to Conservation Commission conditions of approval, which includes three conservation easement areas. The combined easement areas equal approximately 0.985 acres or approximately 42,894 SF of the total area of the property.
4. Prior to issuance of a Zoning Permit the applicant shall:
 - a. Provide a revised Site Development plan to remove grading within 5' of the proposed lot line as agreed to at the public hearing.
 - b. Submit a copy of the Preservation Easement for final review and approval by the Town Attorney's Office.
 - c. Submit proof of filing this resolution on the land records.
5. Prior to issuance of a Zoning Certificate of Compliance, the applicant shall submit a final "As-Built" survey.
6. All new utilities shall be placed underground.
7. All plantings shown on an approved Site Plan shall be maintained in a healthy growing condition and all fences and walls shall be maintained in good physical condition throughout the duration of the use. Existing native plants, and newly installed native salt tolerant plants located in the vegetative buffer in particular, must be maintained. Plants, fences or walls not so maintained shall be replaced with new materials no later than the beginning of the next immediately following growing season.
8. Demolition of or removal of any part of the building may not exceed what has been shown on the plans approved by the Planning and Zoning Commission. This application is granted upon the condition that all construction and site improvements shall be in strict accordance with the plans and other documents submitted and any statements of representations made by the applicant or agent on the record. Any

deviation from such documents or representations shall require further review and approval from the Planning and Zoning Commission

- 9. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.
- 10. All work approved pursuant to this Special Permit/Site Plan shall be completed within 5 years of date of approval, by July 13, 2022.

ENFORCEMENT

Failure to comply with any standard or condition contained in this Resolution, shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within 10 days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease and desist order; 3) issuance of a municipal citation with daily fines of up the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

Reasons:

The proposed use has been found to be in conformance with the 2007 Town Plan of Conservation and Development; and it will

- 1. be in conformance with the applicable zoning regulations of the Town of Westport; and
- 2. not prevent or inhibit the orderly growth and development of the area; and
- 3. not have a significant adverse affect on adjacent areas located within the close proximity to the use; and
- 4. not interfere with pedestrian circulation; and
- 5. not have a significant adverse affect on safety in the streets nor unreasonably increase traffic congestion in the area, nor interfere with the pattern of highway circulation; and
- 6. not have a significant adverse affect on historical, archeological and/or paleontological sites; and
- 7. not obstruct significant views which are important elements in maintaining the character of the Town or neighborhood for the purpose of promoting the general welfare and conserving the value of buildings; and
- 8. not have a significant adverse effect on storm drainage, sewage disposal or other municipal facilities; and
- 9. be in scale with and compatible with surrounding uses, buildings, streets and open spaces.

VOTE:

AYES -7- [Stephens, Gratrix, Walsh, Dobin, Cammeyer, Goldfarb, Olefson]

NAYS -0-

ABSTENTIONS -0-

Very truly yours,

A handwritten signature in black ink, appearing to read "Catherine Walsh" with a small "SN" superscript to the right.

Catherine Walsh, Chairman
Planning & Zoning Commission

cc: Director, Conservation Department
Director, Public Works Department
Historic District Commission
Westport Weston Health District Director

Hearings: July 6, 2017
Decision: July 13, 2017

July 13, 2017

Mr. Robert Pryor
LANDTECH
518 Riverside Avenue
Westport, CT 06880

Re: 320 Bayberry Lane, Re-subdivision Appl. #17-036

Dear Mr. Pryor:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on July 13, 2017 it was moved by Mr. Stephens and seconded by Mr. Olefson to adopt the following resolution.

RESOLUTION #17-036

WHEREAS, THE PLANNING AND ZONING COMMISSION met on July 13, 2017 and made the following findings:

1. 320 Bayberry Lane is comprised of a 4.86 acres (211,744 S.F.) parcel located in the Residential AAA district (2 acres), on east side of Bayberry Lane, north of the intersection of Bayberry Lane and Easton Road.
2. A federal style structure known as the Thrope-Speaks House, ca. 1819 is located on site and a barn/garage; both are listed on the Westport Historic Resources Inventory.
3. The applicant is seeking re-subdivision approval of the existing 4.86 acre parcel and will retain the existing Historic Residential Structure, and the barn/garage, and will create one new building lot for a total of two (2) new lots.
4. The Joint Committee comprised of members of the Historic District Commission and the Architectural Review Board reviewed the application at a meeting held on June 13, 2017 and recommended approval of the application.
5. The applicant obtained Special Permit/Site Plan approval pursuant to §32-18, Historic Residential Structures, to obtain side setback relief to the south side of Lot 1 for the location the Historic Structure and associated patio pursuant to Res. #17-035.
6. The Westport Weston Health District reviewed and commented the proposed re-subdivision and offered recommendation in a letter dated 5/25/17.

7. The Flood and Erosion Control Board reviewed and approved the application with standard conditions at its 5/3/17 meeting.
8. The Conservation Department reviewed and approved the application for a 2-lot re-subdivision on 5/17/17 including a Conservation Easement to be located across both new lots adjacent to the Aspetuck River.

NOW THEREFORE, BE IT RESOLVED: **320 Bayberry Lane** Appl. #17-036 by Robert Pryor, PE, L.S./LANDTECH for property owned by Frederica S. Brenneman, c/o Matt Brenneman for a Re-Subdivision approval for property located in a Residence AAA zone, PID #E18025000 be **APPROVED** subject to the modifications listed below:

1. Conformance to the existing conditions Zoning Map of Property prepared for Russell & Frederica Brenneman, prepared by Dennis A. Deilus, dated 1/27/17.
2. Conformance to "Preliminary Site Development Plan for a 2-Lot Residential Subdivision" dated 1/30/17 and revised 4/28/17.
3. Conformance to Subdivision Map of Property prepared for Russell & Frederica Brenneman, prepared by Dennis A. Deilus dated 1/27/17 modified to correcting the title to read "Re-subdivision Map of Property" prepared by Dennis A. Deilus, dated 1/27/17.
4. Conformance to Conservation Commission conditions of approval, which includes three conservation easement areas. The combined easement areas equal approximately 0.985 acres or approximately 42,894 SF of the total area of the subdivision.
5. Prior to the endorsement of the Resubdivision Map it is the applicant's responsibility to submit the following documents to this office:
 - a. All legal documents shall be reviewed by the Town Attorney's Office and shall be recorded on the Westport Land Records.
 - b. Surety in the form of a bond satisfactory to the Town Attorney shall be prepared on the Planning and Zoning Bond Estimate Form, approved by the Town Engineer, and posted with the P&Z Office to guarantee installation of pins and monuments.
 - c. An electronic version of a 1:100 reduction of the Record Map to update the Town base maps.
 - d. Proof of filing the Special Permit resolution for Appl. #17-035 on the land records.
 - e. The Record Map shall be submitted within three (3) weeks of the publication of the legal notice of decision.
6. Monuments and pins shall be installed according to the "Boundary Line Delineation Criteria," as required by the Town Engineer or these shall be bonded as described above.
7. All work approved pursuant to this Re-subdivision shall be completed within 5 years of date of approval, by July 13, 2022.

8. All new utilities shall be placed underground.
9. Trees shall not be removed from Town property unless authorized by the Tree Warden. The following criteria must take place before removal of trees:
The applicant shall submit for evaluation to the Town Tree Warden plans noting removal of any trees in the Town right of way and a written statement of approval must be signed by the Town Tree Warden. It is illegal to remove Town trees without the Tree Warden's approval and signature.
10. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

Reasons:

The application is found to be in conformance with the 2007 Plan of Conservation and Development and it will be in conformance with the applicable Subdivision Regulations of the Town of Westport.

VOTE:

AYES	-7-	{Walsh, Stephens, Gratrix, Dobin, Cammeyer, Goldfarb, Olefson}
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,



Catherine Walsh, Chairman
Planning & Zoning Commission

cc: Tax Assessor
Director, Conservation Department
Director, Public Works Department
Historic District Commission
Westport Weston Health District Director

June 17, 2020

RE: 312 Bayberry Lane – Excavation & Fill Application

Statement of Use: The proposed project includes general grading of an existing residential property associated with an addition to an existing driveway, and regrading of a portion of the existing lawn. The use of the property will remain residential.

Project Narrative: The proposed application is in support of general grading of the property 312 Bayberry Lane. The owners proposed to construct an addition to an existing driveway, regrade a portion of existing lawn area and associated drainage and utility improvements on the previously developed property. The proposed grading meets all of the requirements of Section 32-8.3.2 of the Westport Zoning Regulations. The proposed grading requires an excavation and fill permit solely because the extent of the proposed grading falls outside of those areas exempted as listed in Section 32-8.1.2 of the Zoning Regulations.



WESTPORT, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341 1120

MEMORANDUM

Date: 07/30/2020

To: Planning & Zoning Commission

From: Edward Gill, Engineer II

Re: 312 Bayberry Lane, Appl. #PZ-20-00487

Reference Materials Reviewed:

- Excavation and Fill Application, no date.
- Survey prepared by Dennis A. Deilus – Land Surveyors entitled “As-Built Map of Property, Prepared for David Herling, 312 Bayberry Lane, Westport, CT,” dated 11/21/2019.
- Site Plan prepared by Landtech entitled “Proposed Site Improvements for a Driveway Expansion, Prepared for David Herling, 312 Bayberry Lane, Westport, CT,” dated 06/08/2020.
- Stormwater Management Report dated 06/17/2020.

Dear Planning & Zoning Commission:

Our office has reviewed the proposed activity as depicted by the above referenced documents. Based on these criteria, we offer the following comments:

1. **Project Description.** The applicant is proposing to expand an existing driveway and modify a footing drain system. The plans depict the addition of a second curb cut onto Bayberry Lane and associated grading to improve sightlines. Additionally, the proposed activity includes abandoning the level spreader that currently receives the footing drains, and replacing it with a subsurface drainage system, as well as grading beyond the exemption limits associated with the proposed work in the rear of the property.
2. **Permitting.** As part of the Planning & Zoning Permit process, the applicant shall be required to secure a Driveway Permit.
3. **Drainage.** The storm water drainage system as depicted on the plans substantially complies with the Town of Westport Engineering Department Drainage Standards.
4. **Grading.** The proposed grading as depicted on the plans substantially complies with the Town of Westport Zoning Regulations, Sec. 32-8: Excavation and Filling of Land.
5. **Sedimentation & Erosion Controls.** The plan depicts silt fencing and a stockpile area. Thus, the project substantially complies with Sedimentation & Erosion Control requirements.

With respect to the referenced materials, we offer the following comments:

1. **Right-of-way.** Prior to obtaining a Zoning Certificate of Compliance (ZCC), the applicant shall be required to replace the curb along the frontage of the property.
2. **Right-of-way.** The plans depict the reconstruction of a portion of an existing stone wall in the Town Right-of-way. Prior to obtaining a ZCC, the applicant must remove the wall from the Town Right-of-way or formalize the encroachment.

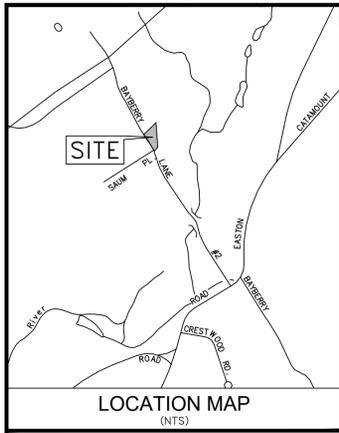
Per this review, the application is substantially complete and requires no further submissions. While the granting of this approval is at the discretion of the Commission, we find no issues in our review that would preclude such action.

Please contact me should you have any questions regarding the above items.

Thank you,

A handwritten signature in blue ink that reads "Edward Gill". The signature is written in a cursive style with a large initial "E" and "G".

Edward Gill,
Engineering Department



EXCAVATION/FILL NOTES:

- 1. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
4. AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
5. FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
6. MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 5% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =

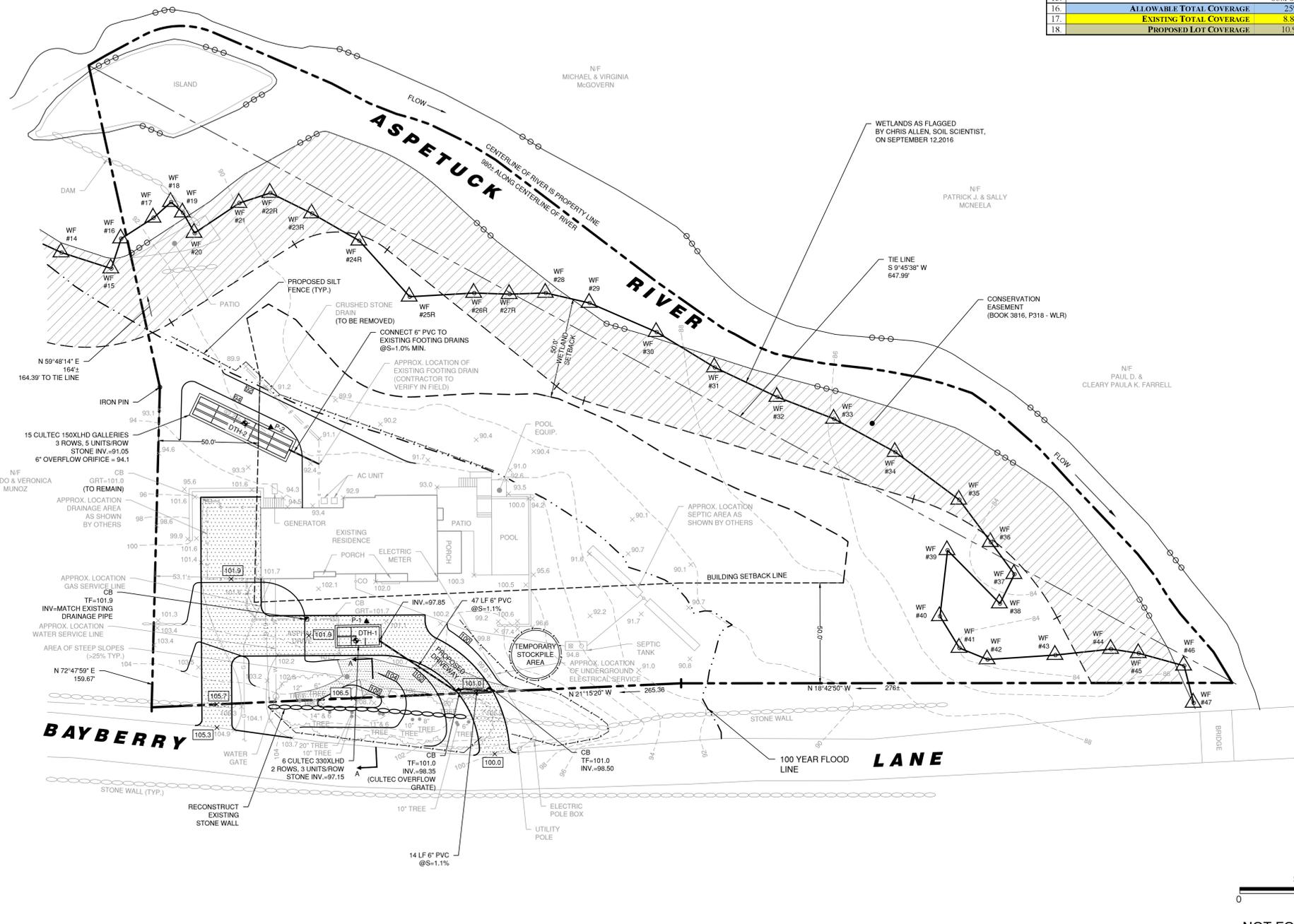
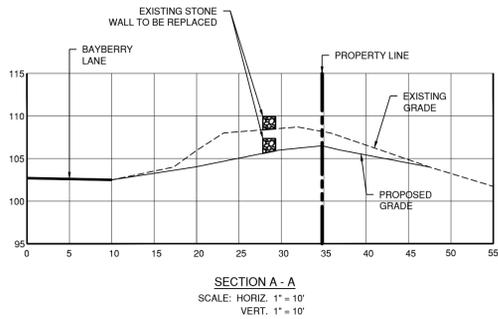
110,441 SF X (0.5 X 25%) X 10' / 27 = 5,113 CY
PROPOSED FILL: 100 CY
PROPOSED CUT: 150 CY
TOTAL CUT & FILL: 250 CY
5,113 CY >> 250 CY

ZONING DATA table with columns: DIMENSIONAL, REQUIRED/ALLOWED, EXISTING, PROVIDED, CONFORMS. Rows include LOT AREA, BASE LOT AREA, TOTAL COVERAGE, SHAPE, YARDS, BUILDING HEIGHT, and NOTES.

COVERAGE CALCULATIONS table with columns: LINE, DESCRIPTION, VALUE. Rows include TOTAL LOT AREA (GROSS), EASEMENTS, ACCESSWAY, ADD'L EXCLUSIVE SURFACE EASEMENTS, OTHER EXCLUSIVE SURFACE EASEMENTS, WETLAND AREAS, STEEP SLOPES > 25%, TOTAL WETLAND & STEEP SLOPES, WETLANDS OPEN REDUCTION, DETERMINE BASE LOT AREA, DETERMINE MAXIMUM ALLOWABLE LOT AREA COVERAGE, DETERMINE PROPOSED TOTAL AREA COVERAGE, EXISTING TOTAL COVERAGE, EXISTING RESIDENCE, EXISTING DRIVEWAY, EXISTING POOL, PROPOSED TOTAL COVERAGE, EXISTING RESIDENCE, EXISTING POOL, PROPOSED DRIVEWAY, ALLOWABLE TOTAL COVERAGE, EXISTING TOTAL COVERAGE, and PROPOSED LOT COVERAGE.

GENERAL NOTES

- 1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 312 BAYBERRY LANE TAKEN FROM AS-BUILT MAP OF PROPERTY PREPARED BY DENNIS A DEILUS LAND SURVEYORS DATED NOVEMBER 21, 2019.



LEGEND

- EXISTING SYMBOLS: Iron Pin (Found), Monument (Found), Manhole, 'CB' Catch Basin, Utility Pole, Light Pole, Water Gate, Gas Valve, Gas Meter, Existing Well.
PROPOSED SYMBOLS: (YD) Storm Yard Drain, (MH) Storm Drain Manhole, (CB) Catch Basin, (SSMH) Sanitary Sewer Manhole, Perc Test Hole Location & Number, Deep Test Hole Location & Number, Proposed Well.
EXISTING LINETYPES: Property Line, Sanitary Sewer Line, U/G Elec. Line, Water Line, U/G Telephone Service, U/G Tele. Line, U/G Electric/Telephone Line, Wood/Chain Link Fence, Stone Ret. Wall, Contour, Wetland Limit, Spot Elevation, Watercourse Limit, Drainage Line, Town/City Line, 25 Year Flood Line, 100 Year Flood Line, FEMA Flood Zone Line, Floodway Boundary, Mean High Water, Coastal Jurisdiction Line.
PROPOSED LINETYPES: Sanitary Sewer, Electric Service, Water Service, U/G Telephone Service, Electric/Telephone Service, Primary Septic, Reserve Septic, Retaining Wall, Contour, Spot Elevation, Silt Fence (GSF), Wood/Chain Link Fence, Construction Fence, Vegetative Buffer, Wetland Limit (Flagged).



LANDTECH
Civil Engineering - Site Planning
Structural Engineering - Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue - Westport, Connecticut 06880 - 203-454-2110 - info@landtechconsult.com

DAVID HERLING
312 BAYBERRY LANE
WESTPORT, CT
PROPOSED SITE IMPROVEMENTS FOR A DRIVEWAY EXPANSION
PROJECT NO. 20111-01
SCALE 1" = 30'
DATE 6/8/2020
DRAWN BY: SM
CHECKED BY: RP
NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY
PUBLIC AGENCIES ONLY
C-1

