

Keith E. Simpson Associates, Inc.

Landscape Architecture / Environmental Site Planning

Christensen Property
Assessor's Map B-2, Lot 15

38 Bermuda Rd
Westport, CT

Project Narrative

The existing property is located in "A" Residence Zone, and the total lot area is 21,957 SF (0.50 acres +/-). The lot consists of an existing residence with an attached garage centrally located on the property, a stone paver driveway, a terrace and pool off of the rear of the residence, and landscaped areas. The property abuts Bermuda Lagoon to the west, and there is an existing concrete and timber bulkhead, an existing pier and a ramp to an existing floating dock. Upslope from a portion of the existing concrete bulkhead is an existing segmental concrete block wall. Single family residential properties abut the property to the north, south, and to the east across Bermuda Road. The property is served by municipal water and sanitary sewer connections.

As the property abuts Bermuda Lagoon, there are coastal resources on and adjacent to the property as shown on the plans and application documents. Recent site work completed in 2019 included a new timber bulkhead along the western portion of the property. Landward of this bulkhead consists of crushed stone remaining from that site work.

The proposed work includes minor re-grading of a portion of the rear of the property and raising a section of the segmental block wall by 12" +/- in order to provide more functional rear yard space. New slab stone steps are proposed to transition an existing sloping section of the rear yard to the area landward of the recently constructed timber bulkhead. New plantings and landscaped areas are proposed along the existing slope and the current crushed stone area is proposed to receive topsoil and seed to stabilize the site. New fencing is proposed along a section of the segmental block wall, and a new open cable rail system is proposed in the lower area behind the timber bulkhead as shown on the site plans.

The proposed plantings and landscaped areas would help to protect and enhance the coastal resources in a number of ways. These include filtering stormwater runoff, providing for uptake of potential pollutants and nutrients, stabilizing the upland areas, and providing food and cover for wildlife.

Temporary soil erosion and sediment controls are proposed to protect existing improvements, coastal areas, and adjacent properties during construction, including anti-tracking construction entrance pavement and silt fencing. Silt fencing shall be installed around all stockpile areas. All controls shall be installed and maintained in accordance with the enclosed Soil Erosion and Sediment Control Plan. Permanent controls include planted slope stabilization, other planted areas, and seed to stabilize all disturbed areas not indicated to receive other improvements. Construction activities are anticipated to begin as soon as permitted in the fall of 2020.