



February 4, 2026

Mr. David Ginter, P.E.
Redniss & Mead
22 1st Street
Stamford, CT 06905
[Email: D.Ginter@rednissmead.com](mailto:D.Ginter@rednissmead.com)

Dear Mr. Ginter:

Subject: Commercial Building
455 Post Road East (Route 1),
Westport

This office has reviewed your plan for the above-noted subject dated, December 22, 2025, and submits the following comments:

1. Respond to the comments on the enclosed markups.

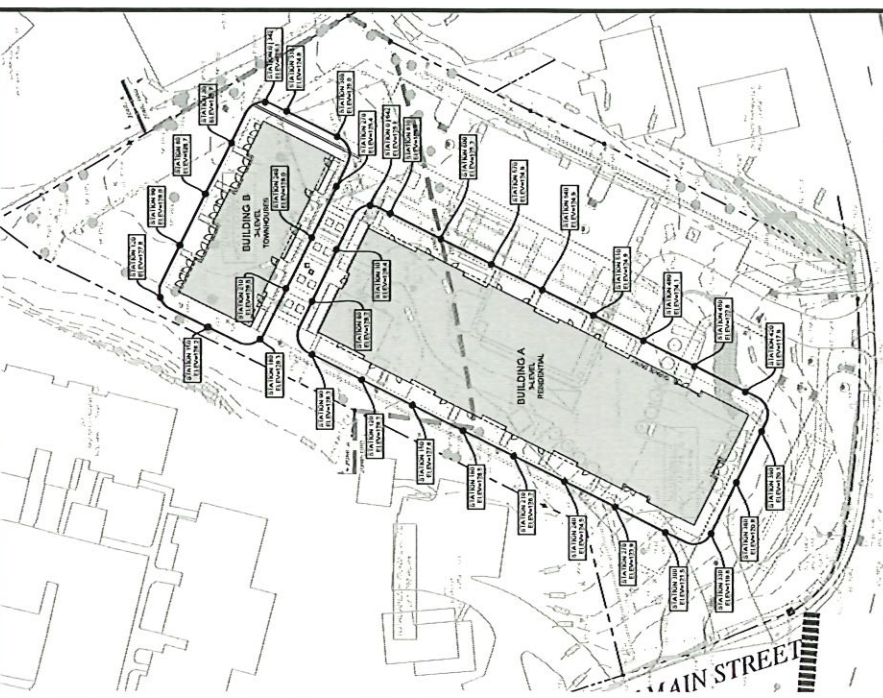
Please revise and submit a response to comments letter and an electronic set of P.E. stamped and signed plans (40 scale or larger) reflecting the above-noted comments with an updated revision block.

If you have any questions concerning this matter, please contact Mr. Stephen Tucker, Transportation District Services Agent 2, at 203-389-3039.

Very truly yours,

Pasqualino Bruno
Special Services Section Manager
Bureau of Highway Operations

Enclosures: 3
cc: PandZ@westportct.gov



SITE DEVELOPMENT PLAN
 DEPICTING
455 POST ROAD EAST
 WESTPORT, CT
 PREPARED FOR
COASTAL LUXURY HOMES

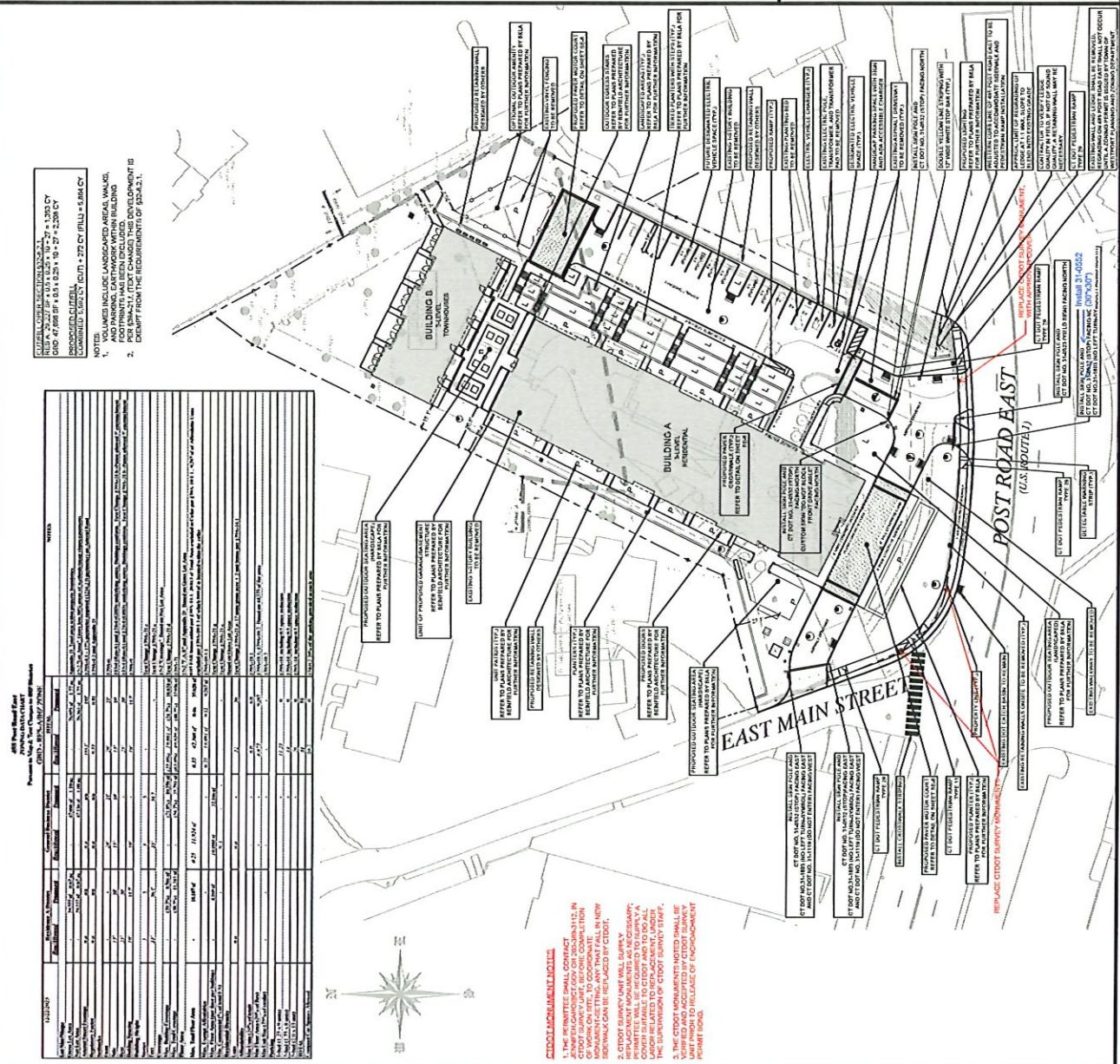
REDNISS & MEAD
 25 Park Street, Westport, CT 06894
 Telephone: (203) 399-1111
 Fax: (203) 399-1112
 www.rednissandmead.com

DATE: **December 22, 2025**
 DRAWN BY: **DAVID R. GARDNER, P.E., CIVIL ENGINEER**
 CHECKED BY: **DAVID R. GARDNER, P.E., CIVIL ENGINEER**

PROJECT NO.: **15022025**
 SHEET NO.: **SE-1**
 TOTAL SHEETS: **11**

AVERAGE GRADE, FINISH AND CALCULATIONS

Building A - Average Grade Calculations	Building B - Average Grade Calculations
Number of Points	Number of Points
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
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84	84
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90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100



PROPOSED GRADING AND CALCULATIONS

Area	Area (sq ft)	Volume (cu yd)
Building A	10,000	1.00
Building B	10,000	1.00
Parking	10,000	1.00
Landscaping	10,000	1.00
Paving	10,000	1.00
Curbs	10,000	1.00
Sidewalks	10,000	1.00
Driveways	10,000	1.00
Utilities	10,000	1.00
Signage	10,000	1.00
Lighting	10,000	1.00
Fence	10,000	1.00
Wall	10,000	1.00
Ramp	10,000	1.00
Stair	10,000	1.00
Platform	10,000	1.00
Deck	10,000	1.00
Porch	10,000	1.00
Patio	10,000	1.00
Terrace	10,000	1.00
Balcony	10,000	1.00
Roof	10,000	1.00
Foundation	10,000	1.00
Retaining Wall	10,000	1.00
Erosion Control	10,000	1.00
Drainage	10,000	1.00
Irrigation	10,000	1.00
Fertilization	10,000	1.00
Mulching	10,000	1.00
Weed Control	10,000	1.00
Pest Control	10,000	1.00
Disease Control	10,000	1.00
Pruning	10,000	1.00
Trimming	10,000	1.00
Maintenance	10,000	1.00
Repairs	10,000	1.00
Replacements	10,000	1.00
Upgrades	10,000	1.00
Modifications	10,000	1.00
Adjustments	10,000	1.00
Corrections	10,000	1.00
Improvements	10,000	1.00
Enhancements	10,000	1.00
Optimizations	10,000	1.00
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Minimizations	10,000	1.00
Eliminations	10,000	1.00
Removals	10,000	1.00
Demolitions	10,000	1.00
Construction	10,000	1.00
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Corrections	10,000	1.00
Improvements	10,000	1.00</

BLOCK: D9
ZONES: CRD & A

WESTPORT, CT
ORIENTATION

ADD TO DOT NOTES:
The Department of Transportation will secure a Drainage Connection Concentration for the site drainage into the State drainage system. The contractor shall provide a site plan showing the location to the permit issuing phase for the property owner's signature. The completed document shall be submitted to the Department of Transportation, Stephen Tucker, Transportation District Services, 1000 Main Street, Westport, CT 06890, prior to the issuance of the encroachment permit for this project.

CTDOT is paving focus 1 in this location during the 2020 construction season. Any encroachment into the focus 1 area shall be completed prior to the start of paving. The project paving limits will depend on the date of the paving and will be determined by CTDOT in the field.

- DOT NOTES**
1. ENCROACHMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CT DOT STANDARD SHEET 100-100.
 2. "TOP" SHALL CONFORM TO THE CT DOT STANDARD SHEET 100-100.
 3. ALL SIGNALS AND TRAFFIC SIGNALS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD TRAFFIC CONTROL SPECIFICATIONS.
 4. IF PAVEMENT SHALL BE INSTALLED IN THE LOCATION INDICATED, THE TOP OF THE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD TRAFFIC CONTROL SPECIFICATIONS.
 5. THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100) SHALL BE USED FOR ALL CONSTRUCTION WORK IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 7. NEW SIGN MATERIAL AND LETTERING SHALL BE MADE BY SELECTIVE MATERIAL COMPANY, 1000 Main Street, Westport, CT 06890. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 8. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 9. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 10. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 11. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
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 15. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
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 17. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 18. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 19. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).
 20. ALL SIGN MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION (SECTION 100-100).

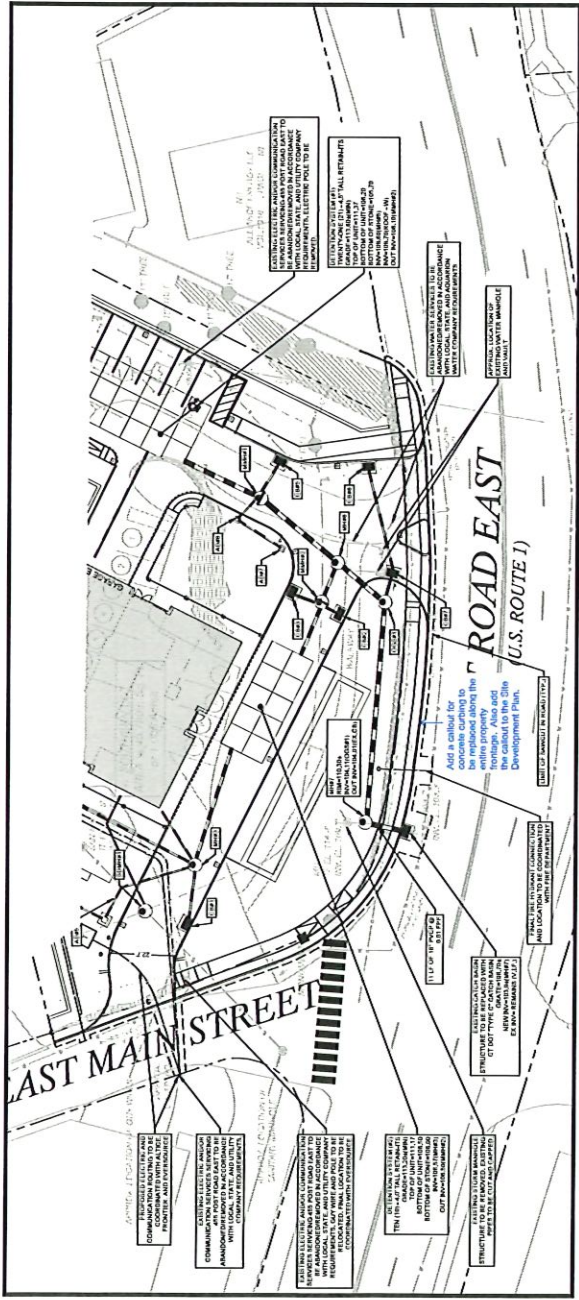
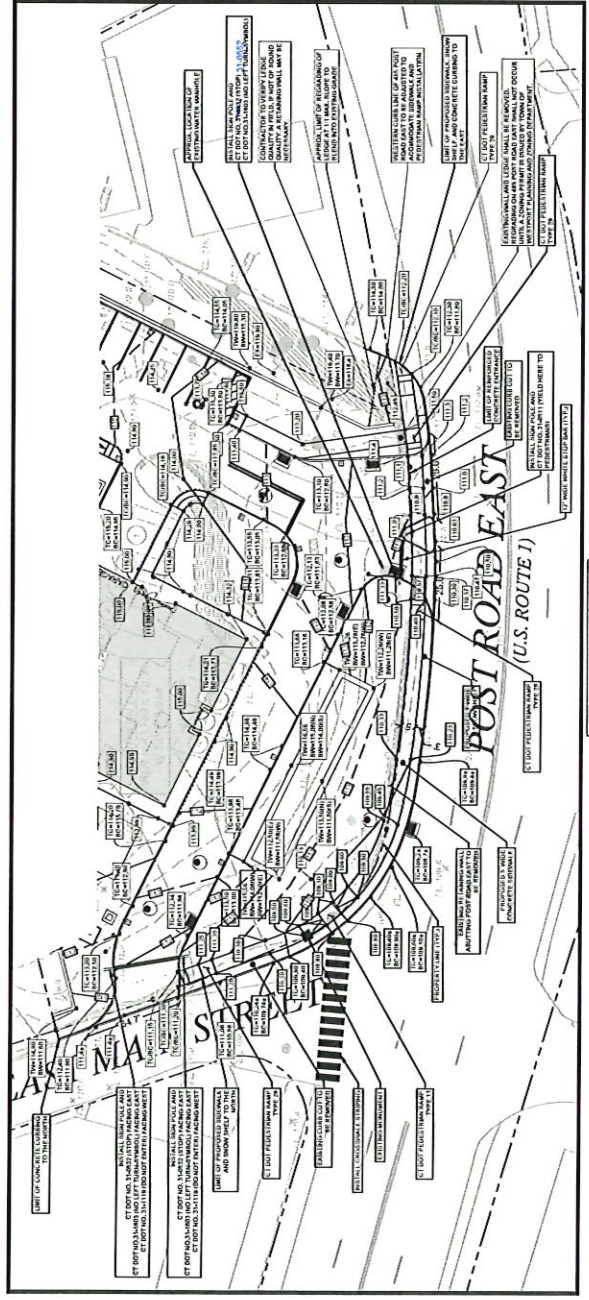
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

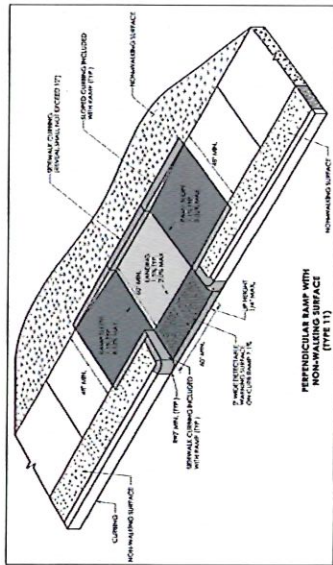
CT DOT PLAN
DEPICTING
455 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
COASTAL LUXURY HOMES

DATE: 10/15/2019
DRAWN BY: [Name]
CHECKED BY: [Name]

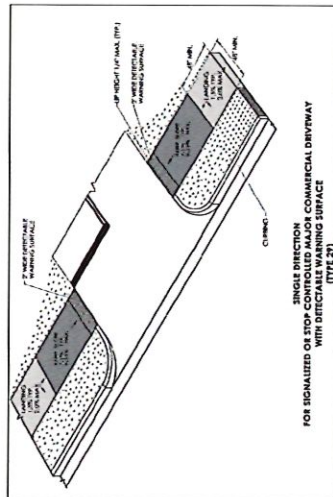
REDNISS & MEAD
INCORPORATED
1000 Main Street, Westport, CT 06890
TEL: 203-261-1111
WWW.REDNISSANDMEAD.COM

SE-10
Sheet No. 10 of 10

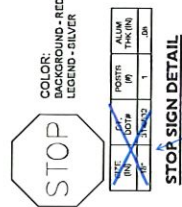




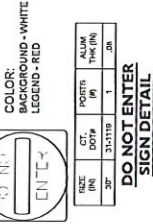
CT DOT PEDESTRIAN RAMP (TYPE 11) DETAIL
N.T.S.



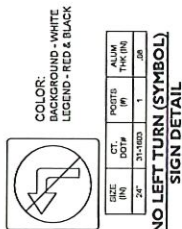
CT DOT PEDESTRIAN RAMP (TYPE 29) DETAIL
N.T.S.



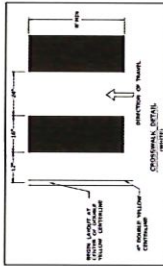
STOP SIGN DETAIL
N.T.S.



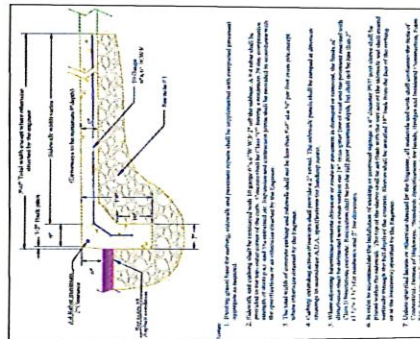
DO NOT ENTER SIGN DETAIL
N.T.S.



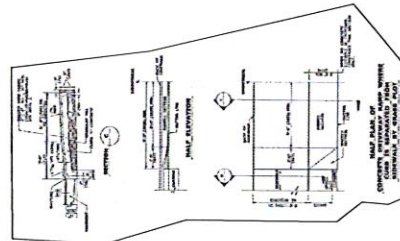
NO LEFT TURN (SYMBOL) SIGN DETAIL
N.T.S.



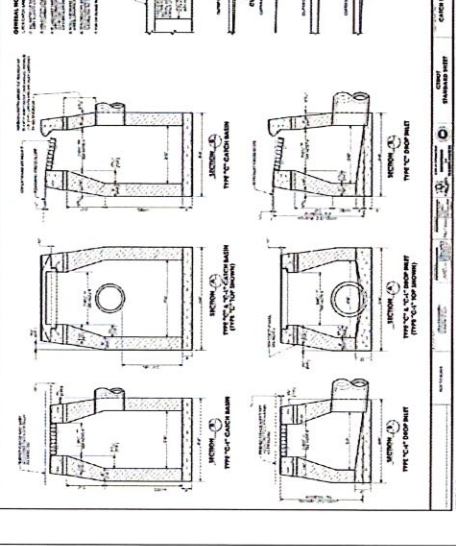
CROSSWALK STRIPING DETAIL
N.T.S.



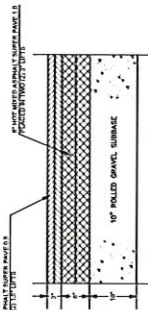
TOWN OF WESTPORT CONCRETE CURB DETAIL
N.T.S.



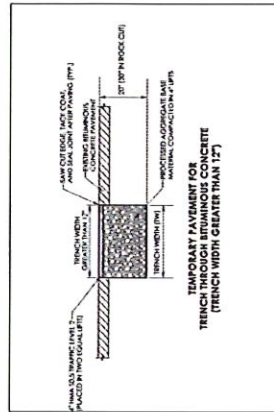
CT DOT CONCRETE DRIVEWAY ENTRANCE
N.T.S.



CT DOT CATCH BASIN DETAIL
N.T.S.



CT DOT SUPER-PAVE TRENCH REPAIR
N.T.S.



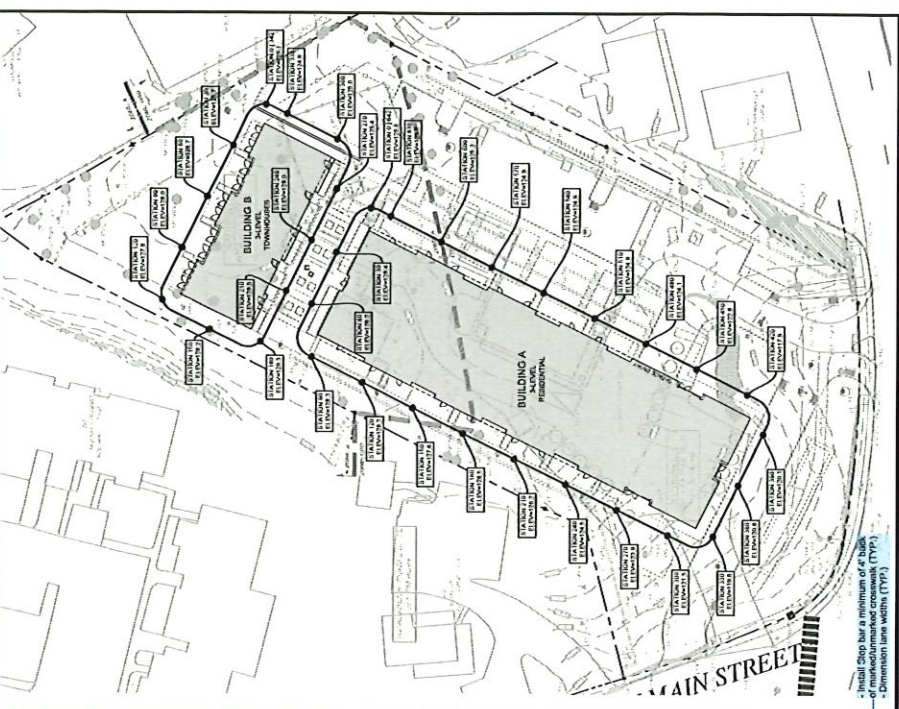
CT DOT TEMPORARY PAVEMENT DETAIL
N.T.S.

CT DOT PLAN DETAILS
DEPICTING
455 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
COASTAL LUXURY HOMES

SCALE: N.T.S.
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

REDNISS & MEAD
INCORPORATED
1175 Main Street, Westport, CT 06890
Tel: 203.261.1111
Fax: 203.261.1112
www.rednissandmead.com

SE-11
Sheet No. 11111



455 Post Road East
Site Development Plan
 DEPICITING
455 POST ROAD EAST
 PREPARED FOR
COASTAL LUXURY HOMES

DATE: 11/20/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REDNISS & MEAD
 1000 Main Street, Westport, CT 06894
 Phone: (203) 261-1111
 Fax: (203) 261-1112
 www.rednissandmead.com

SE-1
 Case No. 1119

AVERAGE GRADE ONLY AND CALCULATIONS

Station	Existing Elevation	Proposed Elevation	Change
1+00	128.0	128.0	0.0
1+25	128.0	128.0	0.0
1+50	128.0	128.0	0.0
1+75	128.0	128.0	0.0
2+00	128.0	128.0	0.0
2+25	128.0	128.0	0.0
2+50	128.0	128.0	0.0
2+75	128.0	128.0	0.0
3+00	128.0	128.0	0.0
3+25	128.0	128.0	0.0
3+50	128.0	128.0	0.0
3+75	128.0	128.0	0.0
4+00	128.0	128.0	0.0
4+25	128.0	128.0	0.0
4+50	128.0	128.0	0.0
4+75	128.0	128.0	0.0
5+00	128.0	128.0	0.0
5+25	128.0	128.0	0.0
5+50	128.0	128.0	0.0
5+75	128.0	128.0	0.0
6+00	128.0	128.0	0.0
6+25	128.0	128.0	0.0
6+50	128.0	128.0	0.0
6+75	128.0	128.0	0.0
7+00	128.0	128.0	0.0
7+25	128.0	128.0	0.0
7+50	128.0	128.0	0.0
7+75	128.0	128.0	0.0
8+00	128.0	128.0	0.0
8+25	128.0	128.0	0.0
8+50	128.0	128.0	0.0
8+75	128.0	128.0	0.0
9+00	128.0	128.0	0.0
9+25	128.0	128.0	0.0
9+50	128.0	128.0	0.0
9+75	128.0	128.0	0.0
10+00	128.0	128.0	0.0
10+25	128.0	128.0	0.0
10+50	128.0	128.0	0.0
10+75	128.0	128.0	0.0
11+00	128.0	128.0	0.0
11+25	128.0	128.0	0.0
11+50	128.0	128.0	0.0
11+75	128.0	128.0	0.0
12+00	128.0	128.0	0.0
12+25	128.0	128.0	0.0
12+50	128.0	128.0	0.0
12+75	128.0	128.0	0.0
13+00	128.0	128.0	0.0
13+25	128.0	128.0	0.0
13+50	128.0	128.0	0.0
13+75	128.0	128.0	0.0
14+00	128.0	128.0	0.0
14+25	128.0	128.0	0.0
14+50	128.0	128.0	0.0
14+75	128.0	128.0	0.0
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15+50	128.0	128.0	0.0
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69+75	128.0	128.0	0.0
70+00	128.0	128.0	0.0
70+25	128.0	128.0	0.0
70+50	128.0	128.0	

BLOCK: D9
ZONES: GSD & A
WESTPORT, CT
ORIENTATION
SCALE: 1" = 80'

- NOTES:**
1. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CT DOT STANDARD SPECIFICATIONS.
 2. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CT DOT STANDARD SPECIFICATIONS.
 3. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CT DOT STANDARD SPECIFICATIONS.
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 19. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CT DOT STANDARD SPECIFICATIONS.
 20. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CT DOT STANDARD SPECIFICATIONS.

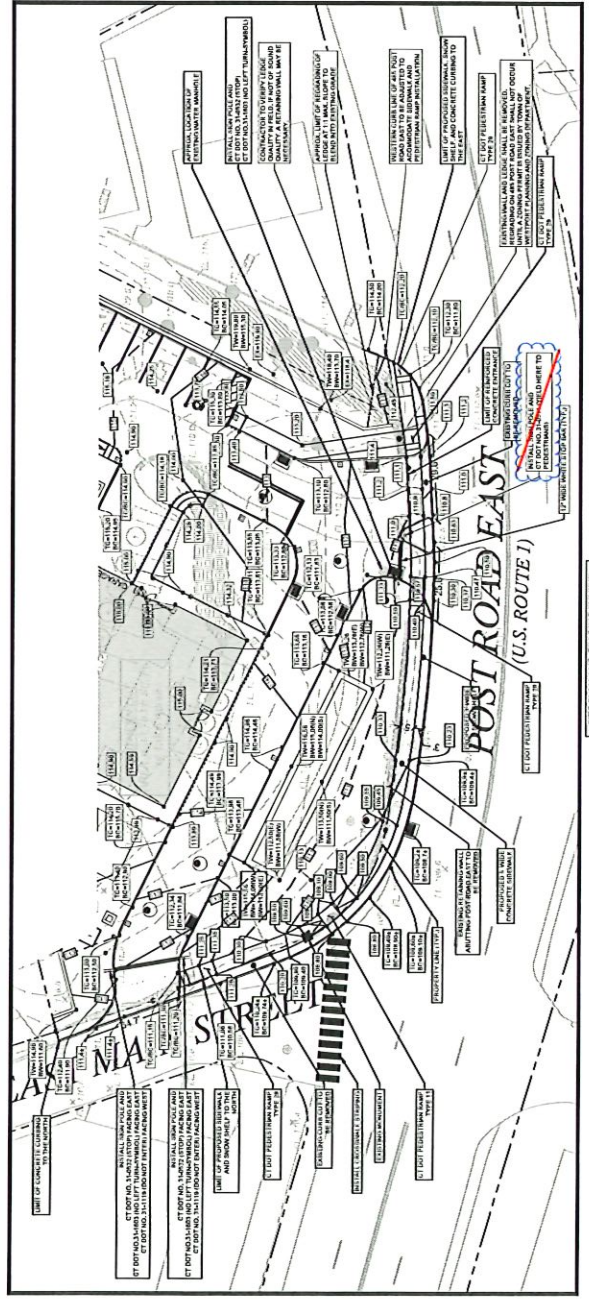
FOR THE SHEET FOR UTILITY INFORMATION REFER TO SHEET B-1 FOR CT DOT DETAILS. REFER TO SHEET C-1 FOR UTILITY INFORMATION.

CT DOT PLAN
DEPICTING
455 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
COASTAL LUXURY HOMES

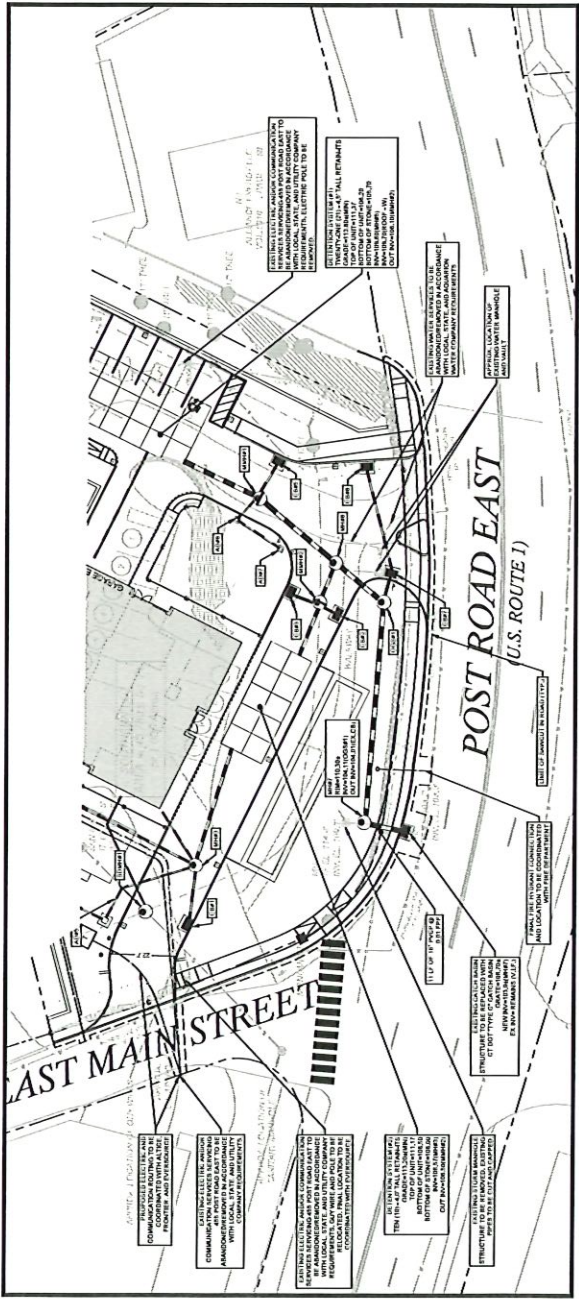
DATE: 10/20/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REDNISS & MEAD
 CIVIL ENGINEERS, ARCHITECTS, PLANNERS
 1100 Main Street, Westport, CT 06890
 Phone: (860) 426-1100
 Fax: (860) 426-1101
 www.rednissandmead.com

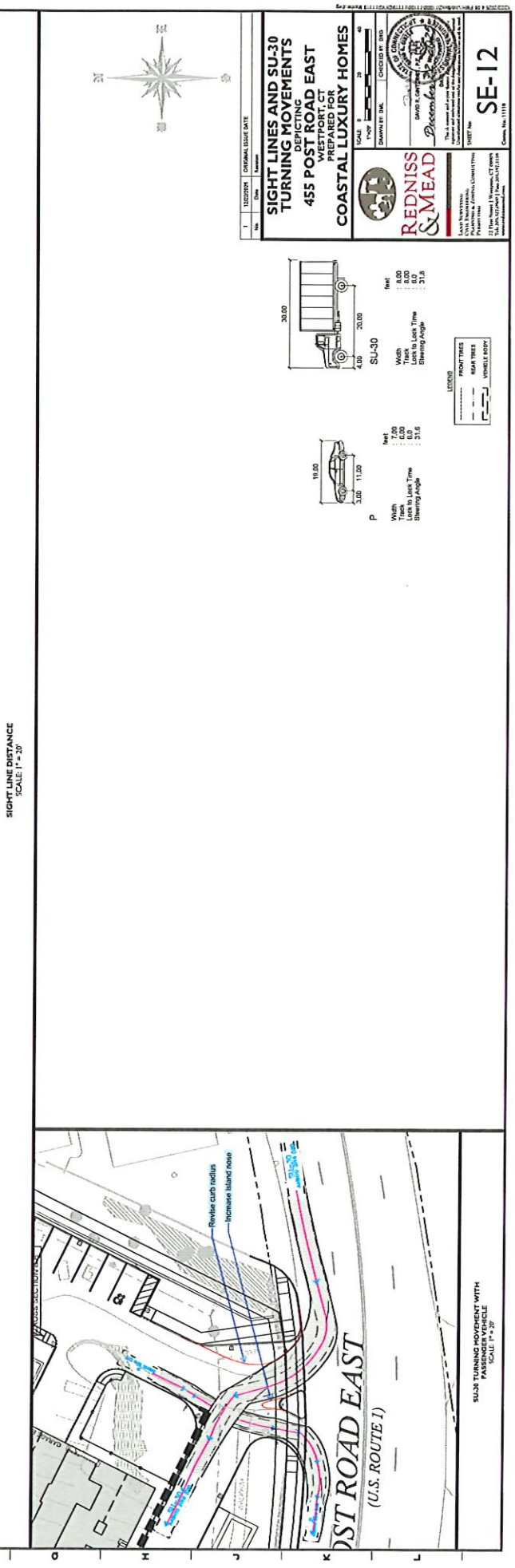
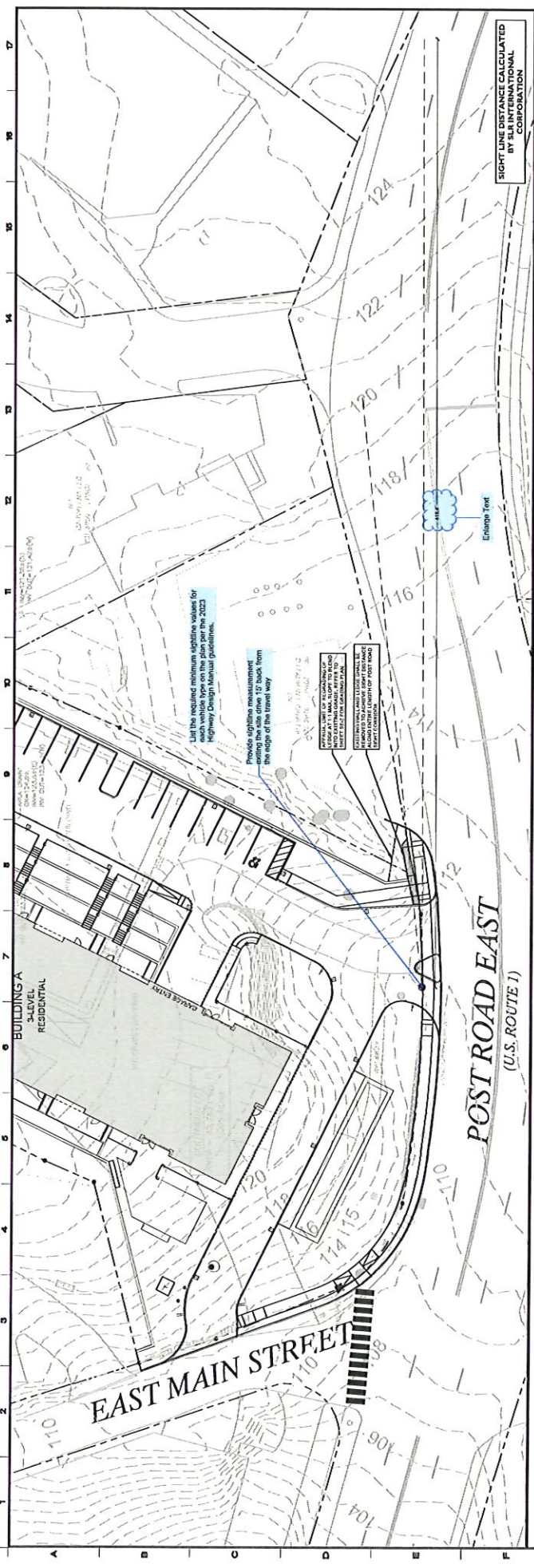
SE-10
 SHEET No. 10 of 11



SITE PLAN AND GRADING EXHIBIT



SITE UTILITY EXHIBIT

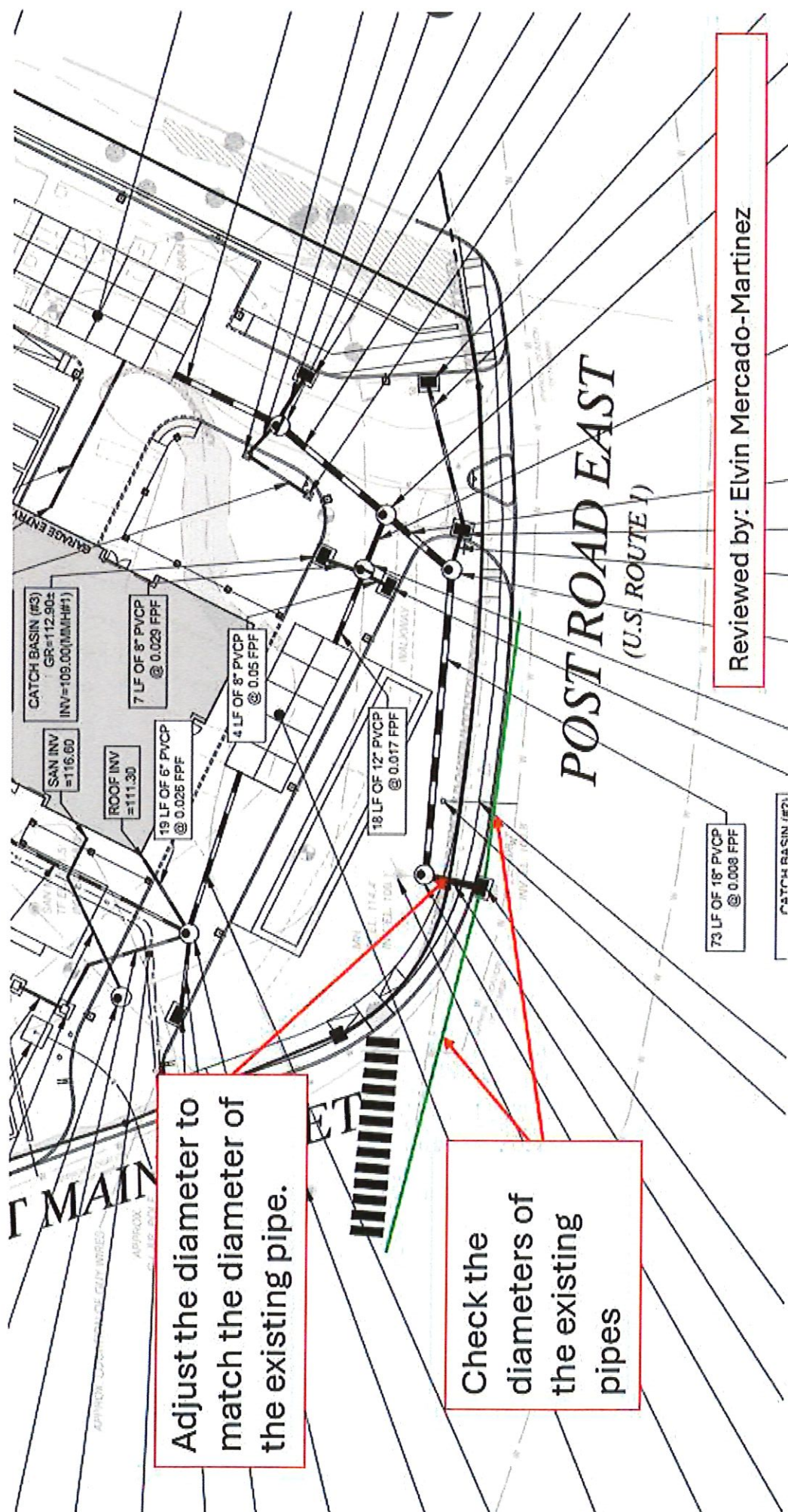


SIGHT LINES AND SU-30 TURNING MOVEMENTS
 DEPICTING
455 POST ROAD EAST
 WEST MAIN STREET
 PREPARED FOR
COASTAL LUXURY HOMES

DATE: 08/20/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REDNISS & MEAD
 1000 Main Street, Suite 100
 Westport, CT 06894
 Phone: (203) 426-1111
 Fax: (203) 426-1112
 Website: www.rednissandmead.com

SE-12
 SHEET No. 11/11



Adjust the diameter to match the diameter of the existing pipe.

Check the diameters of the existing pipes

POST ROAD EAST (U.S. ROUTE 1)

Reviewed by: Elvin Mercado-Martinez

73 LF OF 18\"/>