TOWN OF WESTPORT
CONSERVATION COMMISSION
CONSERVATION COMMISSION JUNE 17, 2026 PACKET
JUNE 17, 2026
07:00 PM

TOWN OF WESTPORT

CONSERVATION COMMISSION JUNE 17, 2026 AGENDA

JUNE 17, 2026
07:00 PM

LEGAL NOTICE OF AGENDA
WESTPORT CONSERVATION COMMISSION
PUBLIC HEARING
JUNE 17, 2026

Notice is hereby given of a Public Hearing of the Westport Conservation Commission pursuant to the Connecticut Inland Wetlands and Watercourses Act, and the Regulations for the Protection and Preservation of Inland Wetlands and Watercourses of the Town of Westport (IWW Regulations) and the Waterway Protection Line Ordinance (WPLO) to be held on **Wednesday, June 17, 2026 at 7:00 p.m. in the Auditorium of Westport Town Hall.**

This meeting will be live streamed on https://www.westportct.gov and shown on Optimum Government Access Channel 79, subject to availability. Meeting materials will be available at: https://www.westportct.gov/government/departments-a-z/conservation-department/conservation-commission/commission-meetings

The Commission shall meet to take such action under the purview of the Town's IWW Regulations and the Waterway Protection Line Ordinance as the meeting may determine with regard to the following:

Changes or Additions to the Agenda: The Commission may amend the agenda by a 2/3 vote to include items not requiring a Public Hearing.

Public Hearing:

1. 3 Partrick Lane: Application #IWW/M-12329-26 by Robert Daly on behalf of Kara Curtis to amend wetland boundary map #B12.

2. 55-57 Greens Farms Road: Application #IWW/M-12344-26 by Timothy Hollister of Hinkley Allen on behalf of TC Greens Farms LLC to amend wetland boundary map #D06.

3. 15 Duck Pond Road: Application # WPL-12331-26 by RI Pools on behalf of Eric & Tracie Coburn to construct a pool, retaining wall, patios, and equipment on a raised pad. Portions of the work are within the WPLO area of the Saugatuck River.

4. 48 Cavalry Road: Application #IWW,WPL/E-12343-26 by Moon Gardens LLC on behalf of Gina Coryel Fant Simone Tr. & Lynn Shari Fant Simon Tr. for a proposed new single family residence, greenhouse, and associated site development. Portions of the work are within the upland review area setbacks.

5. 41 Crescent Road: Application #IWW-12342-26 by LandTech on behalf of Aidan Hayes & Maeve O'Connor for a proposed 4 lot subdivision. This is a referral to the Planning & Zoning Commission due to regulated activities on the property.

Work Session:

1. Receipt of applications
2. Approval of May 20, 2026 meeting minutes.
3. Approval of May 27, 2026 Work Session minutes.
4. Other Business

The Commission may not open new business on the agenda after 10 p.m. at the discretion of the Chairman. This includes applications scheduled for public hearings. Items shall be continued or rescheduled to a later date, as necessary.

Josh Lewi

Chair, Conservation Commission

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 elavigne@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request a modification.

Published in the Westport News twice; once on Friday, May 8, 2026 and once on Friday, May 15, 2026

Clocked with Town Clerk on May 6, 2026.

1. **3 Partrick Lane**
   Application #IWW/M-12329-26 by Robert Daly on behalf of Kara Curtis to amend wetland boundary map #B12.

   Attachment: 3 Partrick Lane IWWM-12329-26 Application
   Attachment: 3 Partrick Lane IWWM-12329-26 Wetland Delineation
   Attachment: 3 Partrick Lane IWWM-12329-26 Survey 2025-04-17
   Attachment: 3 Partrick Lane IWWM-12329-26 Survey 2026-04-21
   Attachment: 3 Partrick Lane IWWM-12329-26 Staff Report

2. **55-57 Greens Farms Road**
   Application #IWW/M-12344-26 by Timothy Hollister of Hinkley Allen on behalf of TC Greens Farms LLC to amend wetland boundary map #D06.

   Attachment: 55 Greens Farms Rd IWWM-12344-26 Application
   Attachment: 55 Greens Farms Rd IWWM-12344-26 Owner Authorization
   Attachment: 55 Greens Farms Rd IWWM-12344-26 Soil Scientist Report
   Attachment: 55 Greens Farms Rd IWWM-12344-26 Survey w Wetland Flagging
   Attachment: 55 Greens Farms Rd IWWM-12344-26 Wetland Amendment Map
   Attachment: 55 Greens Farms Rd IWWM-12344-26 Wetland Boundary
   Attachment: 55 Greens Farms Rd IWWM-12344-26 Fig4 Wetlands
   Attachment: 55 Greens Farms Rd IWWM-12344-26 Staff Report

3. **15 Duck Pond Road**
   Application # WPL-12331-26 by RI Pools on behalf of Eric & Tracie Coburn to construct a pool, retaining wall, patios, and equipment on a raised pad. Portions of the work are within the WPLO area of the Saugatuck River.

   Attachment: 15 Duck Pond Rd WPL-12331-26 Application
   Attachment: 15 Duck Pond Rd WPL-12331-26 Owner Authorization
   Attachment: 15 Duck Pond Rd WPL-12331-26 Health Dept Approval
   Attachment: 15 Duck Pond Rd WPL-12331-26 Schedule B
   Attachment: 15 Duck Pond Rd WPL-12331-26 Schedule D
   Attachment: 15 Duck Pond Rd WPL-12331-26 Drainage Report
   Attachment: 15 Duck Pond Rd WPL-12331-26 Pool Plan
   Attachment: 15 Duck Pond Rd WPL-12331-26 Proposed Site Plan and Details
   Attachment: 15 Duck Pond Rd WPL-12331-26 Landscape Plan
   Attachment: 15 Duck Pond Rd WPL-12331-26 Staff Report

4. **48 Cavalry Road**
   Application #IWW,WPL/E-12343-26 by Moon Gardens LLC on behalf of Gina Coryel Fant Simone Tr. & Lynn Shari Fant Simon Tr. for a proposed new single family residence, greenhouse, and associated site development. Portions of the work are within the upland review area setbacks.

   Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Application
   Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Owner Authorization
   Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Letter of Submission
   Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Schedule B
   Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Schedule C

Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Narrative
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Drainage Report
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Construction Sequence
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 NDDB Approved Letter
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Survey
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Proposed Survey
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Site Improvement Plan
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Easement Plan
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Planting Plan 2026-05-11
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Architecturals
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Wetland Delineation
Attachment: 48 Cavalry Rd IWW-WPLE-12343-26 Staff Report

5. 41 Crescent Road

Application #IWW-12342-26 by LandTech on behalf of Aidan Hayes & Maeve O'Connor for a proposed 4 lot subdivision. This is a referral to the Planning & Zoning Commission due to regulated activities on the property.

Attachment: 41 Crescent Rd IWW-12342-26 Application
Attachment: 41 Crescent Rd IWW-12342-26 Owner Authorization
Attachment: 41 Crescent Rd IWW-12342-26 IWW Approval #IWW-9561-13
Attachment: 41 Crescent Rd IWW-12342-26 Schedule B
Attachment: 41 Crescent Rd IWW-12342-26 Schedule C
Attachment: 41 Crescent Rd IWW-12342-26 Letter to Conservation Commission from J Green 2026.06.17
Attachment: 41 Crescent Rd IWW-12342-26 Soil Scientist Report
Attachment: 41 Crescent Rd IWW-12342-26 Wetland Assessment
Attachment: 41 Crescent Rd IWW-12342-26 NDDB
Attachment: 41 Crescent Rd IWW-12342-26 Hydogeologic Assessment
Attachment: 41 Crescent Rd IWW-12342-26 Stormwater Management Report 2026-05-14
Attachment: 41 Crescent Rd IWW-12342-26 Report by Rema Ecological Services 2026.06.17
Attachment: 41 Crescent Rd IWW-12342-26 Report by Trinkaus Engineering 2026.06.16
Attachment: 41 Crescent Rd IWW-12342-26 Site Development Plans
Attachment: 41 Crescent Rd IWW-12342-26 Public Comment D. Burton 2026.06.09
Attachment: 41 Crescent Rd IWW-12342-26 Public Comment A. Afshar 2026.06.01
Attachment: 41 Crescent Rd IWW-12342-26 Public Comment A. Afshar 2026.05.31
Attachment: 41 Crescent Rd IWW-12342-26 Public Comment Heather Hill Association 2026.06.17
Attachment: 41 Crescent Rd IWW-12342-26 Staff Report

Approval of May 20, 2026 Meeting Minutes

Attachment: Conservation Commission Meeting Minutes 05.20.26

Approval of May 27, 2026 Work Session Minutes

Attachment: Conservation Commission Work Session Meeting Minutes 05.27.26

6. 2 Webb Road- Request for Bond Release

Attachment: Site Plan 6-12-24.pdf
Attachment: Landscape 6-14-24-revised.pdf
Attachment: 2 Webb Road - Inspection photo 1 6.12.26.pdf
Attachment: 2 Webb Road - Inspection photo 2 6.12.26.pdf
Attachment: 2 Webb Road - Inspection photo 3 6.12.26.pdf
Attachment: 2 Webb Road - Inspection photo 4 6.12.26.pdf
Attachment: 2025.08.14 _5_.HEIC
Attachment: 2025.08.14 _3_.HEIC
Attachment: 2025.08.14 _2_.HEIC
Attachment: 2025.08.14 _1_.HEIC

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

WESTPORT

RECEIVED

MAY 26 2026

TOWN OF WESTPORT
CONSERVATION DEPARTMENT

FOR OFFICE USE ONLY	
File #	IWWM-12329-26
Date Filed:	4/24/2026
Class:	Map
Fee: $	1,000
Date Rec'd:	May 20 2026
☐Cash ☑Check #	5029
Final Inspection:	Y / N
As-built Required:	Y / N

APPLICATION
WESTPORT CONSERVATION DEPARTMENT

Applicant Charge 05/26/26 AH

PROJECT LOCATION: 3 Partrick Lane

ASSESSOR'S MAP # B12 TAX LOT # 024 ZONING DISTRICT

APPLICANT OR AGENT		OWNER
Kara Curtis	NAME	
3 Partrick Lane	ADDRESS	
	(H) PHONE (H)	
914-755-2856	(W) PHONE (W)	
kdcolety@gmail.com	E-MAIL	

EXISTING CONDITIONS (Describe existing property and structures): existing structure Modified

PROJECT DESCRIPTION/PURPOSE (Describe the proposed activity): amend wetland map B12 on tax lot 024

PROJECT COST: 30,000

I hereby depose and say that all statements contained herein and all exhibits attached hereto are true and binding to the best of my knowledge:

(Signature of Applicant) 5/26/26 (Date)

The act of applying to the Conservation Commission and/or Department implies consent to the proposed activity, and grants permission to the Conservation Commission/Department and its agents to inspect the property herein described for the purpose of resource inventory, impact analysis, and compliance investigation at any time beginning on the date of the application filing, and extending through the pendency of any permit issued, or in the event of permit denial, for the purpose of compliance control.

(Signature of Property Owner) 5/26/26 (Date)

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT

3 PARTRICK LANE
WESTPORT, CONNECTICUT



REPORT PREPARED BY
ALEKSANDRA MOCH
SOIL & WETLAND SCIENTIST
LANDSCAPE DESIGNER, CPESC
GEOLOGIST/HYDROGEOLOGIST

IWW/M-12329-26
Filed: 04/24/26
Hearing Date: 05/20/26

RECEIVED
APR 24 2026
TOWN OF WESTPORT
CONSERVATION DEPARTMENT

April 7, 2026

SITE DESCRIPTION

The property is a flag-lot located between Partrick Lane to the south and Partrick Road to the northwest. Access to the site is from Patrick Lane. The southern portion of the site is maintained as a lawn, while the northern section is wooded. The site is bisected by a perennial stream. The site slopes and drains towards this stream.

METHODS

Wetland identification was performed on April 7, 2026, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observing soil morphology, including texture, structure, and color. Numerous soil samples were taken using an auger. Sampling began within the typical wetland area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetlands was marked with orange surveyor's tape labeled "*WET.*" Each flag was numbered sequentially from #1 to #11 along the southern side and from #12 to #21 along the northern side of the stream.

WETLANDS/WATERCOURSES REGULATORY DEFINITION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 22a-38) defines inland wetlands as *land, including submerged land... which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statutes as rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through, *or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

WETLAND/WATERCOURSE DESCRIPTION

The area flagged in the field consists of a watercourse corridor with a varying-width wetland fringe on both sides of the perennial stream. The flow enters the site from the forested swamp area located off-site to the east and flows towards the western property line. The flow is supported with springs emerging along the edge of the stream. The wetland area is mostly maintained as lawn, with some wooded portions.

Aleksandra Moch, 95 Halpin Avenue Stamford, CT 06905
cell: (203) 550 9373, aleksandra_moch@yahoo.com

WETLAND SOILS

The soils were classified using soil criteria and maps developed by the USDA Natural Resources Conservation Service.

3 – Ridgebury, Leicester, and Whitman extremely stony fine sandy loams
This unit contains poorly drained and very poorly drained soils. The soil has a seasonally high water table at or near the surface from fall through spring.

The Ridgebury soils feature a surface layer of very dark grayish-brown fine sandy loam. The subsoil is a mixture of brown and light brownish gray, mottled fine sandy loam. The substratum consists of grayish-brown and dark yellowish-brown, mottled fine sandy loam.

The Leicester soils have a surface layer of black, fine sandy loam. The subsoil is brown, mottled fine sandy loam, and contains gravelly fine sandy loam. The substratum is olive-brown, mottled, gravelly fine sandy loam.

The Whitman soil has a surface layer of very dark gray fine sandy loam. The upper section of the subsoil is dark and grayish-brown, gravelly fine sandy loam. The lower section of the subsoil is grayish-brown, consisting of fine sandy loam. The substratum is very firm, grayish brown, mottled, gravelly fine sandy loam.

Included with this unit in the mapping are small areas of moderately well-drained Woodbridge and Sutton soils, as well as very poorly drained Adrian and Scarboro soils.

UPLAND SOILS

73C—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky

Charlton: soil is found over the hills and ridges. The parent material consists of course-loamy melt-out till derived from granite, schist, and/or gneiss. The depth of the restrictive layer exceeds 80 inches. This is a well-drained soil series with a groundwater table at a depth of 80 inches.

Typical profile
- 0 to 4 inches: fine sandy loam
- 4 to 7 inches: fine sandy loam
- 7 to 19 inches: fine sandy loam
- 19 to 27 inches: gravelly fine sandy loam
- 27 to 65 inches: gravelly fine sandy loam

Chatfield: soil is well-drained with the groundwater table expected below 80 inches. The surface area tends to be covered with cobbles, stones, or boulders. The depth of the lithic bedrock hovers from 20 to 40 inches.

Aleksandra Moch, 95 Halpin Avenue Stamford, CT 06905
cell: (203) 550 9373, aleksandra_moch@yahoo.com

Typical profile

- 0 to 1 inch: highly decomposed plant material
- 1 to 6 inches: gravelly fine sandy loam
- 6 to 15 inches: gravelly fine sandy loam
- 15 to 29 inches: gravelly fine sandy loam
- 29 to 80 inches: unweathered bedrock

306—Udorthents-Urban land complex

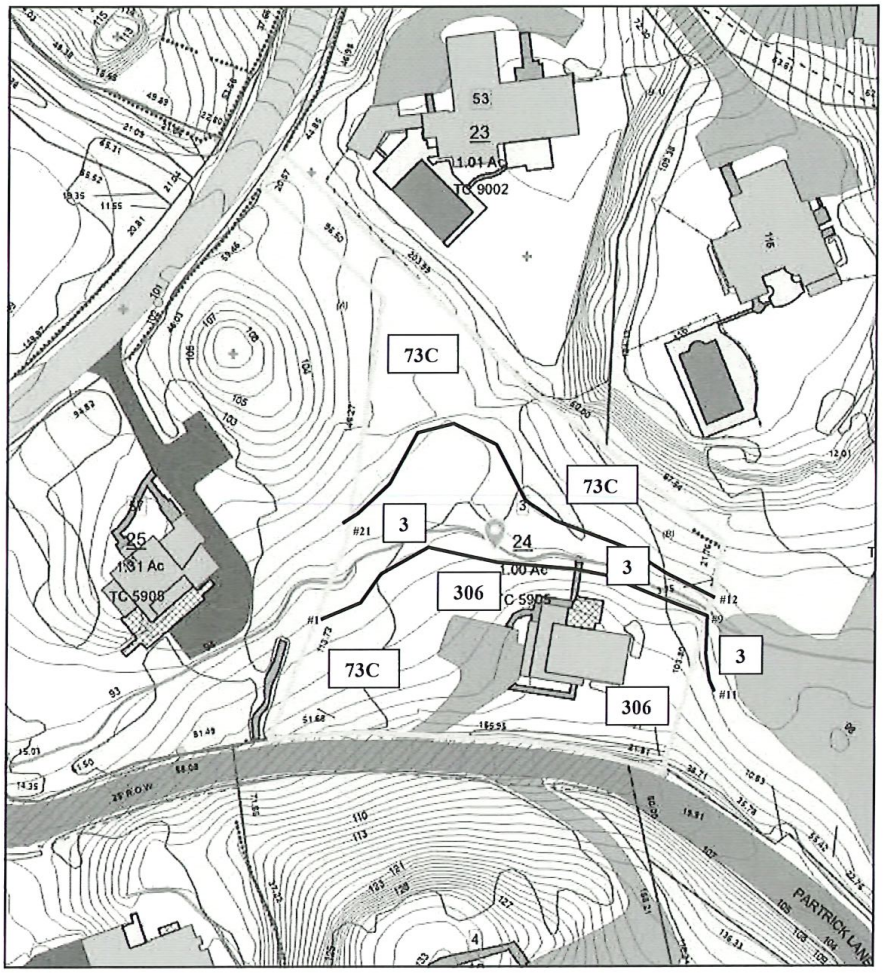
This unit consists of areas altered by cut-and-fill. The slopes in this area are from 0 to 25 percent. The depth of the restrictive feature exceeds 80 inches. This is a well-drained soil with a water table hovering between 54 and 72 inches.

Certified by:

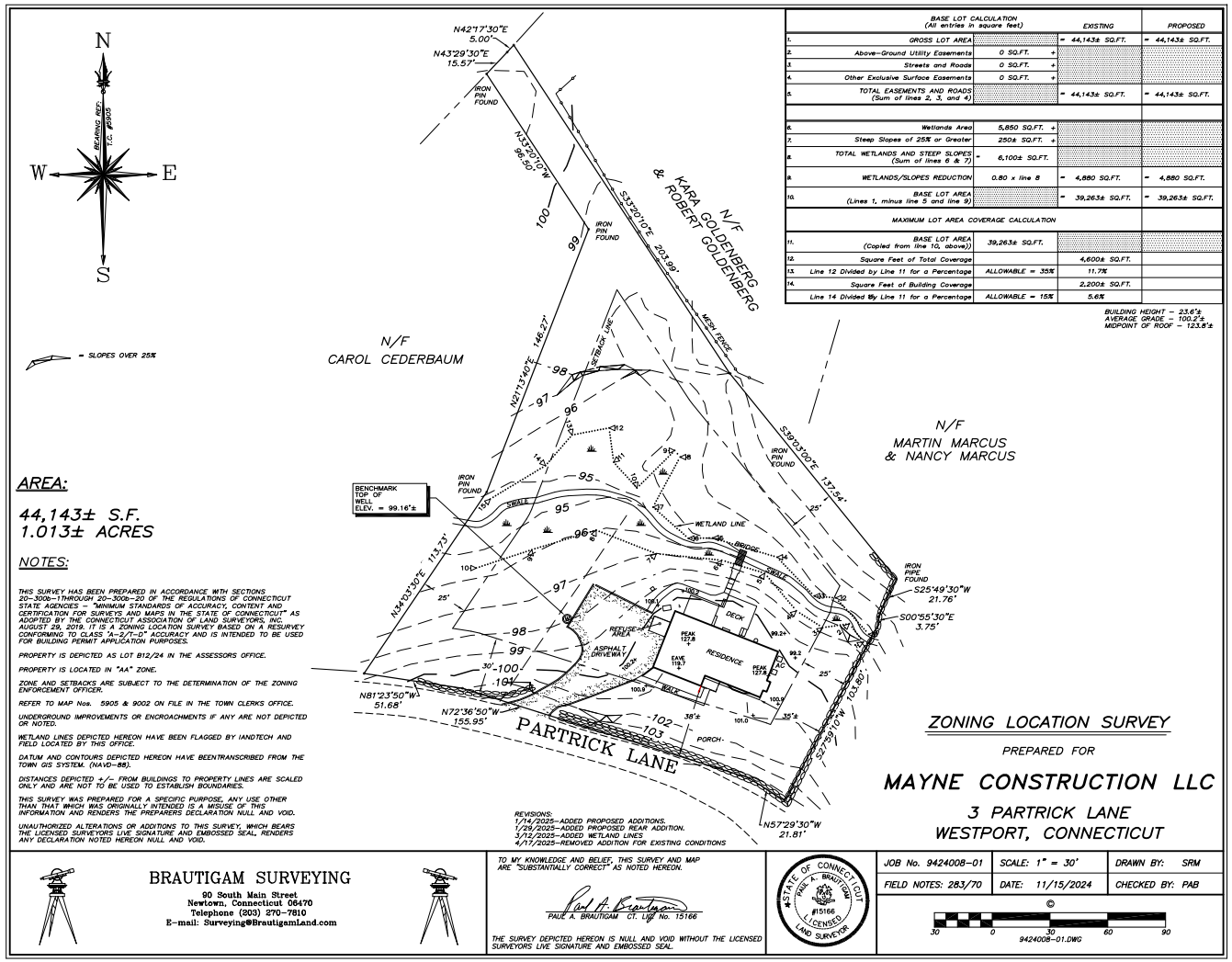


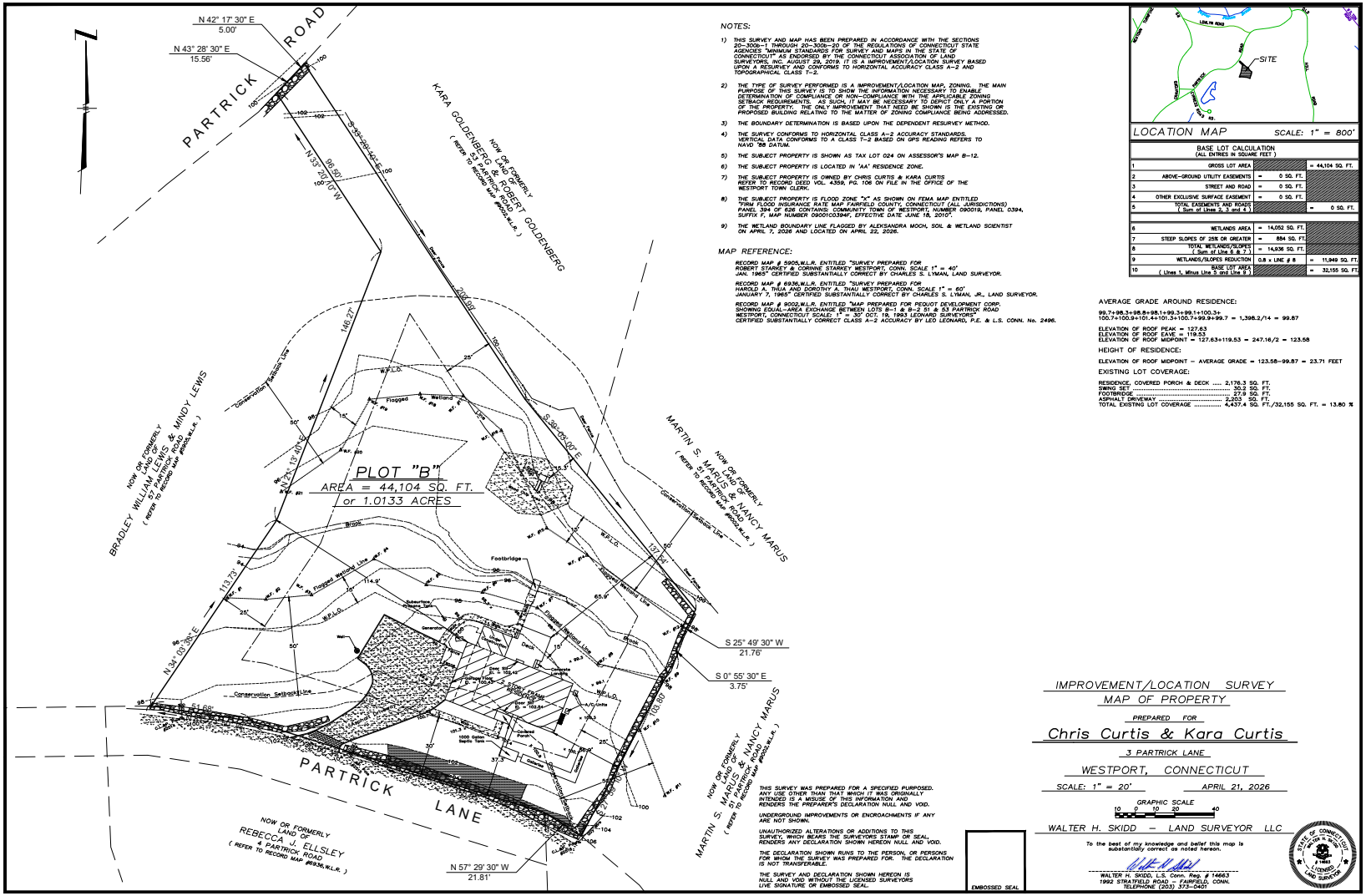
Aleksandra Moch
Wetland & Soil Scientist

Aleksandra Moch, 95 Halpin Avenue Stamford, CT 06905
cell: (203) 550 9373, aleksandra_moch@yahoo.com



Aleksandra Moch, 95 Halpin Avenue Stamford, CT 06905
cell: (203) 550 9373, aleksandra_moch@yahoo.com


N
S
W
E
BEARING REF: T.C. #905
= SLOPES OVER 25%
AREA:
44,143± S.F.
1.013± ACRES
NOTES:
THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-17THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS A ZONING LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO CLASS "A-2/T-2" ACCURACY AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PURPOSES.
PROPERTY IS DEPICTED AS LOT B12/24 IN THE ASSESSORS OFFICE.
PROPERTY IS LOCATED IN "AA" ZONE.
ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.
REFER TO MAP Nos. 5905 & 9002 ON FILE IN THE TOWN CLERKS OFFICE.
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.
WETLAND LINES DEPICTED HEREON HAVE BEEN FLAGGED BY IANDTECH AND FIELD LOCATED BY THIS OFFICE.
DATUM AND CONTOURS DEPICTED HEREON HAVE BEENTRANSCRIBED FROM THE TOWN GIS SYSTEM. (NAVD-88).
DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.
N42°17'30"E 5.00'
N43°29'30"E 15.57'
IRON PIN FOUND
N33°20'10"W 96.50'
S33°20'10"E 203.99'
N/F KARA GOLDENBERG & ROBERT GOLDENBERG
MERR. RIDGE
IRON PIN FOUND
N/F CAROL CEDERBAUM
SETBACK LINE
N21°13'40"E 146.27'
S38°03'00"E 137.54'
N/F MARTIN MARCUS & NANCY MARCUS
IRON PIN FOUND
BENCHMARK TOP OF WELL ELEV. = 99.16'±
N34°03'30"E 113.73'
WETLAND LINE
IRON PIPE FOUND
S25°49'30"W 21.76'
S00°55'30"E 3.75'
SWALE
BRIDGE
DECK
RESERVE AREA
ASPHALT DRIVEWAY
RESIDENCE
PEAK 127.8 ±
EAVE 119.3 ±
PEAK 127.8 ±
WALK
PORCH
N81°23'50"W 51.68'
N72°36'50"W 155.95'
PARTRICK LANE
S24°39'10"W 103.80'
N57°29'30"W 21.81'
BASE LOT CALCULATION (All entries in square feet)
EXISTING
PROPOSED
1. GROSS LOT AREA = 44,143± SQ.FT. = 44,143± SQ.FT.
2. Above-Ground Utility Easements 0 SQ.FT. +
3. Streets and Roads 0 SQ.FT. +
4. Other Exclusive Surface Easements 0 SQ.FT. +
5. TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3, and 4) = 44,143± SQ.FT. = 44,143± SQ.FT.
6. Wetlands Area 5,850 SQ.FT. +
7. Steep Slopes of 25% or Greater 250± SQ.FT. +
8. TOTAL WETLANDS AND STEEP SLOPES (Sum of lines 6 & 7) = 6,100± SQ.FT.
9. WETLANDS/SLOPES REDUCTION 0.80 x line 8 = 4,880 SQ.FT. = 4,880 SQ.FT.
10. BASE LOT AREA (Lines 1, minus line 5 and line 9) = 39,263± SQ.FT. = 39,263± SQ.FT.
MAXIMUM LOT AREA COVERAGE CALCULATION
11. BASE LOT AREA (Copied from line 10, above) 39,263± SQ.FT.
12. Square Feet of Total Coverage 4,600± SQ.FT.
13. Line 12 Divided by Line 11 for a Percentage ALLOWABLE = 35% 11.7%
14. Square Feet of Building Coverage 2,200± SQ.FT.
Line 14 Divided By Line 11 for a Percentage ALLOWABLE = 15% 5.6%
BUILDING HEIGHT - 23.6'±
AVERAGE GRADE - 100.2'±
MIDPOINT OF ROOF - 123.8'±
REVISIONS:
1/14/2025-ADDED PROPOSED ADDITIONS.
1/29/2025-ADDED PROPOSED REAR ADDITION.
3/13/2025-ADDED WETLAND LINES
4/17/2025-REMOVED ADDITION FOR EXISTING CONDITIONS
ZONING LOCATION SURVEY
PREPARED FOR
MAYNE CONSTRUCTION LLC
3 PARTRICK LANE
WESTPORT, CONNECTICUT
BRAUTIGAM SURVEYING
90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270-7810
E-mail: Surveying@BrautigamLand.com
TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.
PAUL A. BRAUTIGAM CT. Lic. No. 15166
THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.
STATE OF CONNECTICUT PAUL A. BRAUTIGAM #15166 LICENSED LAND SURVEYOR
JOB No. 9424008-01
SCALE: 1" = 30'
DRAWN BY: SRM
FIELD NOTES: 283/70
DATE: 11/15/2024
CHECKED BY: PAB
©
30 0 30 60 90
9424008-01.DWG



NOTES:

1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND IS A(N) IMPROVEMENT/LOCATION SURVEY BASED UPON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL CLASS T-2.

2) THE TYPE OF SURVEY PERFORMED IS A IMPROVEMENT/LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.

3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.

4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 BASED ON GPS READING REFERS TO NAVD '88 DATUM.

5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 024 ON ASSESSOR'S MAP B-12.

6) THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.

7) THE SUBJECT PROPERTY IS OWNED BY CHRIS CURTIS & KARA CURTIS REFER TO RECORD DEED VOL. 4359, PG. 106 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.

8) THE SUBJECT PROPERTY IS FLOOD ZONE "X" AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 394 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090018, PANEL 0394, SUFFIX F, MAP NUMBER 09001C0394F, EFFECTIVE DATE JUNE 18, 2010".

9) THE WETLAND BOUNDARY LINE FLAGGED BY ALEKSANDRA MOCH, SOIL & WETLAND SCIENTIST ON APRIL 7, 2026 AND LOCATED ON APRIL 22, 2026.

MAP REFERENCE:

RECORD MAP # 5905,W.L.R. ENTITLED "SURVEY PREPARED FOR ROBERT STARKEY & CORINNE STARKEY WESTPORT, CONN. SCALE 1" = 40' JAN. 1965" CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES S. LYMAN, LAND SURVEYOR.

RECORD MAP # 6936,W.L.R. ENTITLED "SURVEY PREPARED FOR HAROLD A. THAU AND DOROTHY A. THAU WESTPORT, CONN. SCALE 1" = 60' JANUARY 7, 1965" CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES S. LYMAN, JR., LAND SURVEYOR.

RECORD MAP # 9002,W.L.R. ENTITLED "MAP PREPARED FOR PEQUOT DEVELOPMENT CORP. SHOWING EQUAL-AREA EXCHANGE BETWEEN LOTS B-1 & B-2 51 & 53 PARTRICK ROAD WESTPORT, CONNECTICUT SCALE: 1" = 30' OCT. 18, 1993 LEONARD SURVEYORS" CERTIFIED SUBSTANTIALLY CORRECT CLASS A-2 ACCURACY BY LEO LEONARD, P.E. & L.S. CONN. No. 2496.

LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION
(ALL ENTRIES IN SQUARE FEET)

1	GROSS LOT AREA		= 44,104 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SQ. FT.	
3	STREET AND ROAD	= 0 SQ. FT.	
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SQ. FT.	
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)		= 0 SQ. FT.
6	WETLANDS AREA	= 14,052 SQ. FT.	
7	STEEP SLOPES OF 25% OR GREATER	= 884 SQ. FT.	
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 14,936 SQ. FT.	
9	WETLANDS/SLOPES REDUCTION	0.8 x LINE # 8	= 11,949 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)		= 32,155 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:

99.7+98.3+98.8+98.1+99.3+99.1+100.3+
100.7+100.9+101.4+101.3+100.7+99.9+99.7 = 1,396.2/14 = 99.87

ELEVATION OF ROOF PEAK = 127.63
ELEVATION OF ROOF EAVE = 119.53
ELEVATION OF ROOF MIDPOINT = 127.63+119.53 = 247.16/2 = 123.58

HEIGHT OF RESIDENCE:

ELEVATION OF ROOF MIDPOINT – AVERAGE GRADE = 123.58–99.87 = 23.71 FEET

EXISTING LOT COVERAGE:

RESIDENCE, COVERED PORCH & DECK ..... 2,176.3 SQ. FT.
SIBING SET ..... 30.2 SQ. FT.
FOOTBRIDGE ..... 27.9 SQ. FT.
ASPHALT DRIVEWAY ..... 2,203 SQ. FT.
TOTAL EXISTING LOT COVERAGE ..... 4,437.4 SQ. FT./32,155 SQ. FT. = 13.80 %

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSED SEAL

IMPROVEMENT/LOCATION SURVEY
MAP OF PROPERTY
PREPARED FOR
Chris Curtis & Kara Curtis
3 PARTRICK LANE
WESTPORT, CONNECTICUT
SCALE: 1" = 20' APRIL 21, 2026

GRAPHIC SCALE
10 0 10 20 40

WALTER H. SKIDD – LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD – FAIRFIELD, CONN.
TELEPHONE (203) 373-0401

STATE OF CONNECTICUT WALTER H. SKIDD # 14663 LICENSED LAND SURVEYOR

STAFF REPORT
Application #IWW/M-12329-26
3 Partrick Lane
Assessor's Map: B12 Tax Lot: 024
Prepared: June 10, 2026, last revised: June 11, 2026
Public Hearing: June 17, 2026

Application Request: Kara Curtis, owner, requesting to amend wetland map #B12 on Lot #024.

Soil Scientist for Applicant: Aleksandra Moch, Soil & Wetland Scientist
Soil Scientist for Town of Westport: Mary Jaehnig, Pfizer-Jaehnig Soils, LLC

Plans Reviewed:

a.) **Improvement/ Location Survey Map of Property**, Prepared for Chris Curtis & Kara Curtis, 3 Partrick Lane, Westport, Connecticut, prepared by Walter H. Skidd, dated April 21, 2026, Scale: 1"= 20'.

Past Permits:

- AA-WPL/E-9584-13 Generator

Wetlands Description:

a.) **Wetland Delineation**, for the Property Located at 3 Partrick Lane, Westport, Connecticut, prepared by Aleksandra Moch, dated April 7, 2026.

Wetland soils *found on the property*

Ridgebury, Leicester, and Whitman soils, extremely stony (3): This soil unit consists of poorly drained and very poorly drained soils found in depressions and drainageways on uplands and in valleys. Stones and boulders cover 5% to 35% of the surface. This unit consists of three soil types mapped together because they have no major differences in use and management. The soils have a seasonal high water table at or near the surface from fall to spring. The permeability of Ridgebury and Whitman soils is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The permeability of the Leicester soils is moderate or moderately rapid throughout. Available water capacity is moderate in all three soils. Runoff is slow on all three, and water is ponded on the surface of some areas of the Whitman soils. The high water table, ponding, and the stones and boulders on the surface limit these soils for community development. Excavations are commonly filled with water. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction.

Non-wetland *soils found on the property*

Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky (73c): This component occurs on upland hill landforms. The parent material consists of melt-out till derived from schist, granite, and gneiss. The slope ranges from 0 to 15 percent and the runoff class is low. The depth to a restrictive feature is 20 to 40 inches or greater than 60 inches. The drainage class is well drained

Property Description and Facts Relative to the Map Amendment Application:

- The existing single family residence was constructed in 1965. It is served by on onsite septic system located in the southeast corner of the site..
- The property is ~1.01 acres (44,104 sq. ft.) in size; located in Zone AA.
- The parcel is shown as located within the Stony Brook watershed, also noted Saugatuck River (subregional watershed ID # 7200-31. An unnamed tributary to Stony Brook is located on the subject property, flowing from east to west across the parcel.
- The wetlands are maintained as partially forested riparian wetlands and manicured lawn.
- The property **is not** situated in FEMA Flood Zone.
- The property **is not** within the Aquifer Protection Overlay Zone.
- The property **is not within** the Coastal Area Management Zone.
- The Waterway Protection Line is established 15' from the edge of the flagged wetland boundary.
- The flagged wetland and watercourse area is approximated to be ~0.32 acres (**14,052 sq. ft**.).
- The flagged wetland area shown on the Town of Westport Wetland map is ~0.11 acres (**4,828 sq. ft.)** as measured from the Town of Westport GIS.

Discussion:

The applicant submitted a "Wetland Delineation" by Aleksandra Moch dated April 7, 2026. The report documents a watercourse noted as a perennial stream with a wetland fringe surrounding the feature. The area was identified with surveyor's tape labelled "Wet #1" through "Wet #21". The watercourse originates offsite to the east and is supported by subsurface springs. The wetland soils identified on site are noted as Ridgebury Leicester, and Whitman extremely stony fine sandy loams.

The map provided, dated April 21, 2026, identifies the location of the wetland boundary. The wetland boundary flags were noted as field located on April 22, 2026. The watercourse and flagged wetland area represent an increase of wetlands onsite, measured to be **~9,224 sq. ft.** greater than the Town's GIS system.

The Town of Westport retained the services of Mary Jaehnig, Pfizer-Jaehnig Soils, LLC, to review the proposed wetland boundary findings. Ms. Jaehnig conducted an on-site investigation on June 09, 2026, and submitted a letter, dated June 10, 2026, stating the general agreement with Ms. Moch's report

With the finding of the two concurring soils scientists, Staff recommends adoption of the new wetland line.

WESTPORT

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

FOR OFFICE USE ONLY	
Date Filed:	
Application #:	
Fee: $	
Hearing Date:	

APPLICATION FOR AMENDMENTS TO WETLAND BOUNDARY MAPS

Property Address: 55-57 Greens Farms Road

Assessor's Map # D06 Lot # D06050000 Wetland's Map #_____

Owner: TC GREENS FARMS LLC

Address: 200 PARK AVENUE, SUITE 2001,

City/State/Zip: NEW YORK, NY ZIP 10166

Phone: 484-802-2106 Email: ndesatnick@trammellcrow.com

Letter From Owner Indicating His/Her Authorization Is Required:

Agent/Applicant: Timothy S. Hollister, Hinckley Allen

Address: 20 Church Street

City/State/Zip: Hartford, CT 06103-1221

Phone: 860-331-2823 Email: thollister@hinckleyallen.com

APPLICANT IS REQUIRED TO SUBMIT 3 COPIES OF THE APPLICATION AND THE ATTACHMENTS DESCRIBED BELOW.

PLEASE ATTACH:

1. Plot Plan or Site Plan of certified A-2 accuracy showing:
   a) Existing wetland or watercourse boundary as designated on Wetland Boundary Maps of March, 1983 and proposed wetland and/or watercourse boundaries.
   b) Individual flag numbers for every wetland flag. In the case when there are numerous wetland survey flags, then every fifth flag should be shown.
   c) Soil scientist responsible for flagging, date of flagging and date of boundary surveying. Latest revision date is to be indicated.
   d) All watercourses occurring on the property.
   e) A signature from the soil scientist showing the proposed wetland boundary or a signed letter from the Soil Scientist indicating that he or she has reviewed the accuracy of the surveyed map.

2. Documentation by certified soil scientist must include the following:
    a) A Soils Report detailing which soil scientist conducted the site inspection and set the Inland Wetland Boundary flags. THE REPORT MUST DOCUMENT THAT ALL THE WETLANDS ON THE ENTIRE SITE WERE INVESTIGATED. A sketch of the Wetlands/Soils map that shows an approximate sketch of the Inland Wetlands that were flagged and identified.
    b) The Soil Map units identified in the Inland Wetlands and the non-wetlands should be included in the sketch map.
    c) Sketch map should also include all watercourses on the property.

3. Biological Evaluation-submit a list and evaluation of the plant and animal life that may be found within, depend upon, or use the wetlands and watercourses.

PLEASE NOTE:

Soil scientist and Applicant are to acknowledge existing property lines and how the proposed wetland boundaries connect to existing wetland boundaries both on and off the site. Submitted wetland boundaries are to end at property lines and survey should reflect this. If an applicant wishes to extend onto another property to connect to existing wetland boundaries, authorization from that homeowner is required.

DO YOU HAVE ANY PREVIOUS OR PENDING APPLICATIONS ON FILE WITH THE CONSERVATION DEPARTMENT? ☐ Yes ■ No

CAM_____ IWW_____ WPL_____

I hereby dispose and say that all the information contained herein and contained in all the exhibits attached hereto are true and binding.

TC Greens Farms LLC
By: _____ Signature(s) of applicant(s)
Authorized Signatory

Michael J. Adams
(PRINT NAME)

I hereby grant the Conservation Department staff and its agents permission to inspect the property described herein.

TC Greens Farms LLC
By: _____ Signature(s) of owner(s)
Authorized Signatory

Michael J. Adams
(PRINT NAME)

TC Green Farms, LLC
200 Park Avenue North
New York, NY 10166

May 13, 2026

Colin Kelly, Director of Conservation
Westport Town Hall
110 Myrtle Avenue
Westport, CT 06880

Re: **Application of TC Greens Farms, LLC**

Dear Mr. Kelly:

TC Greens Farms, LLC, is the current owner of the real property located at 55-57 Greens Farms Road in Westport, Connecticut (the "Property"). TC Greens Farms, LLC will be filing an application with the Conservation Commission related to the redevelopment of a multi-family residential community.

The law firm of Hinckley Allen is our legal counsel for these applications. TC Greens Farms, LLC hereby authorizes Hinckley Allen to execute any application forms or other documents in connection with these applications, and to submit documentation pertaining to the applications on its behalf. Attorney Timothy Hollister of Hinckley Allen will be the primary contact on this matter.

Thank you for your consideration concerning this matter.

Very truly yours,

By:_____
TC Green Farms, LLC
Duly Authorized

70675045 v1

Soil Scientist Report for Wetland Map Amendment Application

The Fitzgerald – Proposed Residential Development
55-57 Greens Farms Road, Westport, Connecticut

TC Greens Farms, LLC

200 Park Avenue, Suite 2001, New York, NY 10166

Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut 06410

SLR Project No.: 141.050837.00001

SLR Client Reference No.: 21779

May 13, 2026

Making Sustainability Happen

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Acronyms and Abbreviations

CGS	Connecticut General Statutes
CMP	Corrugated metal pipe
CTDEEP	Connecticut Department of Energy and Environmental Protection
FEMA	Federal Emergency Management Agency
FES	Flared-end section
GIS	Geographic Information System
GPS	Global Positioning System
HDPE	High-density polyethylene
LF	Linear Feet
NAVD	North American Vertical Datum
NDDB	Natural Diversity Data Base
NRCS	Natural Resources Conservation Service
NWI	National Wetland Inventory
OHWL	Ordinary high-water line
OHWM	Ordinary high-water mark
RCP	Reinforced concrete pipe
S&E	Sediment and Erosion
SF	Square feet
SFHA	Special Flood Hazard Area
SLR	SLR International Corporation
URA	Upland Review Area
USACE	U.S. Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service

1.0 Introduction

On behalf of TC Greens Farms, LLC ("the client"), SLR International Corporation (SLR) has prepared the following report to describe the existing conditions of regulated wetland and watercourse resources on an existing office complex located at 55-57 Greens Farms Road in Westport, Connecticut (Appendix A, **Figure 1**, herein, the "Development Site" or "on site"). SLR was retained to delineate and assess regulated wetland resources on the Development Site in accordance with all local, state, and federal regulations. This report includes the methods and results of the wetland delineation.

In summary, four regulated wetland/watercourse areas were identified on the Development Site and are herein referred to as Wetlands WA, WB, WC, and WZ and depicted as such on the appended Wetland and Watercourse Delineation Map (Appendix A, **Figure 4**). Wetland WA includes an unnamed perennial watercourse, and Wetlands WB, WC, and WZ include man-made waterbodies. Wetlands, watercourses, and waterbodies collectively occupy approximately 8.6 acres on site.

2.0 Site Description and Existing Conditions

The approximately 21.9-acre Development Site is currently developed as an office complex, situated in a predominantly residential portion of Westport. The property is bordered by single-family dwellings to the north and west, by Assumption-Greens Farms Cemetery to the east, and by Greens Farms Road to the south. Interstate 95 and the Metro-North Railroad are located off site to the south, parallel to Greens Farms Road. The Development Site can be accessed from the south via a small road off Greens Farms Road known as Lakeview Road or via a driveway entrance directly off Greens Farms Road.

The eastern portion of the Development Site is presently developed, containing two office buildings and associated parking areas, access roads, sidewalks, mowed lawns, and landscaped areas. The western portion of the Development Site is undeveloped but exhibits evidence of significant prior disturbance, discussed further below. The Development Site's undeveloped uplands, limited to small peripheral areas primarily in the northern portion of the site, are characterized as second-growth broadleaf deciduous forest. Upland scrub-shrub areas also exist along the boundaries of Wetland WZ, consisting primarily of invasive shrub and liana species. Topography on site slopes generally down from northwest to southeast, ranging from 6 feet to 32 feet in elevation (North American Vertical Datum [NAVD] 88). At the low point in the southeast corner of the Development Site, the perennial watercourse conveys surface water off site to the south below Greens Farms Road.

2.1 Watershed Location

The Development Site lies within a 7-square-mile area of the Southwest Shoreline subregional watershed (Basin #7000), which spans southeastern Westport. Surface water from the Development Site flows southwest toward the site's unnamed perennial watercourse, which is ultimately piped off site to the southeast below Greens Farms Road. Surface water continues to flow east through a series of linear channels along the Interstate 95 corridor for approximately 2,500 linear feet (LF) before discharging to Sherwood Millpond and ultimately to Long Island Sound at Compo Cove, located approximately 3,800 feet (0.7 miles) southeast of the Development Site's nearest property boundary.

2.2 Town of Westport Wetland Mapping and Historic Disturbance

The Town's online Geographic Information System (GIS) (**Appendix B**) depicts numerous "Original Wetland" lines throughout the Development Site that are inconsistent with the delineated boundaries and include large areas of the existing buildings, parking lots, and roadways. Based on a review of historic aerial imagery, the Town GIS "Original Wetland" lines appear to reflect site conditions in the 1970s, prior to the construction of the existing office complex, which substantially altered onsite wetlands.

In 1934, the earliest year of available historic aerial imagery, the entire Development Site appeared to be actively farmed, with a network of man-made shallow, linear drainage ditches that conveyed water from northwest to southeast. By 1951, most of the former agricultural fields on site appear to have been abandoned and were undergoing ecological succession. In the 1970 aerial, the Development Site appears to be entirely cleared, with two large impoundments created in the western portion of the site and three large, linear and trapezoidal channels excavated in the eastern portion of the site. These 1970 conditions most closely reflect the Town's original lines wetland mapping. However, in the next available aerial (1985), the existing office park had been constructed, and the apparent wetland boundaries appear drastically different from those apparent in 1970. Two new impoundments were constructed within one channel, each with their inlet and outlet piped below new roadways, and the perennial watercourse channel was relocated approximately 100 feet to the east, realigned, and culverted below the driveway entrance. These 1985 site conditions appear to be generally consistent with those observed during SLR's 2025 delineation.

Based on the outdated Town wetland mapping and a review of historic aerial imagery, the Development Site has evidently been subject to extensive earthwork, relocation and channelization of wetlands and watercourses, and the construction of numerous culverts, impoundments, and man-made channels. All wetlands, watercourses, and waterbodies presently on site have been largely shaped by human activities, and as such, their recognized functions and values are limited to those that may persist following decades of substantial alteration and ongoing anthropogenic influences.

2.3 USFWS National Wetland Inventory Mapping

The United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Mapper depicts all or a portion of six federally regulated freshwater wetlands and multiple riverine wetlands within the Development Site (Appendix A, **Figure 2**). The mapped wetland types are:

- Palustrine, Forested, Broad-Leaved Deciduous, Seasonally Flooded/Saturated (PFO1E) freshwater wetlands (three)
- Palustrine, Unconsolidated Bottom, Permanently Flooded, Excavated (PUBHx), freshwater ponds (three)
- Riverine, Unknown Perennial, Unconsolidated Bottom, Permanently Flooded (R5UBH) freshwater watercourse (two reaches)
- Riverine, Unknown Perennial, Unconsolidated Bottom, Semipermanently Flooded, Excavated (R5UBFx) freshwater watercourse (two reaches)

Two of the mapped freshwater watercourses flow into the northeast and north-central portions of the Development Site. After these two watercourses flow through the onsite freshwater wetlands (Wetlands WZ, WC, and WB), they confluence as a single channel (Wetland WA) that

conveys water off site through a culvert under Greens Farms Road at the southeast corner of the Development Site.

2.4 USDA Natural Resources Conservation Service Soils Mapping

Geospatial data were accessed via the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) web soil survey mapping. The soil survey mapping is appended **(**Appendix A, **Figure 3**). The survey identifies the following soil mapping units on site with the associated NRCS map number:

- Urban land-Chatfield-Rock outcrop complex, 15 to 45 percent slopes (275E) – Well drained
- Udorthents-Urban land complex (306) – Well drained

None of the soil units identified through the web soil survey are designated as hydric soil types; drainage classes are well drained. It is important to note that each map unit represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be mapped separately) may account for 10 to 15 percent of each map unit. One or more of the soil type's inclusions may be poorly or very poorly drained wetland soils. Soil survey maps are appended hereto **(**Appendix A, **Figure 3)**. A complete description of each soil map unit can be found in the Soil Survey of the State of Connecticut (USDA, 2024).

3.0 Methodology

On July 2 and 9, 2025, SLR registered soil scientists and wetland ecologists visited the Development Site to determine the presence or absence of wetlands and/or watercourses, to demarcate (flag) the boundaries of wetlands and watercourses identified, and to document onsite soil types. On the days of the review, weather conditions were sunny and dry, with air temperatures of approximately 75° to 85° Fahrenheit. Site conditions were suitable for wetland delineation work.

Inland wetlands and watercourses within the proposed area of development were delineated in accordance with the regulations of the Town of Westport, Connecticut; the State of Connecticut Inland Wetlands and Watercourses Act; Connecticut General Statutes (CGS) 22a-36 through 45; and federal regulations. Within the Development Site, the delineated boundaries of regulated resources were found to be fully coincident across local, state, and federal jurisdictions.

The delineated wetland boundaries were demarcated (flagged) with pink surveyor's tape. Blue surveyor's tape was used to demarcate the federal ordinary high-water line (OHWL) of waterbodies and watercourses. Sequentially numbered flags were hung from sturdy vegetation and generally spaced a maximum of every 50 feet. All wetland and watercourse flag locations were recorded using a handheld global positioning system (GPS) unit with submeter accuracy. Complete boundaries are located along the lines that connect these sequentially numbered flags. The wetland boundaries are subject to change until adopted by local, state, and/or federal regulatory agencies.

3.1 Wetland Determination and Delineation

Town and State wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land (e.g., a pond). A

second-order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the Development Site. The classification system of the National Cooperative Soil Survey and *Field Indicators of Hydric Soils in the United States* (USDA, 2017) were used in this investigation. Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, hand auger borings (maximum depth of 2 feet where possible) were completed at the Development Site. Please note that SLR did not fully delineate or map upland soil types.

Federal wetland delineation employed a three-parameter approach defined in 1987 U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (USACE, 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Region* (USACE, 2012). Specifically, federally regulated wetlands were delineated based on positive wetland indicators across all three parameters – hydrology, soil, and vegetation.

3.2 Watercourse Determination and Delineation

Regulated watercourse determinations considered that these surface waters consist of rivers; streams; brooks; waterways; lakes; ponds; marshes; swamps; bogs; and all other bodies of water, natural or artificial, vernal or intermittent, public or private, not regulated pursuant to CGS Sections 22a-28 to 22a-35 inclusive (tidal wetlands).

The ordinary high-water mark (OHWM) of perennial watercourses and waterbodies was delineated in accordance with the USACE's Regulatory Guidance Letter 05-05 (7 December 2005) (Subject: Ordinary High Water Mark Identification) and 2024 OHWM Field Identification Data Sheet guidance.

Intermittent watercourse determinations were made based on the presence of a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation. Intermittent watercourses were delineated along their centerline.

4.0 Wetland and Watercourse Delineation Results

4.1 Soils

Field investigations determined that wetland soils are primarily classified as aquents, characterized as recently developed, poorly to very poorly drained soils typically formed in human-transported material or on excavated landscapes. One wetland, Wetland WZ, was delineated based on the observation of hydric soils below approximately 6 to 18 inches of human-transported fill material. These findings are generally consistent with the USDA-NRCS mapping of Udorthents and Urban land complexes on the Development Site. Refer to Appendix A, **Figure 3A** for a depiction of the delineated soil map units identified on site.

Site photographs documenting the wetland and watercourse resources described in the following paragraphs are appended (**Appendix C**).



4.2 Wetlands and Watercourses

As stated above, four wetland resource areas were delineated and are herein classified as Wetlands WA, WB, WC, and WZ, occupying a total of approximately 8.6 acres on site (Appendix A, **Figure 4**). The wetlands, waterbodies, and watercourse within these four areas are hydrologically connected to one another as they converge and ultimately flow off site to the southeast via the watercourse piped below Greens Farms Road. The wetlands are characterized below by their landscape position, vegetation, hydrology, and soil as well as their wetland classification per the Cowardin et al. 1979 system used by USFWS NWI.

4.2.1 Wetland WA

Wetland WA is a palustrine forested, broadleaf deciduous, seasonally flooded/saturated wetland containing an unnamed perennial watercourse, classified as a permanently flooded (perennial), unconsolidated bottom riverine habitat. It occupies approximately 2.1 acres in the northern and eastern portions of the site, demarcated by flags WA-1 through WA-49 and WA-100 through WA-136 (Appendix A, **Figure 4**). Soils within this wetland are classified as aquents. The unnamed perennial watercourse originates off site to the northwest and flows east then south through a generally linear wetland corridor.

The northern (upstream) portion of the watercourse flows through a palustrine forested wetland while the southern reach of the watercourse is bordered by upland mowed lawns along both banks with scattered mature trees. The eastern access drive crosses the watercourse via 60-inch-diameter corrugated metal pipe (CMP), then parallels the east bank for approximately 350 LF to Greens Farms Road. The watercourse flows to the south below Greens Farms Road via a dual culvert system, consisting of a 48-inch-diameter reinforced concrete pipe (RCP) and a 4-foot-high by 10-foot-wide concrete box culvert. Wetland hydrology in the upstream riparian wetlands is supported by base flow and overtopping of the watercourse banks as well as a seasonally high groundwater table and stormwater runoff (sheet flow and piped discharges) from surrounding uplands.

The watercourse channel width ranges from approximately 15 to 20 feet, with water depths of approximately 6 to 12 inches on the days of investigation. Substrate within the channel is primarily comprised of sand, silt, and organic material. A narrow riparian fringe borders the watercourse in the upstream extent, vegetated primarily by red maple (*Acer rubrum*), American elm (*Ulmus americana*), spicebush (*Lindera benzoin*), Japanese barberry (*Berberis thunbergii*), cinnamon fern (*Osmundastrum cinnamomeum*), and reed canary grass (*Phalaris arundinacea*). A stand of common reed (*Phragmites australis*) was noted in the upstream portion near flag W-122, immediately downstream of a leak-off from the adjacent parking lot. Common duckweed (*Lemna minor*) was observed on the water surface in downstream portions of the watercourse. Mounds of lawn clippings and other anthropogenic debris were noted within the wetland areas adjacent to the parking lot.

4.2.2 Wetland WB

Wetland WB is a man-made palustrine open water/freshwater pond (POW/PUBHx) located in the east-central portion of the property, fully encircled by a curbed and paved access road loop with curb cut leak-offs. The permanently flooded, unconsolidated bottom pond's OHWL, which is coincident with the wetland boundary, is demarcated by flags WB-1 through WB-15 (Appendix A, **Figure 4**). This wetland receives surface water from Wetland WC to the west and discharges to the watercourse to the east via two 48-inch-diameter CMPs below the paved office loop road. The circular pond contains a small fountain that was operational on the day of investigation. The

pond edge is relatively steep and densely vegetated, primarily by speckled alder (*Alnus incana*), swamp mallow (*Hibiscus moscheutos*), broad-leaved cattail (*Typha latifolia*), and sensitive fern (*Onoclea sensibilis*). Lawn, ornamental grasses, and benches exist along the periphery of the pond. Hydrology is supported by input from upstream wetlands and stormwater runoff from the surrounding impervious surfaces.

4.2.3 Wetland WC

Wetland WC is a second man-made palustrine open water/freshwater pond (POW/PUBHx) located just west of Wetland WB. The permanently flooded, unconsolidated bottom pond's OHWL, which is coincident with the wetland boundary, is demarcated by flags WC-1 through WC-42 (Appendix A, **Figure 4**). The irregularly shaped pond is closely bordered by lawn, parking lots, buildings, and access roads on all sides. The wetland receives surface water from Wetland WZ via a 42-inch-diameter CMP below a gravel access road and discharges to the east to Wetland WB. The northern, southern, and eastern pond shorelines are maintained as lawn with scattered ornamental trees. The western side is unmaintained and supports a mixture of native and invasive vegetation, including red maple, speckled alder, autumn olive (*Elaeagnus umbellata*), Japanese barberry, multiflora rose (*Rosa multiflora*), yellow iris (*Iris pseudacorus*), sensitive fern, pickerel weed (*Pontederia cordata*), and lurid sedge (*Carex lurida*). Common duckweed was observed across portions of the water surface.

4.2.4 Wetland WZ

Wetland WZ, demarcated by flags WZ-1 through WZ-33 and WZ-A through WZ-E, occupies approximately 5.1 acres in the western portion of the site (Appendix A, **Figure 4**). This wetland is a matrix of wetlands interspersed with upland areas. The wetland is comprised of palustrine emergent (PEM), palustrine forested (PFO), and open water/freshwater pond (POW/PUBHx) wetland classes within a heavily disturbed floodplain. Two man-made open-water impoundments exist within the wetland, discharging east below the access road to Wetland WC. The impoundments are bordered by forested, nearly level floodplain wetlands, with evidence of flooding in the form of wrack lines of woody debris and recent sediment deposits. The southern portion is a scrub-shrub and emergent wetland-upland matrix, containing scattered upland fill piles (too small to be excluded through delineation) and small depressions colonized by invasive herbaceous vegetation, indicative of the historic disturbance described above. Hydrology within Wetland WZ is supported by flooding events, stormwater runoff, and in low-lying areas, a seasonally high groundwater table.

A perennial stream (R5UBH) originates from off site, flowing south into the northwest corner of the wetland, then continues to flow east through the wetland and the two man-made impoundments. At the eastern boundary of the wetland, the 42-inch-diameter CMP conveys surface water east into Wetland WC. Ultimately, surface water from Wetland WZ discharges off site to the south below Greens Farms Road via the unnamed perennial watercourse.

Consistent with its disturbed state, vegetation within Wetland WZ supports a mixture of upland and wetland, and native and invasive species, including red maple, black cherry (*Prunus serotina*), silky dogwood (*Swida amomum*), autumn olive, northern spicebush, wineberry (*Rubus phoenicolasius*), multiflora rose, Japanese barberry, Japanese snowball (*Viburnum plicatum*), grape (*Vitis* sp.), Virginia creeper (*Parthenocissus quinquefolia*), poison ivy (*Toxicodendron radicans*), Asiatic bittersweet (*Celastrus orbiculatus*), Japanese honeysuckle (*Lonicera japonica*), porcelain-berry (*Ampelopsis glandulosa*), goldenrods (*Solidago* sp.), sensitive fern, jack-in-the-pulpit (*Arisaema triphyllum*), jewelweed/spotted touch-me-not (*Impatiens capensis*), arrow-leaf

tearthumb (*Persicaria sagittata*), soft rush (*Juncus effusus*), garlic mustard (*Alliaria petiolata*), lurid sedge, Japanese stiltgrass (*Microstegium vimineum*), and mugwort (*Artemesia vulgaris*).

Throughout the disturbed portions, which are scattered across the wetland, roughly 6 to 18 inches of fill material exists atop the buried wetland A horizon. Soil textures in these areas were observed to be packed loam, sand, or a mix of the two with higher color values and chromas inconsistent with hydric soils. Hand-augered borings confirm that buried wetland soils are poorly to very poorly drained with upper layers of 10YR 2/1 or 10YR 2/2 underlain by horizons of 10YR 2/2, 10YR 4/2, and 10YR 5/1 matrices showing 5 percent to 20 percent prominent redoximorphic features varying in color from 10YR 3/1 and 6/1 to 10YR 4/6 and 5/8.

5.0 Biological Evaluation

The wildlife expected to use the wetlands and watercourse on the Development Site includes mammals, amphibians, reptiles, and birds that have adapted to encroachment by moderate to dense development and relatively high levels of human activity and those that use the open water habitats/ponds. Species such as racoon (*Procyon lotor*), white-tailed deer (*Odocoileus virginianus*), grey squirrel (*Sciurus carolinensis*), eastern chipmunk (*Tamias striatus*), Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), mice (*Peromyscus* and *Mus* sp.), a variety of frogs (Family *Ranidae* and *Hylidae*), painted turtle (*Chrysemys picta*), garter snake (*Thamnophis sirtalis*), American toad (*Anaxyrus americanus*), various passerine birds (Order *Passeriformes*), hairy and downy woodpeckers (*Dryobates villosus* and *Dryobates pubescens*), pigeon (*Columba livia*), and mourning dove (*Zenaida macroura*) could use the Development Site.

Incidental observations of wildlife made during the site visits include American robin (*Turdus migratorius*), American crow (*Corvus brachyrhynchos*), northern flicker (*Colaptes auratus*), gray catbird (*Dumetella carolinensis*), house sparrow (*Passer domesticus*), blue jay (*Cyanocitta cristata*), mallard (*Anas platyrhynchos*), Canada goose (*Branta canadensis*), wood duck (*Aix sponsa*), green frog (*Lithobates clamitans*), American toad (*Anaxyrus americanus*), grey squirrel (*Sciurus carolinensis*), white-tailed deer (*Odocoileus virginianus*) (sign), and eastern cottontail (*Sylvilagus floridanus*).

5.1 Natural Diversity Data Base Mapping

A preliminary site assessment (**Appendix D**), generated on February 25, 2026, via the Connecticut Department of Energy and Environmental Protection (CTDEEP) Natural Diversity Data Base (NDDB) portal, indicates that no populations of State Endangered, Threatened, or Special Concern species or Critical Habitats are documented within or in close proximity to the Development Site.

If you have any questions regarding this report, please do not hesitate to contact any of the undersigned at (203) 271-1773 or the email addresses below.

Regards,

SLR International Corporation

Chris Robbins
Principal Scientist – Ecology & Biodiversity
crobbins@slrconsulting.com

Meaghan Fogarty, WPIT
Associate Environmental Scientist
mfogarty@slrconsultilng.com

Matthew J. Sanford, MS, PWS, RSS
US Manager of Ecology
msanford@slrconsulting.com

Appendix A Figures

Soil Scientist Report for Wetland Map Amendment Application

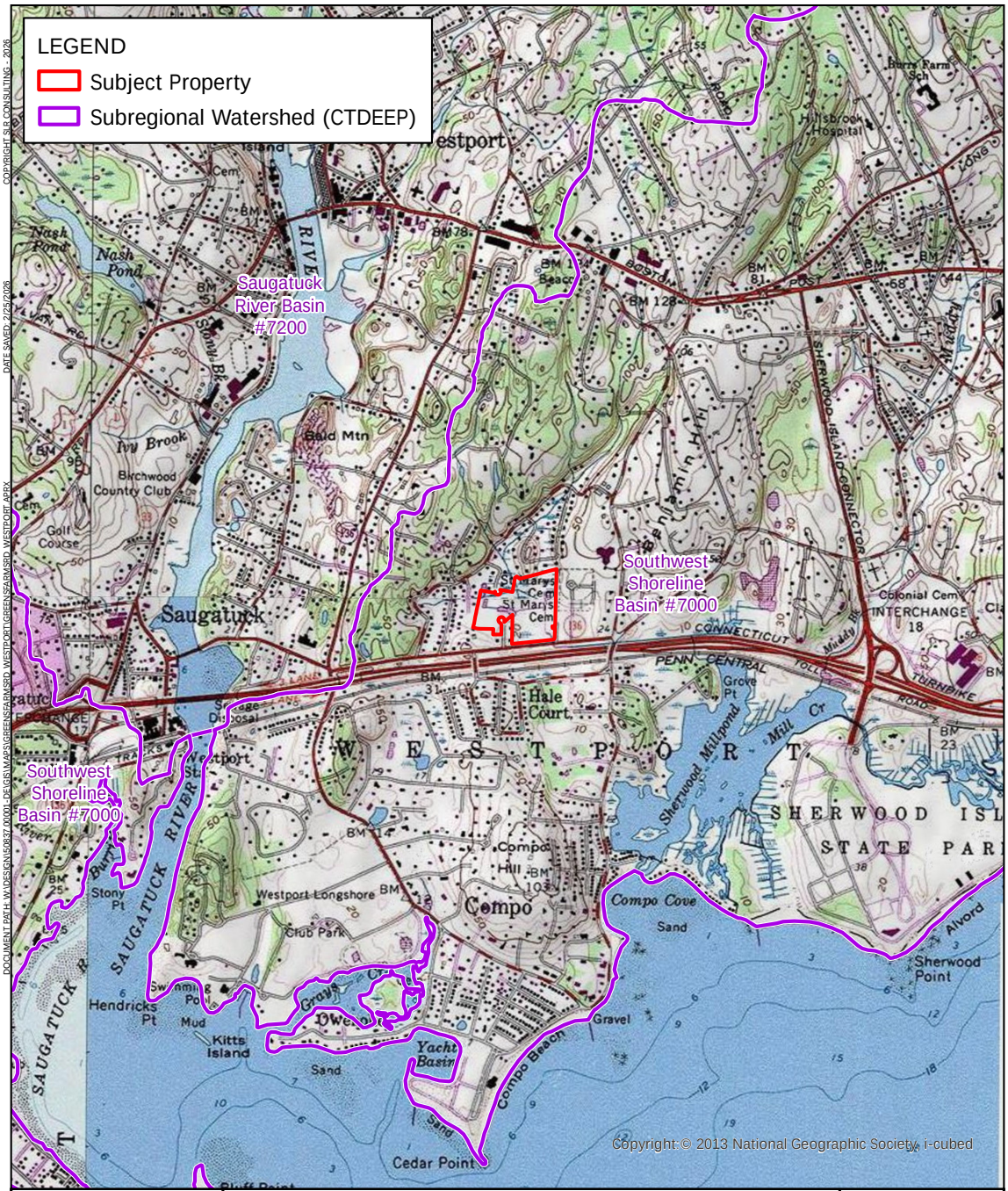
The Fitzgerald – Proposed Residential Development
55-57 Greens Farms Road, Westport, Connecticut

TC Greens Farms, LLC

SLR Project No.: 141.050837.00001

SLR Client Reference No.: 21779

May 13, 2026



SLR

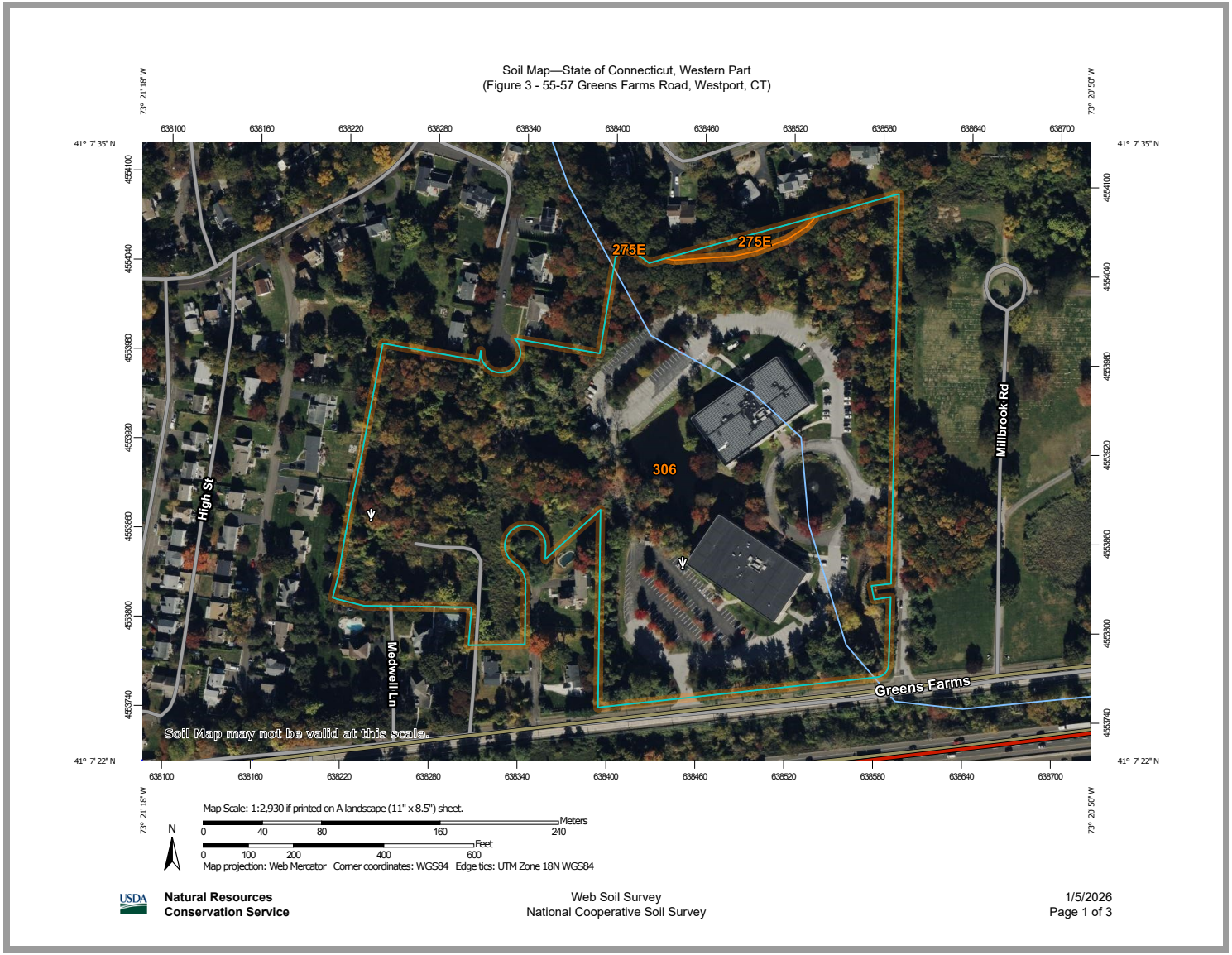
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773

USGS LOCUS MAP
PROPOSED RESIDENTIAL DEVELOPMENT
TC GREENS FARMS, LLC
55-57 GREENS FARMS ROAD
WESTPORT, CONNECTICUT

N
0 2,000
Feet

SCALE 1" = 2,000'
DATE 2/25/2026
PROJ. NO. 141.050837.00001
FIG. 1


LEGEND
Subject Site
Westport Parcels
National Wetlands Inventory (USFWS 2024)
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
R5UBH
Lakeview Rd
PFO1E
R5UBFx
High St
R4SBC
PUBHx
Assumption Cemetery
Mill Brook Rd
Gonczy Rd
Medwell Ln
Greens Farms Rd
N
0
130
Feet
SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
USFWS NATIONAL WETLANDS INVENTORY MAP
PROPOSED RESIDENTIAL DEVELOPMENT
TC GREENS FARMS, LLC
55 GREENS FARMS ROAD
WESTPORT, CONNECTICUT
SCALE
1" = 2,000'
DATE
3/26/2026
PROJECT NO.
141.050837.00001
FIG. 2
COPYRIGHT SLR CONSULTING - 2026


Soil Map—State of Connecticut, Western Part
(Figure 3 - 55-57 Greens Farms Road, Westport, CT)
73° 21' 18" W
73° 20' 50" W
41° 7' 35" N
41° 7' 22" N
638100
638160
638220
638280
638340
638400
638460
638520
638580
638640
638700
4554100
4554040
4553980
4553920
4553860
4553800
4553740
275E
306
High St
Medwell Ln
Millbrook Rd
Greens Farms
Soil Map may not be valid at this scale.
Map Scale: 1:2,930 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 40 80 160 240
Feet
0 100 200 400 600
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84
USDA
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
1/5/2026
Page 1 of 3

Soil Map—State of Connecticut, Western Part
(Figure 3 - 55-57 Greens Farms Road, Westport, CT)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

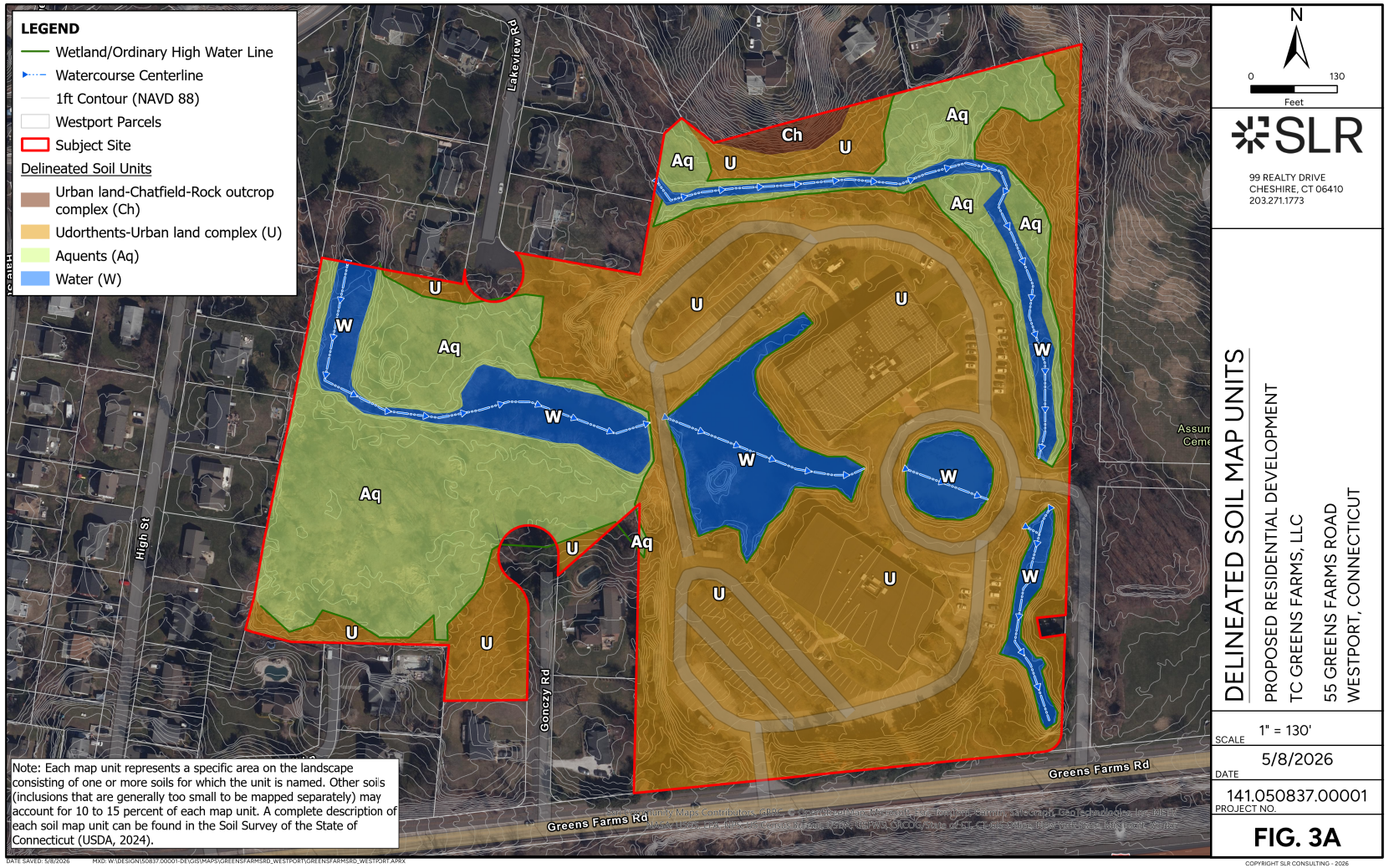
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
275E	Urban land-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	0.2	0.9%
306	Udorthents-Urban land complex	21.3	99.1%
Totals for Area of Interest		**21.5**	**100.0%**


LEGEND
Wetland/Ordinary High Water Line
Watercourse Centerline
1ft Contour (NAVD 88)
Westport Parcels
Subject Site
Delineated Soil Units
Urban land-Chatfield-Rock outcrop complex (Ch)
Udorthents-Urban land complex (U)
Aquents (Aq)
Water (W)
Lakeview Rd
High St
Gonczy Rd
Greens Farms Rd
Greens Farms Rd
Ch
U
Aq
W
Note: Each map unit represents a specific area on the landscape consisting of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be mapped separately) may account for 10 to 15 percent of each map unit. A complete description of each soil map unit can be found in the Soil Survey of the State of Connecticut (USDA, 2024).
N
0
130
Feet
SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
DELINEATED SOIL MAP UNITS
PROPOSED RESIDENTIAL DEVELOPMENT
TC GREENS FARMS, LLC
55 GREENS FARMS ROAD
WESTPORT, CONNECTICUT
SCALE
1" = 130'
DATE
5/8/2026
PROJECT NO.
141.050837.00001
FIG. 3A
COPYRIGHT SLR CONSULTING - 2026


LEGEND
Wetland/Ordinary High Water Flag
Wetland/Ordinary High Water Line
Watercourse Centerline
Wetland/Watercourse/Waterbody
Subject Site
Westport Parcels
Wetland WZ
Wetland WC
Wetland WB
Wetland WA
Wetland WA
Lakeview Rd
High St
High St
Gonczy Rd
Medwell Ln
Greens Farms Rd
Greens Farms Rd
Mill Brook Rd
Mill Brook Rd
Assumption Cemetery
N
0
130
Feet
SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
WETLAND AND WATERCOURSE DELINEATION MAP
PROPOSED RESIDENTIAL DEVELOPMENT
TC GREENS FARMS, LLC
55 GREENS FARMS ROAD
WESTPORT, CONNECTICUT
SCALE
1" = 2,000'
DATE
3/26/2026
PROJECT NO.
141.050837.00001
FIG. 4
COPYRIGHT SLR CONSULTING - 2026

Appendix B Town of Westport Wetland Mapping

Soil Scientist Report for Wetland Map Amendment Application

The Fitzgerald – Proposed Residential Development
55-57 Greens Farms Road, Westport, Connecticut

TC Greens Farms, LLC

SLR Project No.: 141.050837.00001

SLR Client Reference No.: 21779

May 13, 2026


Guyer Road
Lakeview Road (Private)
Jay Street
Medwell Lane (Private)
Goncry Road (Private)
Greens Farms Road
Millbrook Road (Private)
WATERCOURSE
POND
APPROXIMATE ORIGINAL WETLAND POLYGONS PER TOWN OF WESTPORT GRAPHICAL INFORMATION SYSTEM (GIS)
WETLANDS AND WATERCOURSES AS DELINEATED BY SLR INTERNATIONAL CORPORATION ON JULY 2 AND 9, 2026.
SITE
LOCATION MAP:
NOTES
1. PROPERTY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED:
a. "PROPERTY SURVEY, PREPARED FOR: TC METRO DEVELOPMENT INC., 55-57 GREENS FARMS ROAD, WESTPORT, CONNECTICUT", SCALE 1"=50', DATED: JANUARY 27, 2026 AND PREPARED BY SLR INTERNATIONAL CORPORATION.
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83).
3. ELEVATIONS AND CONTOURS ARE BASED UPON NAVD 88.
4. SOIL SCIENTIST FIELD INVESTIGATION TO DELINEATE WETLAND BOUNDARIES COMPLETED ON JULY 2ND AND 9TH OF THE YEAR 2026.
5. ORIGINAL WETLAND POLYGONS TAKEN FROM THE TOWN OF WESTPORT WETLAND BOUNDARY MAPS OF MARCH, 1983 AS SHOWN AS THE ORIGINAL WETLAND ON THE TOWN'S GRAPHICAL INFORMATION SYSTEM (GIS) AND SHALL BE CONSIDERED APPROXIMATE.
LEGEND
WATERCOURSE
WETLAND AS DELINEATED BY SOIL SCIENTIST
ORIGINAL WETLAND LINE PER TOWN OF WESTPORT
I CERTIFY THAT THE INLAND WETLAND AND WATERCOURSE BOUNDARIES DEPICTED ON THIS MAP ARE SUBSTANTIALLY CORRECT
MATTHEW SANFORD – REGISTERED SOIL SCIENTIST & PROFESSIONAL WETLAND SCIENTIST
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARY LOCATED WETLAND BOUNDARY IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
JEFFREY R. JURKOWSKI L.S. 14202
MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
SLR
55 GALLAY DRIVE SUITE 1C, NEWINGTON, CT 06111
203.271.1773
WWW.SLRCONSULTING.COM
DESCRIPTION
DATE
BY
WETLAND AMENDMENT MAP
55 - 57 GREENS FARMS ROAD
WESTPORT, CONNECTICUT
RYE DESIGNED
LCD DRAWN
TD CHECKED
SCALE 1"=60'
DATE MAY 11, 2026
PROJECT NO. 50837.00A01
SHEET NO. 1 OF 1
SHEET NAME WM

Appendix C Photographic Log

Soil Scientist Report for Wetland Map Amendment Application

The Fitzgerald – Proposed Residential Development
55-57 Greens Farms Road, Westport, Connecticut

TC Greens Farms, LLC

SLR Project No.: 141.050837.00001

SLR Client Reference No.: 21779

May 13, 2026

SLR

PHOTOGRAPHIC LOG

Client Name:	**Site Location:**	**Project No.**
Trammell Crow Company	**55 Greens Farms Road, Westport, CT**	**141.050837.00001**

Photo No.	**Date:**
1	July 2, 2025

Direction Photo Taken:
Northeast

Description:

Wetland WA in the northeast portion of the site facing the watercourse that runs through the wetland near flag WA-123



Photo No.	**Date:**
2	July 2, 2025

Direction Photo Taken:
Northwest

Description:

Watercourse that flows through Wetland A from the culvert under Greens Farms Rd near flag WA-101.



SLR

PHOTOGRAPHIC LOG

Client Name: Trammell Crow Company	**Site Location:** 55 Greens Farms Road, Westport, CT	**Project No.** 141.050837.00001

Photo No.	**Date:**
3	July 2, 2025

Direction Photo Taken:
Northwest

Description:

Wetland WB, manmade pond, from near flag WB-11



Photo No.	**Date:**
4	July 2, 2025

Direction Photo Taken:

Northeast

Description:

Wetland WB inlet near flag WB-7



SLR

PHOTOGRAPHIC LOG

Client Name:	**Site Location:**	**Project No.**
Trammell Crow Company	**55 Greens Farms Road, Westport, CT**	**141.050837.00001**

Photo No.	**Date:**
5	July 2, 2025

Direction Photo Taken:
Southeast

Description:

Wetland C from the southeast edge of the northern parking area facing the two existing buildings near Flag WC-3.



Photo No.	**Date:**
6	July 2, 2025

Direction Photo Taken:
Northeast

Description:

Wetland C from along the maintenance road near flag WC-37.



SLR

PHOTOGRAPHIC LOG

Client Name: Trammell Crow Company	**Site Location:** 55 Greens Farms Road, Westport, CT	**Project No.** 141.050837.00001

Photo No.	**Date:**
7	July 2, 2025

Direction Photo Taken:
West

Description:

Wooded edge of Wetland Z near flag WZ-18



Photo No.	**Date:**
8	July 2, 2025

Direction Photo Taken:
West

Description:

Man-made impoundment within Wetland Z, near flag WZ-1.



SLR

PHOTOGRAPHIC LOG

Client Name:	**Site Location:**	**Project No.**
Trammell Crow Company	**55 Greens Farms Road, Westport, CT**	**141.050837.00001**

Photo No.	**Date:**
9	July 2, 2025

Direction Photo Taken:
South

Description:

Wetland/Upland matrix within Wetland WZ in area of disturbance/fill facing Flag WZ-A



Photo No.	**Date:**
10	July 9, 2025

Direction Photo Taken:
West

Description:
Wetland Z mud flat and open water areas within man-made impoundment, facing western property boundary.



SLR

PHOTOGRAPHIC LOG

Client Name: Trammell Crow Company	**Site Location:** 55 Greens Farms Road, Westport, CT	**Project No.** 141.050837.00001

Photo No. 11	**Date:** July 2, 2025

Direction Photo Taken: West

Description:

Large landscaping debris pile cloaked in invasive vegetation along boundary of Wetland WZ. Proposed to be removed and replanted.



Photo No. 12	**Date:** December 11, 2025

Direction Photo Taken: Northwest

Description:
View of the same large debris pile as above, in winter.



Appendix D NDDB Preliminary Site Assessment

Soil Scientist Report for Wetland Map Amendment Application

The Fitzgerald – Proposed Residential Development
55-57 Greens Farms Road, Westport, Connecticut

TC Greens Farms, LLC

SLR Project No.: 141.050837.00001

SLR Client Reference No.: 21779

May 13, 2026

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION
79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Generated by eNDDB on:
2/25/2026

Meaghan Fogarty
Towns: Westport
Preliminary Site Assessment: 748084612

Subject: Project Area

Current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated.

Please be advised that this is a preliminary assessment and not a Natural Diversity Database determination. The purpose of this information is to provide a general planning tool which identifies those species that have been reported and may occur on or near the mapped area. A more detailed application and review will be necessary to move forward with any environmental authorization, permit, license, or registration applications submitted to DEEP. If such review is required, please return to the DEEP's ezFile Portal and select Natural Diversity Database Review to begin the review process.

This Preliminary Site Assessment does not preclude the possibility that species not previously reported to the Natural Diversity Database may be encountered on the site. You are encouraged to report incidental observations to the Natural Diversity Database using the appropriate survey form and follow the instructions for submittal. We recommend field surveys be conducted in order to evaluate potential habitat and species presence. Field surveys should be performed by a qualified biologist with the appropriate scientific collecting permits at a time when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of State listed species
6. Statement/résumé indicating the biologist's qualifications

The site surveys report should be sent to the CT DEEP-NDDB Program (deep.nddbrequest@ct.gov) for further review by program biologists.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units

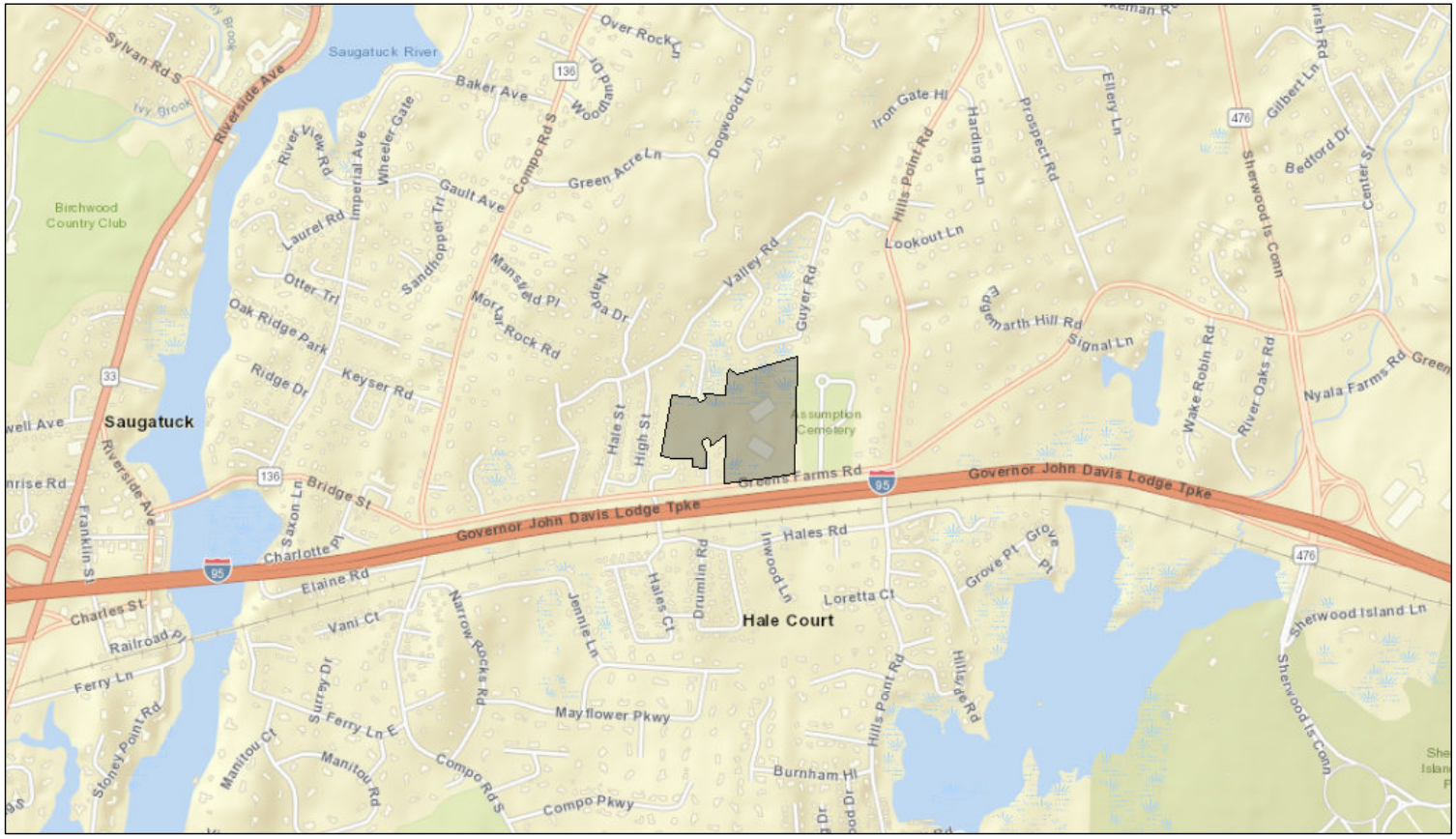
of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Project Area Map



February 25, 2026

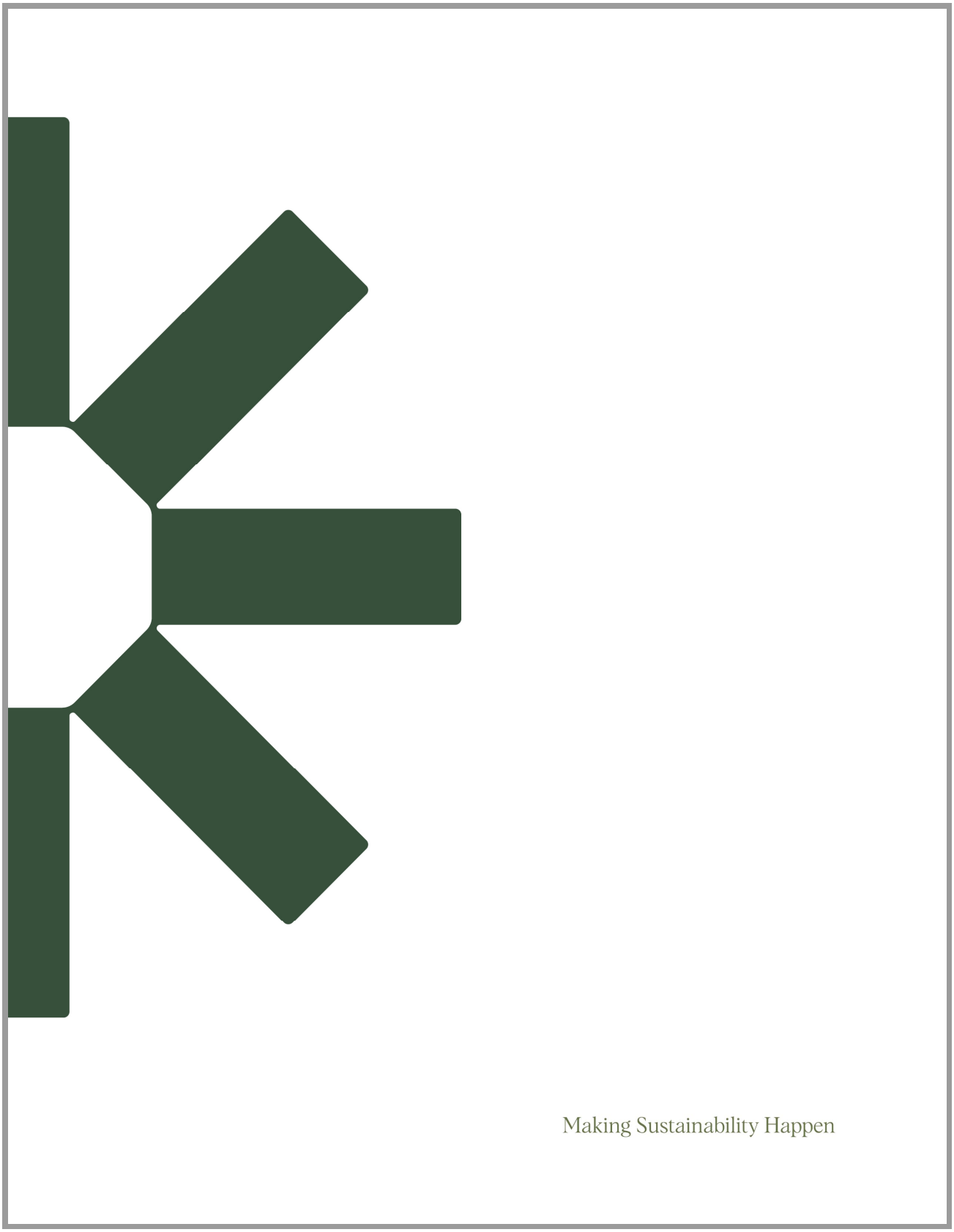
1:19,195

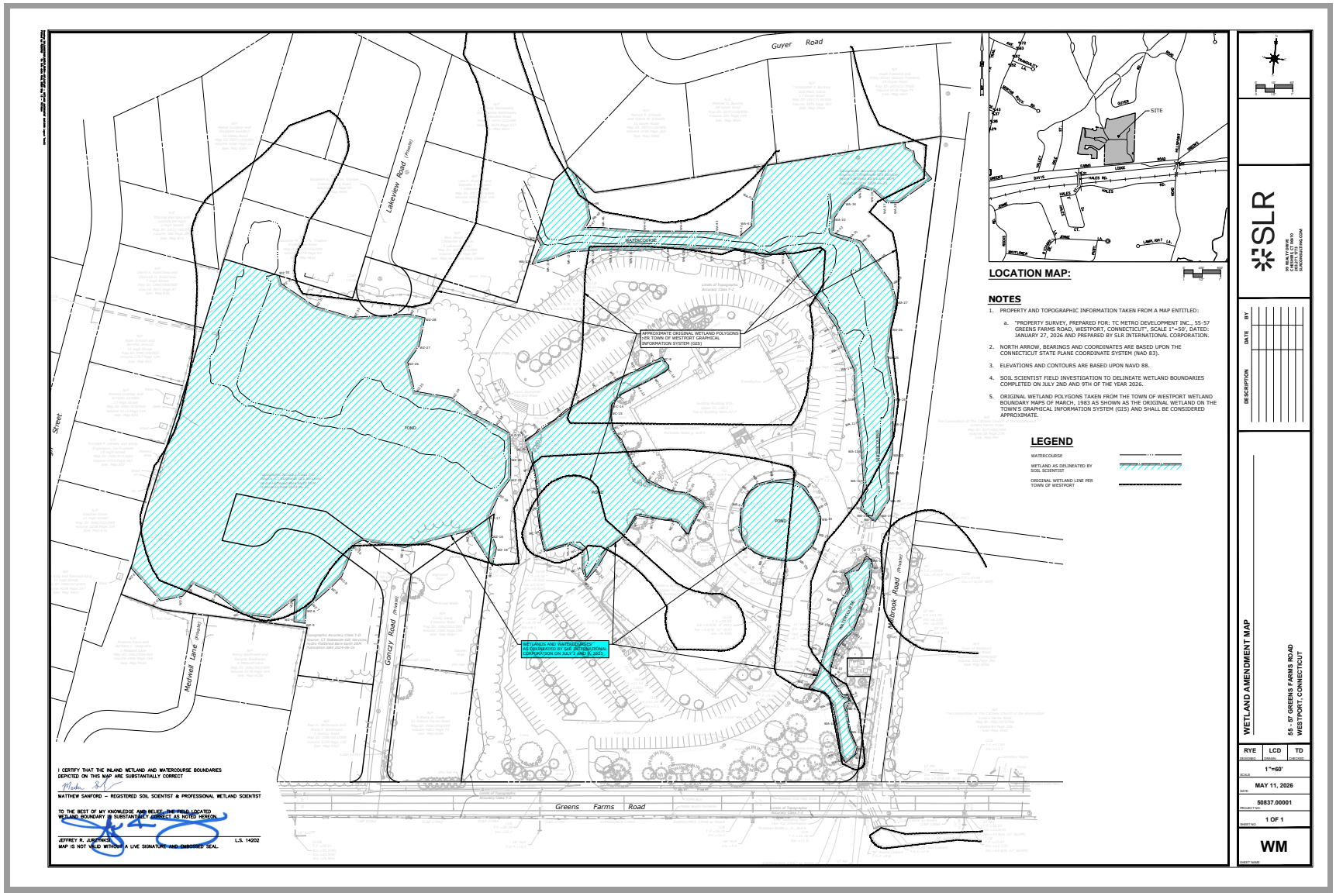
0 0.15 0.3 0.6 mi

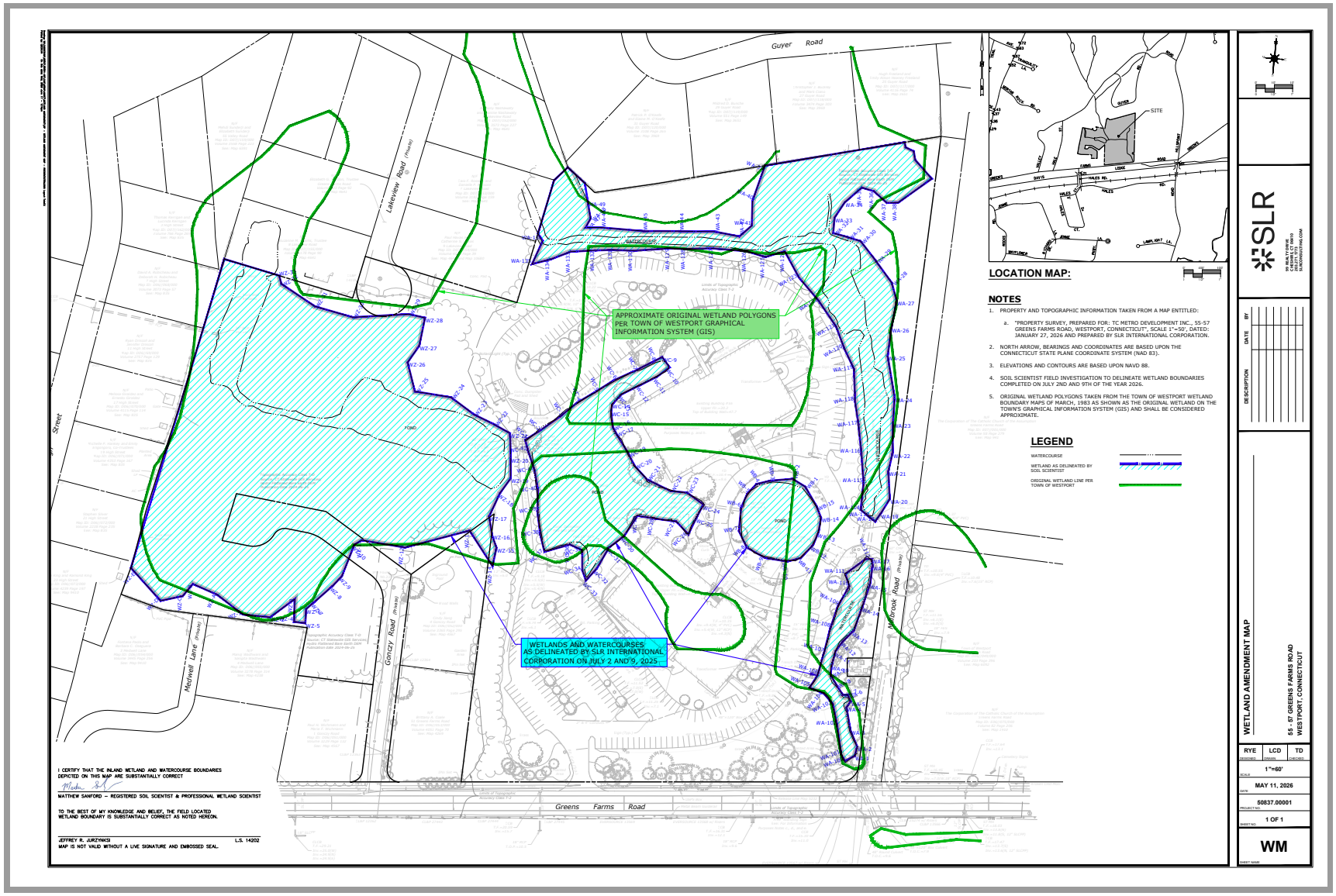
0 0.25 0.5 1 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Filing #0 ezFile NDDB System


Making Sustainability Happen


Guyer Road
Lakeview Road (Private)
Street
Merwell Lane (Private)
Gorcey Road (Private)
Millbrook Road (Private)
Greens Farms Road
WATERCOURSE
APPROXIMATE ORIGINAL WETLAND POLYGONS PER TOWN OF WESTPORT GRAPHICAL INFORMATION SYSTEM (GIS)
WETLANDS AND WATERCOURSES AS DELINEATED BY SLR INTERNATIONAL CORPORATION ON JULY 2 AND 9, 2025.
POND
SITE
LOCATION MAP:
NOTES
1. PROPERTY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED:
a. "PROPERTY SURVEY, PREPARED FOR: TC METRO DEVELOPMENT INC., 55-57 GREENS FARMS ROAD, WESTPORT, CONNECTICUT", SCALE 1"=50', DATED: JANUARY 27, 2026 AND PREPARED BY SLR INTERNATIONAL CORPORATION.
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83).
3. ELEVATIONS AND CONTOURS ARE BASED UPON NAVD 88.
4. SOIL SCIENTIST FIELD INVESTIGATION TO DELINEATE WETLAND BOUNDARIES COMPLETED ON JULY 2ND AND 9TH OF THE YEAR 2026.
5. ORIGINAL WETLAND POLYGONS TAKEN FROM THE TOWN OF WESTPORT WETLAND BOUNDARY MAPS OF MARCH, 1983 AS SHOWN AS THE ORIGINAL WETLAND ON THE TOWN'S GRAPHICAL INFORMATION SYSTEM (GIS) AND SHALL BE CONSIDERED APPROXIMATE.
LEGEND
WATERCOURSE
WETLAND AS DELINEATED BY SOIL SCIENTIST
ORIGINAL WETLAND LINE PER TOWN OF WESTPORT
I CERTIFY THAT THE INLAND WETLAND AND WATERCOURSE BOUNDARIES DEPICTED ON THIS MAP ARE SUBSTANTIALLY CORRECT
MATTHEW SANFORD – REGISTERED SOIL SCIENTIST & PROFESSIONAL WETLAND SCIENTIST
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FIELD LOCATED WETLAND BOUNDARY IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
JEFFREY R. JURKOWSKI L.S. 14202
MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
SLR
55 RAILROAD AVENUE GREENWICH, CT 06830 203.271.1773 WWW.SLRCONSULTING.COM
DESCRIPTION
DATE
BY
WETLAND AMENDMENT MAP
55 - 57 GREENS FARMS ROAD
WESTPORT, CONNECTICUT
RYE
LCD
TD
1"=60'
MAY 11, 2026
50837.00001
1 OF 1
WM


APPROXIMATE ORIGINAL WETLAND POLYGONS PER TOWN OF WESTPORT GRAPHICAL INFORMATION SYSTEM (GIS)
WETLANDS AND WATERCOURSES AS DELINEATED BY SLR INTERNATIONAL CORBORATION ON JULY 2 AND 9, 2025.
Guyer Road
Lakeview Road
Merwell Lane
Gorcey Road
Morrock Road
Greens Farms Road
LOCATION MAP:
SITE
NOTES
1. PROPERTY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED:
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WETLAND AMENDMENT MAP
55 - 57 GREENS FARMS ROAD
WESTPORT, CONNECTICUT
RYE LCD TD
1"=60'
MAY 11, 2026
50837.00001
1 OF 1
WM



SLRCONSULTING.COM

55-57 Greens Farms Road

Wetland Boundary Map Amendment

June 17, 2026

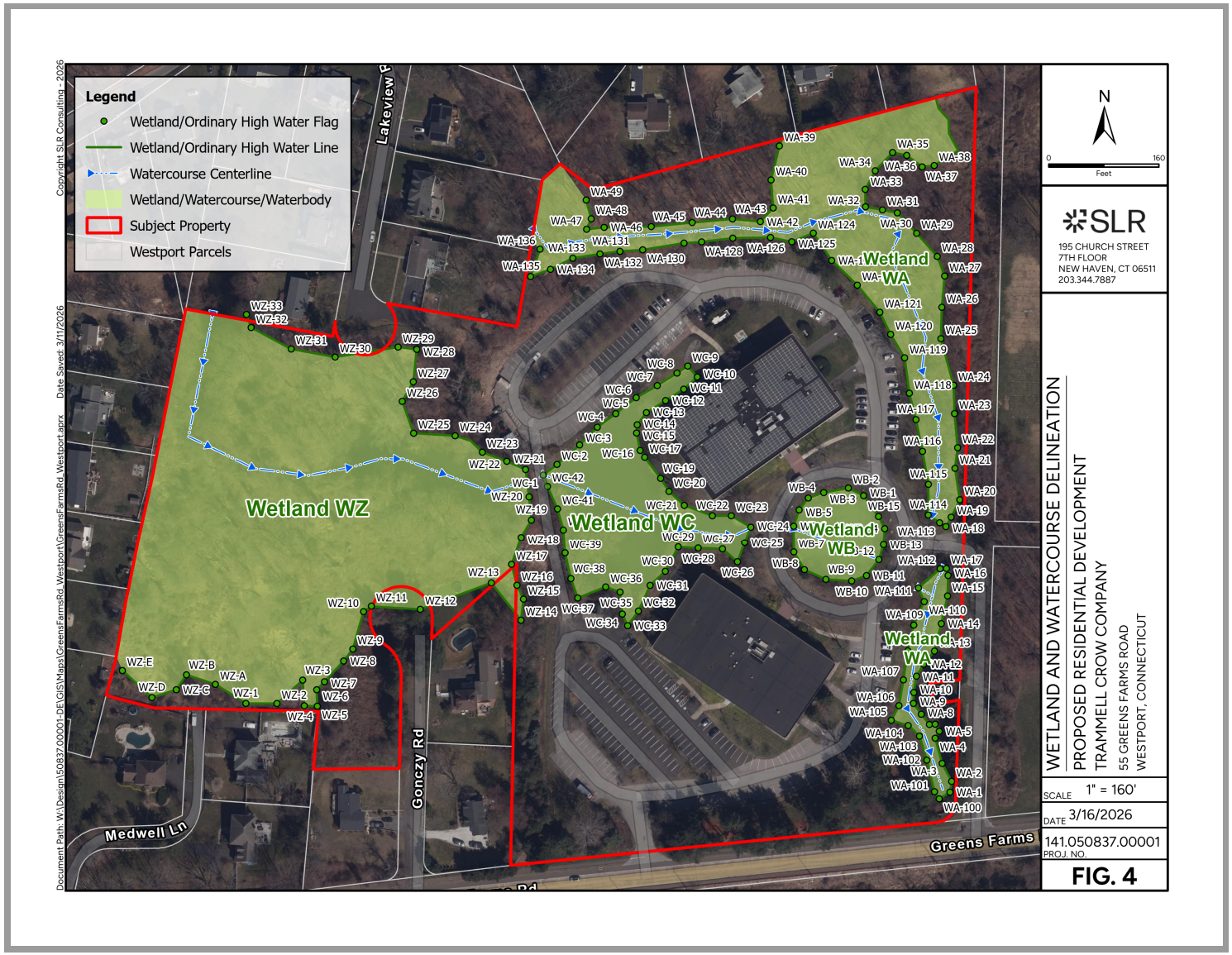
SLR

Wetland and Watercourse Delineation

- Town of Westport Wetland Mapping
  - Available from the Town's online GIS dataset
  - Maps are from the early 1980s
  - Lines appear to reflect site conditions prior to the construction of existing development
  - Onsite wetlands, watercourses, and waterbodies largely shaped by human activities since the Town mapping
- Wetland Delineation
  - SLR delineated the wetlands and watercourses on July 2 and 9, 2025
  - Delineation completed by SLR registered soil scientists and wetland ecologists.
  - Wetland A, B, C and Z were identified on site.
  - Wetland A, B, and C boundaries distinct and based on cut and fill from office complex development
  - Wetland Z is a mosaic of upland and wetland vegetation likely resulting from placement of fill over wetland soils which were observed below the fill.
- Wetland Boundary Map Amendment
  - Given the existing boundaries are different from Town maps, a Wetland Boundary Map Amendment is being sought
- Town Consultant Peer Review
  - Mr. Fain, as the Town's peer-reviewer, determined that the delineation performed by the Applicant is adequate.

Thank You




Legend
Wetland/Ordinary High Water Flag
Wetland/Ordinary High Water Line
Watercourse Centerline
Wetland/Watercourse/Waterbody
Subject Property
Westport Parcels
Wetland WZ
Wetland WC
Wetland WB
Wetland WA
Wetland WA
Lakeview D
Gonczy Rd
Medwell Ln
Greens Farms
N
0
160
Feet
SLR
195 CHURCH STREET
7TH FLOOR
NEW HAVEN, CT 06511
203.344.7887
WETLAND AND WATERCOURSE DELINEATION
PROPOSED RESIDENTIAL DEVELOPMENT
TRAMMELL CROW COMPANY
55 GREENS FARMS ROAD
WESTPORT, CONNECTICUT
SCALE 1" = 160'
DATE 3/16/2026
PROJ. NO. 141.050837.00001
FIG. 4
Copyright SLR Consulting - 2026
Date Saved: 3/11/2026
Document Path: W:\Design\050837\00001-DEV\GIS\Maps\GreensFarmsRd_Westport\GreensFarmsRd_Westport.aprx

STAFF REPORT
Application #IWW/M-12344-26
55 Greens Farms Road
Assessor's Map: D06 Tax Lot: 050
Prepared: June 5, 2026, last revised: June 15, 2026
Public Hearing: June 17, 2026

Application Request: Timothy S. Hollister of Hinckley Allen, on behalf of TC Greens Farms LLC, owner, requesting to amend wetland map #D06 on Lot #050.

Soil Scientist for Applicant: SLR International Corporation
Soil Scientist for Town of Westport: Jay J. Fain. Jay Fain & Associates, LLC

Plans Reviewed:

a.) **Wetland Amendment Map**, 55-57 Greens Farms Road, Westport, Connecticut, prepared by SLR, dated May 11, 2026, Scale: 1"=60'.

Past Permits:

- AA-WPL/E-6786-02 Demolition of existing sign and construction of stone wall with new lettering at area of demolished sign
- IWW-WPL-11945-24 Stream cleaning activity
- AA-WPL/E-9635-13 Generator
- AA-WPL/E-8459-09 Clear on-site streambed of sediment and debris to allow maximum flow in existing runoff stream

Wetlands Description:

a.) **Soil Scientist Report for Wetland Map Amendment Application**, The Fitzgerald – Proposed Residential Developmnet 55-57 Greens Farms Road, Westport, Connecticut, prepared by SLR International Corporation, dated May 13, 2026.

Wetland soils *found on the property*

Aquents- Consists of soils found on 0 to 3 percent slopes in disturbed areas that generally have less than two (2) feet of fill over naturally occurring poorly or very poorly drained soils, or are located where the naturally occurring wetland soils are no longer identifiable, or the original soil materials have been excavated to the ground water table within twenty (20) inches of the soil surface, have an aquatic moisture regime and can be expected to support hydrophytic vegetation.

Non-wetland *soils found on the property*

Udorthents- Urban Land Complex (306): This complex consists of moderately well drained to excessively drained soils that have been disturbed by cutting or filling, and areas that are covered by buildings and pavement. The complex is approximately 70 percent Udorthents, 20 percent Urban land, and 10 percent other soils. Udorthents are in areas that have been cut to a depth of two feet or more or are on areas with more than two feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

Property Description and Facts Relative to the Map Amendment Application:

- The existing site was developed as commercial office buildings in 1980. It is served by the sewer system.
- The property is ~21.9 acres (~955,270 sq. ft.) in size; located in Zone DDD3.
- The parcel is shown as located within the Pussy Willow Brook watershed, also noted as Southwest Shoreline (subregional watershed ID # 7000-18. Pussy Willow Brook is located on the subject property, entering from the north and running along the northeast and east property line. Three other areas are identified as man-made waterbodies with associated wetland areas. The wetlands are forested riparian wetlands along the edge of waterbodies and transition to manicured areas near the existing buildings and paved areas. The site drains to the southeast.
- The property is situated in Flood Zone A as shown on F.I.R.M. Panel 09001C0413G and Panel 09001C0551G Map revised to July 8, 2013.
- The property **is not** within the Aquifer Protection Overlay Zone.
- Aportion of the property **is within** the Coastal Area Management Zone.
- The Waterway Protection Line is established 15' from the 25- year flood boundary. This is not shown on the submitted plan.
- The flagged wetland and watercourse area is approximated to be ~8.6 acres (**374,615** sq. ft.).
- The flagged wetland area shown on the Town of Westport Wetland map is ~10.98 acres (**478,288 sq. ft.)** as measured from the Town of Westport GIS.

Discussion:

The applicant submitted a "Soil Scientist Report" by SLR dated May 13, 2026. The report documents the investigation and identifies four (4) wetland areas onsite; WA,WB,WC, and WZ. These designated areas contain watercourses and manmade waterbodies established during the site development in the late 1970's. Wetlands soils were found on the site, identified as Aquents. The "Report" identifies watercourses, floodplain, wetland, and forested riparian wetlands.

The map provided dated May 11, 2026, identifies the location of the wetland boundary and is signed by Matthew Sanford, Registered Soil Scientist & Professional Wetland Scientist. The wetland flag locations for the wetland are identified on the survey as WA-1 to WA-49, WA-100 to WA-136, WB-1 to WB-15, WC-1 to WC-42, WZ-1 to WZ-1 to WZ-33 and WZ-A to WZ-E. The "Wetland Amendment Map" identifies surveyed wetland and watercourse areas totaling ~374,615 sq. ft. The wetland and watercourse area was approximated to be ~478,288 sq. ft. in the Town's GIS system. The difference represents a ~103,673 sq. ft. reduction of wetland area.

The Town of Westport retained the services of Jay J. Fain of Jay Fain & Associates, LLC, to review the proposed wetland boundary findings. Mr. Fain conducted an on-site investigation on June 12, 2026 and submitted a letter, dated June 15, 2026, stating the general agreement with SLR's report.

With the finding of the two concurring soils scientists, Staff recommends adoption of the new wetland line.

TOWN OF WESTPORT
CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

FOR OFFICE USE ONLY	
File #	
Date Filed:	
Class:	
Fee: $	
Date Rec'd:	
☐Cash ☐Check #	
Final Inspection:	Y / N
As-built Required:	Y / N

APPLICATION
WESTPORT CONSERVATION DEPARTMENT

PROJECT LOCATION: 15 Duck Pond Rd

ASSESSOR'S MAP # A03 TAX LOT # 023 ZONING DISTRICT AA

Franco Iannone

APPLICANT OR AGENT		OWNER
R.I. Pools Inc, Franco Iannone	NAME	Eric & Tracie Coburn
24 Merwin Street	ADDRESS	15 Duck Pond Rd
Norwalk, CT 06850		Westport, CT 06880
	(H) PHONE (H)	914-420-8507
914-420-8507	(W) PHONE (W)	
francoi3131@gmail.com	E-MAIL	Tracieasc@gmail.com

EXISTING CONDITIONS (Describe existing property and structures): Single Family.

PROJECT DESCRIPTION/PURPOSE (Describe the proposed activity):
proposed in-ground swimming pool, 18'x36' with autocover, drainage, Retaining wall, Pool Equipment Pad/Deck, Pool Patio

I hereby depose and say that all statements contained herein and all exhibits attached hereto are true and binding to the best of my knowledge:

(Signature of Applicant) 4/24/26 (Date)

The act of applying to the Conservation Commission and/or Department implies consent to the proposed activity, and grants permission to the Conservation Commission/Department and its agents to inspect the property herein described for the purpose of resource inventory, impact analysis, and compliance investigation at any time beginning on the date of the application filing, and extending through the pendency of any permit issued, or in the event of permit denial, for the purpose of compliance control.

See Attached (Signature of Property Owner) 4/24/26 (Date)

PRELIMINARY PROPOSAL – To be finalized (If necessary) after site visit

R.I. POOLS, INC.
~MASONRY WORK~
24 MERWIN STREET ▪ NORWALK, CONN. 06850
PH: (203) 838-0798 ▪ FX: (203) 857-4842 ▪ MOBILE: (203) 858-1842
LICENSE #: CT 562717 WWW.RIPOOLSINC.COM

PERMIT AUTHORIZATION

I state the following:

1. That I am the owner of the premises described as follows:

Eric Coburn & Tracie Coburn
15 Duck Pond Rd
Westport, CT 06880

2. That R.I. Pools, Inc., is authorized to apply for a building, zoning, conservation or health permit on my behalf for the construction of a swimming pool or other associated construction at the above premises.

3. I designate R.I. Pools, Inc., as my representative with whom all city departments may deal with in respect to the construction of the swimming pool or other associated construction.

4. That R.I. Pools, Inc., may execute a fence agreement on my behalf.

Eric Coburn — Date 1/22/26

Tracie Coburn — Date 1/22/26

10

HLTH-POOL-2026-00110

RECEIVED MAR 31 2026 ASPETUCK HEALTH DISTRICT

PAID MAR 31 2026 ASPETUCK HEALTH DISTRICT

$175.00

APPLICATION FOR REVIEW OF PLANS FOR PROPOSED SWIMMING POOL/SPA

Please TYPE or PRINT. Complete all items to bold line. Two copies of plot plan must be submitted with this application.

Location: 15 Duck Pond Rd (Street Address) ☑ Westport ☐ Weston

Lot Number

Owner: Eric & Tracie Coburn Address: 15 Duck Pond Rd Tel: (914) 420-8507

Built By: R.I. Pools, Inc. - Franco Iannone Address: 24 Merwin Street Tel: (203) 838-0798

Type of Pool: Inground gunite pool

Size of Pool: 18 x 36

Distance of Pool From:

Dwelling: 20' Water Course/Wetlands

Septic Tank: N/A Leaching Area: N/A

Well: N/A

Drinking Water Supply: ☑ Public ☐ Private

Pool Filter:

Type: Seperation Tank Size: 60

Location *(Show on plan)*: on equipment pad

Source of water: outside trucking

Location of draining wastewater discharge, if applicable: N/A

Brief Description of Application: New inground, gunite Pool 18' x 36' with autocover, patio, drainage

Has any soil testing been performed on the property? ☐ Yes ☑ No

If yes, when and by whom?

Signed: Owner or Duly Authorized Representative 1/29/26 Date

WWHD REMARKS:

- Compliance with 19-13-B100a required..... ☐ Yes ☐ No
- Soils evaluation required ..... ☐ Yes ☐ No
- SSDS proposal required..... ☐ Yes ☐ No
- Permit to Construct required (if accessory structures proposed)..... ☐ Yes ☐ No
- Surveyors as-built required..... ☐ Yes ☐ No

Conditions: no wastewater discharge

APPROVAL: Approved: Date: 4/7/26

FINAL WWHD INSPECTION REQUIRED AT COMPLETION OF JOB Yes ☑ No

It is the responsibility of the contractor or homeowner to arrange for final inspection.

Final Inspection

Final Inspection/Final Approval: Sanitarian Date

Remarks:

Application.99a.Doc Rev. May 16, 2016

15 Duck Pond Road

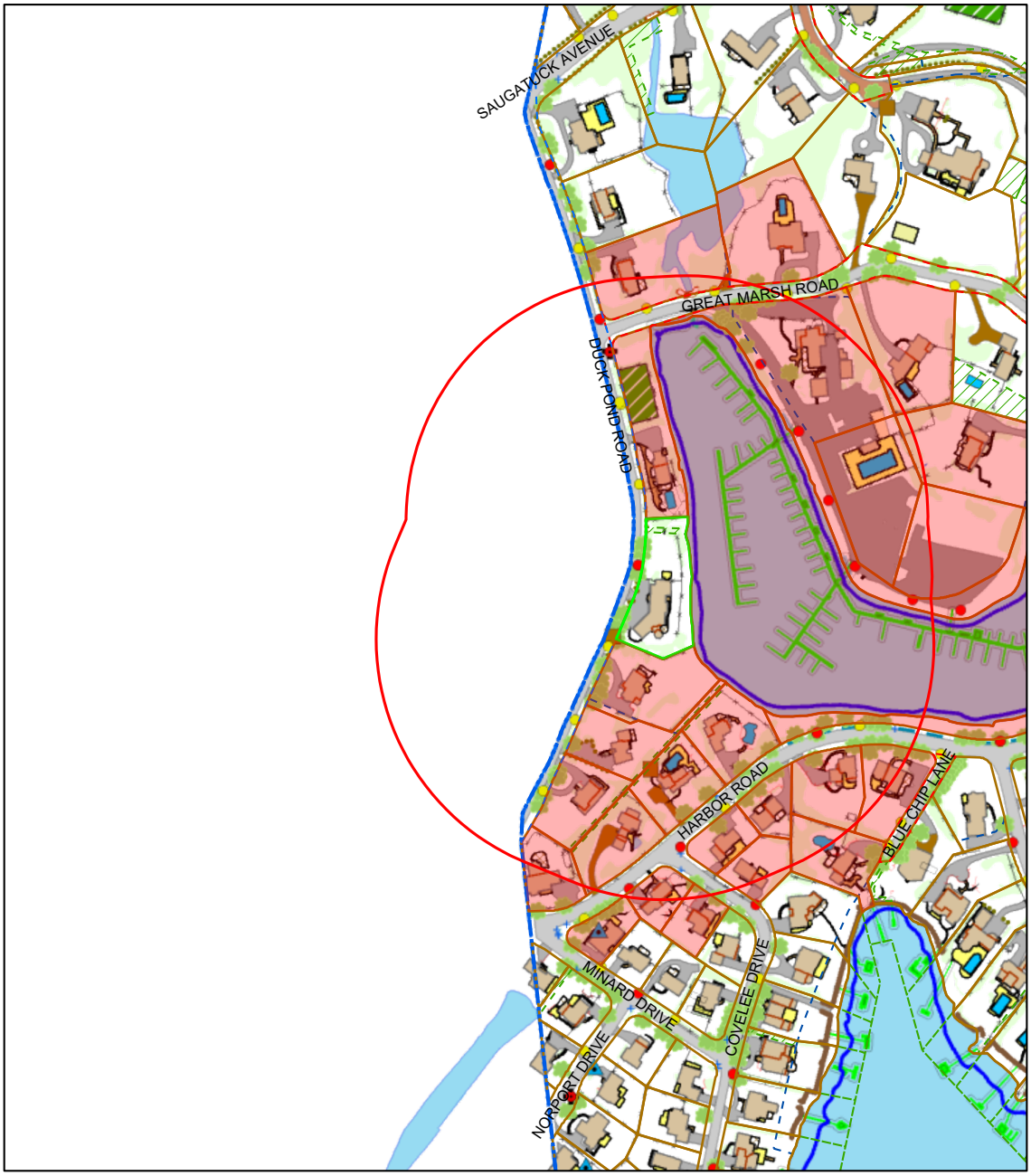
Town of Westport, CT

1 inch = 284 Feet

0 284 568 852

April 1, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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500 feet Abutters List Report

Westport, CT
April 01, 2026

Subject Property:

Parcel Number:	A03023000	Mailing Address:	COBURN ERIC & SUNDACK TRACIE
CAMA Number:	A03023000		15 DUCK POND RD
Property Address:	15 DUCK POND RD		WESTPORT, CT 06880

Abutters:

Parcel Number:	A02013000	Mailing Address:	SHIUE CHYNG YANN & GRACE G (LIFE EST RES)
CAMA Number:	A02013000		23 DUCK POND RD
Property Address:	23 DUCK POND RD		WESTPORT, CT 06880
Parcel Number:	A02014000	Mailing Address:	TOLAN ROBERT T & ABBY S
CAMA Number:	A02014000		1 HARBOR RD
Property Address:	1 HARBOR RD		WESTPORT, CT 06880
Parcel Number:	A02015000	Mailing Address:	TRINCHI VALERIO & YOLANTA
CAMA Number:	A02015000		7 HARBOR RD
Property Address:	7 HARBOR RD		WESTPORT, CT 06880
Parcel Number:	A02016000	Mailing Address:	DINKIN SAMIRA & LESLIE
CAMA Number:	A02016000		9 HARBOR RD
Property Address:	9 HARBOR RD		WESTPORT, CT 06880
Parcel Number:	A02018000	Mailing Address:	WALTERS M LAUREN & JUSTIN T
CAMA Number:	A02018000		4 BLUE CHIP LN
Property Address:	4 BLUE CHIP LN		WESTPORT, CT 06880
Parcel Number:	A02019000	Mailing Address:	SINGER SHARON TR
CAMA Number:	A02019000		16 HARBOR RD
Property Address:	16 HARBOR RD		WESTPORT, CT 06880
Parcel Number:	A02020000	Mailing Address:	HEMMINGS HUGH C JR &
CAMA Number:	A02020000		14 HARBOR RD
Property Address:	14 HARBOR RD		WESTPORT, CT 06880
Parcel Number:	A02021000	Mailing Address:	PARLAPIANO CHRISTOPHER & NICOLE
CAMA Number:	A02021000		12 HARBOR RD
Property Address:	12 HARBOR RD		WESTPORT, CT 06880
Parcel Number:	A02022000	Mailing Address:	KENNEY BRET
CAMA Number:	A02022000		10 HARBOR RD
Property Address:	10 HARBOR RD		WESTPORT, CT 06880
Parcel Number:	A02023000	Mailing Address:	BRILL PATRICIA M
CAMA Number:	A02023000		8 HARBOR RD
Property Address:	8 HARBOR RD		WESTPORT, CT 06880

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500 feet Abutters List Report

Westport, CT
April 01, 2026

Parcel Number:	A02024000	Mailing Address:	BUTLER CAITLIN AND WALKER WILLIAM C C
CAMA Number:	A02024000		3 MINARD DR
Property Address:	3 MINARD DR		WESTPORT, CT 06880
Parcel Number:	A02029000	Mailing Address:	HOWES JAMES & NANCY & MARINO M TRUSTEES
CAMA Number:	A02029000		55 PINE ST 5TH FL
Property Address:	4 COVLEE DR		PROVIDENCE, RI 02903
Parcel Number:	A02030000	Mailing Address:	FANELLI FRANK J TR & ROSSELLA M TR
CAMA Number:	A02030000		
Property Address:	3 COVLEE DR		3 COVLEE DR
			WESTPORT, CT 06880
Parcel Number:	A03017000	Mailing Address:	VLOCK JONATHAN & EMILY
CAMA Number:	A03017000		5 DUCK POND RD
Property Address:	5 DUCK POND RD		WESTPORT, CT 06880
Parcel Number:	A03018000	Mailing Address:	BERKOWITZ BETH
CAMA Number:	A03018000		3 GREAT MARSH RD
Property Address:	3 GREAT MARSH RD		WESTPORT, CT 06880
Parcel Number:	A03019000	Mailing Address:	CAREY CHRISTOPHER J JR & MARGARET S
CAMA Number:	A03019000		8 GREAT MARSH RD
Property Address:	8 GREAT MARSH RD		WESTPORT, CT 06880
Parcel Number:	A03020000	Mailing Address:	SAUGATUCK HARBOR YACHT CLUB INC
CAMA Number:	A03020000		
Property Address:	6 GREAT MARSH RD		6 GREAT MARSH RD
			WESTPORT, CT 06880-6414
Parcel Number:	A03021000	Mailing Address:	SAUGATUCK HARBOR YACHT CLUB INC
CAMA Number:	A03021000		
Property Address:	18 GREAT MARSH RD		6 GREAT MARSH RD
			WESTPORT, CT 06880-6414
Parcel Number:	A03022000	Mailing Address:	FRANK GEORGE A
CAMA Number:	A03022000		7 DUCK POND RD
Property Address:	7 DUCK POND RD		WESTPORT, CT 06880
Parcel Number:	A03024000	Mailing Address:	KATZ ERIC J & VICTORIA L
CAMA Number:	A03024000		3180 MAIN ST STE 107
Property Address:	19 DUCK POND RD		BRIDGEPORT, CT 06606
Parcel Number:	A03025000	Mailing Address:	STROM JENNIFER
CAMA Number:	A03025000		21 DUCK POND RD
Property Address:	21 DUCK POND RD		WESTPORT, CT 06880
Parcel Number:	A03026000	Mailing Address:	ELIZONDO CAROLE & PEDRO
CAMA Number:	A03026000		11 HARBOR RD
Property Address:	11 HARBOR RD		WESTPORT, CT 06880

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500 feet Abutters List Report

Westport, CT
April 01, 2026

Parcel Number:	A03027000	Mailing Address:	SAUGATUCK HARBOR YACHT CLUB INC
CAMA Number:	A03027000		
Property Address:	DUCK POND RD		6 GREAT MARSH RD WESTPORT, CT 06880-6414
Parcel Number:	B03014000	Mailing Address:	SAUGATUCK HARBOR YACHT CLUB INC
CAMA Number:	B03014000		
Property Address:	GREAT MARSH RD		6 GREAT MARSH RD WESTPORT, CT 06880-6414
Parcel Number:	B03015000	Mailing Address:	FLOYD HUGH CHARLES REVOCABLE TRUST
CAMA Number:	B03015000		
Property Address:	14 GREAT MARSH RD		14 GREAT MARSH RD WESTPORT, CT 06880
Parcel Number:	B03017000	Mailing Address:	ELIZONDO CAROLE & PEDRO
CAMA Number:	B03017000		11 HARBOR RD
Property Address:	HARBOR RD		WESTPORT, CT 06880

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www.cai-tech.com
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TOWN OF WESTPORT
CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

Application #: _____

SCHEDULE D: WATERWAY PROTECTION LINES

PROJECT ADDRESS: 15 Duck Pond Rd

Due by 4:00 p.m. on _____

1. Explain/submit information showing why/how the proposed activity as located within Waterway Protection Lines will not cause flooding, drainage, erosion and/or related conditions hazardous to life and property and will not have an adverse impact upon the flood-carrying and water-storage capacity of the town's waterways, including but not limited to the impact upon flood heights, hydrological energy flow, maintenance of essential and natural patterns of water circulation, drainage and basin configuration and maintenance of fresh- and saltwater exchange through the placement of culverts, tide gates or other drainage flood-control structures. (sec.148-8)

The proposed activities on site include removal of existing patio construction of an 18'x36' in ground pool, new patio, retaining wall, pool equipment deck within WPLO boundary. The proposed drainage system will accommodate the first inch of run off from the site new impervious surface. Capturing the first inch is important with the new proposed drainage system, the project will not have any adverse impact on the hydrology of the site.

2. Explain/submit information showing why/how the proposed activity as located within the Waterway Protection Lines will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystems of the waterway, including but not limited to impact on ground or surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and natural rates and processes or erosion and sedimentation. (sec. 148-9)

The proposed activities within WPLO will not have any adverse impact. The proposed drainage system will collect the first inch of runoff from new impervious surfaces which is important as it typically contains the majority of the suspended solids and pollutes found in runoffs.

3. Other:_____
_____
_____

The proposed planting plan will enhance the plant as shown on plan. The potential for erosion during construction will be alleviated by the proper use and maintenance of the proposed soil erosion and sediment and control measures.

DRAINAGE REPORT
15 Duck Pond Road
Westport, CT

- PREPARED FOR –

Eric Coburn & Tracie Sundack

March 25, 2026

- PREPARED BY -

Ochman Associates
Consulting Engineers & Surveyors
(A Division of Shevlin Land Surveying, LLC)
303 Linwood Avenue, Suite 2-C, Fairfield, CT 06824 PH: 203 268 9194



Drainage Report for 15 Duck Pond Road, Westport, CT

TABLE OF CONTENTS

1. SITE DESCRIPTION p. 3
2. EXISTING CONDITIONS p. 3
3. PROPOSED CONDITIONS p. 3
4. DESIGN OBJECTIVES p. 3
5. SUMMARY OF WATER QUALITY VOLUME p. 4
6. CONCLUSION p. 4
7. APP. A – WATER QUALITY VOLUME
8. APP B – NRCS SOILS MAP
9. APP. C - MS4 IMPERVIOUS COVER REDUCTION WORKSHEET

Drainage Report for 15 Duck Pond Road, Westport, CT

1. Site Description:

The subject property is a 30,540±-sf parcel of land located on the east side of Duck Pond Road in Westport, Connecticut. The property is located on Duck Pond Harbor

2. Existing Conditions:

The site currently contains an existing residence, asphalt driveway, and rear deck. The site slopes generally from west to east, allowing runoff to drain towards Duck Pond Harbor. The property is served by public water and municipal sewer

According to the Fema Flood Insurance Rate Map, the property lies within Flood Zone AE (13). A portion of the property is located in the W.P.L.O boundary

According to the NRCS Soil Survey mapping, site soils are classified as Udorthents - Urban land complex (Hydrologic Soil Group B). Tidal wetlands were flagged by William Kenny Associates, LLC in 2003 and are depicted on the site plan. A Deep test hole was performed on March 4, 2026 by Ochman Associates Inc. The data for the testing can be found on the site plans.

3. Proposed Conditions:

The client proposes to construct an in-ground 18’ x 36’ pool with coping, patio, steppingstone patio/walk, and elevated pool equipment pad. To mitigate stormwater impacts associated with the new impervious surfaces and to enhance groundwater recharge, a subsurface detention system is proposed. The systems will collect runoff from the patio as well as the pool overflow.

4. Design Objectives:

The stormwater management design has been developed to meet or exceed the Town of Westport requirements for stormwater quality. As the site drains directly towards Long Island Sound, the design specifically addresses water quality (WQV) requirements.

Drainage Report for 15 Duck Pond Road, Westport, CT

5. Summary of Water Quality Volume

Water Quality Volume	WQV
Water Quality Required	140.5 ft^3
Water Quality Provided	169 ft^3

6. Conclusion:

(3) Cultec 150 XLHD units embedded in washed stone will be more than sufficient to meet the design objectives (See location and details on the site plan). Runoff from the proposed patio & stepping stone walk as well as the pool overflow will discharge into the proposed subsurface detention system.

By incorporating Structural LID BMP's into the design and providing attenuation of the stormwater runoff from the site, it is our professional opinion that upon proper installation of the storm drainage systems water quality will be improved.

APPENDIX A – Water Quality Volume Calculations

WATER QUALITY VOLUME DESIGN CALCULATIONS
FOR #15 DUCK POND ROAD

Water Quality Volume (WQV):

WQV = 1"(R)(A)/12
R = volumetric runoff coefficient = 0.05+0.009(I)
A = Disturbed Area

Water Quality Volume Calculations For "Disturbed Area"
R = 0.05+0.009(40.69) = 0.4162
A = Disturbed Area = 4,050 ft^2
Impervious Coverage = 1,648 ft^2
I = 1,648 ft^2 / 4,050 ft^2 = 40.69%
WQV = 1" (0.4162) (4,050 ft^2)/12 = 140.5 ft^3

Water Quality Volume Required = 140.5 ft^3

WQV Provided:
(3) Cultec 150 XLHD Units:
WQV Provided up to HLO = 169 ft^3

Total Retention Storage Volume = 169 ft^3 > Water Quality Volume = 140.5 ft^3

Summary for Pond 1P: (3) Cultec 150 XLHD Units

Volume	Invert	Avail.Storage	Storage Description
#1B	5.00'	114 cf	**11.25'W x 13.00'L x 2.54'H Field B** 372 cf Overall - 87 cf Embedded = 284 cf x 40.0% Voids
#2B	5.50'	87 cf	**Cultec R-150XLHD** x 3 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 3 rows
		201 cf	Total Available Storage

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	5.00'	**4.000 in/hr Exfiltration over Surface area**
#2	Primary	8.70'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
└**1=Exfiltration** (Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: (3) Cultec 150 XLHD Units - Chamber Wizard Field B

Chamber Model = Cultec R-150XLHD (Cultec Recharger® 150XLHD)
Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf
Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap
Row Length Adjustment= +0.75' x 2.65 sf x 3 rows

33.0" Wide + 6.0" Spacing = 39.0" C-C Row Spacing

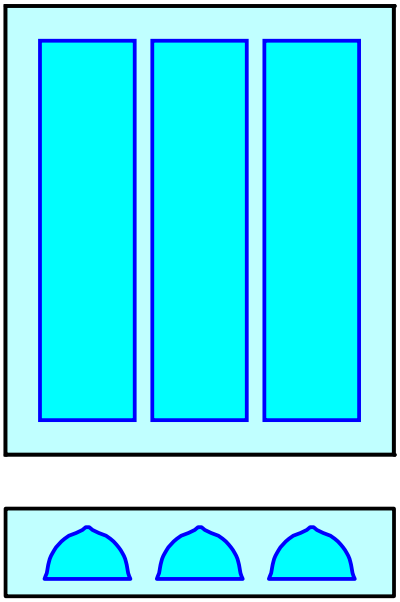
1 Chambers/Row x 10.25' Long +0.75' Row Adjustment = 11.00' Row Length +12.0" End Stone x 2 = 13.00' Base Length
3 Rows x 33.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 11.25' Base Width
6.0" Stone Base + 18.5" Chamber Height + 6.0" Stone Cover = 2.54' Field Height

3 Chambers x 27.2 cf +0.75' Row Adjustment x 2.65 sf x 3 Rows = 87.4 cf Chamber Storage

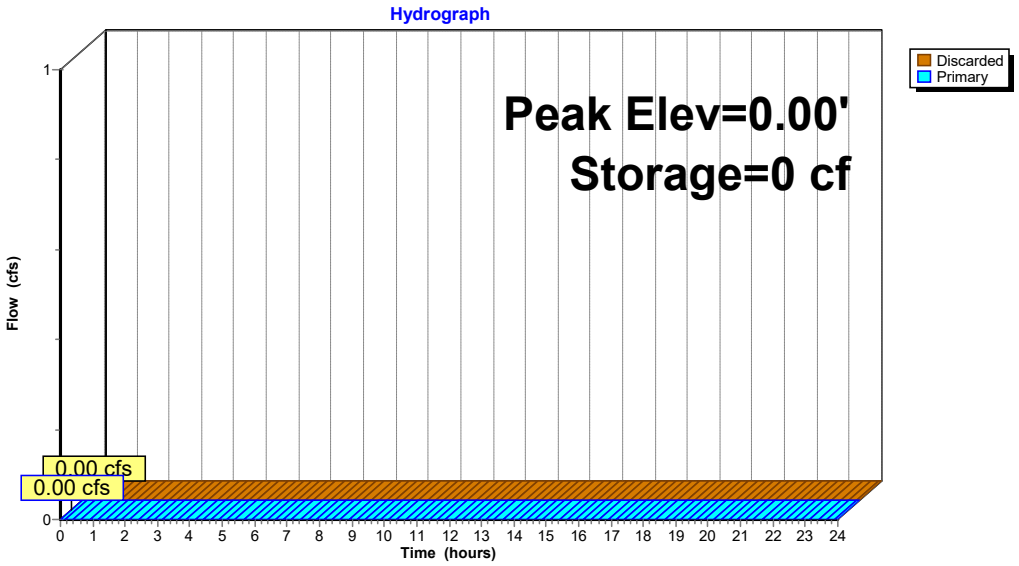
371.7 cf Field - 87.4 cf Chambers = 284.3 cf Stone x 40.0% Voids = 113.7 cf Stone Storage

Chamber Storage + Stone Storage = 201.1 cf = 0.005 af
Overall Storage Efficiency = 54.1%
Overall System Size = 13.00' x 11.25' x 2.54'

3 Chambers
13.8 cy Field
10.5 cy Stone



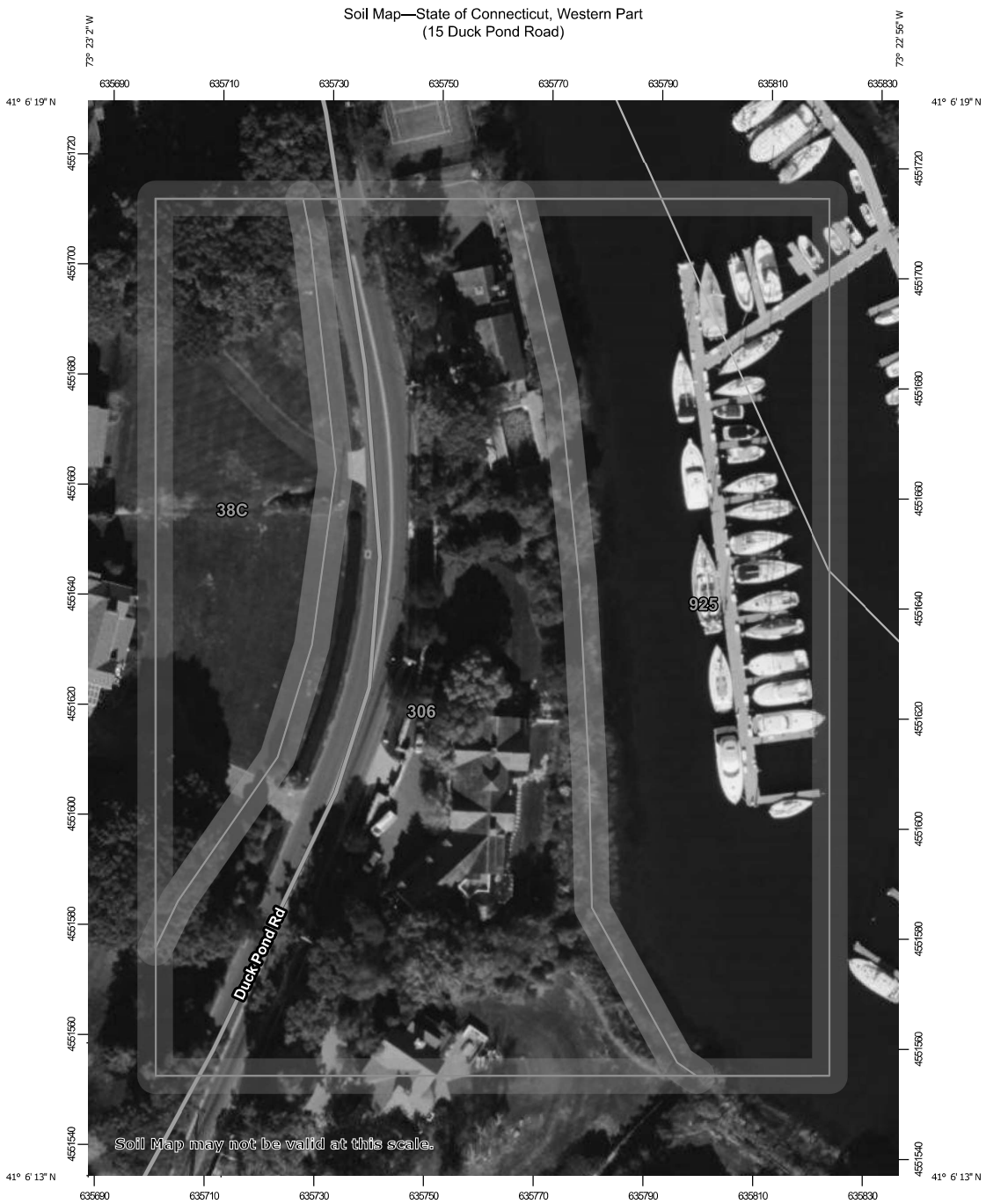
Pond 1P: (3) Cultec 150 XLHD Units



Stage-Area-Storage for Pond 1P: (3) Cultec 150 XLHD Units

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
5.00	**146**	0	7.55	146	**201**
5.05	146	3	7.60	146	201
5.10	146	6	7.65	146	201
5.15	146	9	7.70	146	201
5.20	146	12	7.75	146	201
5.25	146	15	7.80	146	201
5.30	146	18	7.85	146	201
5.35	146	20	7.90	146	201
5.40	146	23	7.95	146	201
5.45	146	26	8.00	146	201
5.50	146	29	8.05	146	201
5.55	146	35	8.10	146	201
5.60	146	40	8.15	146	201
5.65	146	45	8.20	146	201
5.70	146	50	8.25	146	201
5.75	146	56	8.30	146	201
5.80	146	61	8.35	146	201
5.85	146	66	8.40	146	201
5.90	146	71	8.45	146	201
5.95	146	77	8.50	146	201
6.00	146	82	8.55	146	201
6.05	146	87	8.60	146	201
6.10	146	92	8.65	146	201
6.15	146	97	8.70	146	201
6.20	146	102			
6.25	146	107			
6.30	146	112			
6.35	146	117			
6.40	146	121			
6.45	146	126			
6.50	146	131			
6.55	146	135			
6.60	146	140			
6.65	146	144			
6.70	146	148			
6.75	146	152			
6.80	146	156			
6.85	146	160			
6.90	146	163			
6.95	146	166			
7.00	146	169			
7.05	146	172			
7.10	146	175			
7.15	146	178			
7.20	146	181			
7.25	146	184			
7.30	146	187			
7.35	146	190			
7.40	146	193			
7.45	146	196			
7.50	146	199			

APPENDIX B
NRCS Soils Map


Soil Map—State of Connecticut, Western Part
(15 Duck Pond Road)
73° 23' 2" W
73° 22' 56" W
635690
635710
635730
635750
635770
635790
635810
635830
41° 6' 19" N
41° 6' 13" N
4551720
4551700
4551680
4551660
4551640
4551620
4551600
4551580
4551560
4551540
38C
925
306
Duck Pond Rd
Soil Map may not be valid at this scale.
Map Scale: 1:952 if printed on A portrait (8.5" x 11") sheet.
Meters
0 10 20 40 60
Feet
0 45 90 180 270
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84
USDA
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
3/23/2026
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.8	17.1%
306	Udorthents-Urban land complex	2.2	46.3%
925	Water, dredge channel	1.8	36.7%
Totals for Area of Interest		**4.9**	**100.0%**

State of Connecticut, Western Part

306—Udorthents-Urban land complex

Map Unit Setting

National map unit symbol: 9lmg
Elevation: 0 to 2,000 feet
Mean annual precipitation: 43 to 56 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 120 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 50 percent
Urban land: 39 percent
Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Anthropogenic Feature: Fills
Parent material: Human-transported material

Typical profile

^A - 0 to 5 inches: loam
^C1 - 5 to 21 inches: gravelly loam
^C2 - 21 to 79 inches: very gravelly sandy loam

Properties and qualities

Slope: 0 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Urban Land

Setting

Anthropogenic Feature: Urban land

Typical profile

M - 0 to 6 inches: cemented material

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: Unranked

Minor Components

Udorthents, wet substratum

Percent of map unit: 9 percent
Anthropogenic features: Fills
Hydric soil rating: No

Rock outcrop

Percent of map unit: 2 percent
Landscape: Uplands
Landform: Hills
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

APPENDIX C – MS4 Impervious Cover Reduction Worksheet

Town of Westport Department of Public Works
Town Hall, 110 Myrtle Ave.
Westport, Connecticut 06880
(203) 341-1120
By: Ochman Associates
Dated: 03/25/26
Revised:

MS4 Impervious Cover Reduction Worksheet

Address: 15 Duck Pond Road
GIS ID #: A03-023-000
Lot Area: 30,540 SF

Existing Conditions

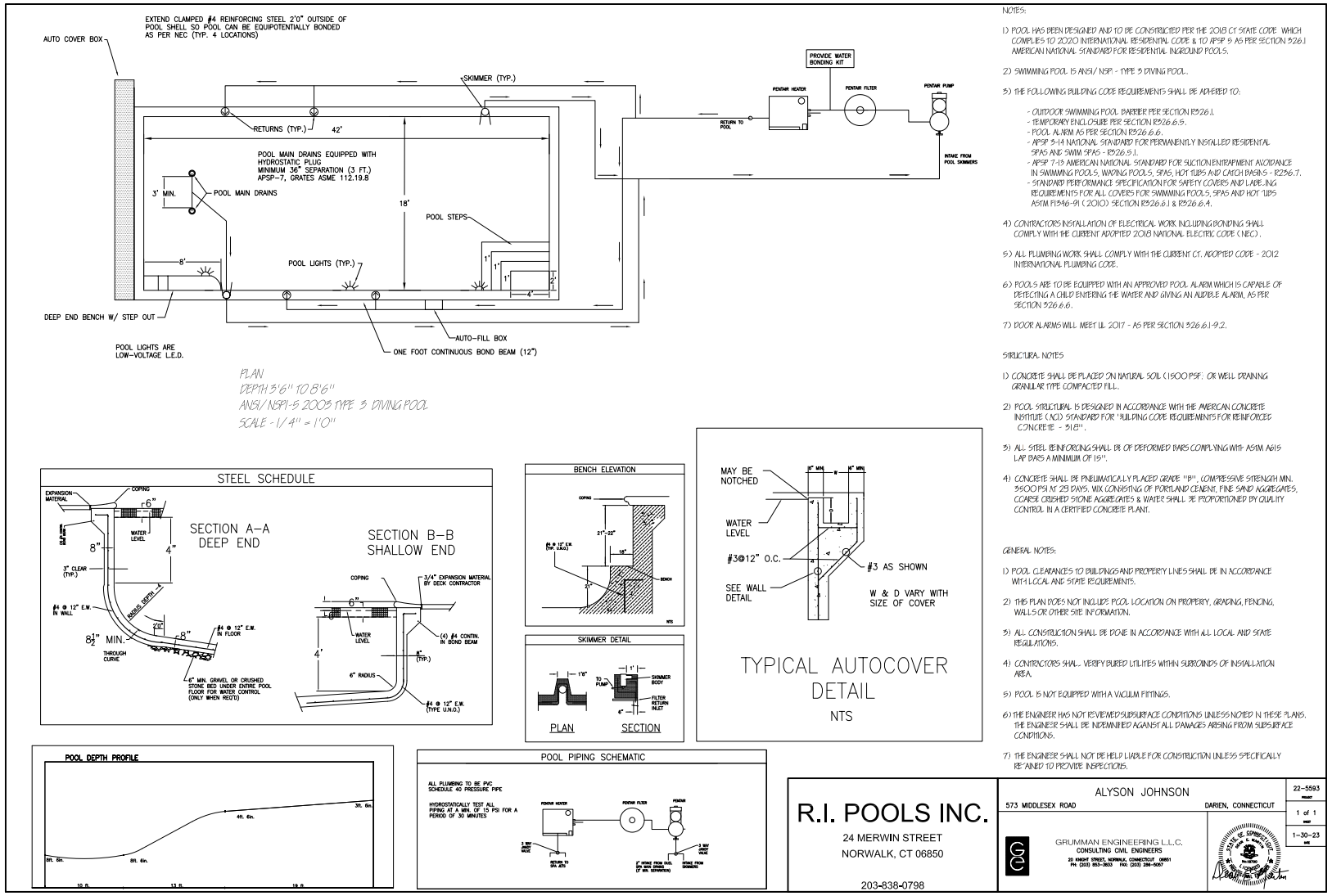
	Area (SF)	
Impervious Items	**Disconnected**	**Connected**
Ex. Bldg Coverage	4,882	133
Ex. Driveway	2,300	1,567
Ex. Walks & Patio	545	0
	0	0
	0	0
Totals	**7,727**	**1,700** **SF**

Proposed Conditions

	Area (SF)	
Impervious Items	**Disconnected**	**Connected**
Ex. Bldg Coverage	4,882	133
Ex. Driveway	2,300	1,567
Ex. Walks & Patio	277	0
Pr. Pool Equip Pad	50	0
Pr. Walks & Patio	949	0
Pr. Pool	648	0
	0	0
	0	0
Totals	**9,106**	**1,700** **SF**

Connected Impervious Area Reduction

Existing Connected Impervious Cover	1,700	SF
Proposed Connected Impervious Cover	1,700	SF
Reduction	0	SF
Percent Reduction	**0.0%**	


EXTEND CLAMPED #4 REINFORCING STEEL 2'0" OUTSIDE OF POOL SHELL SO POOL CAN BE EQUIPOTENTIALLY BONDED AS PER NEC (TYP. 4 LOCATIONS)
AUTO COVER BOX
SKIMMER (TYP.)
RETURNS (TYP.)
42'
POOL MAIN DRAINS EQUIPPED WITH HYDROSTATIC PLUG MINIMUM 36" SEPARATION (3 FT.) APSP-7, GRATES ASME 112.19.8
3' MIN.
POOL MAIN DRAINS
18'
POOL STEPS
8'
POOL LIGHTS (TYP.)
1'
1'
1'
2'
4'
DEEP END BENCH W/ STEP OUT
POOL LIGHTS ARE LOW-VOLTAGE L.E.D.
AUTO-FILL BOX
ONE FOOT CONTINUOUS BOND BEAM (12")
PROVIDE WATER BONDING KIT
PENTAIR HEATER
PENTAIR FILTER
PENTAIR PUMP
RETURN TO POOL
INTAKE FROM POOL SKIMMERS
PLAN
DEPTH 3'6" TO 8'6"
ANSI/ NSPI-5 2003 TYPE 3 DIVING POOL
SCALE - 1/4" = 1'0"
STEEL SCHEDULE
EXPANSION MATERIAL
COPING
r6"
WATER LEVEL
8"
4"
3" CLEAR (TYP.)
#4 @ 12" E.W. IN WALL
SECTION A-A DEEP END
8 1/2" MIN.
THROUGH CURVE
#4 @ 12" E.W. IN FLOOR
6" MIN. GRAVEL OR CRUSHED STONE BED UNDER ENTIRE POOL FLOOR FOR WATER CONTROL (ONLY WHEN REQ'D)
SECTION B-B SHALLOW END
6"
3/4" EXPANSION MATERIAL BY DECK CONTRACTOR
(4) #4 CONTIN. IN BOND BEAM
6" RADIUS
#4 @ 12" E.W. (TYPE U.N.O.)
BENCH ELEVATION
21"-22"
18"
BENCH
SKIMMER DETAIL
1'6"
TO PUMP
SKIMMER BODY
FILTER RETURN INLET
PLAN
SECTION
MAY BE NOTCHED
WATER LEVEL
#3@12" O.C.
SEE WALL DETAIL
#3 AS SHOWN
W & D VARY WITH SIZE OF COVER
TYPICAL AUTOCOVER DETAIL
NTS
POOL DEPTH PROFILE
4ft. 6in.
3ft. 6in.
8ft. 6in.
8ft. 6in.
10 ft.
13 ft.
18 ft.
POOL PIPING SCHEMATIC
ALL PLUMBING TO BE PVC SCHEDULE 40 PRESSURE PIPE
HYDROSTATICALLY TEST ALL PIPING AT A MIN. OF 15 PSI FOR A PERIOD OF 30 MINUTES
PENTAIR HEATER
PENTAIR FILTER
PENTAIR
3 WAY VALVE
RETURN TO SKIMMER
2" HOSE FROM POOL (W/ NON-COLLAPSIBLE 12" MIN REINFORCEMENT)
HOSE FROM SKIMMER
NOTES:
1) POOL HAS BEEN DESIGNED AND TO BE CONSTRUCTED PER THE 2018 CT STATE CODE WHICH COMPLIES TO 2020 INTERNATIONAL RESIDENTIAL CODE & TO APSP 5 AS PER SECTION R326.1 AMERICAN NATIONAL STANDARD FOR RESIDENTIAL INGROUND POOLS.
2) SWIMMING POOL IS ANSI/ NSPI - TYPE 3 DIVING POOL.
3) THE FOLLOWING BUILDING CODE REQUIREMENTS SHALL BE ADHERED TO:
- OUTDOOR SWIMMING POOL BARRIER PER SECTION R326.1.
- TEMPORARY ENCLOSURE PER SECTION R326.6.5.
- POOL ALARM AS PER SECTION R326.6.6.
- APSP 3-14 NATIONAL STANDARD FOR PERMANENTLY INSTALLED RESIDENTAL SPAS AND SWIM SPAS - R326.9.1.
- APSP 7-15 AMERICAN NATIONAL STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS AND CATCH BASINS - R2326.7.
- STANDARD PERFORMANCE SPECIFICATION FOR SAFETY COVERS AND LABELING REQUIREMENTS FOR ALL COVERS FOR SWIMMING POOLS, SPAS AND HOT TUBS ASTM F1346-91 (2010) SECTION R326.6.1 & R326.6.4.
4) CONTRACTORS INSTALLATION OF ELECTRICAL WORK INCLUDING BONDING SHALL COMPLY WITH THE CURRENT ADOPTED 2018 NATIONAL ELECTRIC CODE (NEC).
5) ALL PLUMBING WORK SHALL COMPLY WITH THE CURRENT CT. ADOPTED CODE - 2012 INTERNATIONAL PLUMBING CODE.
6) POOLS ARE TO BE EQUIPPED WITH AN APPROVED POOL ALARM WHICH IS CAPABLE OF DETECTING A CHILD ENTERING THE WATER AND GIVING AN AUDIBLE ALARM, AS PER SECTION 326.6.6.
7) DOOR ALARMS WILL MEET UL 2017 - AS PER SECTION 326.6.1-9.2.
STRUCTURAL NOTES
1) CONCRETE SHALL BE PLACED ON NATURAL SOIL (1500 PSF. OR WELL DRAINING GRANULAR TYPE COMPACTED FILL.
2) POOL STRUCTURAL IS DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - 318".
3) ALL STEEL REINFORCING SHALL BE OF DEFORMED BARS COMPLYING WITH ASTM A615 LAP BARS A MINIMUM OF 15".
4) CONCRETE SHALL BE PNEUMATICALLY PLACED GRADE "P", COMPRESSIVE STRENGTH MIN. 3500 PSI AT 28 DAYS. MIX CONSISTING OF PORTLAND CEMENT, FINE SAND AGGREGATES, COARSE CRUSHED STONE AGGREGATES & WATER SHALL BE PROPORTIONED BY QUALITY CONTROL IN A CERTIFIED CONCRETE PLANT.
GENERAL NOTES:
1) POOL CLEARANCES TO BUILDINGS AND PROPERTY LINES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
2) THIS PLAN DOES NOT INCLUDE POOL LOCATION ON PROPERTY, GRADING, FENCING, WALLS OR OTHER SITE INFORMATION.
3) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
4) CONTRACTORS SHALL VERIFY BURIED UTILITIES WITHIN SUBROUNDS OF INSTALLATION AREA.
5) POOL IS NOT EQUIPPED WITH A VACUUM FITTINGS.
6) THE ENGINEER HAS NOT REVIEWED SUBSURFACE CONDITIONS UNLESS NOTED IN THESE PLANS. THE ENGINEER SHALL BE INDEMNIFIED AGAINST ALL DAMAGES ARISING FROM SUBSURFACE CONDITIONS.
7) THE ENGINEER SHALL NOT BE HELD LIABLE FOR CONSTRUCTION UNLESS SPECIFICALLY RETAINED TO PROVIDE INSPECTIONS.
R.I. POOLS INC.
24 MERWIN STREET
NORWALK, CT 06850
203-838-0798
ALYSON JOHNSON
573 MIDDLESEX ROAD
DARIEN, CONNECTICUT
22-5593
1 of 1
1-30-23
GRUMMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH (203) 853-3633 FAX (203) 286-0057
STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER

ZONE AA - BASE LOT CALCULATION (sq. ft.)				
		LOT	EXISTING	PROPOSED
1	GROSS LOT AREA: (1 ACRE)	43,560 SF	*30,540 SF	*30,540 SF
2	Above Ground Utility Easements	0		
3	Streets and Roads	0		
4	Other Exclusive Surface Easements	0		
5	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3 and 4)		0	0
6	Wetland Area	2,474±		
7	Steep Slopes of 25% or greater	0		
8	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 and 7)	0		
9	Wetlands/Slopes reduction	0.80 x line 8	1,979±	1,979±
10	BASE LOT AREA (Line 1, minus line 5 and line 9)		28,561 ±	28,561 ±
	MAXIMUM LOT AREA COVERAGE CALCULATION			
11	BASE LOT AREA (Copied from line 10, above)	28,561 ±		
12	Square Feet of Total Coverage		8,582	9,230
13	Line 12 divided by line 11 for a %	25%	30.05%	32.32%
14	Square Feet of Building Coverage		5,015	5,015
15	Line 14 divided by line 11 for a %	N/A	N/A	N/A

BUILDING HEIGHT & SETBACKS				
	PRIMARY STRUCTURE	REQUIRED	EXISTING	PROPOSED
	Street Line	30'	31.0'	-
	Side and Rear Lot Lines	15' / 25'**	24.5' / 29.8'	-
	Height (Stories / Height)	2.5 / 30'**	2.5 / 28.5'±	-
	ACCESSORY STRUCTURE			
	Street Line	30'	N/A	35.0'
	Side and Rear Lot Lines	15' / 25'**	N/A	15.2'/27.2'
	Height (Stories / Height)	1 / 16'	N/A	N/A

A. Section 31-4 Allow architectural projections of not more than 3' or more than the distance equal to 20% of the minimum setback whichever is less, measured from the building wall or face.

B. Chimney, eaves, cornices, window sills and overhangs located no more than 3' from the building or 20% of the setback, whichever is less do not count as coverage.

* Gross Lot Area Calculated From Current Mean High Water Line.

** Non-conforming lot setbacks and height as defined in the Town of Westport Zoning Regulations Section 6-3.1 (Setbacks) and 6-3.3 (Height)

NOTES:

1. This survey has been prepared in accordance with sections 20-300B-1 Through 20-300B-20 of the regulations of Connecticut State Agencies "Minimum Standards For Surveys and Maps in the State of Connecticut" Adopted June 21, 1996; Amended October 26, 2018.

   It is a Zoning Location Survey based upon a Resurvey and conforms to: Horizontal Accuracy Class A-2 & Topographical Class T-2.

2. References:
   A. Record Map 6459 entitled "Map of Subdivision Prepared For Harbor Properties, Inc., Westport, Conn." Scale: 1" = 60', dated June 2, 1965 by Leo Leonard Civil Engineer & Surveyor
   B. Record Map No. 6746 entitled "Map Prepared For Saugatuck Harbor Yacht Club Inc. Westport, Connecticut." Scale: 1" = 60', dated January 8, 1970 by Leo Leonard Civil Engineer & Surveyor
   C. Map entitled "Final Asbuilt Prepared For Vetruvian Group, LLC, #15 Duck Pond Road, Westport, Connecticut." Scale: 1" = 20', dated June 13, 2005, last revised August 16, 2005, prepared by Hammons LLC
   D. Owner of Record: Eric Coburn & Tracie Sundack Vol. 4276 Pg. 170

3. Reference to Other Instruments:
   Vol. 174 Pg. 505 Easement to Connecticut Light and Power Company
   Vol. 193 Pg. 638 Covenants, Easements and Restrictions
   Vol. 3023 Pg. 193 Memorandum of Decision to Littoral rights

4. Parcel Area = 30,540± sf, 0.701± Ac.
5. Parcel is in Zone AA.
6. Property is shown as Tax Lot 23 on Assessor Map A03.
7. Property is served by municipal sewer and public water.
8. Elevation based on NAVD 88.
9. Parcel is in FIRM Zone AE (Elev. 13) on Community Panel Westport, Town of, Number 090019, Panel 0532, Suffix G, Map No. 09001C0532G, Map Effective Date: July 8, 2013.
10. Portion of the property is located within the W.P.L.O. Boundary
11. The property is located within the C.A.M. boundary.
12. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

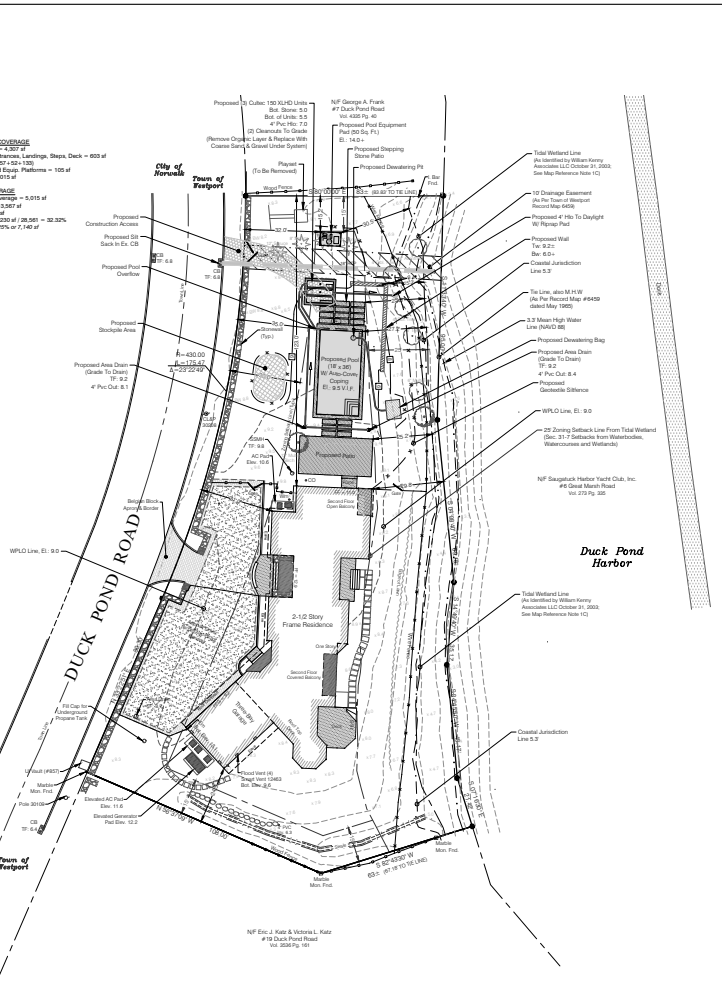
EXISTING
BUILDING COVERAGE
Residence = 4,307 sf
Covered Entrances, Landings, Steps, Deck = 603 sf
(53+126+257+52+135)
Elevated Equip. Platforms = 105 sf
TOTAL = 5,015 sf

SITE COVERAGE
Building Coverage = 5,015 sf
Driveway = 3,567 sf
TOTAL = 8,582 sf / 28,561 = 30.05%
ALLOWED 25% or 7,140 sf

HOUSE HEIGHT
Average Grade =
9.6+9.1+8.7+8.6+8.0+8.1+7.6+9.1+9.2+9.5 / 10 = 8.75
Mid-Point of Roof = (42.70+31.73)/2 = 37.21
Residence Height = 37.21 - 8.75 = 28.46'

Proposed
BUILDING COVERAGE
Residence = 4,307 sf
Covered Entrances, Landings, Steps, Deck = 603 sf
(53+126+257+52+135)
Ex. Elevated Equip. Platforms = 105 sf
TOTAL = 5,015 sf

SITE COVERAGE
Building Coverage = 5,015 sf
Driveway = 3,567 sf
Pool = 648 sf
TOTAL = 9,230 sf / 28,561 = 32.32%
ALLOWED 25% or 7,140 sf


DUCK POND ROAD
Duck Pond Harbor
City of Norwalk
Town of Westport
2-1/2 Story Frame Residence
Proposed Pool
Proposed Patio
Proposed Stockade Area
Proposed Construction Access
Proposed Silt Sack In Ex. CB
Proposed Pool Overflow
Proposed Area Drain (Grade To Drain) TF: 9.2 4" Pvc Out: 8.1
Proposed Area Drain (Grade To Drain) TF: 9.2 4" Pvc Out: 8.4
Proposed Geotextile Silfence
Proposed Dewatering Bag
Proposed Dewatering Pit
Proposed Stepping Stone Patio
Proposed 4" Hdo To Daylight W/ Riprap Pad
Proposed Wall Tw: 9.2± Bw: 6.0±
Proposed 6 Cultec 150 XLHD Units Bot. Stone: 5.0 Bot. of Units: 5.5 4" Pvc Hlc: 7.0
25 Clearouts To Grade (Remove Organic Layer & Replace With Coarse Sand & Gravel Under System)
Proposed Pool Equipment Pad (50 Sq. Ft.) El.: 14.0 ±
Playset (To Be Removed)
Proposed Fence
Ex. Fence To Be Removed
Ex. Fence To Remain
Ex. Fence To Be Relocated
Ex. Shed To Be Removed
Ex. Shed To Remain
Ex. Deck To Be Removed
Ex. Deck To Remain
Ex. Concrete Pad To Be Removed
Ex. Concrete Pad To Remain
Ex. Asphalt To Be Removed
Ex. Asphalt To Remain
Ex. Gravel To Be Removed
Ex. Gravel To Remain
Ex. Stone Wall To Be Removed
Ex. Stone Wall To Remain
Ex. Utility Pole To Be Removed
Ex. Utility Pole To Remain
Ex. Overhead Utility To Be Removed
Ex. Overhead Utility To Remain
Ex. Underground Utility To Be Removed
Ex. Underground Utility To Remain
Ex. Tree To Be Removed
Ex. Tree To Remain
Ex. Contour To Be Removed
Ex. Contour To Remain
Ex. Drainage To Be Removed
Ex. Drainage To Remain
Ex. Curb To Be Removed
Ex. Curb To Remain
Ex. Sign To Be Removed
Ex. Sign To Remain
Ex. Mailbox To Be Removed
Ex. Mailbox To Remain
Ex. Hydrant To Be Removed
Ex. Hydrant To Remain
Ex. Gas Line To Be Removed
Ex. Gas Line To Remain
Ex. Water Line To Be Removed
Ex. Water Line To Remain
Ex. Sewer Line To Be Removed
Ex. Sewer Line To Remain
Ex. Sewer Manhole To Be Removed
Ex. Sewer Manhole To Remain
Ex. Catch Basin To Be Removed
Ex. Catch Basin To Remain
Ex. Drywell To Be Removed
Ex. Drywell To Remain
Ex. Septic System To Be Removed
Ex. Septic System To Remain
Ex. Well To Be Removed
Ex. Well To Remain
Ex. Underground Propane Tank To Be Removed
Ex. Underground Propane Tank To Remain
Ex. Above Ground Propane Tank To Be Removed
Ex. Above Ground Propane Tank To Remain
Ex. Oil Tank To Be Removed
Ex. Oil Tank To Remain
Ex. Boulder To Be Removed
Ex. Boulder To Remain
Ex. Rock Outcrop To Be Removed
Ex. Rock Outcrop To Remain
Ex. Retaining Wall To Be Removed
Ex. Retaining Wall To Remain
Ex. Flagpole To Be Removed
Ex. Flagpole To Remain
Ex. Bollard To Be Removed
Ex. Bollard To Remain
Ex. Light Pole To Be Removed
Ex. Light Pole To Remain
Ex. Bench To Be Removed
Ex. Bench To Remain
Ex. Trash Receptacle To Be Removed
Ex. Trash Receptacle To Remain
Ex. Bike Rack To Be Removed
Ex. Bike Rack To Remain
Ex. Fire Hydrant To Be Removed
Ex. Fire Hydrant To Remain
Ex. Fire Department Connection To Be Removed
Ex. Fire Department Connection To Remain
Ex. Fire Alarm Box To Be Removed
Ex. Fire Alarm Box To Remain
Ex. Fire Extinguisher To Be Removed
Ex. Fire Extinguisher To Remain
Ex. Fire Hose To Be Removed
Ex. Fire Hose To Remain
Ex. Fire Nozzle To Be Removed
Ex. Fire Nozzle To Remain
Ex. Fire Valve To Be Removed
Ex. Fire Valve To Remain
Ex. Fire Pump To Be Removed
Ex. Fire Pump To Remain
Ex. Fire Tank To Be Removed
Ex. Fire Tank To Remain
Ex. Fire Suppression System To Be Removed
Ex. Fire Suppression System To Remain
Ex. Fire Alarm System To Be Removed
Ex. Fire Alarm System To Remain
Ex. Fire Detection System To Be Removed
Ex. Fire Detection System To Remain
Ex. Fire Protection System To Be Removed
Ex. Fire Protection System To Remain
Ex. Fire Protection Water Supply To Be Removed
Ex. Fire Protection Water Supply

SOIL EROSION AND SEDIMENT CONTROL NOTES

NARRATIVE:
The purpose of the Soil Erosion and Sediment Control Plan details and notes is to outline a program that minimizes soil erosion during construction.

THE PRIMARY POLICIES OF THIS PROGRAM ARE:
a) Keeping land disturbance to a minimum
b) Trapping particles at source by promptly stabilizing disturbed areas;
c) Avoid concentration of water and maintain low runoff velocities.
d) Avoid contamination of existing storm drains;
e) Time grading and construction to minimize soil exposure with phasing.
f) Retain existing vegetation wherever feasible.
g) Stabilize areas as soon as possible.
h) Maintenance (weekly maintenance and before and after storm events) of controls to ensure they are functioning properly.

NOTES:

1. This drawing is intended to describe the soil erosion and sediment control plan for the project. For other details with respect to construction, see appropriate drawings.
2. All soil erosion and sediment controls shall be done in conformance with the 2024 Connecticut "Guidelines for Soil Erosion and Sediment Control", prepared by the Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this soil erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Office & Conservation Department of any transfer of this responsibility.
4. The contractor at all times shall have an additional 10% of trap rock and gravel, Strawbale and silt fence on site.
5. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
6. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of proposed facilities shown beyond the fences.
7. Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consist of CT DOT #3 stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (Length as depicted on Soil Erosion & Sediment Control Plan).
8. The location of the proposed stockpiles is shown on the drawing or the excess material is to be removed during construction. Silt fence will be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
10. Catch Basin Filters shall be installed to prevent the deposition of sediment into storm basins prior to stabilization of exposed areas.
11. Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed field area. The inlets of all pumps are to be floated a minimum of 24 inches off the bottom of the excavation and pumped into a dirtbag.
12. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Hydraulic application (Hydroseeding), is a suitable method for use in critical areas.

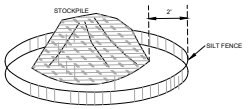
TEMPORARY SEED MIX:		PERMANENT SEED MIX:	
Perennial ryegrass	40 lbs/acre	Kentucky Bluegrass	20 lbs/acre
1 lb/1000 sq. ft.		Creeping Red Fescue	20 lbs/acre
		Perennial ryegrass	5 lbs/acre
TOTAL		45 lbs/acre	1lb/1000 sq. ft

Optimum Seeding Dates: April 1 - June 15; August 15 - October 1

13. If disturbed areas cannot be seeded immediately due to the time of year, mulch area until seeding can occur, remove mulch and seed and re-mulch as the season permits.
14. Loaded trucks shall be covered as required to keep down dust.
15. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction.
16. Dust control to be achieved with watering down disturbed areas as required.
17. After each storm event or once weekly, all soil erosion and sediment controls will be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.
18. Additional soil erosion and sediment control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing agency.
19. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of properly.

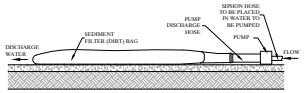
DEEP TEST PITS
10 Duck Pond Road, Westport
Witnessed By: Ochman Associates: 2/24/26
Fb 174, Pg. 4

Tbl 1 (0"-10")	Topsoil/ Fill
10" -18"	Brown Silty Loam/Fill
18" - 48"	Brown Sand & Gravel With Some Silt/Fill
48" - 70"	Dark Gray Sand & Silt With Some Dark Organics
72" - 102"	Orange Brown Sand
Ledge	None
Groundwater	100"
Mottling	48"

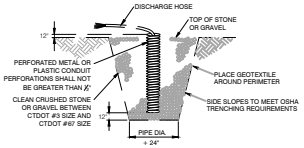


INSTALL SILT FENCE AT BASE
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10# PER 1000 SQ. FT.

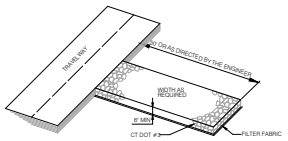
STOCKPILE STABILIZATION
NTS



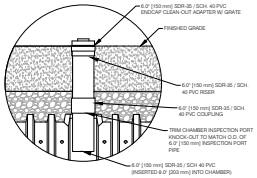
DEWATERING BAG DETAIL
NOT TO SCALE

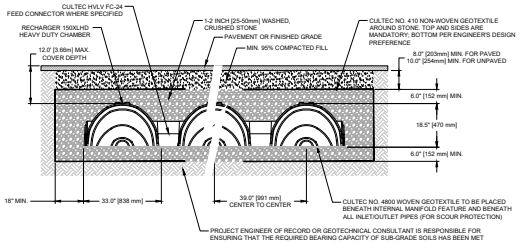


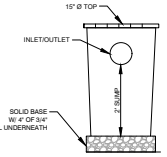
TYPICAL SECTION OF SUMP PIT
NOT TO SCALE



CONSTRUCTION ENTRANCE ANTI TRACKING PAD DETAIL
(NTS)

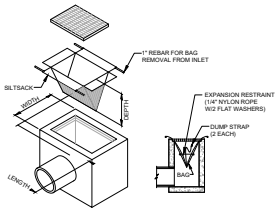




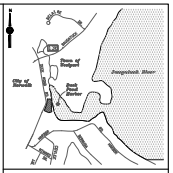


15" Ø NDS AREA DRAIN OR EQIVALENT
(NTS)
AREA DRAIN CHART
(ALL PIPE TO BE 4" SDR 35 TIGHT PIPE)
(GRADE TOWARDS AREA DRAINS)

AD #	TOP OF FRAME	INVERT OUT	H.O. INVERT
1	-----	-----	-----



SILT SACK INSTALLATION
SEDIMENT CONTROL AT EXISTING CATCH BASIN INLETS
(USE REGULAR FLOW MODEL ONLY)



ORIENTATION SCALE: 1" = 1000'

LAND SURVEYOR | CIVIL ENGINEER:

OCHMAN ASSOCIATES
(A Division of Shevlin Land Surveying, LLC)
303 LINWOOD AVENUE, SUITE 2-C
FAIRFIELD, CONNECTICUT 06824
PHONE (203) 268-9194

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF OCHMAN ASSOCIATES AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF OCHMAN ASSOCIATES.

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

CONSTRUCTION NOTES & DETAILS

- PREPARED FOR -
ERIC COBURN & TRACIE SUNDACK

#15 DUCK POND ROAD
WESTPORT, CONNECTICUT
ASSESSOR MAP A03 • LOT 23

MARCH 25, 2026

SHEET 2 OF 2

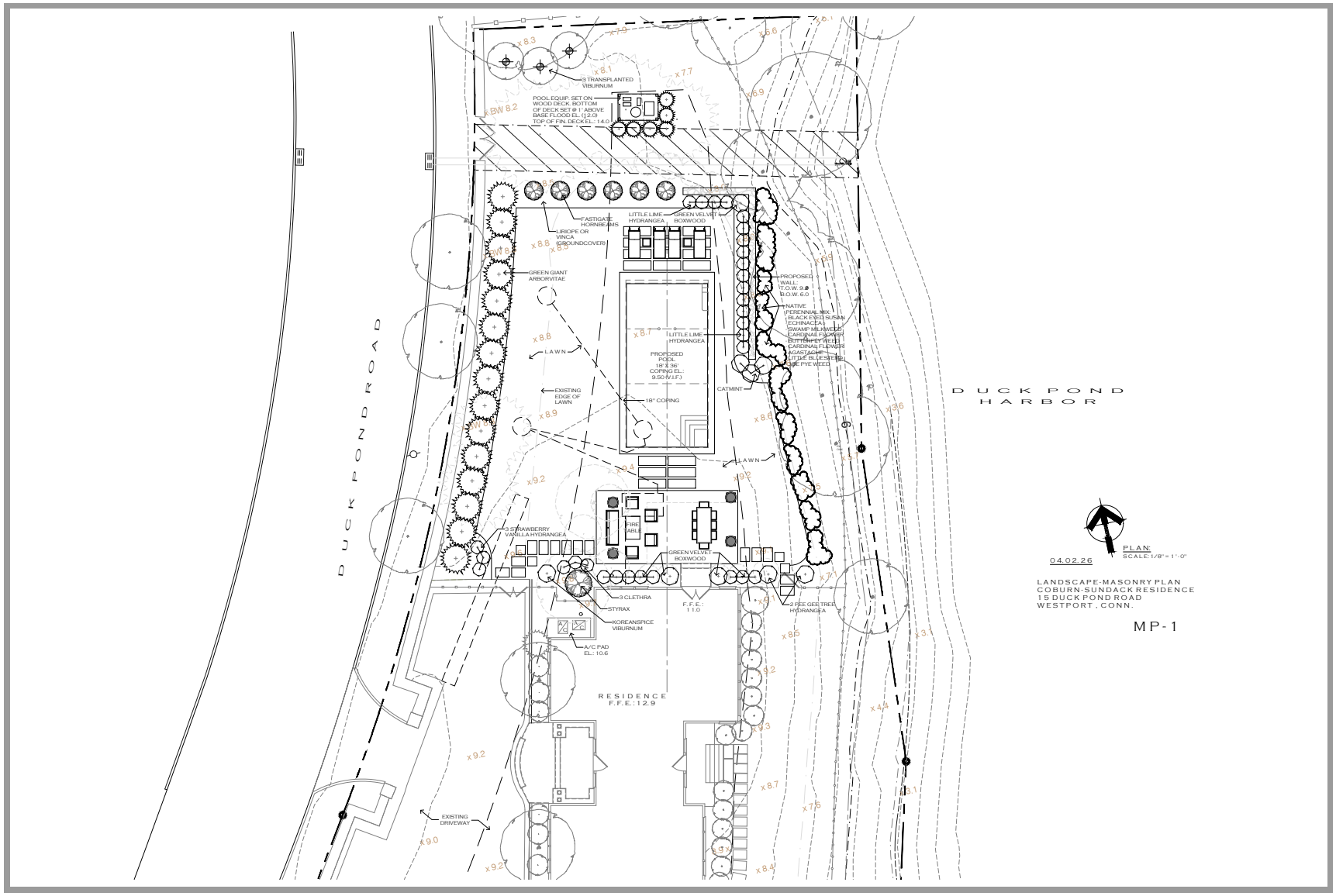
SCALE:
SCALE AS NOTED

COMMENCE: 05/2022	FB: 174 PG. 4
DRAWN BY: MVB	PROJECT NO.: 1900
CHECKED BY: MAO	DWG NO.: 24-

NOT VALID UNLESS EMBOSSED WITH SEAL OR INKED WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

MARK A. OCHMAN, PE LS CT LICENSE #24913
Not Valid Without A Live Signature & Embossed Seal


DUCK POND ROAD
DUCK POND HARBOR
3 TRANSPLANTED VIBURNUM
POOL EQUIP. SET ON WOOD DECK, BOTTOM OF DECK SET @ 1' ABOVE BASE FLOOD EL. (), 2.0
TOP OF FIN. DECK EL.: 14.0
FASTIGIATE HORNBEAMS
LITTLE LIME HYDRANGEA
GREEN VELVET BOXWOOD
LIRIOPE OR VINCA (GROUNDCOVER)
GREEN GIANT ARBORVITAE
PROPOSED WALL: T.O.W. 9.0 B.O.W. 6.0
NATIVE PERENNIAL MIX
BLACK EYED SUSAN
ECHINACEA
SWAMP MILKWEED
CARDINAL FLOWER
BUTTERFLY WEED
CARDINAL FLOWER
AGASTACHE
LITTLE BLUESTEM
JOE PYE WEED
LAWN
PROPOSED POOL 18' X 36' COPING EL.: 9.50 (V.I.F.)
CATMINT
EXISTING EDGE OF LAWN
18" COPING
3 STRAWBERRY VANILLA HYDRANGEA
FIRE TABLE
3 CLETHRA
STYRAX
KOREANSPICE VIBURNUM
A/C PAD EL.: 10.6
F.F.E.: 11.0
2 PEE GEE TREE HYDRANGEA
RESIDENCE
F.F.E.: 12.9
EXISTING DRIVEWAY
PLAN:
SCALE: 1/8" = 1'-0"
04.02.26
LANDSCAPE-MASONRY PLAN
COBURN-SUNDACK RESIDENCE
15 DUCK POND ROAD
WESTPORT, CONN.
MP-1

STAFF REPORT
Application #WPL-12331-26
15 Duck Pond Rd
Assessor's Map: A03 Tax Lot: 023
Prepared: June 1, 2025 and last revised June 11, 2026
Public Hearing: June 17, 2026

Owner of Record: Tracie Sundack & Eric Coburn
Applicant: Franco Iannone of RI Pools

Application Request: The applicant is proposing to construct a pool, retaining wall, patios, and equipment on a raised pad. Portions of the work are within the WPLO area of the Saugatuck River.

Plans Reviewed:

a. **Site Development Plan**, Proposed Pool, prepared for Eric Coburn & Tracie Sundack, 15 Duck Pond Road, Westport, Connecticut, prepared by Ochman Associates, dated March 25, 2026, Scale: 1" = 20'.
b. **Construction Notes & Details**, prepared for Eric Coburn & Tracie Sundack, 15 Duck Pond Road, Westport, Connecticut, prepared by Ochman Associates, dated March 25, 2026, Scale: As Noted.
c. **Coburn Residence** (Pool Plan), prepared for 15 Duck Pond Road, prepared by R.I. Pools Inc., & Grumman Engineering, LLC, dated January 28, 2026.
d. **Landscape-Masonry Plan**, Coburn-Sundack Residence, 15 Duck Pond Road, Westport, Conn., dated April 02, 2026, Scale: 1/8" = 1'-0" Sheet MP-1.
e. **Drainage Report**, 15 Duck Pond Road, Westport, CT, prepared for Eric Coburn & Tracie Sundack, prepared by Ochman Associates, dated March 25, 2026.

Past Permits: None

Property Description:
Location of 25-year flood boundary: 9 ft. contour interval. The WPL is established 15 linear feet (LF) from the 9 ft. contour interval.
Property is situated in Flood Zones AE (el. 13') as shown on F.I.R.M. Panel 09001C0532G Map revised to July 8, 2013.
Proposed Pool Coping Elevation: ~9.5 ft.
Proposed Top of Retaining Wall Height: 5.0 ft.
Proposed Pool Equipment Elevation: 12 ft.
Lot Size: 0.1586 acres (6, 906 sq. ft.)
Existing and Proposed Building Coverage: 26.89% (1,857 sq. ft.)
Existing Site Coverage: 49.26% (3,402 sq. ft.)
Proposed Site Coverage: 47.63% (3,290 sq. ft)
Sewer Line: The existing residence is serviced by municipal sewer.
Zoning: The property is located in Residential Zone AA.
Watershed: Property is with the Indian River Subwatershed #7000-22

Aquifer: The property is underlain by Canfield Island Aquifer which is a coarse-grained stratified drift aquifer. The property is NOT within the Town's wellfield protection zone.

Coastal Area Management:
Coastal Area Management: Property located within CAM zone. The coastal resources are identified as: Near Shore Waters, Shellfish Area and Coastal Flood Hazard Area. Nearshore Waters are those waters and their substrates lying between mean high water and a depth approximately by the ten-meter contour. Shellfish Area areas support an important source of food, provide recreational shellfishing opportunities, provide economic opportunities for the shellfish industry, and provide employment through the shellfish industry. Coastal Flood Hazard Areas are defined as those land areas inundated during coastal storm events. A-zones are subject to still-water flooding during "100-year" flood events. Coastal Hazard Areas serve as flood storage areas. They are, by their nature, hazardous areas for structural development, especially residential type uses.

Proposed Storm Water Treatment: The applicant proposes to treat the first 1" of runoff with a single Cultec R-280HD infiltrator unit. Stormwater will be collected in the roof leaders of the ADU and conveyed to the underground detention gallery.

Discussion:
The WPL Ordinance requires that the Conservation Commission consider the following when reviewing an application:

> **"** ***An applicant shall submit information to the Conservation Commission showing that such activity will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystems of the waterway, including but not limited to: impact on ground and surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and the natural rates and processes of erosion and sedimentation."***

The property lies within the WPLO boundary (elevation 9') of the Saugatuck River. The property contains an impounded section of tidal creek associated with the Saugatuck River. The mean high-water line of the Saugatuck River is established at elevation 3.3' (NAVD88) on the eastern portion of the property. The intertidal zone on the property can be characterized as landscaped lawn and tidal creek channel with mud and stone substrate.

Based on the existing spot elevations shown on the site plan, the topography of the site is relatively flat, but slopes in the rear of the property to the east. The elevations indicate the site generally drains towards the southeast of the site.

The project proposes constructing an accessory dwelling unit, covered landing and stairway (658 sq. ft.) northeast of the existing residence. Impervious coverage will slightly increase. A small corner of the existing driveway will be eliminated to accommodate the new structure. The proposed patio will tie into existing surrounding grade at el. 9.6' Ted Gill of the Town's

Engineering Department found this design to be compliant in regards of grading, drainage, and E&S controls. The application was approved by the Town's Flood and Erosion Control Board on May 7, 2025.

Water Quality Considerations:
The potential for the proposed project to have an adverse impact on the preservation of natural resources and the ecosystem of the adjacent waterways should focus on stormwater quality impacts and percentage of impervious area. The proposed site coverage is ~18%, which is within the 10-25% cover that is expected to impact water quality. Coverage calculations are provided on the site plan. The 2023 Connecticut Stormwater Manual provides research that water quality experiences degradation when coverage in a watershed exceeds 10%. As the Saugatuck River Watershed is densely developed, the coverage exceeds the percentage in which water quality can be assumed to be impacted.

The site plan depicts two rows of erosion and sedimentation controls downgradient the limit of disturbance consisting of silt fence backed by haybales. The site plan depicts a soil stockpile surrounded by a layer of silt fence. A detail for typical silt fence installation is provided with the construction details and notes. An anti-mud tracking pad will be installed at the driveway entrance along Duck Pond Road. Due to site constraints, Staff recommends the Commission require a construction and planting sequence plan prior to the issuance of the Zoning permit.

Stormwater calculations are provided on the "Stormwater Management Report". The drainage calculations demonstrate the single Cultec R-280HD infiltrator unit has a storage volume of 105.00 cu. ft. which is greater than the 52.07 cu. ft. required by Town drainage standards for the first 1" of runoff from the 658 sq. ft. increase of impervious coverage. The applicant provides sufficient storage to treat the first inch of runoff from the impervious areas proposed onsite, which is considered the Water Quality Volume (WQV).

Staff feels stormwater quality across the property has the potential to improve moderately with the inclusion of the stormwater storage beneath the patio. Staff feels stormwater quality across the site could further improve with the inclusion of the 13 trees and 38 shrubs within the buffer planting that is depicted on the Landscaping Plan. Staff finds the proposed site drainage and buffer planting as best management practices for the type and location of the site development.

Natural Habitat Considerations:
Conservation Staff performed a preliminary review of the State of Connecticut DEEP Natural Diversity Database (NDDB) for potential presence of state-listed species on or adjacent to the subject property using the EZfile online tool. The review provided results of potential habitat for a single state species of special concern; eastern prickly pear (*Opuntia humifusa*). There is no proposed development immediately adjacent within sand dunes or other candidate habitat for prickly pear cactus. The ADU is being constructed in a lawn area sparsely populated with smaller trees. Staff does not anticipate impacts to prickly pear habitat. At present, Staff does not recommend further consultation to evaluate impact to listed species.

The Landscape Plan proposes a buffer planting of native trees, shrubs and herbaceous plants. The plan indicates the removal three mature trees (2 maples and 1 birch). The plan proposes to establish 13 trees and 38 trees across the site with most of the shrubs being concentrated in the northeastern corner of the property, downgradient of the proposed ADU. Staff feels the planting of native trees and shrubs establishes a buffer that will be beneficial to water quality and natural habitat, benefiting the intertidal benthic community and fish community of the Saugatuck River. Bayberry and chokeberry will provide cover and forage to resident and migrating bird species. Flowering plants will be beneficial to pollinators, as well. Staff recommends the Commission discuss potential seeding to encourage native herbaceous growth in areas between shrubs and trees. Staff recommends the Commission require a performance bond for the planting to be held for one growing season to ensure vitality of the plants.

Sediment release from loose soil is one of the most significant potential impacts from the proposed project activities. Sediment releases during storm or flood events can result in temporary and long-term impacts to water quality. Impacted water quality may negatively affect the shellfish and aquatic vegetative community of the Saugatuck River and tidal wetland. The nearest proposed limit of disturbance from the installation of the ADU is ~25' from the nearest tidal wetlands boundary. Silt fence, haybales, and construction anti-tracking pad will mitigate the potential impact of sediment transport offsite. With the mitigating controls and planting plan, the potential for short term and long-term adverse impacts from the proposed development to the natural habitat is minimal.

Information Gaps / Errors / Questions

Two maples are proposed to be removed with the proposed footprint of the new ADU. What is the need to remove the 10" diameter birch tree within the lawn?

Alternatives to Reduction of Impacts

1. No construction alternative.
2. Approval of application with the following conditions:
   a) The design engineer shall witness and certify the patio stormwater storage and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
   b) An "as-built" survey shall be submitted prior to the issuance of a Certificate of Compliance.
   c) The applicant shall submit a performance bond for the planting plan to be held one full growing season to ensure vitality of the plants. The bond shall be paid prior to the issuance of a Zoning Permit.
   d) The proposed planting shall be installed by hand.
   e) A construction and planting sequence shall be submitted for Conservation Staff approval prior to the issuance of a Zoning Permit.

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

FOR OFFICE USE ONLY
File #
Date Filed:
Class:
Fee: $
Date Rec'd:
☐Cash ☐Check #
Final Inspection: Y / N
As-built Required: Y / N

APPLICATION
WESTPORT CONSERVATION DEPARTMENT

PROJECT LOCATION: _____

ASSESSOR'S MAP # _____ TAX LOT # _____ ZONING DISTRICT_____

APPLICANT OR AGENT		OWNER
_____	NAME	_____
_____	ADDRESS	_____
_____		_____
_____	(H) PHONE (H)	_____
_____	(W) PHONE (W)	_____
_____	E-MAIL	_____

EXISTING CONDITIONS (Describe existing property and structures): _____

_____

_____

PROJECT DESCRIPTION/PURPOSE (Describe the proposed activity): _____

_____

_____

PROJECT COST: _____

I hereby depose and say that all statements contained herein and all exhibits attached hereto are true and binding to the best of my knowledge:

_____ _____
(Signature of Applicant) (Date)

The act of applying to the Conservation Commission and/or Department implies consent to the proposed activity, and grants permission to the Conservation Commission/Department and its agents to inspect the property herein described for the purpose of resource inventory, impact analysis, and compliance investigation at any time beginning on the date of the application filing, and extending through the pendency of any permit issued, or in the event of permit denial, for the purpose of compliance control.

_____ _____
(Signature of Property Owner) (Date)

FOR DEPARTMENT USE ONLY

1. DEPARTMENT FINDINGS:

After preliminary review by department staff, the following areas, resources and levels of environmental licensure have been identified:

- Wetland(s) / Watercourse(s), section: _____
  ☐ Non-regulated Activity ☐ Permit Required **FEE $ _____**
- Wetland / Watercourse Setback(s), section: _____
  ☐ Non-regulated Activity ☐ Permit Required **FEE $ _____**
- Waterway Protection Line(s), section: _____
  ☐ Non-regulated Activity ☐ Permit Required **FEE $ _____**
- Aquifer, section: _____
  ☐ Non-regulated Activity ☐ Permit Required **FEE $ _____**
- Staff Site Inspection for Determination of Wetland Boundary
  ☐ Administrative Review ☐ Conservation Commission Review **FEE $ _____**

CONSERVATION CERTIFICATE OF COMPLIANCE FEE $ _____
STATE FEE $ _____
NOTICE FEE $ _____
TOTAL FEE DUE $ _____

The application has been classified as requiring the following ruling:
☐ DECLARATORY ☐ SUMMARY ☐ PLENARY

Public Hearing of the application by the Conservation Commission: ☐ is not required.
☐ is scheduled for _____.

Westport/Weston Health District Approval: _____ Public Sewer: Yes / No
Engineering Dept. review required: Yes/No Date Approved _____
Comments:

_____
_____
_____

2. REQUEST FOR ADDITIONAL INFORMATION:

Please submit the information referenced in the attached schedule(s) by 4:00 p.m. on the _____day of_____, 20___ .

Schedule(s): ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Other: _____
_____
_____

3. RESTRICTION, CONDITIONS AND LIMITATIONS:

This review is valid for a period of six (6) months from the date of review, shown below, and is subject to the following data/plan(s)/stipulation(s):

_____
_____
_____
_____
_____

Reviewed by: _____ _____
(Conservation Department Staff Signature) (Date)

September 23, 2025

To whom it may concern:

Gina Coryell Fant-Simon Trust & Shari Lynn Trust, owners of 48 Cavalry Road Weston, CT, hereby authorize Bluewater Home Builders, LLC or any of its representatives, to apply for any necessary Town of Westport / Weston permits associated with demolition of the existing structures, construction of the proposed house, guest house, sound studio and accessory structures as well as any request for official address or change in address.

By: _____
Gina Fant - Simon

By: _____
Shari Fant - Simon

Moon Gardens LLC
Land Use Consultant
PO Box 2
Westport, CT 06881
203-461-0288

May 13, 2026

Dr. Tom Falia, Conservation Planner
Town of Weston
Town Hall Annex
24 School Road
Weston, CT 06883

Dear Mr. Falia:

This letter is to notify the Town of Weston that in accordance with C.G.S. §8-7d(f), an application to the Westport Conservation Commission has been submitted for a property that is located within 500 feet of your municipal boundary.

Project Details:

- Project Location: 48 Cavalry Road, Westport, Connecticut (Mblu: B16/ / 081/000 / Westport & 31//7/16 Weston)
- Property Owner: Gina Coryell Fant-Simon and Shari Lynn Fant-Simon, Co-trustees of Feel the Love Trust
- Project Description: A new single-family dwelling with associated residential development

A copy of the narrative, submitted survey, proposed survey, and engineering plan with erosion controls and grading have been attached for your review. Please feel free to contact me if you have any questions about this proposal.

Warm Regards,

Cindy Tyminski

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

Application #: _____

SCHEDULE B: ADJACENT OWNERS

PROJECT ADDRESS: 48 CAVALRY RD WESTPORT: B16/ / 081/000 / WESTON: 31// 7/6 /

Due by 4:00 p.m. on MAY 14, 2026

☒ ***CHECK HERE IF THE SUBJECT PROPERTY FALLS WITHIN 500' OF A TOWN BORDER***

1. Please submit names and mailing addresses of adjacent property owner(s) and owner(s) across the street from the project site. You may obtain this information from the Tax Assessor's Office, Room 104:

SEE ATTACHED ABUTTERS LIST REPORT

2. Submit one (1) 8 ½" by 11" photocopy of the appropriate assessor's map (1" to 200' scale) on which the property being considered in the application is identified, and the names of all adjacent property owners are written in or keyed to the above list of adjacent property owners. A photocopy of this map may be obtained from the Public Works Office, Room 210.

3. Submit proof of the completed Certificate of Mailing form from the U.S. Postal Service (form #3665) of the attached Notice Letter to the adjacent property owners.

NOTICE LETTER

Date: _____

To whom it may concern:

Notice is hereby given that _____ has submitted an application to the:
(Applicant's full name)

☐ Westport Conservation Commission

☐ Flood and Erosion Control Board for a regulated activity
(Check one or both)

for the property identified as _____
(Street Address / Tax Map # /Lot #)
(WESTPORT: B16/ / 081/000 / WESTON: 31// 7/6) /

It is anticipated that this application will be heard at:

☐ The 7:30 p.m. Flood and Erosion Control Board's hearing on _____

☐ The 7:00 p.m. Conservation Commission's hearing on _____

Proposed Activity:

_____

_____

_____

_____ _____
(Applicant's Signature) (Date)

A Legal Notice and Agenda of the Public Hearing for the application will be published twice in the Westport News or may be viewed on the Flood and Erosion Control Board & Conservation Department websites at www.westportct.gov

To view the details concerning this Application, please visit the Conservation Department office in Room 205 or the Engineering Department office in Room 210 at Town Hall, 110 Myrtle Avenue, Westport, CT 06880 between the hours of 8:30 am – 4:00 pm Monday through Friday.

If you wish to receive copies of all Town legal notices and meeting agendas by e-mail, please follow these directions:

1. Go to **www.westportct.gov**
2. Click on "**Subscribe**" under Popular Services
3. Enter your e-mail and name
4. Under "**Calendar**" click on each Board/Committee you want to receive an E-mail Notification for.
5. Click "**Submit**" and look for the verification email with link to confirm your subscription.

Abutters of 48 Cavalry

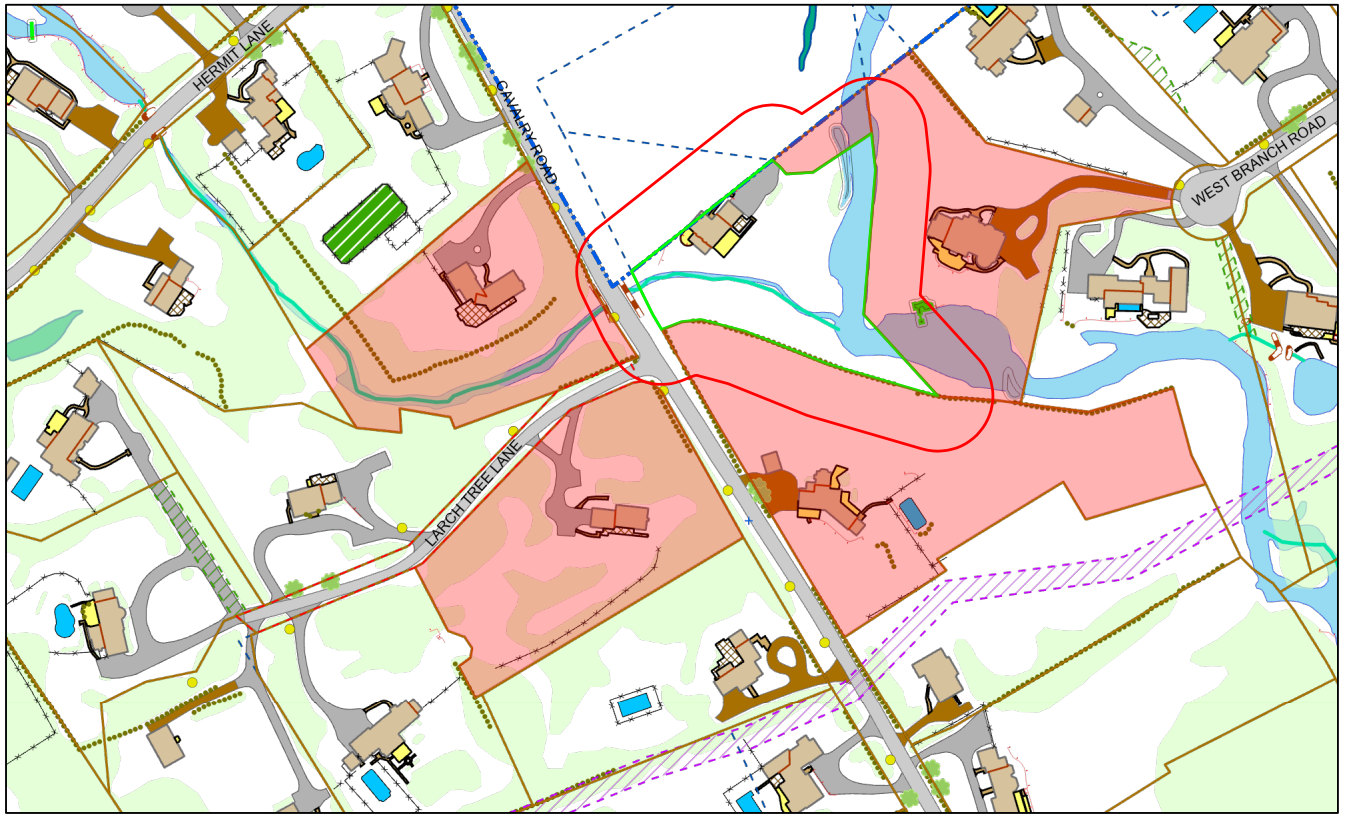
Town of Westport, CT

1 inch = 180 Feet

0 180 360 540

September 23, 2025

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

77 feet Abutters List Report

Westport, CT
September 23, 2025

Subject Property:

1	Parcel Number:	B16081000	Mailing Address:	FANT-SIMON GINA CORYELL TR & SHARI LYNN TR 48 CAVALRY RD WESTPORT, CT 06880
	CAMA Number:	B16081000		
	Property Address:	48 CAVALRY RD		

Abutters:

2	Parcel Number:	B15069000	Mailing Address:	DIDONATO MICHAEL C & LISA H TRAUNFELD 1 LARCH TREE LN WESTPORT, CT 06880
	CAMA Number:	B15069000		
	Property Address:	1 LARCH TREE LN		
3	Parcel Number:	B15075000	Mailing Address:	SHIELDS RYAN F & JENNIFER 49 CAVALRY RD WESTPORT, CT 06880
	CAMA Number:	B15075000		
	Property Address:	49 CAVALRY RD		
4	Parcel Number:	B16082000	Mailing Address:	FANT-SIMON GINA CORYELL TR & SHARI LYNN TR 48 CAVALRY RD WESTPORT, CT 06880
	CAMA Number:	B16082000		
	Property Address:	3 CAVALRY RD		
5	Parcel Number:	C15009000	Mailing Address:	COMERFORD RYAN T & PETRA BARGUSS- 36 CAVALRY RD WESTPORT, CT 06880
	CAMA Number:	C15009000		
	Property Address:	36 CAVALRY RD		
6	Parcel Number:	C16031000	Mailing Address:	HABER WILLIAM M 10 WEST BRANCH RD WESTPORT, CT 06880
	CAMA Number:	C16031000		
	Property Address:	10 WEST BRANCH RD		

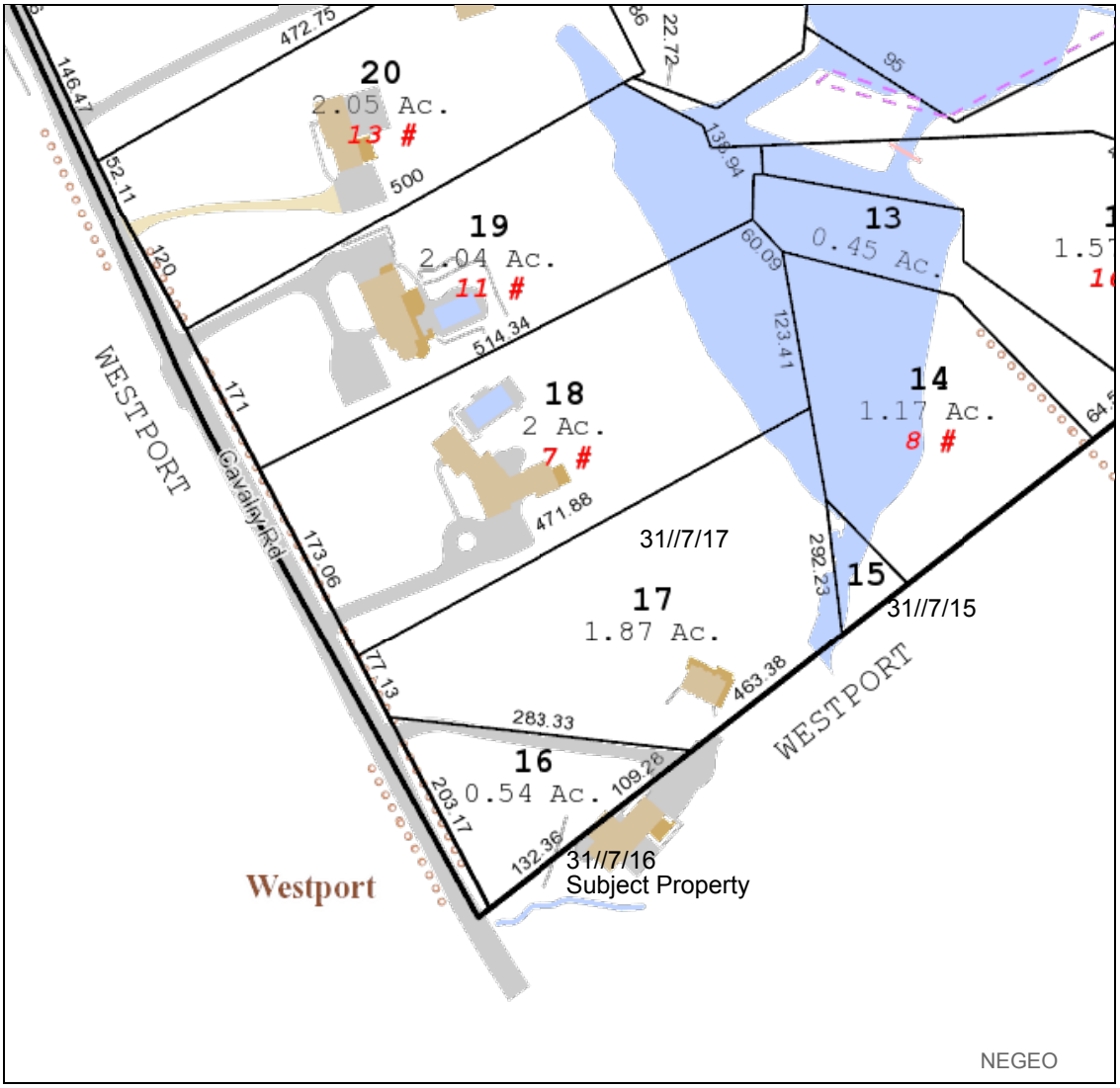
48 CAVALRY RD Abutters in Westport

CAI Technologies
www.cai-tech.com
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Town of Weston

Geographic Information System (GIS)

Date Printed: 9/23/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet

0 150 Feet

N W E S

1
31 7 17
FANT-SIMON GINA CORYELL&LYNN
48 CAVALRY RD
WESTPORT CT 06880

2
31 7 15
HABER WILLIAM M & CAROLE L
10 WEST BRANCH RD
WESTPORT CT 06880

48 CAVALRY RD Abutters in weston

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

Application #: _____

SCHEDULE C: WETLANDS / WATERCOURSES

PROJECT ADDRESS:_____

Due by 4:00 p.m. on _____

1. Pursuant to Section 9.6.2 relating to Soil Sample Data – the applicant/agent is to submit copy of a report by a "soil scientist" duly qualified in accordance with standards set by the U.S. Civil Service Commission, showing soil sample data, soil classifications, and a surveyed delineation of wetland soils as flagged by the scientist, including flag numbers (as requested by agency).

2. Pursuant to Section 9.6.3 relating to Biological Evaluations – the applicant/agent is to submit a list and evaluation of the plant and animal life that may be found within, depend upon, or use the wetlands and watercourses (as requested by agency).

3. Describe the anticipated impacts to wetlands and watercourses that may occur as the result of that portion of your proposal that may be located in wetlands, watercourses or their setbacks.

4. Describe the mitigation that is being proposed as part of your application in order to minimize disturbance and pollution of wetlands and watercourses, maintain or improve water quality, and prevent destruction of or enhance the natural habitats and functions of the wetlands and watercourses.

5. List the alternatives to the proposed application that were considered and the reason for their abandonment.

NARRATIVE
48 CAVALRY ROAD, WESTPORT, CT
(Westport: B16/ / 081/000 /, Weston: 31// 7 /16 /)
Inland Wetlands and Watercourses Application

I. OVERVIEW

Gina Coryell Fant-Simon and Shari Lynn Fant-Simon, Co-trustees of the Feel the Love Trust (hereinafter the "Owners") own the property known as 48 Cavalry Road, Westport, CT (hereinafter the "Property"). The parcel is zoned Residence AAA and is ±88,198 sq. ft. (2.025 Acres) in area. The property is split across municipal lines with 64,645 sq. ft. (1.484 A) in Westport and 23,553 sq. ft. (0.541 A) in Weston. The Owners also hold title to the adjacent property at 3 Cavalry Road, Weston, and this property is also split across municipal lines (Weston: 31// 7 /17//, Westport: B16//082/000 /). There is an existing single-family home with an attached garage located in the center of the lot.

The western branch of the Saugatuck River runs through the eastern portion of the property, and a floodway and a Flood Hazard Zone (AE-45, AE-44) are present. There are currently 20,640 sq. ft. of wetlands on the Property. The current wetland line was amended by Conservation Commission at their public hearing of May 20, 2026, with the wetlands primarily located along the eastern and southern property line. The Property has 17,835 sq. ft. of steep slopes and drops substantially from an elevation at 78.0' along the western boundary (Cavalry Road) to an elevation of 40.0' on the eastern boundary (Saugatuck River). The soil is primarily brown silty loam and grey sand and gravel. Groundwater was found at 58", but in most test pits groundwater was not present at 79" in depth. The proposed excavation volume added to the fill volume (not net) is 750 cubic yards, where the excavation and fill regulations allow 2,658 cubic yards. The Property lies in the Coleytown Aquifer Protection area.

II. PROPOSAL

This proposal includes the construction of a new single-family residence with a garage, spa (under covered porch), greenhouse and associated site development that includes reorienting a portion of the driveway, new landscape walls, a new septic system and stormwater drainage management. The development on the Property and the adjacent 3 Cavalry Road, Weston, will be organized to meet zoning requirements while remaining two separate lots, however, these lots will share a central infrastructure, localizing the disturbance. The shared areas include the driveway, the parking court, landscape walls and some of the drainage galleries. Cross-easements will be prepared for this shared development, and a plan has been submitted that shows the proposed location of this easement. The proposed lot coverage is 22.29% (12,800 sq. ft.) after Lot Area deductions for wetlands and steep slopes are made.

A new stormwater retention system, where none had existed on site before, has been designed to attenuate the peak discharge and encourage in-ground infiltration on the Property. All downspouts will be directed to these retention structures that are located under the parking court and behind the home. A new sanitary disposal system has been approved by the Aspetuck Health District.

A native planting, consisting of plants that are indigenous to Connecticut, has been proposed that includes *Acer saccharum*, *Amelanchier*, *Cornus*, *Clethra* and *Ilex*. This planting will slow surface runoff and encourage sediment

and sediment bound contaminants to settle before entering the waterway. The planting will also stabilize the soil, reduce erosion and surface runoff, and slow the movement of stormwater

III. SUMMARY OF MITIGATION

In summary, the following is a list of mitigations that have been proposed on the Property that will improve the existing environmental conditions on site are:

a. Stormwater Best Management Practices have been used on site and will also improve the existing conditions on site.
b. The new stormwater retention system, where none exists currently, will improve environmental conditions on site by accommodating the first inch of runoff from the site's impervious surfaces. Capturing the first inch is important as it typically contains majority of the suspended solids and waterborne pollutants found in runoff.
c. The root systems of the proposed native plantings will slow runoff, reduce soil erosion and absorb any pollutants that are not captured by the retention system preventing them from traveling into nearby waterways.
d. The planting contributes to the overall health of the local natural communities and have been specifically selected for this planting to provide nectar, food and cover for the local fauna.
e. The shared infrastructure with the adjacent parcel reduces the environmental impact.

Drainage Computations

for the Proposed Single Family Dwelling and Site Improvements at 48 Cavalry Road; Westport, CT

April 15, 2026

Prepared for Gina & Shari Fant-Simon

by Chappa Site Consulting, LLC

CLIENT: Gina & Shari Fant-Simon

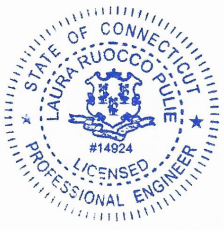
PROPERTY LOCATION: 48 Cavalry Road; Westport, CT

SOILS: The United States Department of Agriculture, Soil Conservation Service, Soil Survey of Fairfield County, Connecticut indicates that the onsite upland soils consist of Agawam (AfA), fine sandy loam, Hinckley (HkD) gravelly sandy loam and Pootatuck (Ps) fine sandy loam. The onsite soil has been considered a hydrological group "B" soil for the purposes of drainage.

EXISTING CONDITIONS: The site presently contains a single family dwelling, a wooden deck and a patio. A private drive provides access from Cavalry Road. The dwelling is serviced by a private sewage disposal system and public water supply. The area surrounding the existing dwelling is lawn and balance of the property is sparsely wooded wetland areas adjacent to the Saugtauck River. Topography of the property ranges from a gentle to a steep slope.

PROPOSAL: The applicant proposes to construct a new single family dwelling, greenhouse, daybed cabana and a spa. The proposed dwelling shall be serviced by a new sewage disposal system and public water supply. A new common drive will provide access to the property from Cavalry Road. The proposed dwelling, greenhouse, cabana, utility pad, walks and stairs will create an onsite impervious area of approximately 7,624 s.f.. In addition, the proposed common drive has an impervious area of 7,946 s.f.

DRAINAGE: 22 - 8' long x 1.5' high x 4' wide precast concrete galleries will be installed to collect the post developed stormwater runoff from the on-site impervious areas. Also, 31 - 8' long x 1.5' high x 4' wide precast concrete galleries will be installed to accommodate the proposed common drive run-off. The proposed stormwater systems have been designed to accommodate the additional runoff produced during a 50 year storm. Furthermore in order to remove storm water pollutants and provide water quality treatment the drainage systems have been sized to handle the first 1.0" of rainfall from all impervious areas as recommended in the Connecticut Stormwater Quality Manual. The following pages contain the necessary drainage computations. Future development may require additional storm-water runoff retention/detention.



Laura Ruocco Pulie, P.E. CT REG. NO. 14924

Chappa Site Consulting, LLC *55 Ridgeview Avenue; Trumbull, CT 06611 phone: (203) 218-8270*

Chappa Site Consulting, LLC
55 Ridgeview Avenue; Trumbull, CT 06611

Client	*Address*	*Project #*
Gina & Shari Fant-Simon	48 Cavalry Road; Westport, CT	30511

1. Concrete Gallery & Stone Volume:

Nominal Gallery Dimension = 1.5' High x 4' Wide x 8' Long / Net Volume = 32.2 c.f.*

Calculate 40% Trap Rock Void Ratio:
Sides - (2.0' wide x 2.0' high x 8' long) x 2 sides = 64 x 0.40 = 25.6 c.f.
Bottom - (4.0' wide x 0.5' high x 8' long) = 16 x 0.40 = 6.4 c.f.
Total Trap Rock Void Volume per 8' section = 32.0

Total Gallery & Trap Rock Void Volume per 8' section = 32.2 cf + 32.0 c.f. = **64.2 c.f.**

* Net Volume Taken from Hydrocad Software Program

2. Galleries Required for storage of first 1"of runoff:

A. New Impervious Area = **7,624 s.f.***

*(This is the area of the Proposed Dwelling, Greenhouse, Cabana, Walks, Stairs & Utility Pad)

B. Volume of runoff from 1" of rainfall

= 7,624 s.f. x (1/12) = 635.33 c.f. - **Use 636 c.f.**

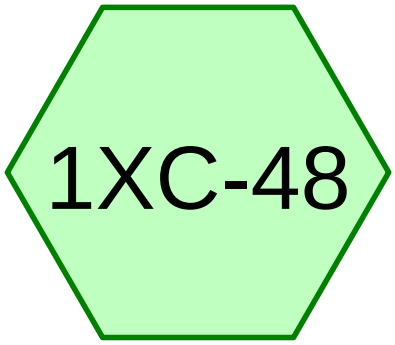
C. Volume Runoff/Gallery Capacity

636 ÷ 64.2 c.f. = **9.91 galleries**

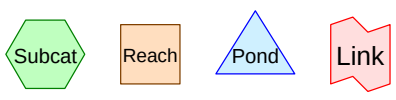
Use 10 galleries or 80 l.f. of 1.5' H x 4' W Gallery

Conclusion:

10 - 1.5' high x 4' wide x 8' long precast concrete galleries will be more than sufficient to handle the first 1" of runoff from the proposed site development, however in order to accommodate the additional runoff produced during a 50 year storm event **22 - 1.5' high x 4' wide x 8' long precast concrete galleries have been proposed**.



EXISTING UPLAND AREAS (EXCLUDING COMMON DRIVE AREA)



Routing Diagram for c30511XCONHYD
Prepared by CHAPPA SITE CONSULTING, LLC, Printed 4/17/2026
HydroCAD® 10.00-13 s/n 04134 © 2014 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
62,003	61	>75% Grass cover, Good, HSG B (1XC-48)
62,003	**61**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1XC-48: EXISTING UPLAND AREAS (EXCLUDING Runoff Area=62,003 sf 0.00% Impervious Runoff Depth>3.07"
Flow Length=376' Tc=6.6 min CN=61 Runoff=4.87 cfs 15,873 cf

Total Runoff Area = 62,003 sf Runoff Volume = 15,873 cf Average Runoff Depth = 3.07"
100.00% Pervious = 62,003 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 1XC-48: EXISTING UPLAND AREAS (EXCLUDING COMMON DRIVE AREA)

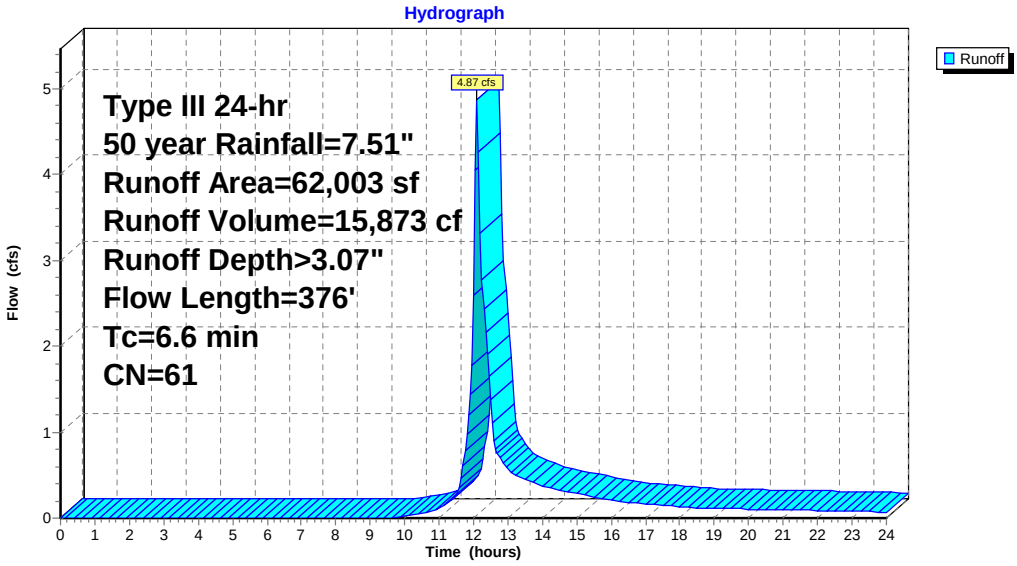
Runoff = 4.87 cfs @ 12.10 hrs, Volume= 15,873 cf, Depth> 3.07"

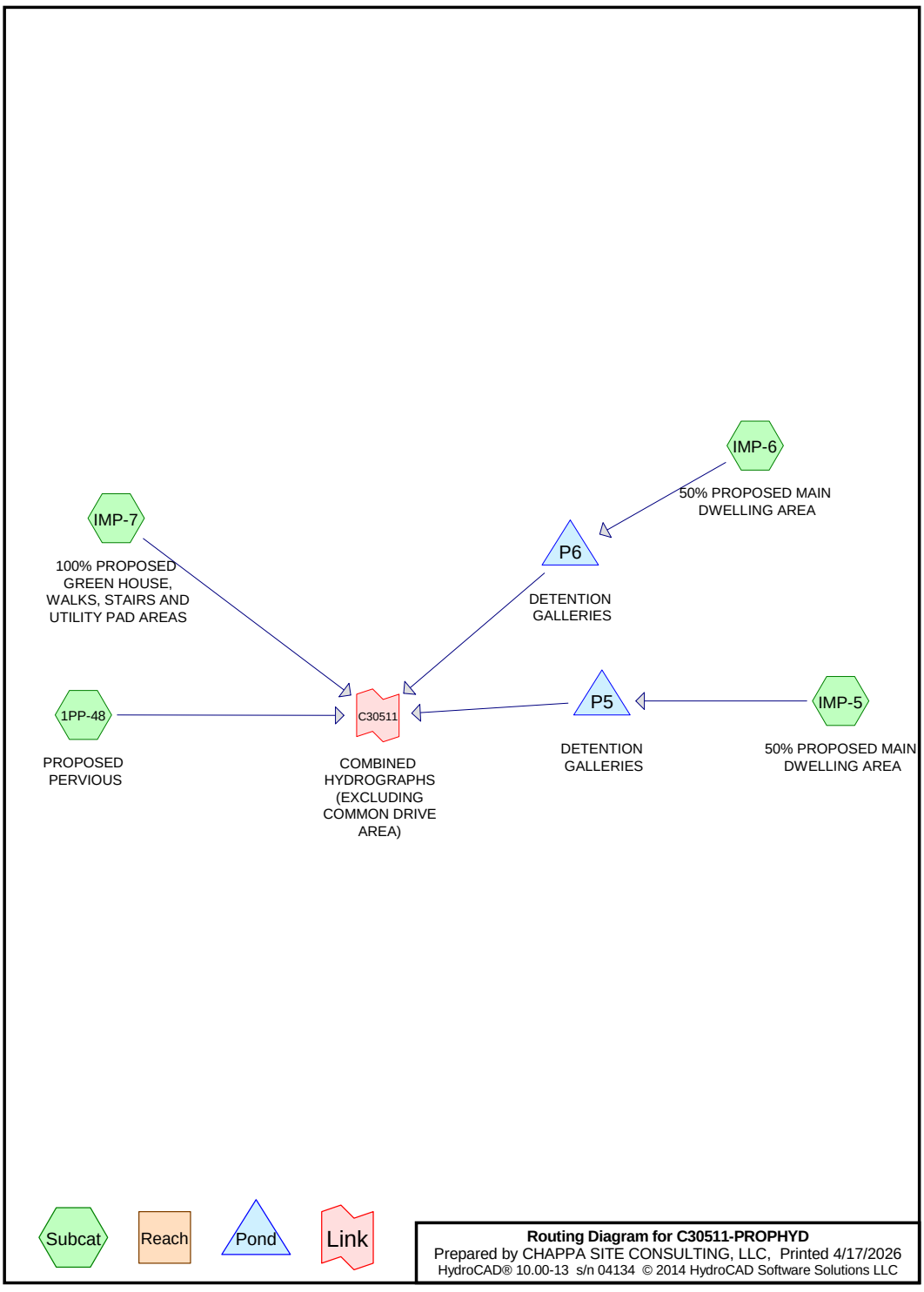
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 year Rainfall=7.51"

Area (sf)	CN	Description
62,003	61	>75% Grass cover, Good, HSG B
62,003		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	104	0.1683	0.42		**Sheet Flow, Existing Conditions A-A** Grass: Short n= 0.150 P2= 3.50"
2.5	272	0.0698	1.85		**Shallow Concentrated Flow, Existing Condiditons B-B** Short Grass Pasture Kv= 7.0 fps
6.6	376	Total			

Subcatchment 1XC-48: EXISTING UPLAND AREAS (EXCLUDING COMMON DRIVE AREA)




IMP-6
50% PROPOSED MAIN DWELLING AREA
IMP-7
100% PROPOSED GREEN HOUSE, WALKS, STAIRS AND UTILITY PAD AREAS
P6
DETENTION GALLERIES
1PP-48
PROPOSED PERVIOUS
C30511
COMBINED HYDROGRAPHS (EXCLUDING COMMON DRIVE AREA)
P5
DETENTION GALLERIES
IMP-5
50% PROPOSED MAIN DWELLING AREA
Subcat
Reach
Pond
Link
Routing Diagram for C30511-PROPHYD
Prepared by CHAPPA SITE CONSULTING, LLC, Printed 4/17/2026
HydroCAD® 10.00-13 s/n 04134 © 2014 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
203	98	100% PROPOSED GREEN HOUSE AREA (IMP-7)
841	98	100% PROPOSED WALKS, STAIRS AND PAD AREAS (IMP-7)
6,580	98	50% PROPOSED MAIN DWELLING AREA (IMP-5, IMP-6)
54,379	61	>75% Grass cover, Good, HSG B (1PP-48)
62,003	**66**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1PP-48: PROPOSED PERVIOUS Runoff Area=54,379 sf 0.00% Impervious Runoff Depth>3.07"
Flow Length=376' Tc=6.6 min CN=61 Runoff=4.27 cfs 13,921 cf

Subcatchment IMP-5: 50% PROPOSED MAIN DWELLING AREA Runoff Area=3,290 sf 100.00% Impervious Runoff Depth>7.27"
Tc=3.0 min CN=98 Runoff=0.60 cfs 1,993 cf

Subcatchment IMP-6: 50% PROPOSED MAIN DWELLING AREA Runoff Area=3,290 sf 100.00% Impervious Runoff Depth>7.27"
Tc=3.0 min CN=98 Runoff=0.60 cfs 1,993 cf

Subcatchment IMP-7: 100% PROPOSED GREEN HOUSE, WALKS, Runoff Area=1,044 sf 100.00% Impervious Runoff Depth>7.27"
Tc=3.0 min CN=98 Runoff=0.19 cfs 632 cf

Pond P5: DETENTION GALLERIES Peak Elev=47.97' Storage=728 cf Inflow=0.60 cfs 1,993 cf
Outflow=0.05 cfs 1,992 cf

Pond P6: DETENTION GALLERIES Peak Elev=47.97' Storage=728 cf Inflow=0.60 cfs 1,993 cf
Outflow=0.05 cfs 1,992 cf

Link C30511: COMBINED HYDROGRAPHS (EXCLUDING COMMON DRIVE AREA) Inflow=4.42 cfs 14,553 cf
Primary=4.42 cfs 14,553 cf

Total Runoff Area = 62,003 sf Runoff Volume = 18,539 cf Average Runoff Depth = 3.59"
87.70% Pervious = 54,379 sf 12.30% Impervious = 7,624 sf

Summary for Subcatchment 1PP-48: PROPOSED PERVIOUS

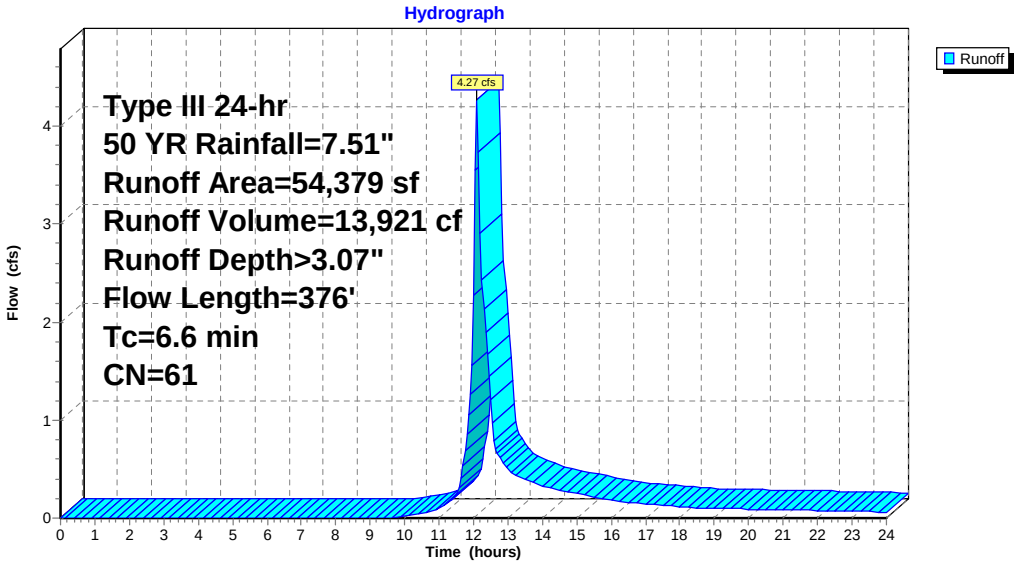
Runoff = 4.27 cfs @ 12.10 hrs, Volume= 13,921 cf, Depth> 3.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.51"

Area (sf)	CN	Description
54,379	61	>75% Grass cover, Good, HSG B
54,379		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	104	0.1683	0.42		**Sheet Flow, PROPOSED CONDITIONS A-A** Grass: Short n= 0.150 P2= 3.50"
2.5	272	0.0698	1.85		**Shallow Concentrated Flow, PROPOSED CONDITIONS B-B** Short Grass Pasture Kv= 7.0 fps
6.6	376	Total			

Subcatchment 1PP-48: PROPOSED PERVIOUS



Summary for Subcatchment IMP-5: 50% PROPOSED MAIN DWELLING AREA

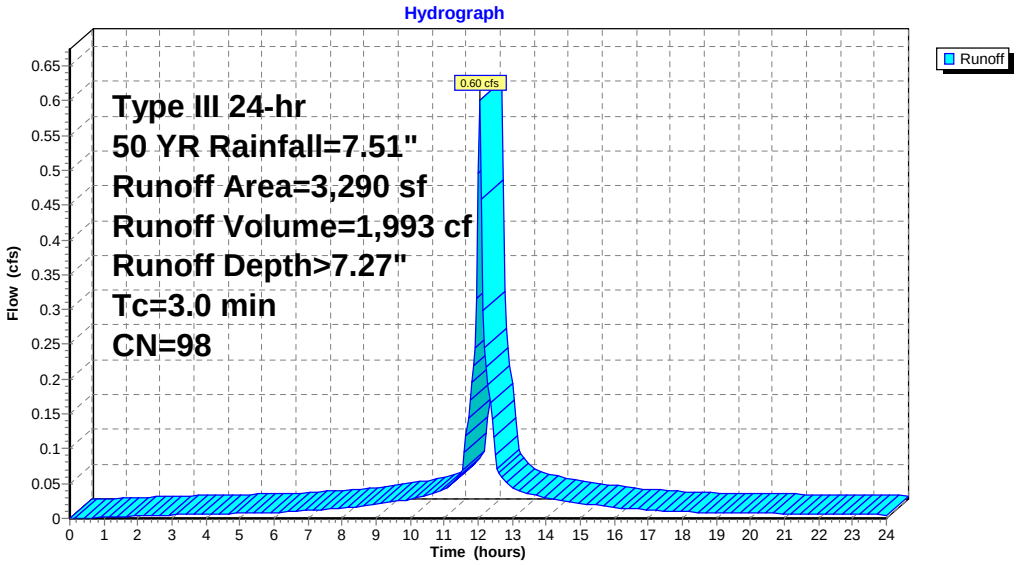
Runoff = 0.60 cfs @ 12.05 hrs, Volume= 1,993 cf, Depth> 7.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.51"

	Area (sf)	CN	Description
*	3,290	98	50% PROPOSED MAIN DWELLING AREA
	3,290		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					**Direct Entry, PROP COND**

Subcatchment IMP-5: 50% PROPOSED MAIN DWELLING AREA



Summary for Subcatchment IMP-6: 50% PROPOSED MAIN DWELLING AREA

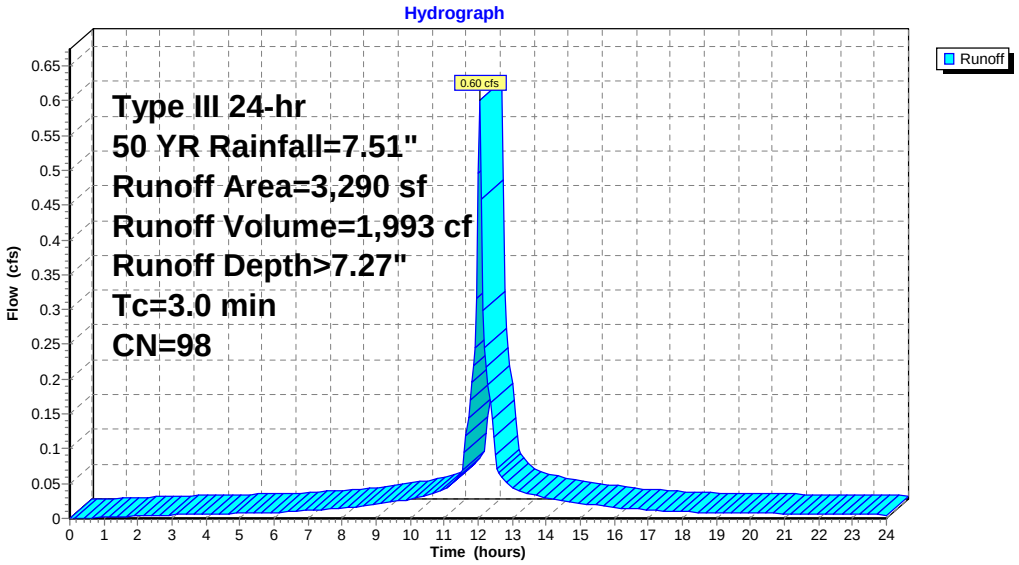
Runoff = 0.60 cfs @ 12.05 hrs, Volume= 1,993 cf, Depth> 7.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.51"

	Area (sf)	CN	Description
*	3,290	98	50% PROPOSED MAIN DWELLING AREA
	3,290		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					**Direct Entry, PROP COND**

Subcatchment IMP-6: 50% PROPOSED MAIN DWELLING AREA



Summary for Subcatchment IMP-7: 100% PROPOSED GREEN HOUSE, WALKS, STAIRS AND UTILITY PAD AREAS

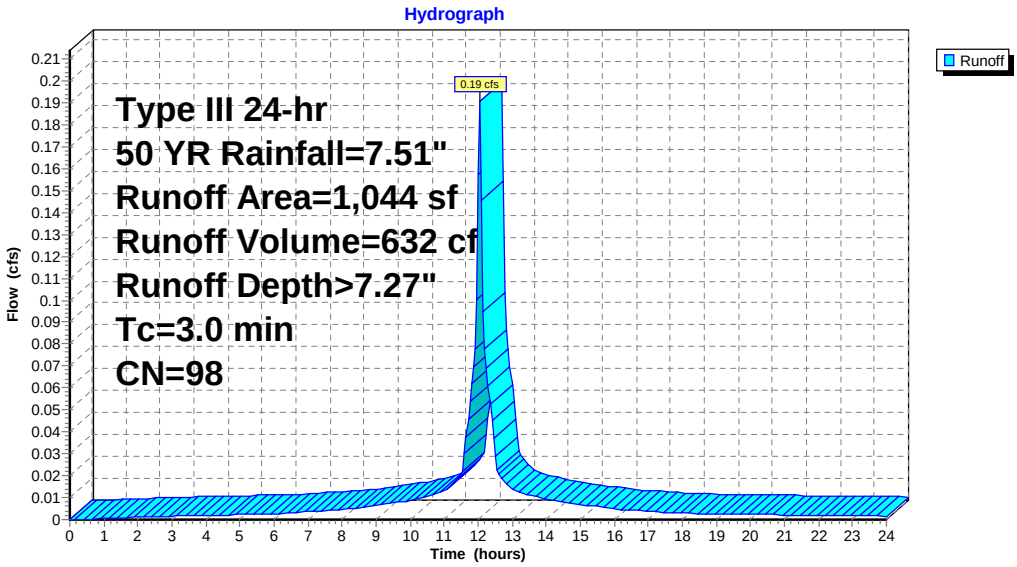
Runoff = 0.19 cfs @ 12.05 hrs, Volume= 632 cf, Depth> 7.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.51"

	Area (sf)	CN	Description
*	203	98	100% PROPOSED GREEN HOUSE AREA
*	841	98	100% PROPOSED WALKS, STAIRS AND PAD AREAS
	1,044	98	Weighted Average
	1,044		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					**Direct Entry, PROP COND**

Subcatchment IMP-7: 100% PROPOSED GREEN HOUSE, WALKS, STAIRS AND UTILITY PAD AREAS



Summary for Pond P5: DETENTION GALLERIES

Inflow Area = 3,290 sf,100.00% Impervious, Inflow Depth > 7.27" for 50 YR event
Inflow = 0.60 cfs @ 12.05 hrs, Volume= 1,993 cf
Outflow = 0.05 cfs @ 12.84 hrs, Volume= 1,992 cf, Atten= 91%, Lag= 47.8 min
Discarded = 0.05 cfs @ 12.84 hrs, Volume= 1,992 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 47.97' @ 12.84 hrs Surf.Area= 736 sf Storage= 728 cf

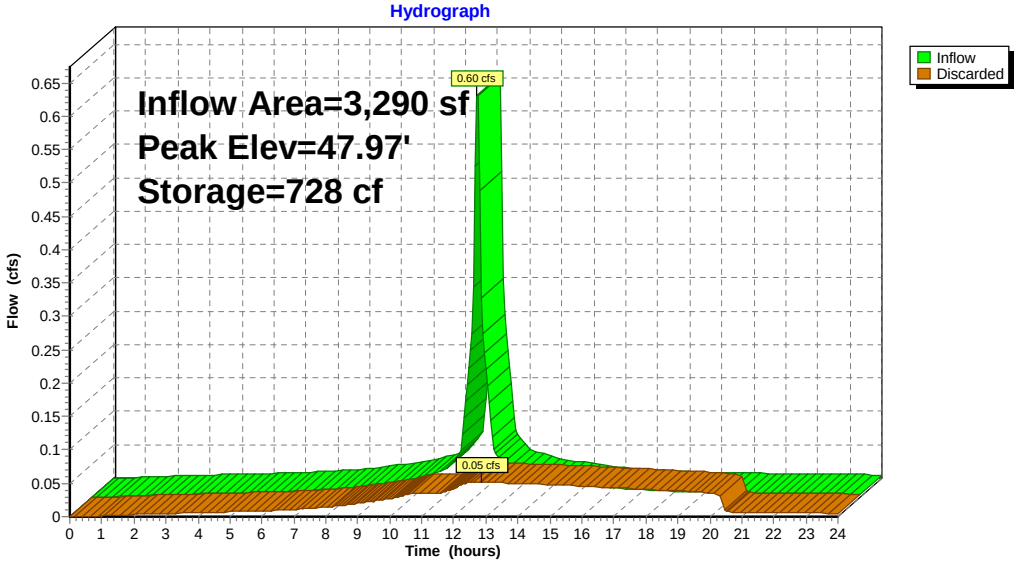
Plug-Flow detention time= 110.6 min calculated for 1,988 cf (100% of inflow)
Center-of-Mass det. time= 110.1 min (849.2 - 739.1)

Volume	Invert	Avail.Storage	Storage Description
#1	46.00'	378 cf	**8.00'W x 92.00'L x 2.00'H Prismatoid** 1,472 cf Overall - 528 cf Embedded = 944 cf x 40.0% Voids
#2	46.50'	354 cf	**Galley 4x8x1.5** x 11 Inside #1 Inside= 42.0"W x 15.0"H => 4.29 sf x 7.50'L = 32.2 cf Outside= 48.0"W x 18.0"H => 6.00 sf x 8.00'L = 48.0 cf
		732 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	46.00'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.05 cfs @ 12.84 hrs HW=47.97' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.05 cfs)

Pond P5: DETENTION GALLERIES



Summary for Pond P6: DETENTION GALLERIES

Inflow Area = 3,290 sf,100.00% Impervious, Inflow Depth > 7.27" for 50 YR event
Inflow = 0.60 cfs @ 12.05 hrs, Volume= 1,993 cf
Outflow = 0.05 cfs @ 12.84 hrs, Volume= 1,992 cf, Atten= 91%, Lag= 47.8 min
Discarded = 0.05 cfs @ 12.84 hrs, Volume= 1,992 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 47.97' @ 12.84 hrs Surf.Area= 736 sf Storage= 728 cf

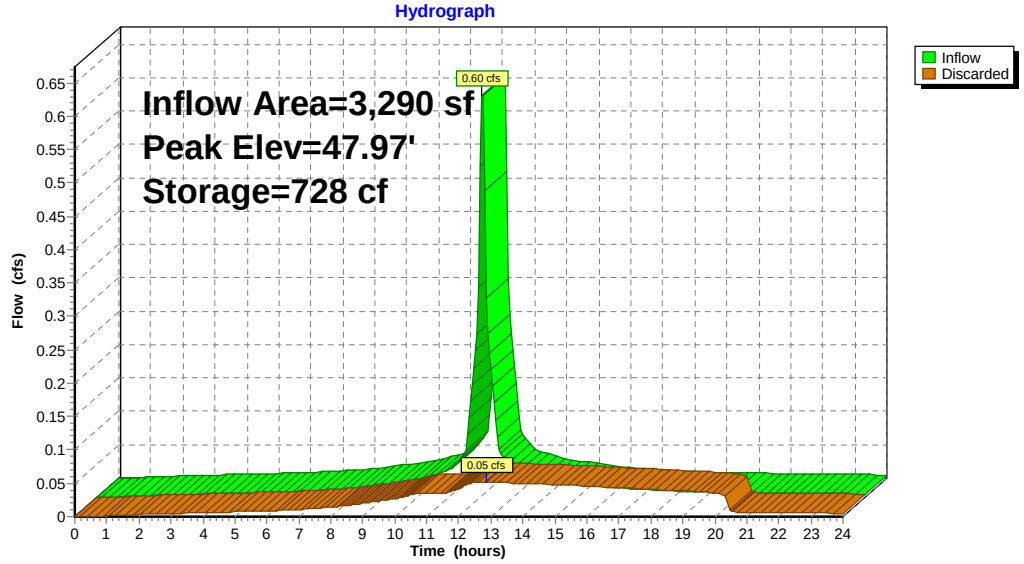
Plug-Flow detention time= 110.6 min calculated for 1,988 cf (100% of inflow)
Center-of-Mass det. time= 110.1 min (849.2 - 739.1)

Volume	Invert	Avail.Storage	Storage Description
#1	46.00'	378 cf	**8.00'W x 92.00'L x 2.00'H Prismatoid** 1,472 cf Overall - 528 cf Embedded = 944 cf x 40.0% Voids
#2	46.50'	354 cf	**Galley 4x8x1.5** x 11 Inside #1 Inside= 42.0"W x 15.0"H => 4.29 sf x 7.50'L = 32.2 cf Outside= 48.0"W x 18.0"H => 6.00 sf x 8.00'L = 48.0 cf
		732 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	46.00'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.05 cfs @ 12.84 hrs HW=47.97' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.05 cfs)

Pond P6: DETENTION GALLERIES

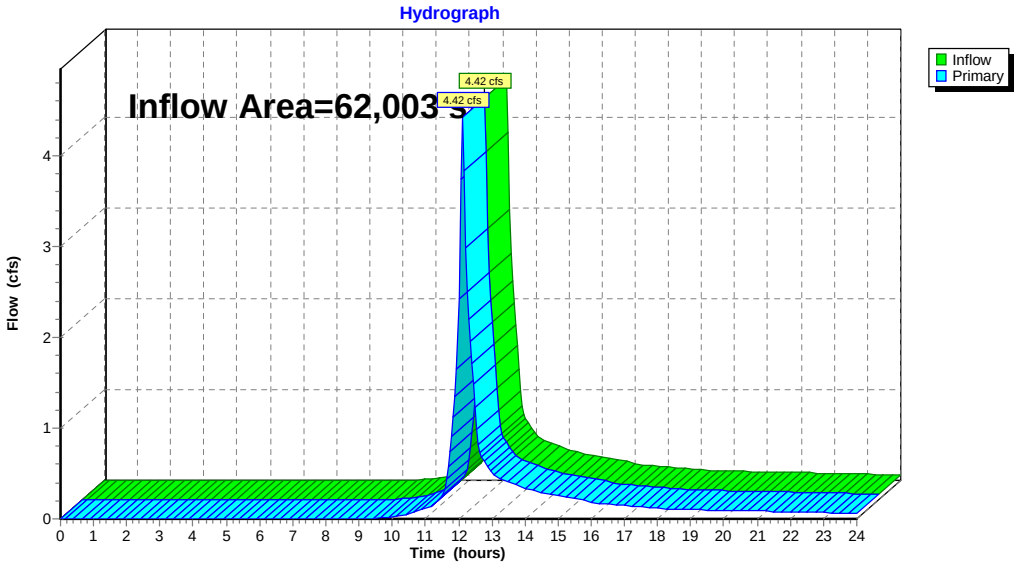


Summary for Link C30511: COMBINED HYDROGRAPHS (EXCLUDING COMMON DRIVE AREA)

Inflow Area = 62,003 sf, 12.30% Impervious, Inflow Depth > 2.82" for 50 YR event
Inflow = 4.42 cfs @ 12.10 hrs, Volume= 14,553 cf
Primary = 4.42 cfs @ 12.10 hrs, Volume= 14,553 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link C30511: COMBINED HYDROGRAPHS (EXCLUDING COMMON DRIVE AREA)



Drainage Computations for the Common Drive Serving 3 & 48 Cavalry Road

Chappa Site Consulting, LLC
55 Ridgeview Avenue; Trumbull, CT 06611

Client	*Address*	*Project #*
Gina & Shari Fant-Simon	3 & 48 Cavalry Road Common Drive	30500

1. Concrete Gallery & Stone Volume:

Nominal Gallery Dimension = 1.5' High x 4' Wide x 8' Long / Net Volume = 32.2 c.f.*

Calculate 40% Trap Rock Void Ratio:
Sides - (2.0' wide x 2.0' high x 8' long) x 2 sides = 64 x 0.40 = 25.6 c.f.
Bottom - (4.0' wide x 0.5' high x 8' long) = 16 x 0.40 = 6.4 c.f.
Total Trap Rock Void Volume per 8' section = 32.0

Total Gallery & Trap Rock Void Volume per 8' section = 32.2 cf + 32.0 c.f. = **64.2 c.f.**

* Net Volume Taken from Hydrocad Software Program

2. Galleries Required for storage of first 1"of runoff:

A. New Impervious Area = **7,946 s.f.***

*(This is the area of the Proposed Common Drive & Courtyard Areas)

B. Volume of runoff from 1" of rainfall

= 7,946 s.f. x (1/12) = 662.17 c.f. - **Use 663 c.f.**

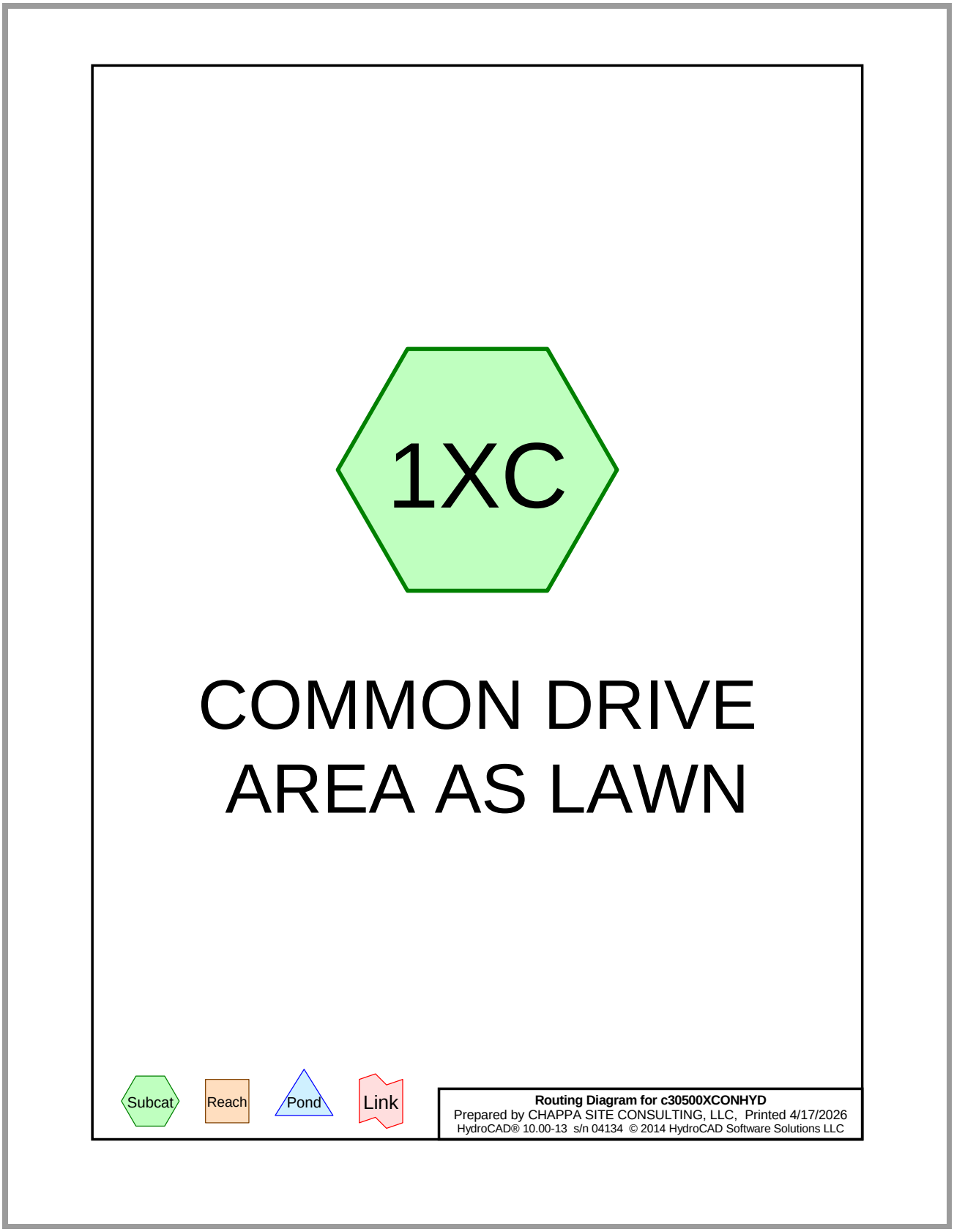
C. Volume Runoff/Gallery Capacity

663 ÷ 64.2 c.f. = **10.33 galleries**

Use 11 galleries or 88 l.f. of 1.5' H x 4' W Gallery

Conclusion:

11 - 1.5' high x 4' wide x 8' long precast concrete galleries will be more than sufficient to handle the first 1" of runoff from the proposed site development, however in order to accommodate the additional runoff produced during a 50 year storm event **31 - 1.5' high x 4' wide x 8' long precast concrete galleries have been proposed**.


1XC
COMMON DRIVE
AREA AS LAWN
Subcat
Reach
Pond
Link
Routing Diagram for c30500XCONHYD
Prepared by CHAPPA SITE CONSULTING, LLC, Printed 4/17/2026
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
7,946	61	>75% Grass cover, Good, HSG B (1XC)
7,946	**61**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1XC: COMMON DRIVE AREA AS LAWN Runoff Area=7,946 sf 0.00% Impervious Runoff Depth>3.07"
Flow Length=235' Tc=5.8 min CN=61 Runoff=0.64 cfs 2,035 cf

Total Runoff Area = 7,946 sf Runoff Volume = 2,035 cf Average Runoff Depth = 3.07"
100.00% Pervious = 7,946 sf 0.00% Impervious = 0 sf

c30500XCONHYD
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Summary for Subcatchment 1XC: COMMON DRIVE AREA AS LAWN

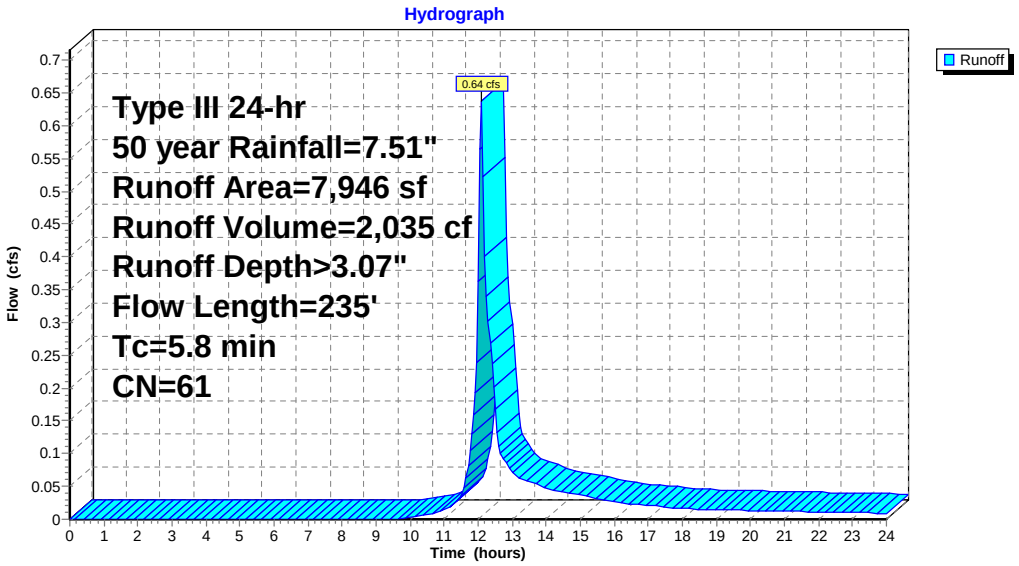
Runoff = 0.64 cfs @ 12.09 hrs, Volume= 2,035 cf, Depth> 3.07"

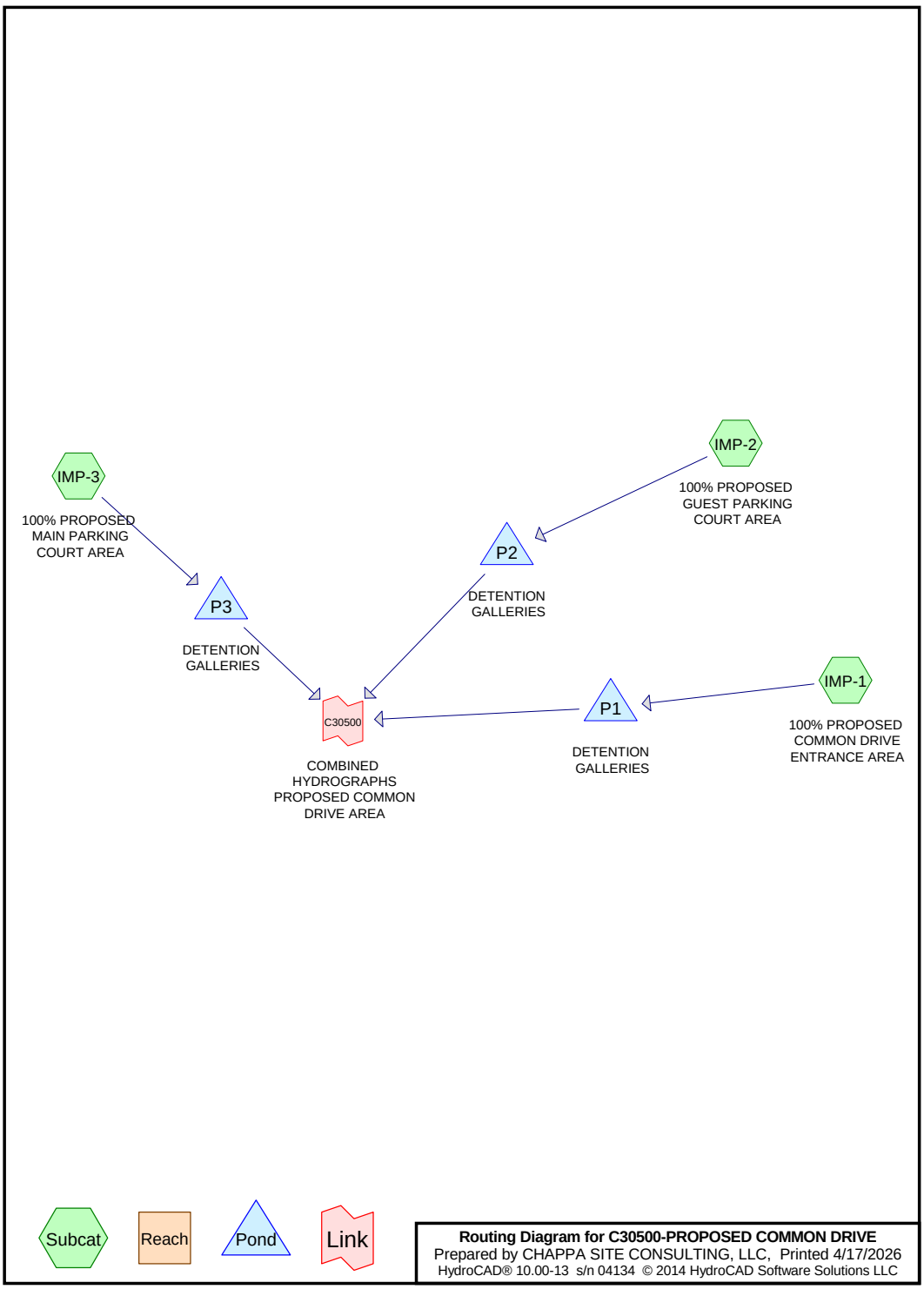
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 year Rainfall=7.51"

Area (sf)	CN	Description
2,391	61	>75% Grass cover, Good, HSG B
5,555	61	>75% Grass cover, Good, HSG B
7,946	61	Weighted Average
7,946		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	100	0.0800	0.31		**Sheet Flow, Existing Conditions A-A** Grass: Short n= 0.150 P2= 3.50"
0.4	135	0.1333	5.48		**Shallow Concentrated Flow, Existing Conditions B-B** Grassed Waterway Kv= 15.0 fps
5.8	235	Total			

Subcatchment 1XC: COMMON DRIVE AREA AS LAWN




IMP-3
100% PROPOSED
MAIN PARKING
COURT AREA
IMP-2
100% PROPOSED
GUEST PARKING
COURT AREA
P3
DETENTION
GALLERIES
P2
DETENTION
GALLERIES
C30500
COMBINED
HYDROGRAPHS
PROPOSED COMMON
DRIVE AREA
P1
DETENTION
GALLERIES
IMP-1
100% PROPOSED
COMMON DRIVE
ENTRANCE AREA
Subcat
Reach
Pond
Link
Routing Diagram for C30500-PROPOSED COMMON DRIVE
Prepared by CHAPPA SITE CONSULTING, LLC, Printed 4/17/2026
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,121	98	100% PROPOSED COMMON DRIVE ENTRANCE AREA (IMP-1)
3,527	98	100% PROPOSED GUEST PARKING COURT AREA (IMP-2)
2,298	98	100% PROPOSED MAIN PARKING COURT AREA (IMP-3)
7,946	**98**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment IMP-1: 100% PROPOSED COMMON DRIVE Runoff Area=2,121 sf 100.00% Impervious Runoff Depth>7.27"
Tc=3.0 min CN=98 Runoff=0.39 cfs 1,285 cf

Subcatchment IMP-2: 100% PROPOSED GUEST PARKING COURT Runoff Area=3,527 sf 100.00% Impervious Runoff Depth>7.27"
Tc=3.0 min CN=98 Runoff=0.65 cfs 2,137 cf

Subcatchment IMP-3: 100% PROPOSED MAIN PARKING COURT Runoff Area=2,298 sf 100.00% Impervious Runoff Depth>7.27"
Tc=3.0 min CN=98 Runoff=0.42 cfs 1,392 cf

Pond P1: DETENTION GALLERIES Peak Elev=61.21' Storage=470 cf Inflow=0.39 cfs 1,285 cf
Outflow=0.03 cfs 1,284 cf

Pond P2: DETENTION GALLERIES Peak Elev=59.59' Storage=779 cf Inflow=0.65 cfs 2,137 cf
Outflow=0.05 cfs 2,136 cf

Pond P3: DETENTION GALLERIES Peak Elev=59.65' Storage=505 cf Inflow=0.42 cfs 1,392 cf
Outflow=0.03 cfs 1,391 cf

Link C30500: COMBINED HYDROGRAPHS PROPOSED COMMON DRIVE AREA
Primary=0.00 cfs 0 cf

Total Runoff Area = 7,946 sf Runoff Volume = 4,813 cf Average Runoff Depth = 7.27"
0.00% Pervious = 0 sf 100.00% Impervious = 7,946 sf

C30500-PROPOSED COMMON DRIVE
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Summary for Subcatchment IMP-1: 100% PROPOSED COMMON DRIVE ENTRANCE AREA

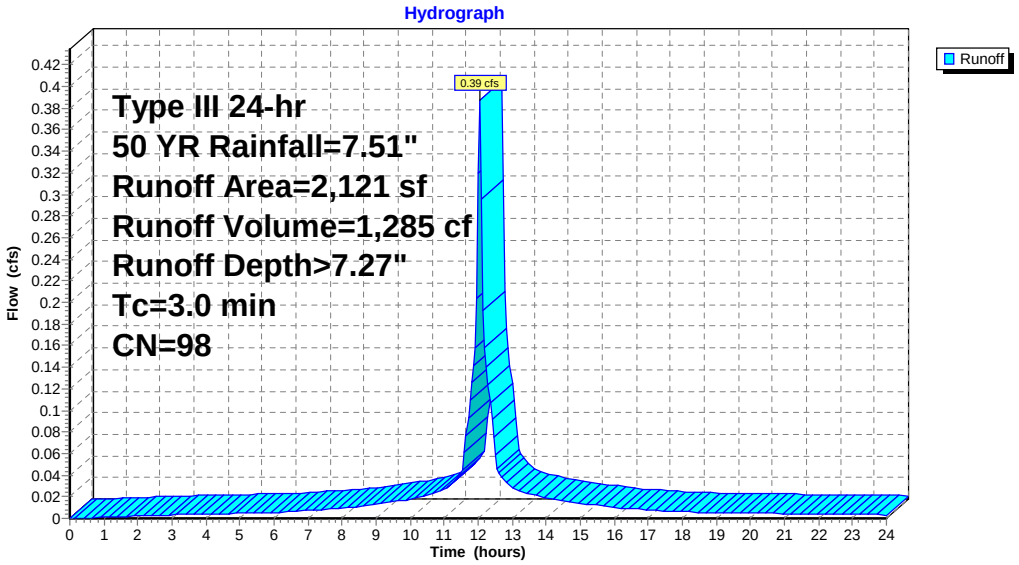
Runoff = 0.39 cfs @ 12.05 hrs, Volume= 1,285 cf, Depth> 7.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.51"

	Area (sf)	CN	Description
*	2,121	98	100% PROPOSED COMMON DRIVE ENTRANCE AREA
	2,121		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					**Direct Entry, PROP COND**

Subcatchment IMP-1: 100% PROPOSED COMMON DRIVE ENTRANCE AREA



Summary for Subcatchment IMP-2: 100% PROPOSED GUEST PARKING COURT AREA

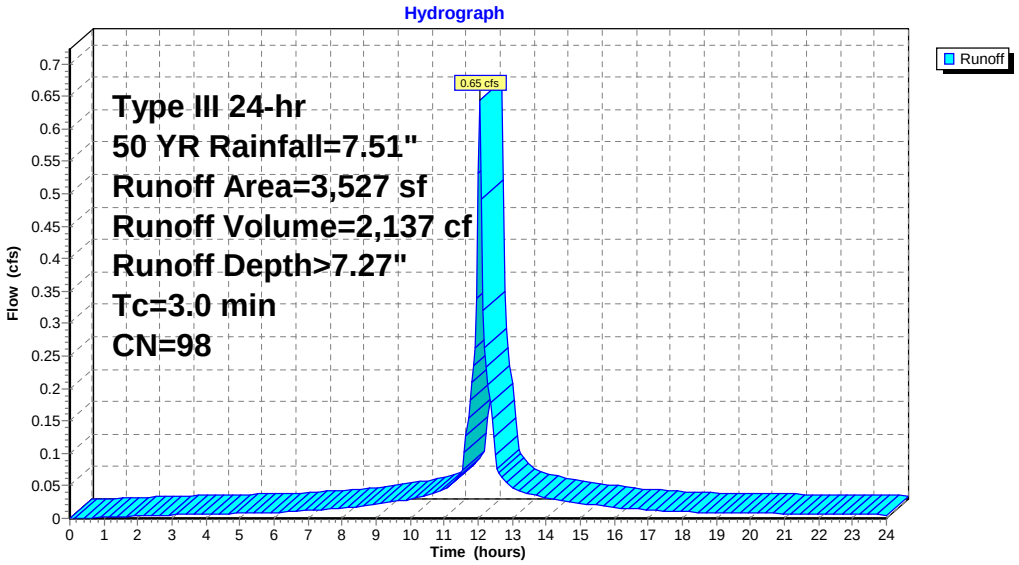
Runoff = 0.65 cfs @ 12.05 hrs, Volume= 2,137 cf, Depth> 7.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.51"

	Area (sf)	CN	Description
*	3,527	98	100% PROPOSED GUEST PARKING COURT AREA
	3,527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					**Direct Entry, PROP COND**

Subcatchment IMP-2: 100% PROPOSED GUEST PARKING COURT AREA



C30500-PROPOSED COMMON DRIVE
Prepared by CHAPPA SITE CONSULTING, LLC
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Summary for Subcatchment IMP-3: 100% PROPOSED MAIN PARKING COURT AREA

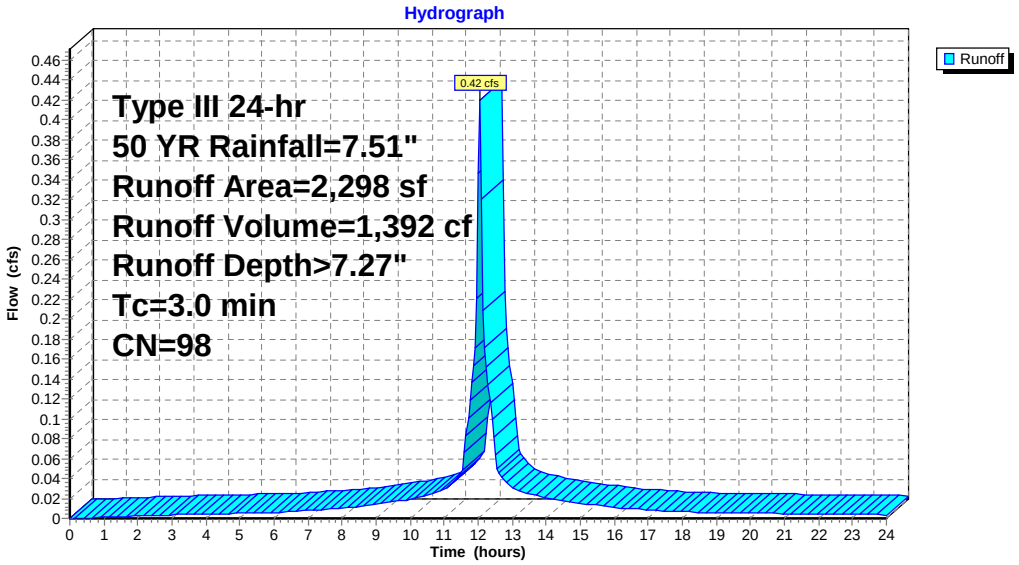
Runoff = 0.42 cfs @ 12.05 hrs, Volume= 1,392 cf, Depth> 7.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.51"

	Area (sf)	CN	Description
*	2,298	98	100% PROPOSED MAIN PARKING COURT AREA
	2,298		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					**Direct Entry, PROP COND**

Subcatchment IMP-3: 100% PROPOSED MAIN PARKING COURT AREA



Summary for Pond P1: DETENTION GALLERIES

Inflow Area = 2,121 sf,100.00% Impervious, Inflow Depth > 7.27" for 50 YR event
Inflow = 0.39 cfs @ 12.05 hrs, Volume= 1,285 cf
Outflow = 0.03 cfs @ 12.92 hrs, Volume= 1,284 cf, Atten= 92%, Lag= 52.3 min
Discarded = 0.03 cfs @ 12.92 hrs, Volume= 1,284 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 61.21' @ 12.92 hrs Surf.Area= 504 sf Storage= 470 cf

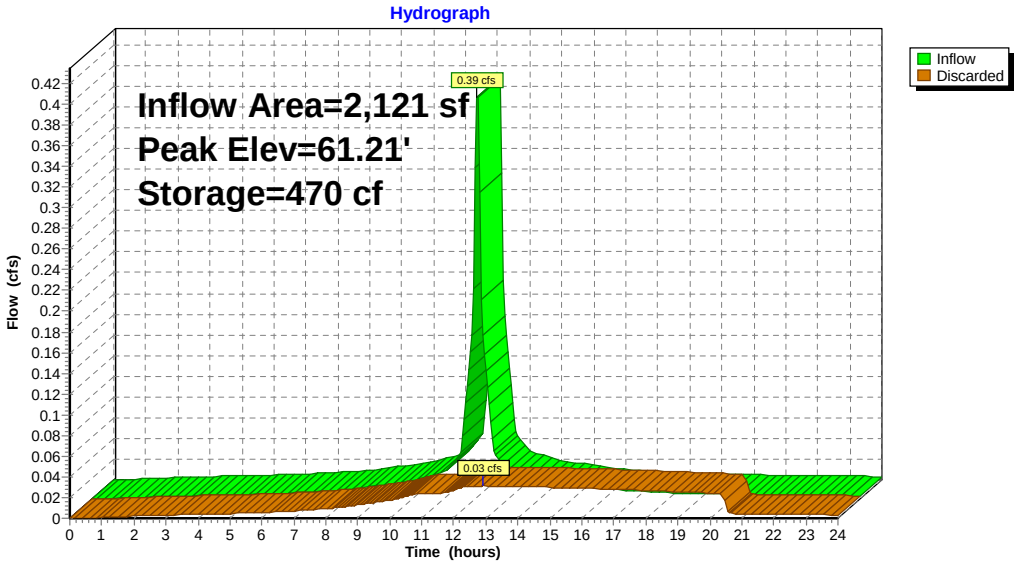
Plug-Flow detention time= 114.4 min calculated for 1,282 cf (100% of inflow)
Center-of-Mass det. time= 113.9 min (853.0 - 739.1)

Volume	Invert	Avail.Storage	Storage Description
#1	59.50'	250 cf	**14.00'W x 36.00'L x 2.00'H Prismatoid** 1,008 cf Overall - 384 cf Embedded = 624 cf x 40.0% Voids
#2	60.00'	257 cf	**Galley 4x8x1.5** x 8 Inside #1 Inside= 42.0"W x 15.0"H => 4.29 sf x 7.50'L = 32.2 cf Outside= 48.0"W x 18.0"H => 6.00 sf x 8.00'L = 48.0 cf 2 Rows of 4 Chambers
		507 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	59.50'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.03 cfs @ 12.92 hrs HW=61.20' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

Pond P1: DETENTION GALLERIES



Summary for Pond P2: DETENTION GALLERIES

Inflow Area = 3,527 sf,100.00% Impervious, Inflow Depth > 7.27" for 50 YR event
Inflow = 0.65 cfs @ 12.05 hrs, Volume= 2,137 cf
Outflow = 0.05 cfs @ 12.95 hrs, Volume= 2,136 cf, Atten= 92%, Lag= 54.2 min
Discarded = 0.05 cfs @ 12.95 hrs, Volume= 2,136 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 59.59' @ 12.95 hrs Surf.Area= 880 sf Storage= 779 cf

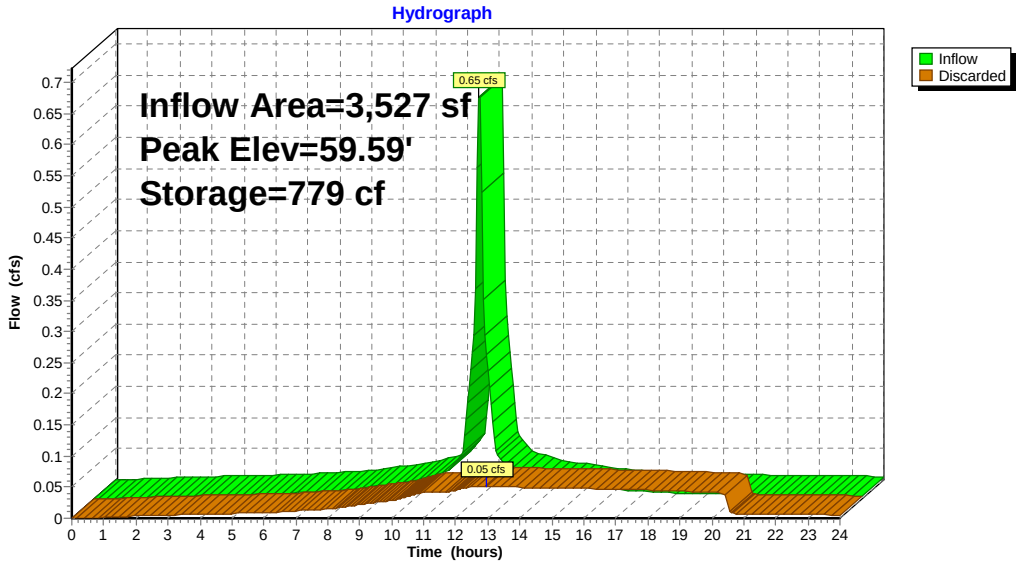
Plug-Flow detention time= 115.8 min calculated for 2,131 cf (100% of inflow)
Center-of-Mass det. time= 115.3 min (854.4 - 739.1)

Volume	Invert	Avail.Storage	Storage Description
#1	58.00'	416 cf	**20.00'W x 44.00'L x 2.00'H Prismatoid** 1,760 cf Overall - 720 cf Embedded = 1,040 cf x 40.0% Voids
#2	58.50'	483 cf	**Galley 4x8x1.5** x 15 Inside #1 Inside= 42.0"W x 15.0"H => 4.29 sf x 7.50'L = 32.2 cf Outside= 48.0"W x 18.0"H => 6.00 sf x 8.00'L = 48.0 cf 3 Rows of 5 Chambers
		899 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	58.00'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.05 cfs @ 12.95 hrs HW=59.59' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Pond P2: DETENTION GALLERIES



Summary for Pond P3: DETENTION GALLERIES

Inflow Area = 2,298 sf,100.00% Impervious, Inflow Depth > 7.27" for 50 YR event
Inflow = 0.42 cfs @ 12.05 hrs, Volume= 1,392 cf
Outflow = 0.03 cfs @ 12.91 hrs, Volume= 1,391 cf, Atten= 92%, Lag= 51.8 min
Discarded = 0.03 cfs @ 12.91 hrs, Volume= 1,391 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 59.65' @ 12.91 hrs Surf.Area= 560 sf Storage= 505 cf

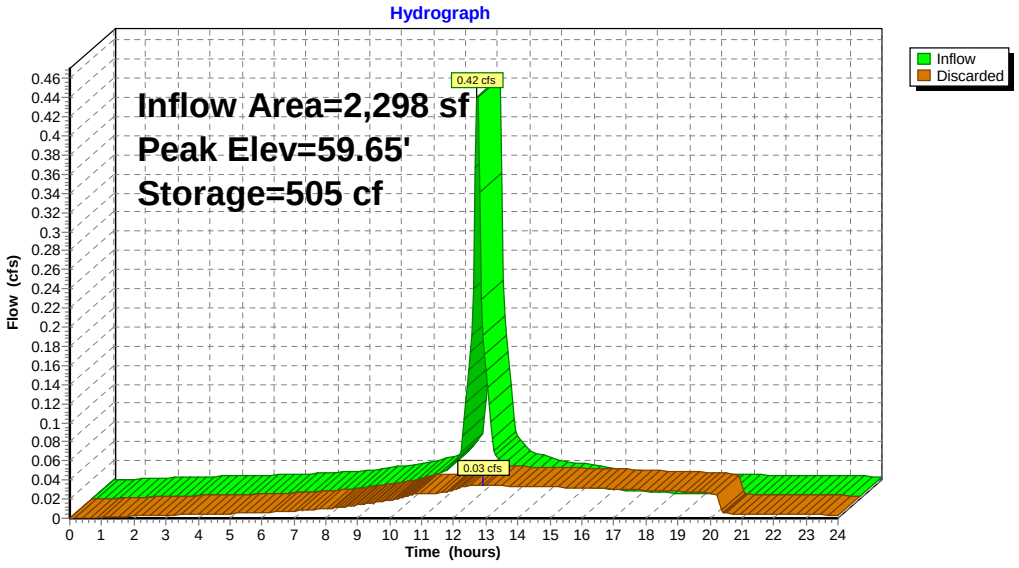
Plug-Flow detention time= 111.2 min calculated for 1,391 cf (100% of inflow)
Center-of-Mass det. time= 110.9 min (850.0 - 739.1)

Volume	Invert	Avail.Storage	Storage Description
#1	58.00'	275 cf	**14.00'W x 40.00'L x 2.00'H Prismatoid** 1,120 cf Overall - 432 cf Embedded = 688 cf x 40.0% Voids
#2	58.50'	290 cf	**Galley 4x8x1.5** x 9 Inside #1 Inside= 42.0"W x 15.0"H => 4.29 sf x 7.50'L = 32.2 cf Outside= 48.0"W x 18.0"H => 6.00 sf x 8.00'L = 48.0 cf 2 Rows of 4 Chambers
		565 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	58.00'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.03 cfs @ 12.91 hrs HW=59.65' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.03 cfs)

Pond P3: DETENTION GALLERIES

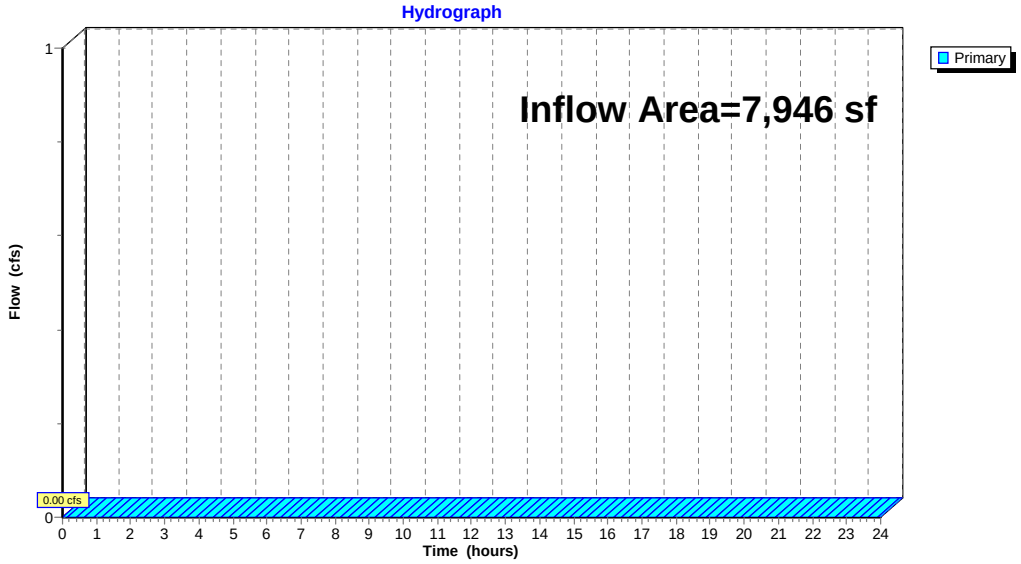


Summary for Link C30500: COMBINED HYDROGRAPHS PROPOSED COMMON DRIVE AREA

Inflow Area = 7,946 sf,100.00% Impervious, Inflow Depth = 0.00" for 50 YR event
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link C30500: COMBINED HYDROGRAPHS PROPOSED COMMON DRIVE AREA



48 Cavalry Road Westport

Construction Sequencing & Preliminary Scope of Work

The intent of this document is to outline the anticipated construction sequence, erosion and sedimentation controls, demolition procedures, new custom home construction activities, and final site stabilization measures. All work shall be performed in accordance with approved site plans, local land use regulations, inland wetlands requirements, stormwater management standards, and all applicable state and municipal regulations.

Project Objectives

- Minimize disturbance to regulated areas and adjacent properties.
- Maintain erosion and sediment controls throughout all phases of construction.
- Coordinate utility removals, demolition, and reconstruction activities in a safe and environmentally responsible manner.
- Sequence site work to reduce runoff, tracking, and soil disturbance.
- Provide permanent drainage, stabilization, landscaping, and hardscape improvements upon completion.

Months 2–3: Installation of Erosion & Sediment Controls

- Install stabilized construction entrance and anti-tracking measures.
- Install silt fencing, hay bales and temporary sediment barriers in accordance with approved plans.
- Establish temporary construction fencing and designated staging areas.
- Install tree protection fencing and preserve all designated conservation areas.
- Schedule pre-construction inspection with municipal land use and/or conservation staff.

Months 3–4: Utility Disconnects & Environmental Abatement

- Coordinate disconnection and removal of electric, gas, water, sewer, septic, cable, and telecommunications services.
- Complete hazardous material testing and abatement including asbestos and lead-based materials if required.
- Cap and secure utilities in accordance with utility company and municipal standards.
- Maintain all erosion controls during utility and abatement operations.

Months 4–5: Demolition Activities

- Demolish existing residence and accessory structures in a controlled manner.
- Remove foundations, slabs, abandoned utilities, and impervious surfaces as required.
- Dispose of demolition materials at approved facilities with recycling where feasible.

- Stabilize disturbed soils and maintain erosion controls throughout demolition operations.
- Perform temporary grading to maintain positive drainage and site stability.

Months 5–6: Site Excavation & Foundation Preparation

- Complete excavation activities for new foundation, utilities, and drainage infrastructure.
- Install temporary dewatering systems if required and discharge in compliance with environmental regulations.
- Install footing drains, underslab utilities, and foundation subgrade stabilization.
- Coordinate inspections prior to concrete placement.

Months 6–8: Foundation Construction

- Construct footings, foundation walls, waterproofing systems, and perimeter drainage.
- Install foundation insulation, vapor barriers, and underslab systems.
- Backfill and compact materials in lifts to minimize settlement.
- Maintain temporary stabilization measures around disturbed areas.

Months 8–11: Structural Framing & Building Shell

- Frame floors, walls, roof systems, and structural components.
- Install roof sheathing, weather barriers, and temporary weather protection.
- Construct porches, decks, and structural exterior features.
- Coordinate framing and structural inspections.

Months 10–13: Exterior Envelope & Weatherproofing

- Install roofing, windows, exterior doors, siding, trim, and masonry finishes.
- Complete flashing and weatherproofing systems.
- Dry-in building envelope to reduce exposure of interior systems to weather conditions.

Months 11–16: Mechanical, Electrical & Plumbing Installation

- Install HVAC systems, electrical infrastructure, plumbing piping, gas piping, and low-voltage systems.
- Coordinate inspections for rough mechanical, plumbing, and electrical work.
- Maintain site stabilization and erosion control systems during ongoing construction.

Months 15–19: Interior Finishes

- Install insulation, drywall, cabinetry, trim, flooring, tile, and finish materials.
- Complete painting, fixture installation, and final interior systems.
- Limit exterior disturbance during interior construction phase.

Months 18–21: Exterior Hardscape & Drainage Improvements

- Construct driveways, walkways, retaining walls, patios, and exterior stairs.
- Install permanent drainage structures, roof leaders, curtain drains, and stormwater management systems.

- Install exterior lighting and outdoor living features as approved.
- Complete final grading in preparation for permanent stabilization.

Months 20–22: Landscape Restoration & Site Stabilization

- Install topsoil, seed, sod, planting beds, shrubs, and trees in accordance with approved landscape & conservation planting plans.
- Stabilize all disturbed soils with permanent vegetation or approved stabilization materials.
- Remove temporary erosion controls only after site stabilization has been established and approved.
- Restore any temporary disturbance areas utilized for staging or access.

Months 22–24: Final Inspections, Closeout & Occupancy

- Complete final Planning & Zoning, Conservation Commission, and building inspections.
- Address all punch list and corrective work items.
- Submit as-built documentation and final certifications as required.
- Obtain Certificate of Occupancy and complete final owner turnover.

General Environmental & Construction Notes

- All erosion and sediment controls shall remain in place and be maintained throughout construction until permanent stabilization is achieved.
- No disturbance shall occur outside approved limits of disturbance.
- Construction activities within or adjacent to regulated areas shall comply with all approved permit conditions.
- Contractor shall coordinate inspections with municipal officials and conservation staff at required milestones.

Bluewater Home Builders, LLC
31 Imperial Avenue
Westport, CT 06880
(203) 557-4770

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION
79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Generated by eNDDB on:
4/9/2026

Cindy Tyminski
Moon Gardens LLC
2493 N Benson Rd
Fairfield, CT 06824
moongardensdesign@gmail.com

Subject: 48 CAVALRY ROAD WESTPORT NEW HOUSE
Filing # 148411
NDDB – New Determination Number: 202606292
48 Cavalry Rd
Westport

Expiration Date: 4/9/2028

Based on current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, no extant populations of Federal or State Endangered, Threatened or Special Concern species (RCSA Sec. 26-306) are known to occur within the project area delineated for the Building and Infrastructure Development (including stormwater discharge associate with construction) / New Residential - single lot, 48 CAVALRY ROAD WESTPORT NEW HOUSE.

This NDDB – New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. However, please be aware of the following limitations and conditions:

- This determination does not preclude the possibility that listed species may be encountered on site. Should this occur, a report must be submitted to the Natural Diversity Database promptly and additional action may be necessary to remain in compliance with certain state permits. Please fill out the appropriate survey form and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.
- This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 4/9/2028.

The NDDB – New determination for the 48 CAVALRY ROAD WESTPORT NEW HOUSE at 48 Cavalry Rd, Westport as described in the submitted information and summarized at the end of this document is valid for two years from the date on this letter.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated and carries no signature. If however, any clarification is needed, or if you have further questions, please contact the following:

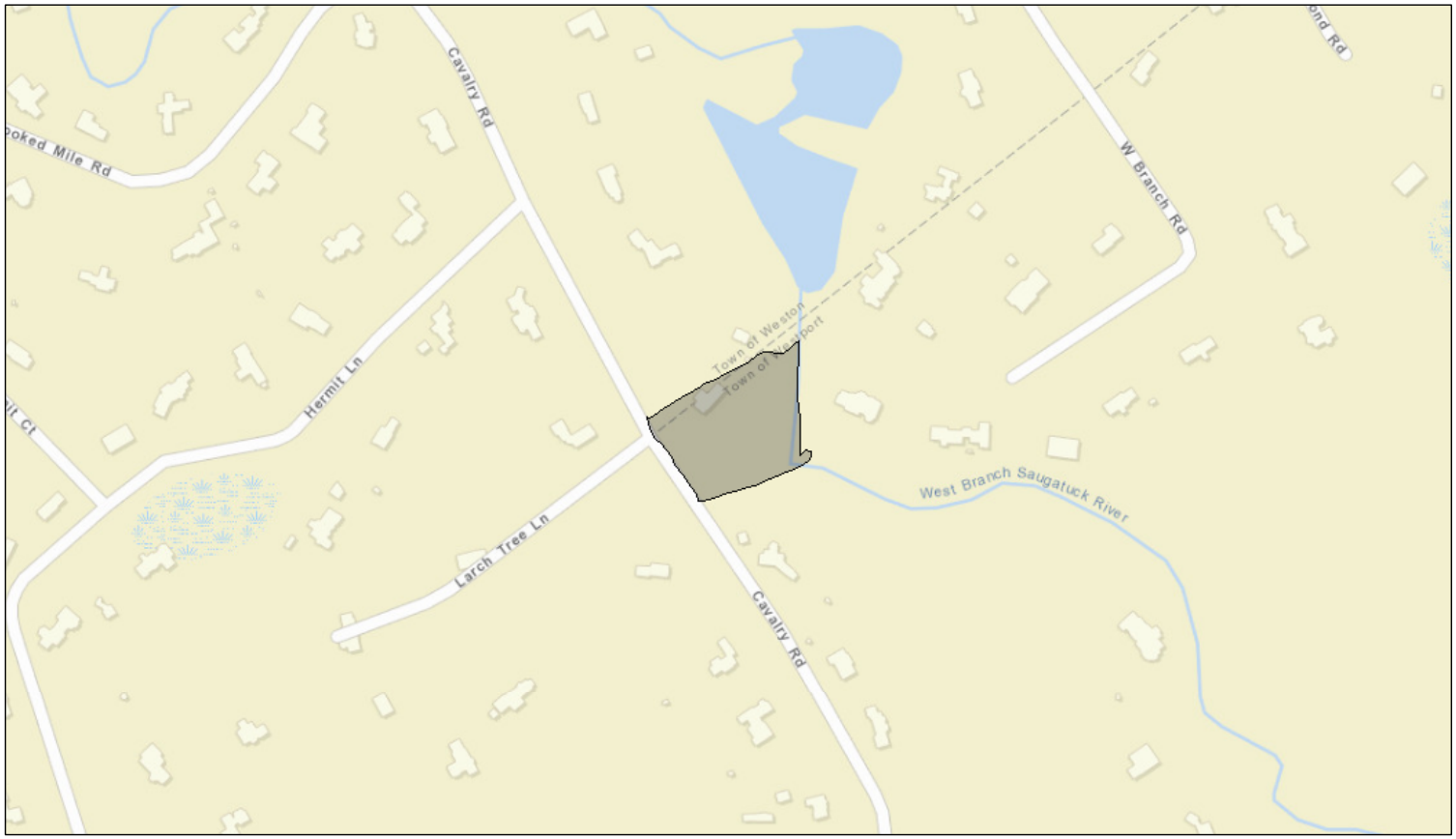
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street, 6th floor
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Residential - single lot
Project Name:	48 CAVALRY ROAD WESTPORT NEW HOUSE
Project Description:	

48 CAVALRY ROAD WESTPORT NEW HOUSE Map



April 9, 2026

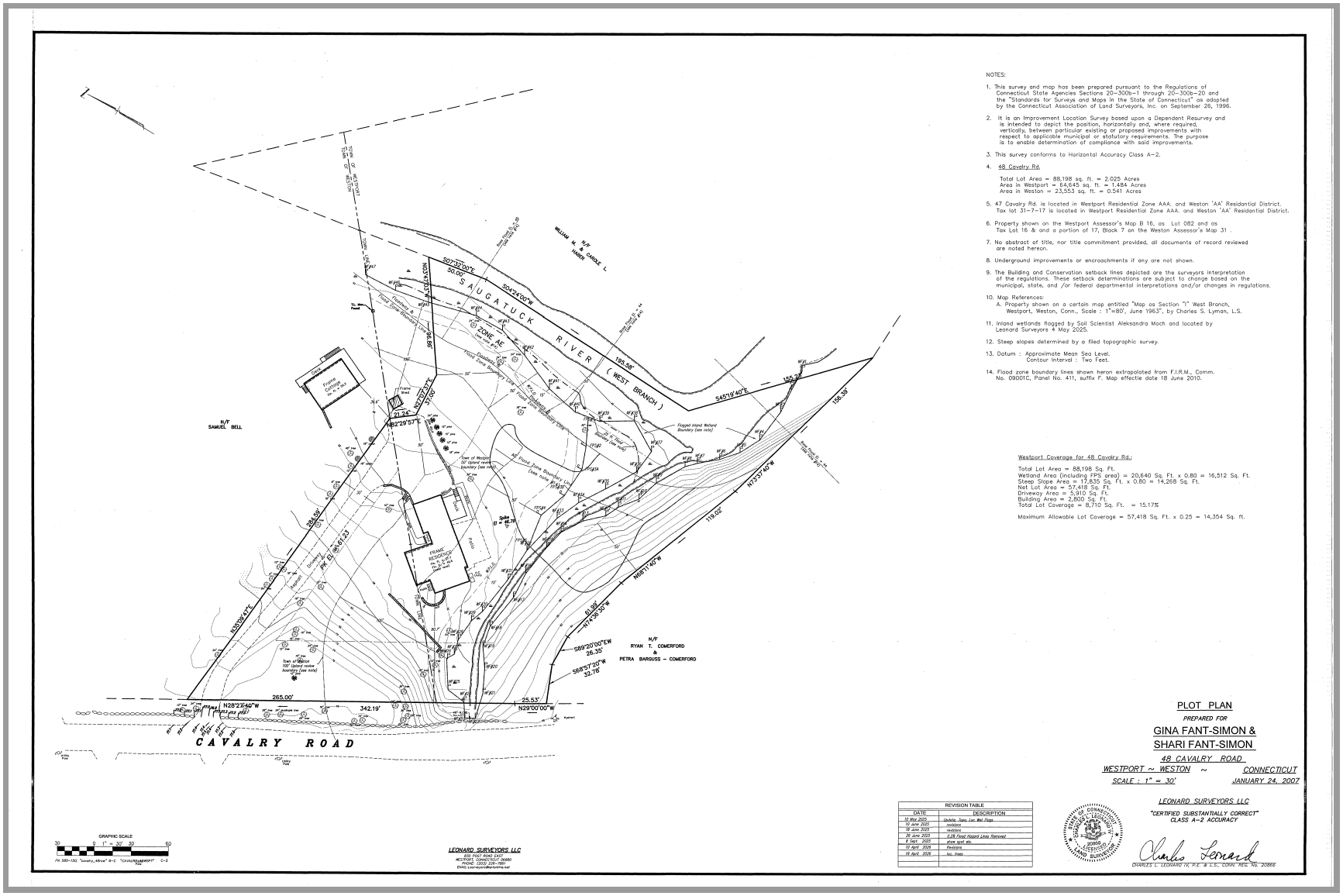
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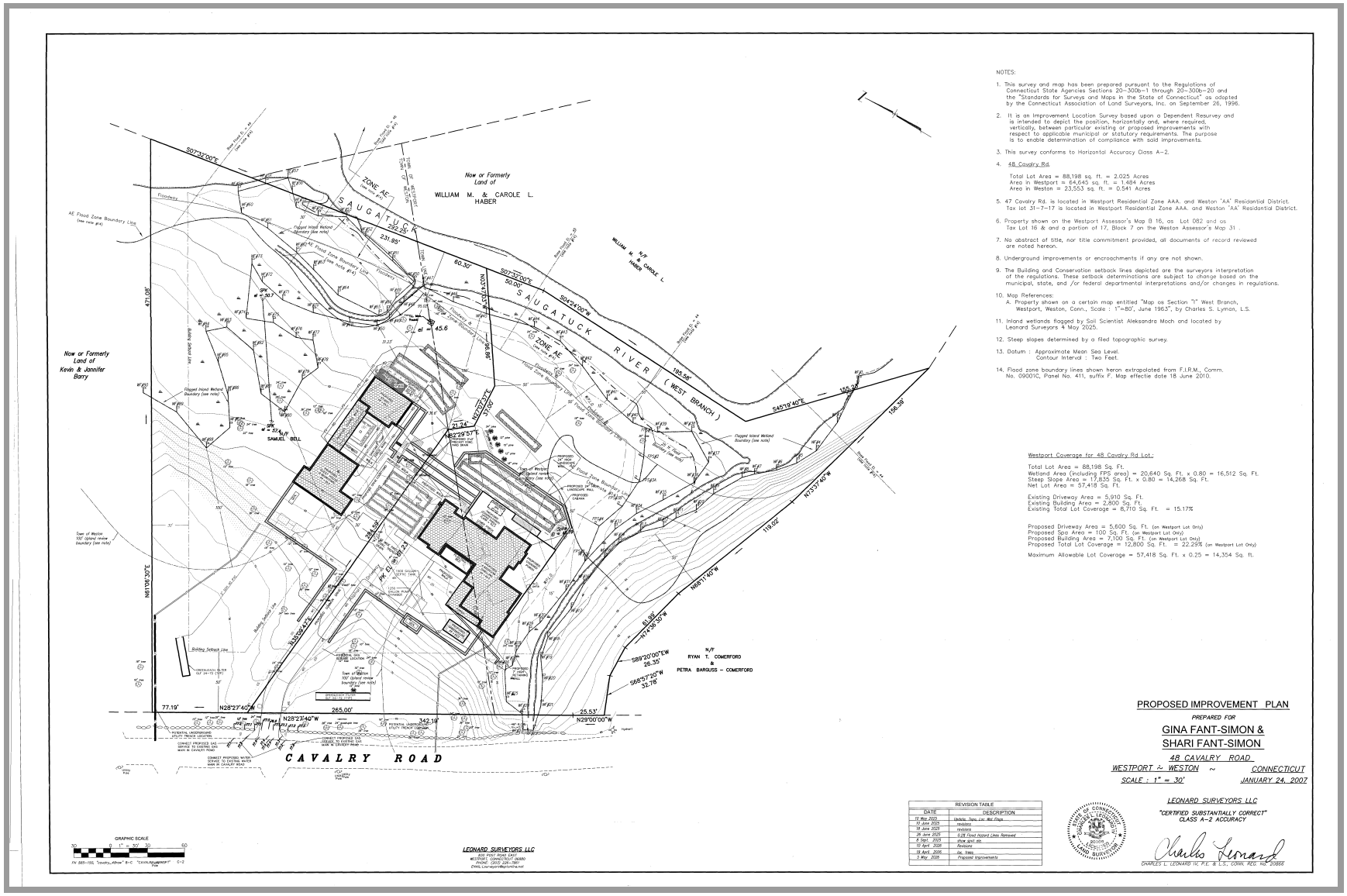
0 0.04 0.08 0.16 mi

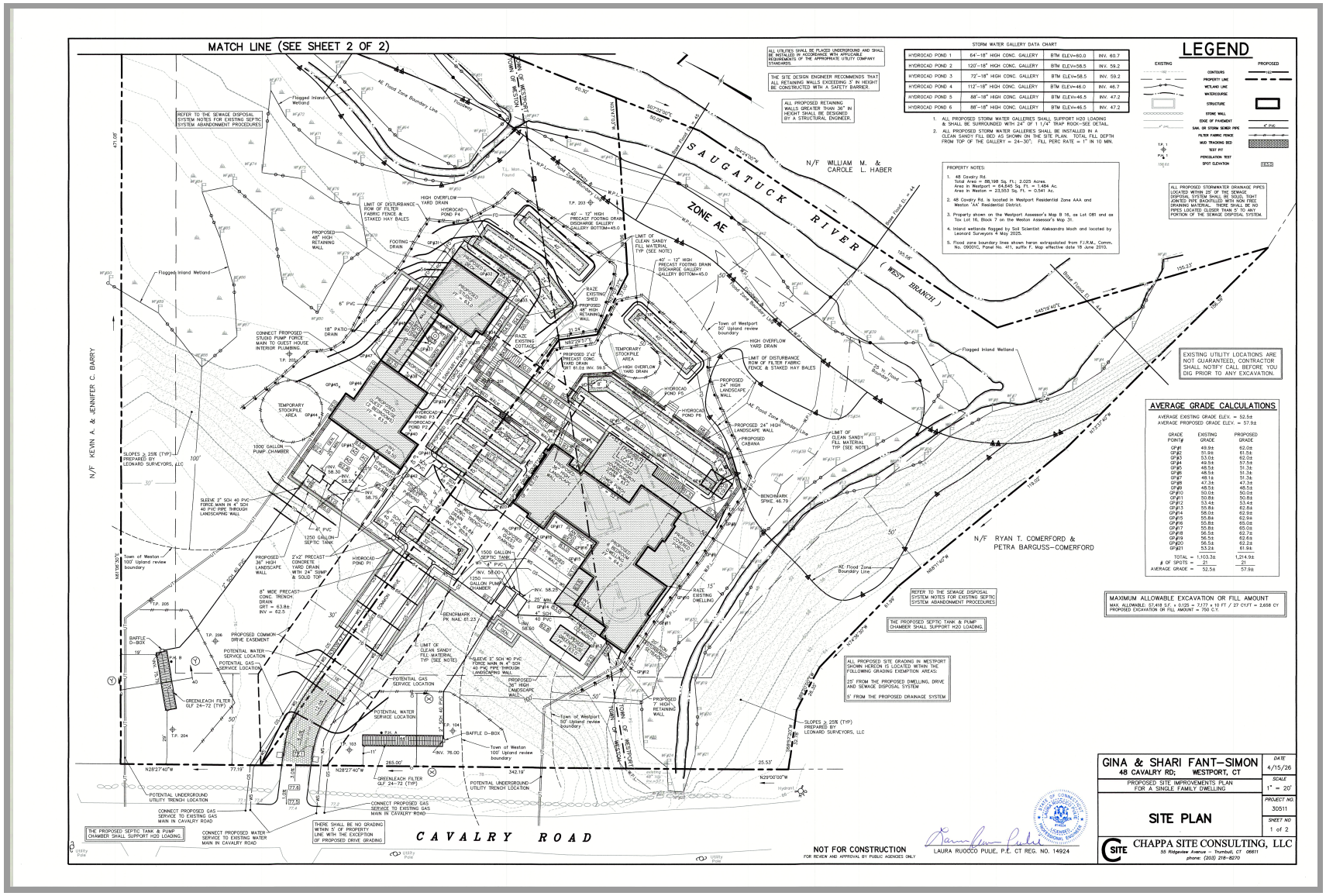
0 0.05 0.1 0.2 km

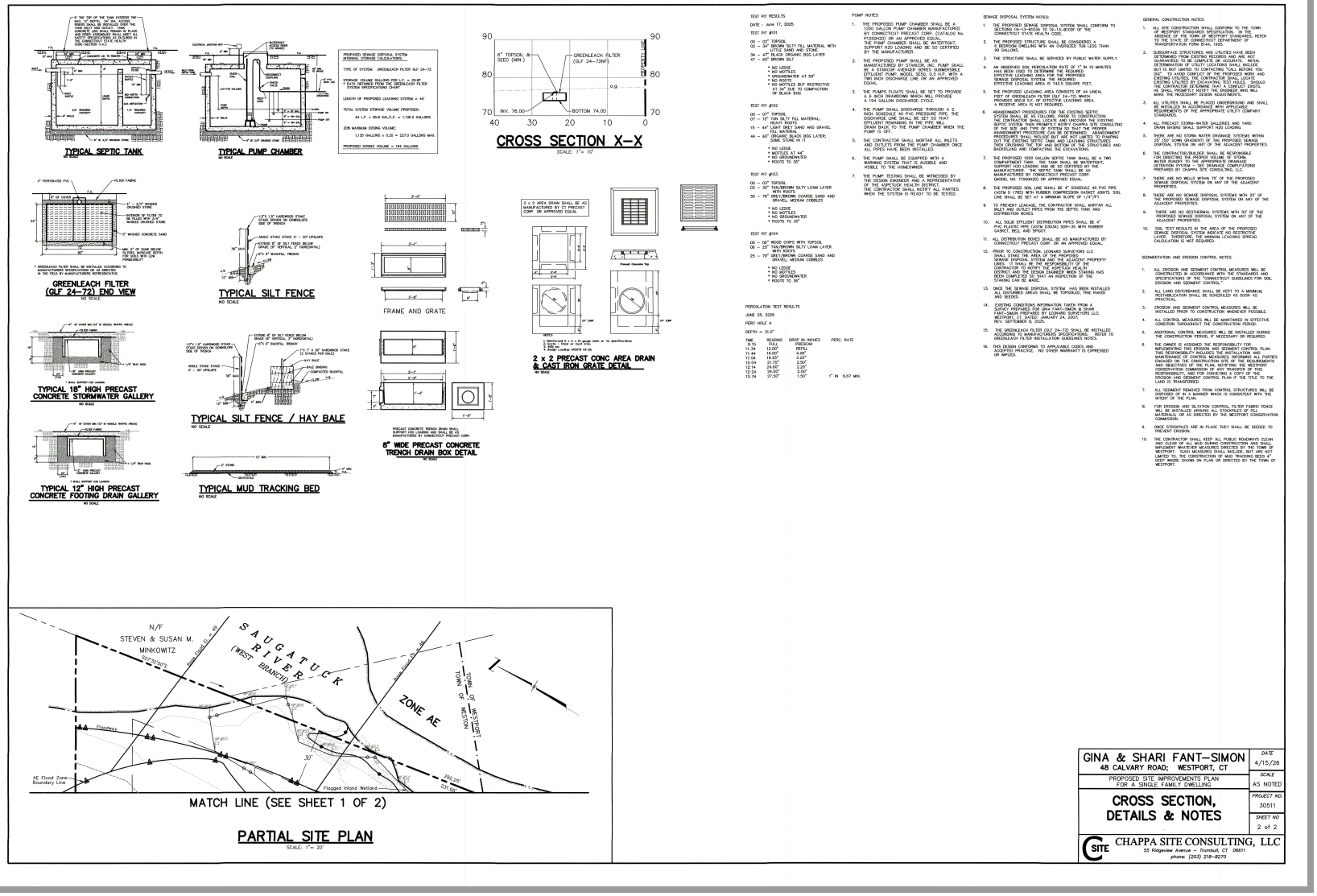
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

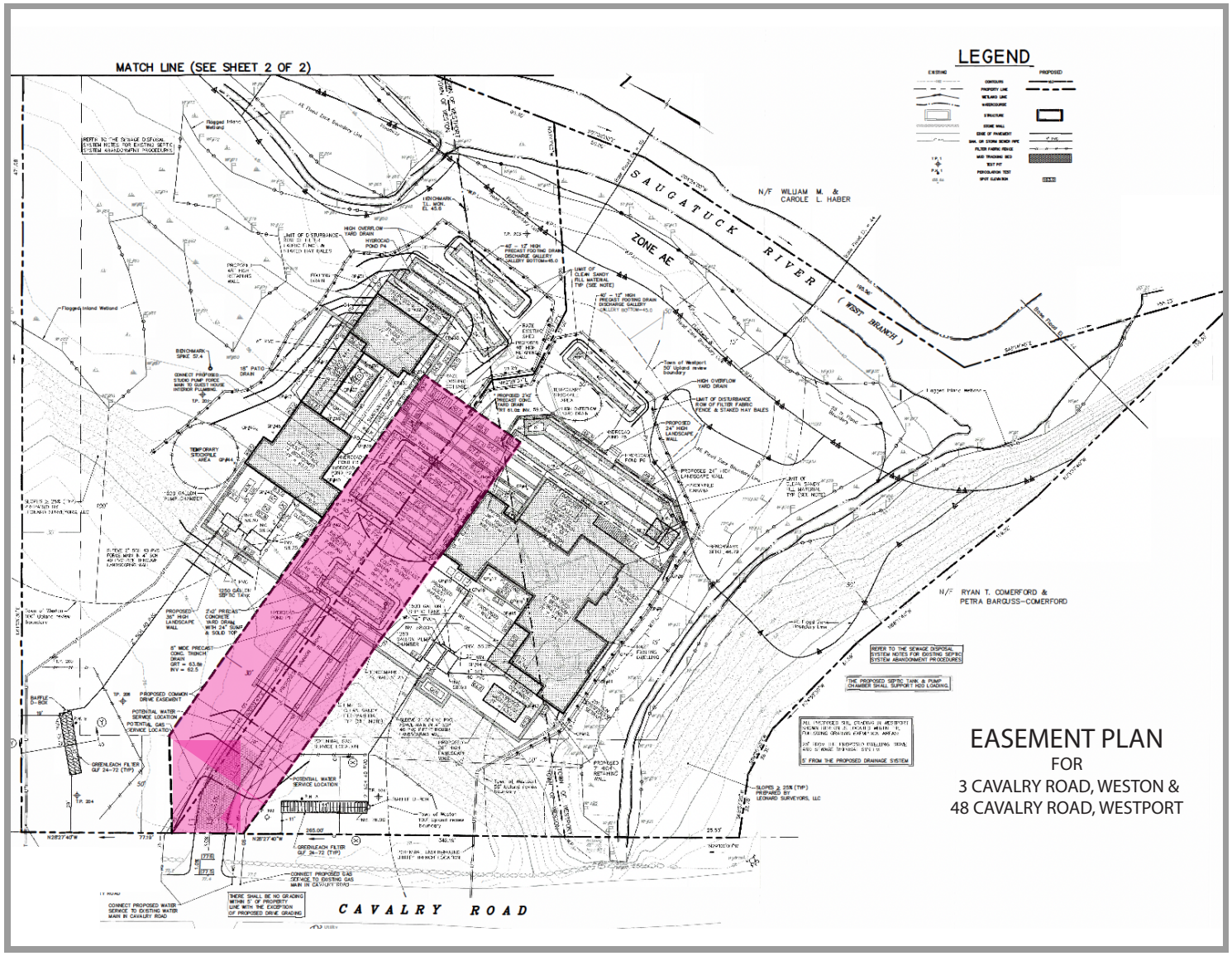
Filing #148411 ezFile NDDB System

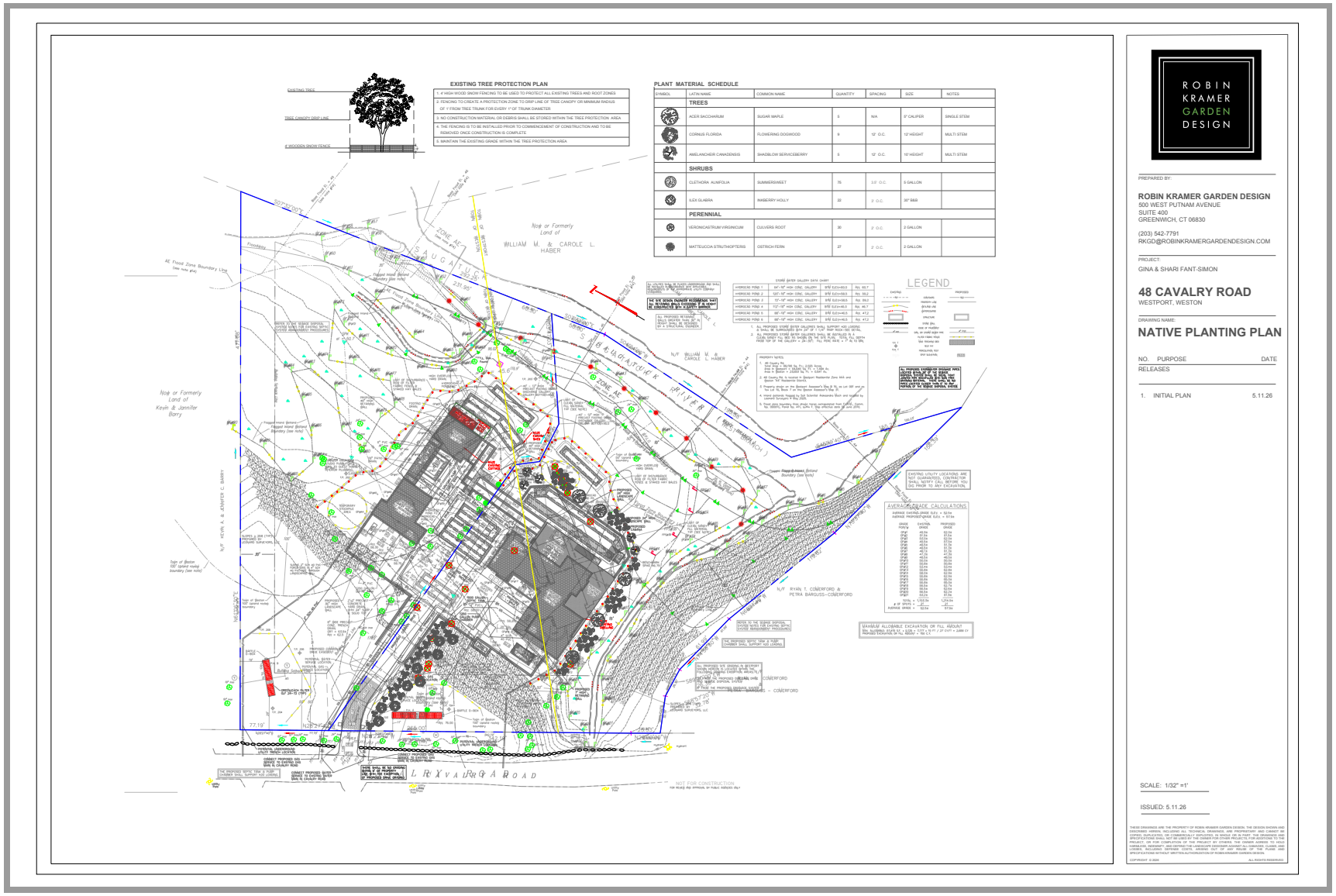

NOTES:
1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. 48 Cavalry Rd.
Total Lot Area = 88,198 sq. ft. = 2.025 Acres
Area in Westport = 64,645 sq. ft. = 1.484 Acres
Area in Weston = 23,553 sq. ft. = 0.541 Acres
5. 47 Cavalry Rd. is located in Westport Residential Zone AAA. and Weston 'AA' Residential District.
Tax lot 31-7-17 is located in Westport Residential Zone AAA. and Weston 'AA' Residential District.
6. Property shown on the Westport Assessor's Map 8 16, as Lot 082 and as Tax Lot 16 & and a portion of 17, Block 7 on the Weston Assessor's Map 31 .
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted heron.
8. Underground improvements or encroachments if any are not shown.
9. The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based on the municipal, state, and /or federal departmental interpretations and/or changes in regulations.
10. Map References:
A. Property shown on a certain map entitled "Map as Section "I" West Branch, Westport, Weston, Conn., Scale : 1"=80', June 1963", by Charles S. Lyman, L.S.
11. Inland wetlands flagged by Soil Scientist Aleksandra Moch and located by Leonard Surveyors 4 May 2025.
12. Steep slopes determined by a filed topographic survey.
13. Datum : Approximate Mean Sea Level.
Contour Interval : Two Feet.
14. Flood zone boundary lines shown heron extrapolated from F.I.R.M., Comm. No. 090017C, Panel No. 411, suffix F. Map effectie date 18 June 2010.
Westport Coverage for 48 Cavalry Rd.:
Total Lot Area = 88,198 Sq. Ft.
Wetland Area (including FPS area) = 20,640 Sq. Ft. x 0.80 = 16,512 Sq. Ft.
Steep Slope Area = 17,635 Sq. Ft. x 0.80 = 14,268 Sq. Ft.
Net Lot Area = 57,418 Sq. Ft.
Driveway Area = 5,910 Sq. Ft.
Building Area = 2,800 Sq. Ft.
Total Lot Coverage = 8,710 Sq. Ft. = 15.17%
Maximum Allowable Lot Coverage = 57,418 Sq. Ft. x 0.25 = 14,354 Sq. Ft.
S 07°15'00"E 50.00
S 04°54'00"W 195.58'
S 45°19'40"E 155.38'
N 73°37'40"W 119.02'
N 68°11'40"W 51.09'
N 14°36'50"W 284.59'
N 35°09'47"E 147.23'
N 28°23'42"W 265.00'
N 29°00'00"W 25.53'
S 68°57'20"W 32.76'
S 89°20'00"E 28.32'
N 82°29'57"E 21.24'
WILLIAM H. & CAROLE L. KUBER
N/F SAMUEL BELL
N/F RYAN T. COMERFORD & PETRA BARGUSS - COMERFORD
SAUGATUCK RIVER (WEST BRANCH)
ZONE AE
CAVALRY ROAD
PLOT PLAN
PREPARED FOR
GINA FANT-SIMON &
SHARI FANT-SIMON
48 CAVALRY ROAD
WESTPORT ~ WESTON ~ CONNECTICUT
SCALE : 1" = 30'
JANUARY 24, 2007
LEONARD SURVEYORS LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY
CHARLES L. LEONARD IV, P.E. & L.S., CONN. REG. NO. 20866
REVISION TABLE
DATE | DESCRIPTION
10 May 2025 | Update Topo, Loc. Bal Flags
10 June 2025 | revisions
18 June 2025 | revisions
26 June 2025 | 0.2ft Flood Hazard Lines Removed
8 Sept. 2025 | show spot elv.
19 April 2026 | Revisions
19 April 2026 | loc. trees
GRAPHIC SCALE
LEONARD SURVEYORS LLC


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1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
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10. Map References:
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11. Inland wetlands flagged by Soil Scientist Aleksandra Moch and located by Leonard Surveyors 4 May 2025.
12. Steep slopes determined by a filed topographic survey.
13. Datum : Approximate Mean Sea Level.
Contour Interval : Two Feet.
14. Flood zone boundary lines shown heron extrapolated from F.I.R.M., Comm. No. 090017C, Panel No. 411, suffix F. Map effectie date 18 June 2010.
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Steep Slope Area = 17,835 Sq. Ft. x 0.80 = 14,268 Sq. Ft.
Net Lot Area = 57,418 Sq. Ft.
Existing Driveway Area = 5,910 Sq. Ft.
Existing Building Area = 2,800 Sq. Ft.
Existing Total Lot Coverage = 8,710 Sq. Ft. = 15.17%
Proposed Driveway Area = 5,600 Sq. Ft. (on Westport Lot Only)
Proposed Spa Area = 100 Sq. Ft. (on Westport Lot Only)
Proposed Building Area = 7,100 Sq. Ft. (on Westport Lot Only)
Proposed Total Lot Coverage = 12,800 Sq. Ft. = 22.25% (on Westport Lot Only)
Maximum Allowable Lot Coverage = 57,418 Sq. Ft. x 0.25 = 14,354 Sq. Ft.
PROPOSED IMPROVEMENT PLAN
PREPARED FOR
GINA FANT-SIMON &
SHARI FANT-SIMON
48 CAVALRY ROAD
WESTPORT ~ WESTON ~ CONNECTICUT
SCALE : 1" = 30' JANUARY 24, 2007
LEONARD SURVEYORS LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY
CHARLES L. LEONARD IV, P.E. & L.S., CONN. REG. NO. 20855
REVISION TABLE
DATE DESCRIPTION
10 May 2025 Update Topo, Loc Wet Flags
10 June 2025 revisions
18 June 2025 0.2ft Flood Hzlond Lines Removed
8 Sept. 2025 show spot ele.
17 April 2026 Revisions
18 April 2026 Rev. Trees
1 May 2026 Proposed Improvements
Now or Formerly Land of WILLIAM M. & CAROLE L. HABER
Now or Formerly Land of Kevin & Jennifer Barry
SAUGATUCK RIVER (WEST BRANCH)
ZONE AE
SAMUEL BELL
RYAN T. COMERFORD & PETRA BARGUSS - COMERFORD
CAVALRY ROAD
LEONARD SURVEYORS LLC
GRAPHIC SCALE


MATCH LINE (SEE SHEET 2 OF 2)
LEGEND
STORM WATER GALLERY DATA CHART
HYDROCAD POND 1 64"-18" HIGH CONC. GALLERY BTM ELEV=60.0 INV. 60.7
HYDROCAD POND 2 120"-18" HIGH CONC. GALLERY BTM ELEV=58.5 INV. 59.2
HYDROCAD POND 3 72"-18" HIGH CONC. GALLERY BTM ELEV=58.5 INV. 59.2
HYDROCAD POND 4 112"-18" HIGH CONC. GALLERY BTM ELEV=46.0 INV. 46.7
HYDROCAD POND 5 88"-18" HIGH CONC. GALLERY BTM ELEV=46.5 INV. 47.2
HYDROCAD POND 6 88"-18" HIGH CONC. GALLERY BTM ELEV=46.5 INV. 47.2
PROPERTY NOTES:
1. 48 Cavalry Rd. Area in Westport = 88,198 Sq. Ft.: 2.025 Acres. Area in Westport = 64,340 Sq. Ft. = 1.484 Ac. Area in Weston = 23,553 Sq. Ft. = 0.541 Ac.
2. 48 Cavalry Rd. is located in Westport Residential Zone AAA and Weston "AA" Residential District.
3. Property shown on the Westport Assessor's Map 8 16, as Lot 081 and as Tax Lot 16, Block 7 on the Weston Assessor's Map 36.
4. Inland wetlands flagged by Soil Scientist Alessandra Mosh and located by Leonard Surveyors 4 May 2025.
5. Flood zone boundary lines shown hereon extrapolated from F.I.R.M., Comm. No. 090076, Panel No. 411, suffix F, Map effective date 16 June 2010.
ALL PROPOSED STORMWATER DRAINAGE PIPES LOCATED WITHIN 25' OF THE SEWAGE DISPOSAL SYSTEM SHALL BE SOLID, TIGHT JOINTED PIPE BACKFILLED WITH NON FREE DRAINING MATERIAL. THERE SHALL BE NO PIPES LOCATED CLOSER THAN 5' TO ANY PORTION OF THE SEWAGE DISPOSAL SYSTEM.
EXISTING UTILITY LOCATIONS ARE NOT GUARANTEED, CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG PRIOR TO ANY EXCAVATION.
AVERAGE GRADE CALCULATIONS
AVERAGE EXISTING GRADE ELEV. = 52.5±
AVERAGE PROPOSED GRADE ELEV. = 57.9±
MAXIMUM ALLOWABLE EXCAVATION OR FILL AMOUNT
MAX. ALLOWABLE: 57,418 S.F. x 0.125 = 7,177 x 10 FT / 27 CY/FT = 2,658 CY
PROPOSED EXCAVATION OR FILL AMOUNT = 750 C.Y.
S A U G A T U C K R I V E R (W E S T B R A N C H)
ZONE AE
CAVALRY ROAD
N/F WILLIAM M. & CAROLE L. HABER
N/F KEVIN A. & JENNIFER C. BARRY
N/F RYAN T. COMERFORD & PETRA BARGUSS-COMERFORD
GINA & SHARI FANT-SIMON
48 CAVALRY RD; WESTPORT, CT
PROPOSED SITE IMPROVEMENTS PLAN FOR A SINGLE FAMILY DWELLING
SITE PLAN
DATE 4/15/26
SCALE 1" = 20'
PROJECT NO. 30511
SHEET NO 1 of 2
CHAPPA SITE CONSULTING, LLC
55 Ridgeview Avenue - Trumbull, CT 06611
phone: (203) 218-8270
NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY
LAURA RUOCCO PULIE, P.E. CT REG. NO. 14924


TYPICAL SEPTIC TANK
TYPICAL PUMP CHAMBER
PROPOSED SEWAGE DISPOSAL SYSTEM INTERNAL STORAGE CALCULATIONS:
TYPE OF SYSTEM: GREENLEACH FILTER GLF 24-72
STORAGE VOLUME (GALLONS) PER L.F. = 20.8LF
+ DATA OBTAINED FROM THE GREENLEACH FILTER SYSTEM SPECIFICATIONS CHART
LENGTH OF PROPOSED LEACHING SYSTEM = 44'
TOTAL SYSTEM STORAGE VOLUME PROPOSED:
44 L.F. x 25.8 GAL/L.F. = 1,135.2 GALLONS
2/3 MAXIMUM DOSING VOLUME:
1,135 GALLONS x 0.33 = 227.0 GALLONS MAX.
PROPOSED DOSING VOLUME = 184 GALLONS
6" TOPSOIL & SEED (MIN.)
GREENLEACH FILTER (GLF 24-72INF)
INV. 76.00
BOTTOM 74.00
CROSS SECTION X-X
SCALE: 1" = 10'
GREENLEACH FILTER (GLF 24-72) END VIEW
TYPICAL SILT FENCE
TYPICAL 18" HIGH PRECAST CONCRETE STORMWATER GALLERY
TYPICAL SILT FENCE / HAY BALE
FRAME AND GRATE
2 x 2 PRECAST CONC AREA DRAIN & CAST IRON GRATE DETAIL
6" WIDE PRECAST CONCRETE TRENCH DRAIN BOX DETAIL
TYPICAL 12" HIGH PRECAST CONCRETE FOOTING DRAIN GALLERY
TYPICAL MUD TRACKING BED
TEST PIT RESULTS
DATE : June 17, 2025
TEST PIT #101
00 - 02" TOPSOIL
02 - 34" BROWN SILTY FILL MATERIAL WITH LITTLE SAND AND STONE
34 - 47" BLACK ORGANIC BOG LAYER
47 - 65" BROWN SILT
• NO LEDGE
• NO MOTTLES
• NO GROUNDWATER AT 99"
• NO ORGANICS
• NO MOTTLES BUT RESTRICTIVE AT 34" DUE TO COMPACTION OF BLACK BOG
TEST PIT #102
00 - 07" TOPSOIL
07 - 15" TAN SILTY FILL MATERIAL; HEAVY ROOTS
15 - 44" LIGHT GREY SAND AND GRAVEL WITH SOME STONE
44 - 60" ORGANIC BLACK BOG LAYER; SOME STONE IN IT
• NO LEDGE
• MOTTLES AT 44"
• NO GROUNDWATER
• ROOTS TO 36"
TEST PIT #103
00 - 03" TOPSOIL
03 - 30" TAN/BROWN SILTY LOAM LAYER WITH ROOTS
30 - 76" GREY/BROWN COARSE SAND AND GRAVEL; MEDIUM COBBLES
• NO LEDGE
• NO MOTTLES
• NO GROUNDWATER
• ROOTS TO 30"
TEST PIT #104
00 - 06" WOOD CHIPS WITH TOPSOIL
06 - 25" TAN/BROWN SILTY LOAM LAYER WITH ROOTS
25 - 75" GREY/BROWN COARSE SAND AND GRAVEL; MEDIUM COBBLES
• NO LEDGE
• NO MOTTLES
• NO GROUNDWATER
• ROOTS TO 36"
PERCOLATION TEST RESULTS
JUNE 25, 2026
PERC HOLE A
DEPTH = 31.0"
TIME | READING FULL | DROP IN INCHES PRESOAK | REFILL | PERC. RATE
9:55 | 12.00" | | |
11:24 | 12.00" | REFILL | |
11:44 | 18.00" | 6.00" | |
11:54 | 19.20" | 3.00" | |
12:04 | 21.60" | 2.40" | |
12:14 | 24.00" | 2.25" | |
12:24 | 26.00" | 2.00" | |
12:34 | 27.50" | 1.50" | 1" IN 6.67 MIN.
PUMP NOTES
1. THE PROPOSED PUMP CHAMBER SHALL BE A 1250 GALLON PUMP CHAMBER MANUFACTURED BY CONNECTICUT PRECAST CORP. (CATALOG No. P1250H2O7) OR AN APPROVED EQUAL. THE PUMP CHAMBER SHALL BE WATERTIGHT, SUPPORT H20 LOADING AND BE SO CERTIFIED BY THE MANUFACTURER.
2. THE PROPOSED PUMP SHALL BE AS MANUFACTURED BY SYMONDS, INC. PUMP SHALL BE A SYMONDS PIONEER SERIES SUBMERSIBLE SEWAGE PUMP, MODEL SEP50M0502-0, 1/2 HP, WITH A TWO INCH DISCHARGE LINE OR AN APPROVED EQUAL.
3. THE PUMPS FLOATS SHALL BE SET TO PROVIDE A 6 INCH DRAWDOWN WHICH WILL PROVIDE A 104 GALLON DISCHARGE CYCLE.
4. THE PUMP SHALL DISCHARGE THROUGH A 2 INCH SCHEDULE 40 PVC PRESSURE PIPE. THE DISCHARGE LINE SHALL BE SET SO THAT EFFLUENT REMAINING IN THE PIPE WILL DRAIN BACK TO THE PUMP CHAMBER WHEN THE PUMP IS OFF.
5. THE CONTRACTOR SHALL MORTAR ALL INLETS AND OUTLETS FROM THE PUMP CHAMBER ONCE ALL PIPES HAVE BEEN INSTALLED.
6. THE PUMP SHALL BE EQUIPPED WITH A WARNING SYSTEM THAT IS AUDIBLE AND VISIBLE TO THE HOMEOWNER.
7. THE PUMP TESTING SHALL BE WITNESSED BY THE DESIGN ENGINEER AND A REPRESENTATIVE OF THE ASPETUCK HEALTH DISTRICT. THE CONTRACTOR SHALL NOTIFY ALL PARTIES WHEN THE SYSTEM IS READY TO BE TESTED.
SEWAGE DISPOSAL SYSTEM NOTES:
1. THE PROPOSED SEWAGE DISPOSAL SYSTEM SHALL CONFORM TO SECTION 19-13-B100a OF THE PUBLIC HEALTH CODE OF THE CONNECTICUT STATE HEALTH CODE.
2. THE PROPOSED STRUCTURE SHALL BE CONSIDERED A 3 BEDROOM DWELLING WITH AN ENGINEERED TUB LESS THAN 99 GALLONS.
3. THE STRUCTURE SHALL BE SERVICED BY PUBLIC WATER SUPPLY.
4. AN OBSERVED SOIL PERCOLATION RATE OF 1" IN 10 MINUTES HAS BEEN USED TO DETERMINE THE REQUIRED LEACHING AREA FOR THE 1000 GALLON PROPOSED SEWAGE DISPOSAL SYSTEM. THE REQUIRED EFFECTIVE LEACHING AREA IS 742.5 SQUARE FEET.
5. THE PROPOSED LEACHING AREA CONSISTS OF 44 LINEAL FEET OF GREENLEACH FILTER (GLF 24-72) WHICH PROVIDES 800.8 S.F. OF EFFECTIVE LEACHING AREA. A RESERVE AREA IS NOT REQUIRED.
6. ABANDONMENT PROCEDURES FOR THE EXISTING SEPTIC SYSTEM SHALL BE AS FOLLOWS: PRIOR TO CONSTRUCTION OF THE PROPOSED SEWAGE DISPOSAL SYSTEM, THE EXISTING SEPTIC SYSTEM THEN PROMPTLY NOTIFY CHAPPA SITE CONSULTING OF THE SIZE AND TYPE OF SYSTEM SO THAT THE PROPER ABANDONMENT PROCEDURES MAY BE FOLLOWED. ABANDONMENT PROCEDURES SHALL INCLUDE BUT ARE NOT LIMITED TO PUMPING OUT THE EXISTING SEPTIC TANK AND LEACHING STRUCTURES THEN CRUSHING THE TOP AND BOTTOM OF THE STRUCTURES AND BACKFILLING AND COMPACTING THE EXCAVATIONS.
7. THE PROPOSED 1000 GALLON SEPTIC TANK SHALL BE A TWO COMPARTMENT TANK. THE TANK SHALL BE WATERTIGHT, PROVIDED WITH A MINIMUM OF 750 GALLONS AS PER THE MANUFACTURER'S SPECIFICATIONS AND SHALL BE AS MANUFACTURED BY CONNECTICUT PRECAST CORP. (MODEL NO. T1000H20) OR APPROVED EQUAL.
8. THE PROPOSED SOIL LINE SHALL BE 4" SCHEDULE 40 PVC PIPE (ASTM D 1785) WITH RUBBER COMPRESSION GASKET JOINTS. SOIL LINE SHALL BE SET AT A MINIMUM SLOPE OF 1/4"/FT.
9. TO PREVENT LEAKAGE, THE CONTRACTOR SHALL MORTAR ALL PIPES WHERE THEY PASS THROUGH FROM THE SEPTIC TANK AND DISTRIBUTION BOXES.
10. ALL SOLID EFFLUENT DISTRIBUTION PIPES SHALL BE 4" PVC PLASTIC PIPE (ASTM D3034) SDR-35 WITH RUBBER GASKET, BELL AND SPIGOT.
11. ALL DISTRIBUTION BOXES SHALL BE AS MANUFACTURED BY CONNECTICUT PRECAST CORP. OR AN APPROVED EQUAL.
12. PRIOR TO CONSTRUCTION, LEGHARI SURVEYORS LLC SHALL STAKE OUT THE LIMIT OF CLEARING FOR SEWAGE DISPOSAL SYSTEM AND THE ADJACENT PROPERTY LINES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ASPETUCK HEALTH DISTRICT AND THE TOWN ENGINEER WHEN STAKING HAS BEEN COMPLETED SO THAT AN INSPECTION OF THE STAKING CAN BE MADE.
13. ONCE THE SEWAGE DISPOSAL SYSTEM HAS BEEN INSTALLED ALL DISTURBED AREAS SHALL BE TOPSOILED, FINE RAKED AND SEEDED.
14. EXISTING CONDITIONS INFORMATION TAKEN FROM A SURVEY PREPARED FOR GINA FANT-SIMON & SHARI FANT-SIMON PREPARED BY LEGHARI SURVEYORS LLC, WESTPORT, CT, DATED: JANUARY 24, 2007; REV: SEPTEMBER 15, 2025.
15. THE GREENLEACH FILTER (GLF 24-72) SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AS NOTED IN GREENLEACH FILTER INSTALLATION GUIDELINES NOTES.
16. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
GENERAL CONSTRUCTION NOTES:
1. ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTPORT STANDARDS SPECIFICATION. IN THE ABSENCE OF THE TOWN OF WESTPORT STANDARDS, REFER TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 814A, 1990.
2. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN OBTAINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. INITIAL DETERMINATION OF UTILITY LOCATIONS SHALL INCLUDE BUT IS NOT LIMITED TO TEST HOLES. PRIOR TO YOU BUT IS NOT LIMITED TO TEST HOLES. PRIOR TO ANY WORK AND CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. SHOULD ANY CONFLICT BE DISCOVERED BETWEEN THE PROPOSED WORK HE SHALL PROMPTLY NOTIFY THE ENGINEER WHO WILL MAKE THE NECESSARY DESIGN ADJUSTMENTS.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY STANDARDS.
4. ALL PRECAST STORM-WATER GALLERIES AND YARD DRAIN BASINS SHALL SUPPORT H20 LOADING.
5. THERE ARE NO STORM WATER DRAINAGE SYSTEMS WITHIN 25' (50' DOWN GRADIENT) OF THE PROPOSED SEWAGE DISPOSAL SYSTEM ON ANY OF THE ADJACENT PROPERTIES.
6. THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR DIRECTING THE PROPER VOLUME OF STORM WATER RUNOFF TO THE APPROPRIATE DRAINAGE STRUCTURES AS SHOWN ON THE GRADING PLANS PREPARED BY CHAPPA SITE CONSULTING, LLC.
7. THERE ARE NO WELLS WITHIN 75' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM ON ANY OF THE ADJACENT PROPERTIES.
8. THERE ARE NO SEWAGE DISPOSAL SYSTEMS WITH 25' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM ON ANY OF THE ADJACENT PROPERTIES.
9. THERE ARE NO GEOTHERMAL SYSTEMS WITH 75' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM ON ANY OF THE ADJACENT PROPERTIES.
10. SOIL TEST RESULTS IN THE AREA OF THE PROPOSED LEACHING SYSTEM SHOW NO RESTRICTIVE SOIL LAYERS. THEREFORE, THE MINIMUM LEACHING SPREAD CALCULATION IS NOT REQUIRED.
SEDIMENTATION AND EROSION CONTROL NOTES:
1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS AND CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
2. ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. REVEGETABLIZATION SHALL BE SCHEDULED AS SOON AS PRACTICAL.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
6. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES AND OTHER PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. NOTIFYING THE WESTPORT CONSERVATION COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FORWARDING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
7. ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. FOR EROSION AND SILTATION CONTROL, FILTER FABRIC FENCE WILL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS, OR AS DIRECTED BY THE WESTPORT CONSERVATION COMMISSION.
9. ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.
10. THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAN AND CLEAR OF ALL MUD DURING CONSTRUCTION AND SHALL IMPLEMENT ALL MEASURES REQUIRED BY THE TOWN OF WESTPORT. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF MUD TRACKING BEDS 4" DEEP MINIMUM SHOWN ON PLAN OR DIRECTED BY THE TOWN OF WESTPORT.
N/F
STEVEN & SUSAN M. MINKOWITZ
SAUGATUCK RIVER (WEST BRANCH)
ZONE AE
TOWN OF WESTPORT
Floodway
AE Flood Zone Boundary Line
Flagged Inland Wetland
MATCH LINE (SEE SHEET 1 OF 2)
PARTIAL SITE PLAN
SCALE: 1" = 20'
GINA & SHARI FANT-SIMON
48 CALVARY ROAD; WESTPORT, CT
PROPOSED SITE IMPROVEMENTS PLAN FOR A SINGLE FAMILY DWELLING
CROSS SECTION, DETAILS & NOTES
DATE 4/15/26
SCALE AS NOTED
PROJECT NO. 30511
SHEET NO 2 of 2
CHAPPA SITE CONSULTING, LLC
55 Ridgeview Avenue – Trumbull, CT 06611
phone: (203) 218-8270


MATCH LINE (SEE SHEET 2 OF 2)
LEGEND
SAUGATUCK RIVER
(WEST BRANCH)
ZONE AE
N/F WILLIAM M. & CAROLE L. HABER
N/F RYAN T. COMERFORD & PETRA BARQUISS-COMERFORD
CAVALRY ROAD
EASEMENT PLAN
FOR
3 CAVALRY ROAD, WESTON &
48 CAVALRY ROAD, WESTPORT


EXISTING TREE PROTECTION PLAN
1. 4' HIGH WOOD SNOW FENCING TO BE USED TO PROTECT ALL EXISTING TREES AND ROOT ZONES
2. FENCING TO CREATE A PROTECTION ZONE TO DRIP LINE OF TREE CANOPY OR MINIMUM RADIUS OF 1' FROM TREE TRUNK FOR EVERY 1" OF TRUNK DIAMETER
3. NO CONSTRUCTION MATERIAL OR DEBRIS SHALL BE STORED WITHIN THE TREE PROTECTION AREA
4. THE FENCING IS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO BE REMOVED ONCE CONSTRUCTION IS COMPLETE
5. MAINTAIN THE EXISTING GRADE WITHIN THE TREE PROTECTION AREA
PLANT MATERIAL SCHEDULE
SYMBOL
LATIN NAME
COMMON NAME
QUANTITY
SPACING
SIZE
NOTES
TREES
ACER SACCHARUM
SUGAR MAPLE
5
N/A
5" CALIPER
SINGLE STEM
CORNUS FLORIDA
FLOWERING DOGWOOD
9
12" O.C.
12' HEIGHT
MULTI STEM
AMELANCHER CANADENSIS
SHADBLOW SERVICEBERRY
5
12" O.C.
10' HEIGHT
MULTI STEM
SHRUBS
CLETHORA ALNIFOLIA
SUMMERSWEET
75
3.5' O.C.
5 GALLON
ILEX GLABRA
INKBERRY HOLLY
22
3' O.C.
30" B&B
PERENNIAL
VERONICASTRUM VIRGINICUM
CULVERS ROOT
30
2' O.C.
2 GALLON
MATTEUCCIA STRUTHIOPTERIS
OSTRICH FERN
27
2' O.C.
2 GALLON
LEGEND
ROBIN KRAMER GARDEN DESIGN
PREPARED BY:
ROBIN KRAMER GARDEN DESIGN
500 WEST PUTNAM AVENUE
SUITE 400
GREENWICH, CT 06830
(203) 542-7791
RKGD@ROBINKRAMERGARDENDESIGN.COM
PROJECT:
GINA & SHARI FANT-SIMON
48 CAVALRY ROAD
WESTPORT, WESTON
DRAWING NAME:
NATIVE PLANTING PLAN
NO. PURPOSE DATE
RELEASES
1. INITIAL PLAN 5.11.26
SCALE: 1/32" =1'
ISSUED: 5.11.26
NOT FOR CONSTRUCTION
L E X V A L L E Y R O A D
S A U G A T U C K R I V E R
WILLIAM M. & CAROLE L. HABER
N/F RYAN T. COMERFORD & PETRA BARGUSS-COMERFORD
Note or Formerly Land of Kevin & Jennifer Barry

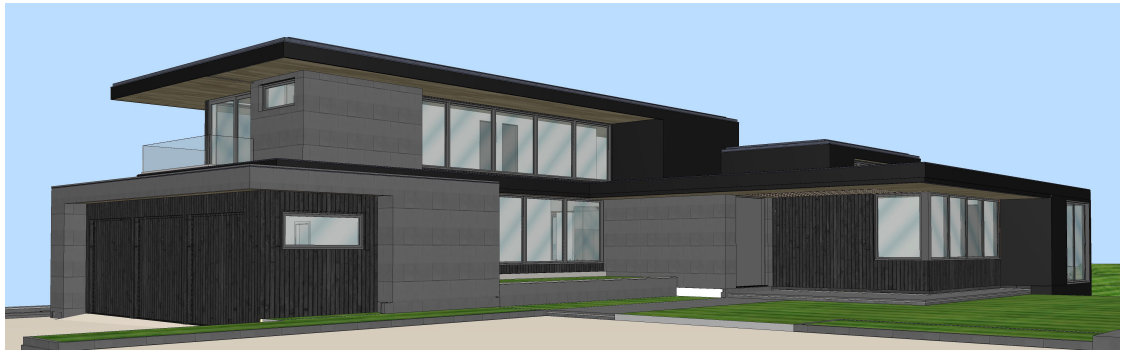
NEW SINGLE FAMILY HOME

48 CAVALRY

48 CAVALRY ROAD, WESTPORT, CT 06880



REAR VIEW



FRONT VIEW

SHEET INDEX

ID	Name
A-100	FOUNDATION BASEMENT PLAN
A-101	BASEMENT PLAN
A-102	1ST FLOOR ARCHITECTURAL PLAN
A-103	2ND FLOOR ARCHITECTURAL PLAN
A-104	ROOF ARCHITECTURAL PLAN
A-105	WESTON HOUSE PLANS
A-106	STUDIO PLANS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	WESTON HOUSE EXTERIOR ELEVA...
A-204	STUDIO

NOT FOR CONSTRUCTION

#	DATE	ISSUED FOR

NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880

Drawing Title:
TITLE SHEET

Project No:	Project Manager: XX	Drawing No:
456	Team: TW, CS	T-1

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NEW SINGLE FAMILY HOME

48 CAVALRY

48 CAVALRY ROAD, WESTPORT, CT 06880



BIRD'S EYE VIEW FROM THE FRONT



BIRD'S EYE FROM THE REAR

SHEET INDEX

ID	Name
A-100	FOUNDATION BASEMENT PLAN
A-101	BASEMENT PLAN
A-102	1ST FLOOR ARCHITECTURAL PLAN
A-103	2ND FLOOR ARCHITECTURAL PLAN
A-104	ROOF ARCHITECTURAL PLAN
A-105	WESTON HOUSE PLANS
A-106	STUDIO PLANS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	WESTON HOUSE EXTERIOR ELEVA...
A-204	STUDIO
A-301	BUILDING SECTION
A-302	BUILDING SECTION
A-303 A	BUILDING SECTION
A-303 B	BUILDING SECTION
A-304 A	BUILDING SECTION
A-304 B	BUILDING SECTION
A-305 A	BUILDING SECTION (1)
A-305 B	BUILDING SECTION (2)
A-306 A	BUILDING SECTION (3)
A-306 B	BUILDING SECTION
A-307	BUILDING SECTION
A-344	BUILDING SECTION

NOT FOR CONSTRUCTION

#	DATE	ISSUED FOR

NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880

Drawing Title:
TITLE SHEET

Project No:	Project Manager: XX	Drawing No:
456	Team: TW, CS	T-2

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NEW SINGLE FAMILY HOME

48 CAVALRY

48 CAVALRY ROAD, WESTPORT, CT 06880



BIRD'S EYE FROM THE SIDE

SHEET INDEX

ID	Name
A-100	FOUNDATION BASEMENT PLAN
A-101	BASEMENT PLAN
A-102	1ST FLOOR ARCHITECTURAL PLAN
A-103	2ND FLOOR ARCHITECTURAL PLAN
A-104	ROOF ARCHITECTURAL PLAN
A-105	WESTON HOUSE PLANS
A-106	STUDIO PLANS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	WESTON HOUSE EXTERIOR ELEVA...
A-204	STUDIO
A-301	BUILDING SECTION
A-302	BUILDING SECTION
A-303 A	BUILDING SECTION
A-303 B	BUILDING SECTION
A-304 A	BUILDING SECTION
A-304 B	BUILDING SECTION
A-305 A	BUILDING SECTION (1)
A-305 B	BUILDING SECTION (2)
A-306 A	BUILDING SECTION (3)
A-306 B	BUILDING SECTION
A-307	BUILDING SECTION
A-344	BUILDING SECTION

NOT FOR CONSTRUCTION

#	DATE	ISSUED FOR

NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880

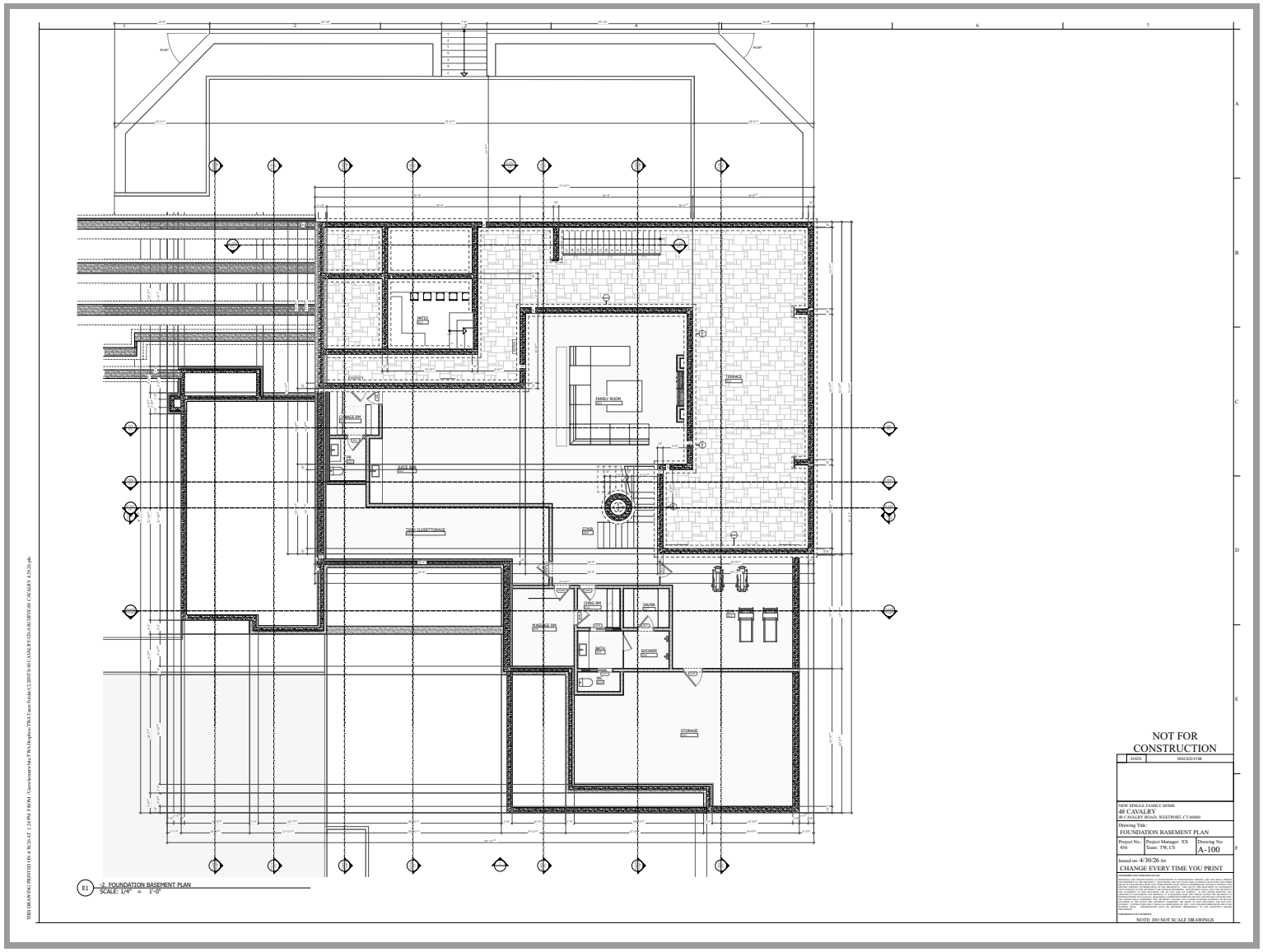
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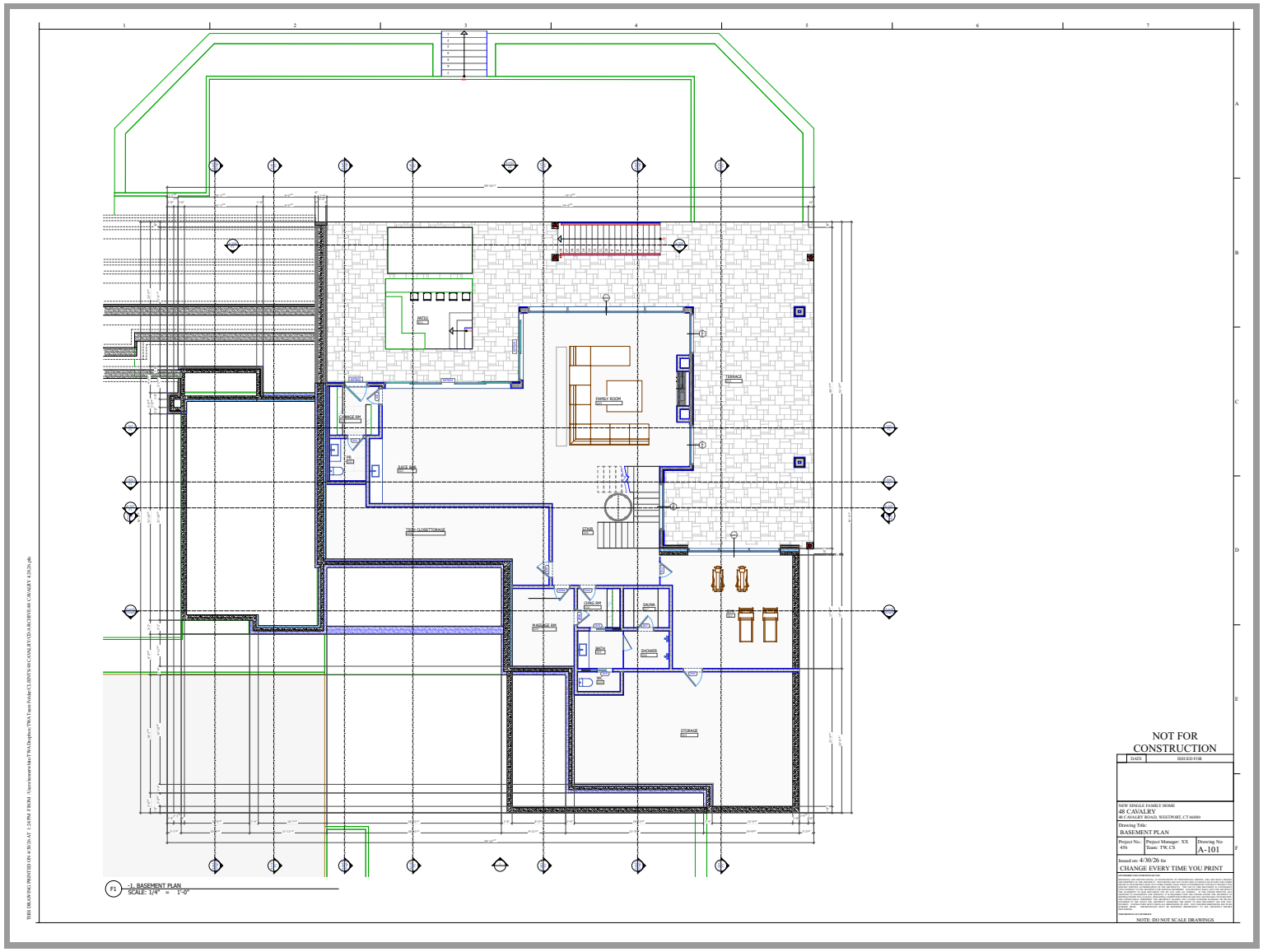
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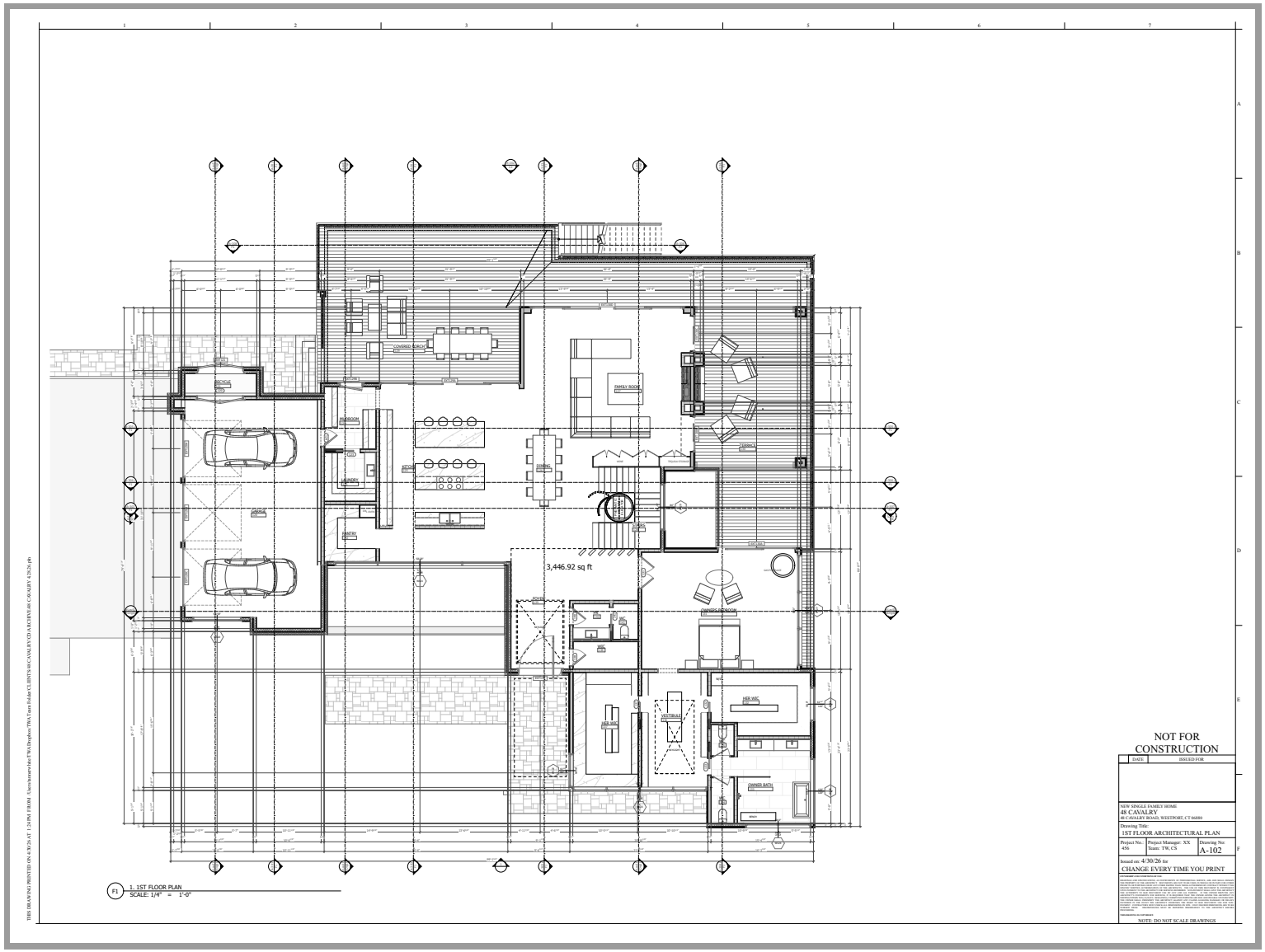
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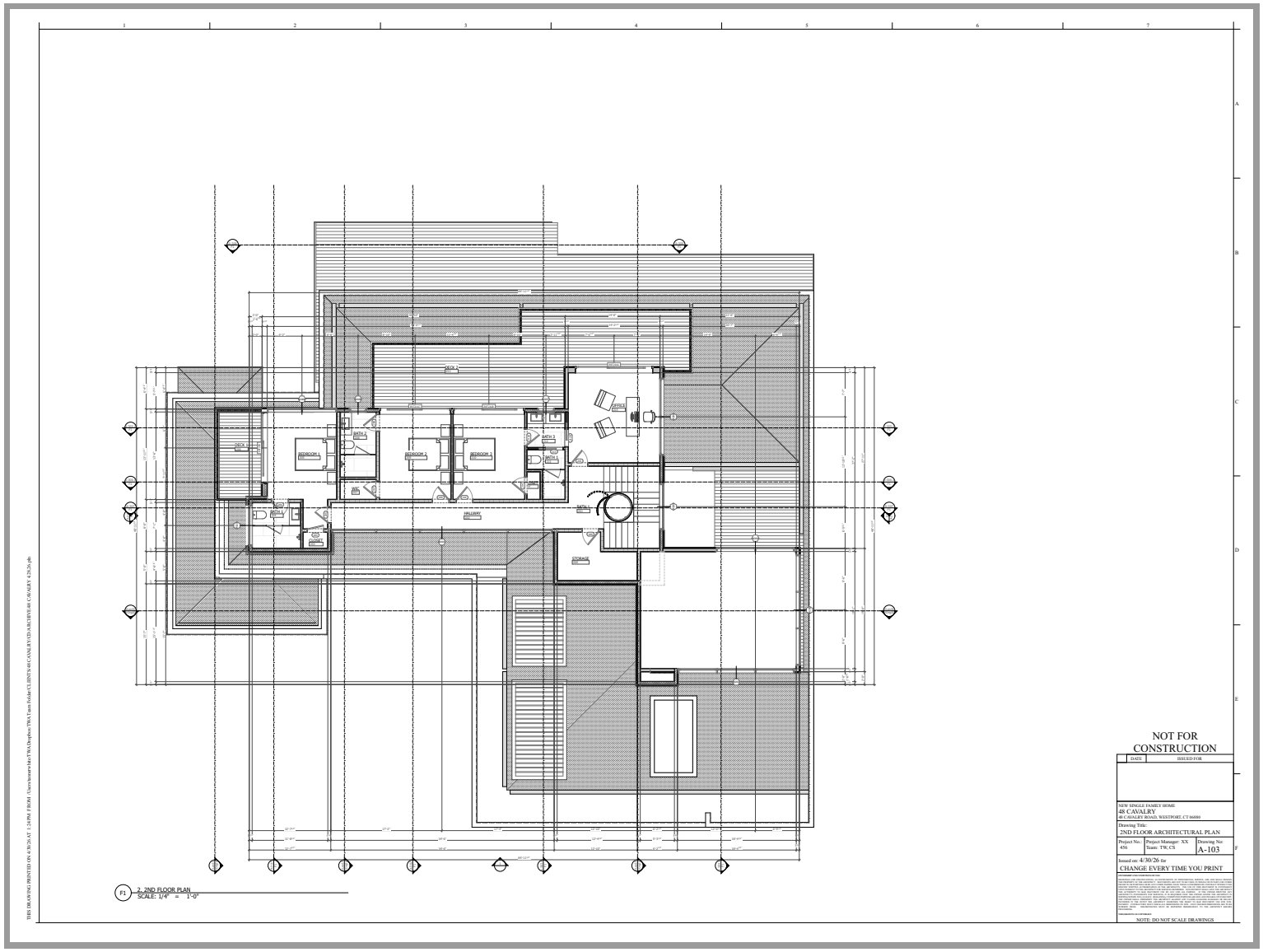
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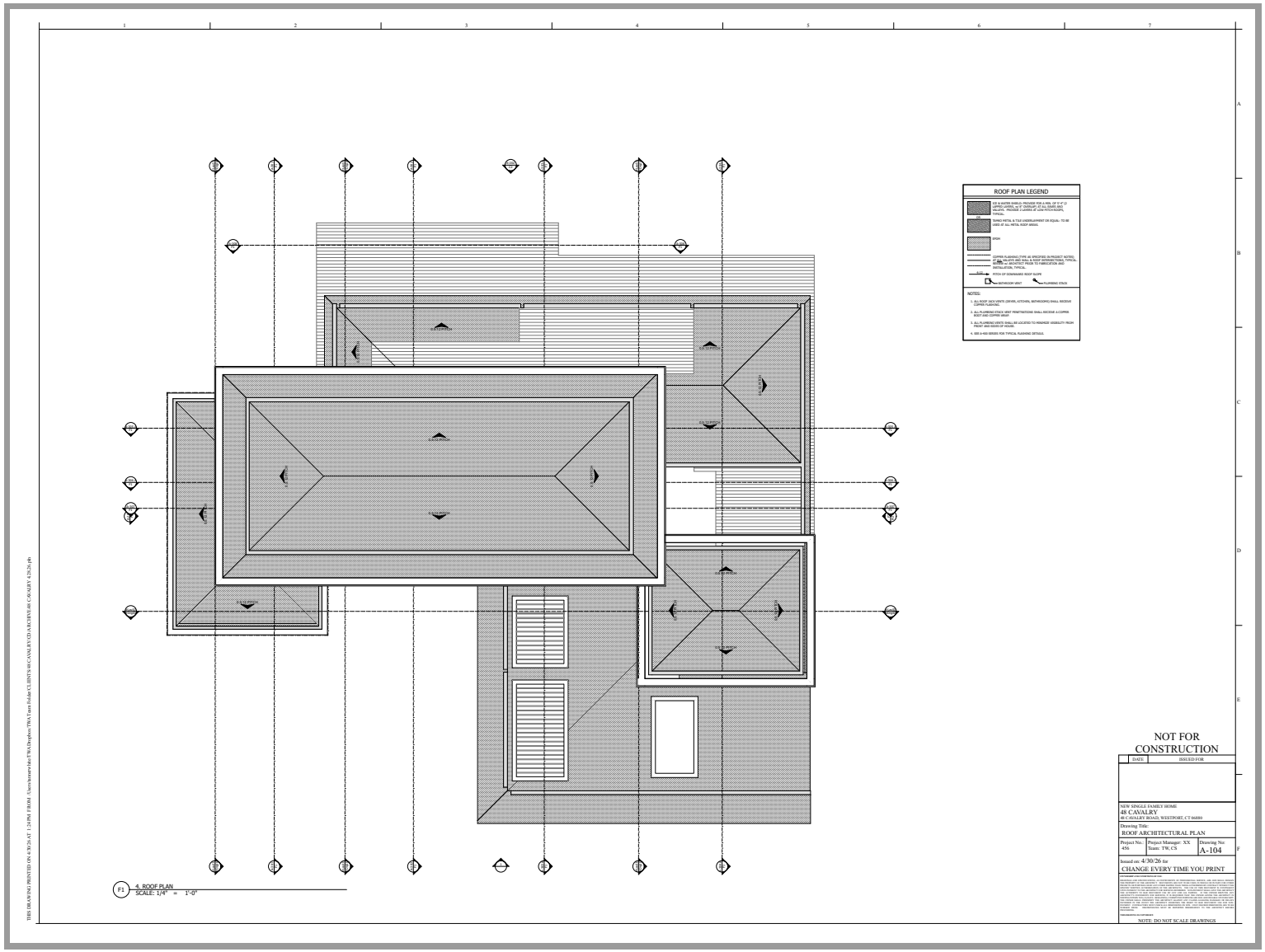
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PATIO
FAMILY ROOM
TERRACE
BEDROOM 5
LINEN
TWO CLOSET STORAGE
STAIR
LAUNDRY
CLOSET
MECHANICAL
BATH
SHOWER
STORAGE
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
FOUNDATION BASEMENT PLAN
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No: A-100
Issued on: 4/30/26 for
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-2. FOUNDATION BASEMENT PLAN
SCALE: 1/4" = 1'-0"

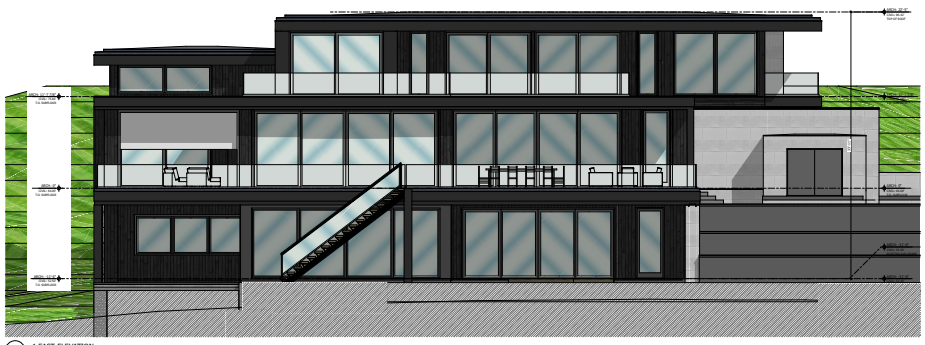

-1. BASEMENT PLAN
SCALE: 1/4" = 1'-0"
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
BASEMENT PLAN
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No: A-101
Issued on: 4/30/26 for
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NOTE: DO NOT SCALE DRAWINGS


3,446.92 sq ft
F1 1. 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
1ST FLOOR ARCHITECTURAL PLAN
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No: A-102
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
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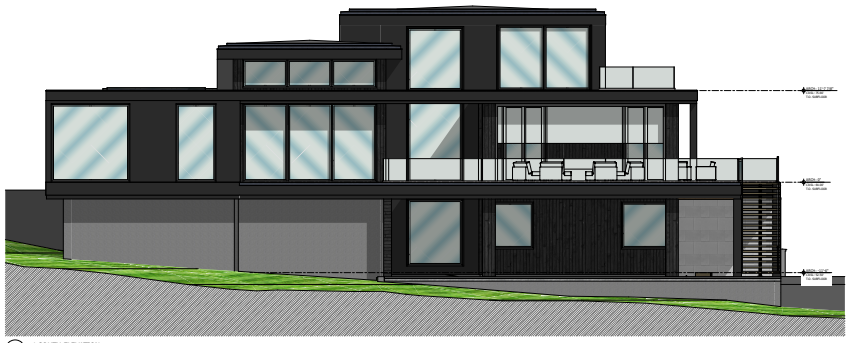

F1
2. 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
2ND FLOOR ARCHITECTURAL PLAN
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No: A-103
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS


ROOF PLAN LEGEND
NOTES:
1. ALL ROOF JACK VENTS (DRYER, KITCHEN, BATHROOMS) SHALL RECEIVE COPPER FLASHING.
2. ALL PLUMBING STACK VENT PENETRATIONS SHALL RECEIVE A COPPER BOOT AND COPPER VENT
3. ALL PLUMBING VENTS SHALL BE LOCATED TO MINIMIZE VISIBILITY FROM FRONT AND SIDES OF HOUSE.
4. SEE A-400 SERIES FOR TYPICAL FLASHING DETAILS
4. ROOF PLAN
SCALE: 1/4" = 1'-0"
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
ROOF ARCHITECTURAL PLAN
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No:
A-104
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS


C2
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"
F2
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
EXTERIOR ELEVATIONS
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No:
A-201
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS



C2 1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



F2 1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

#	DATE	ISSUED FOR

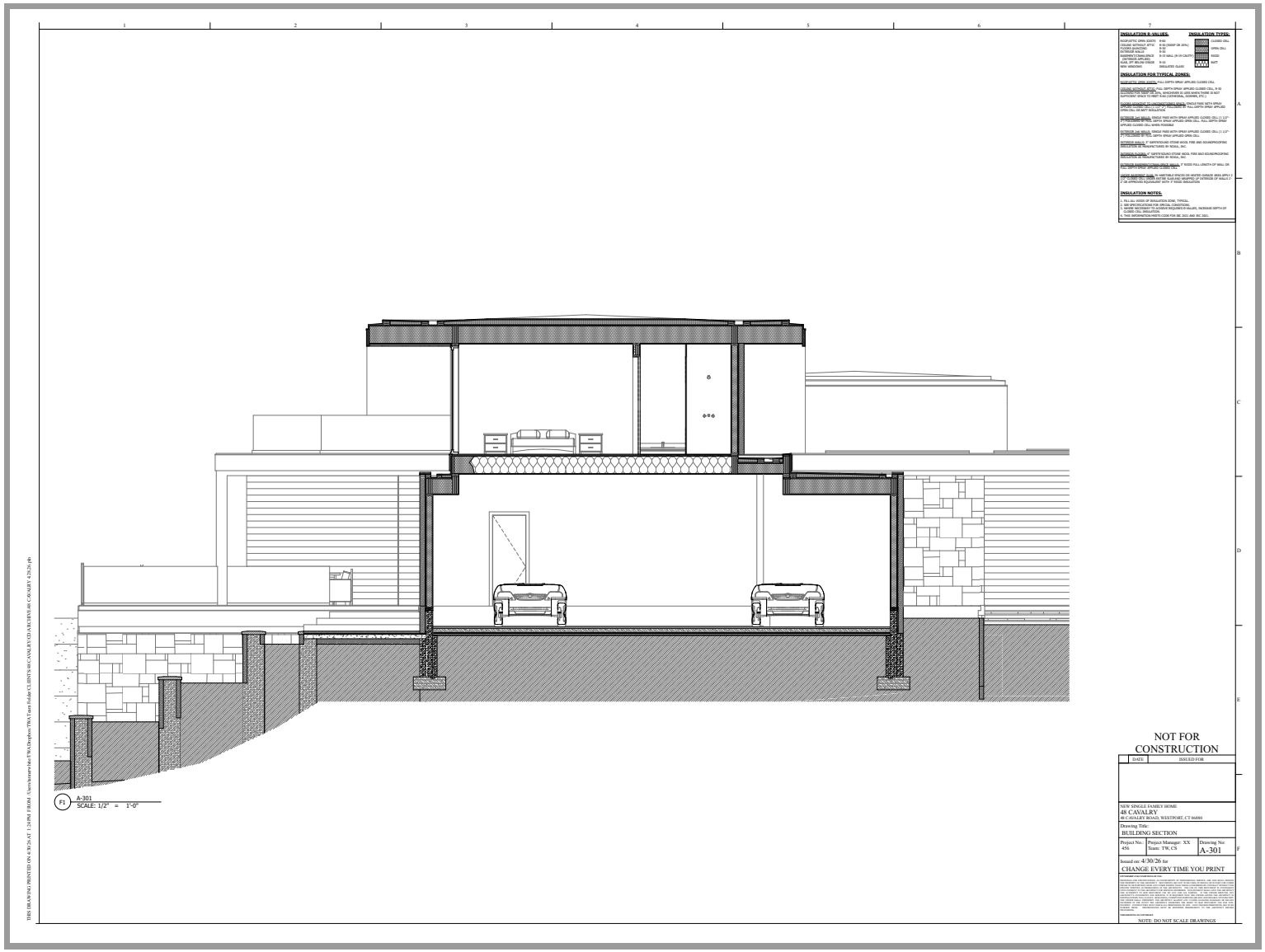
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48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880

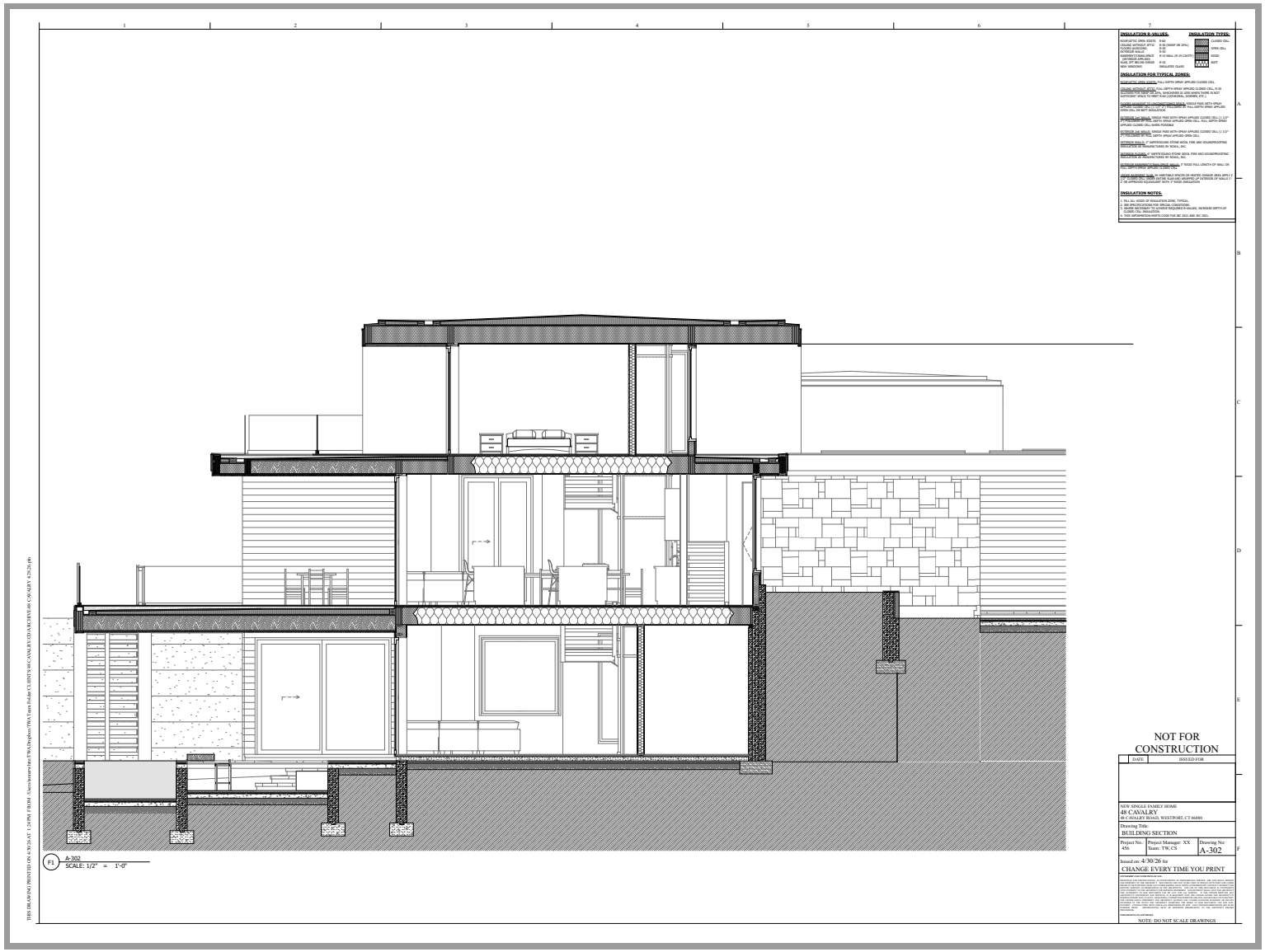
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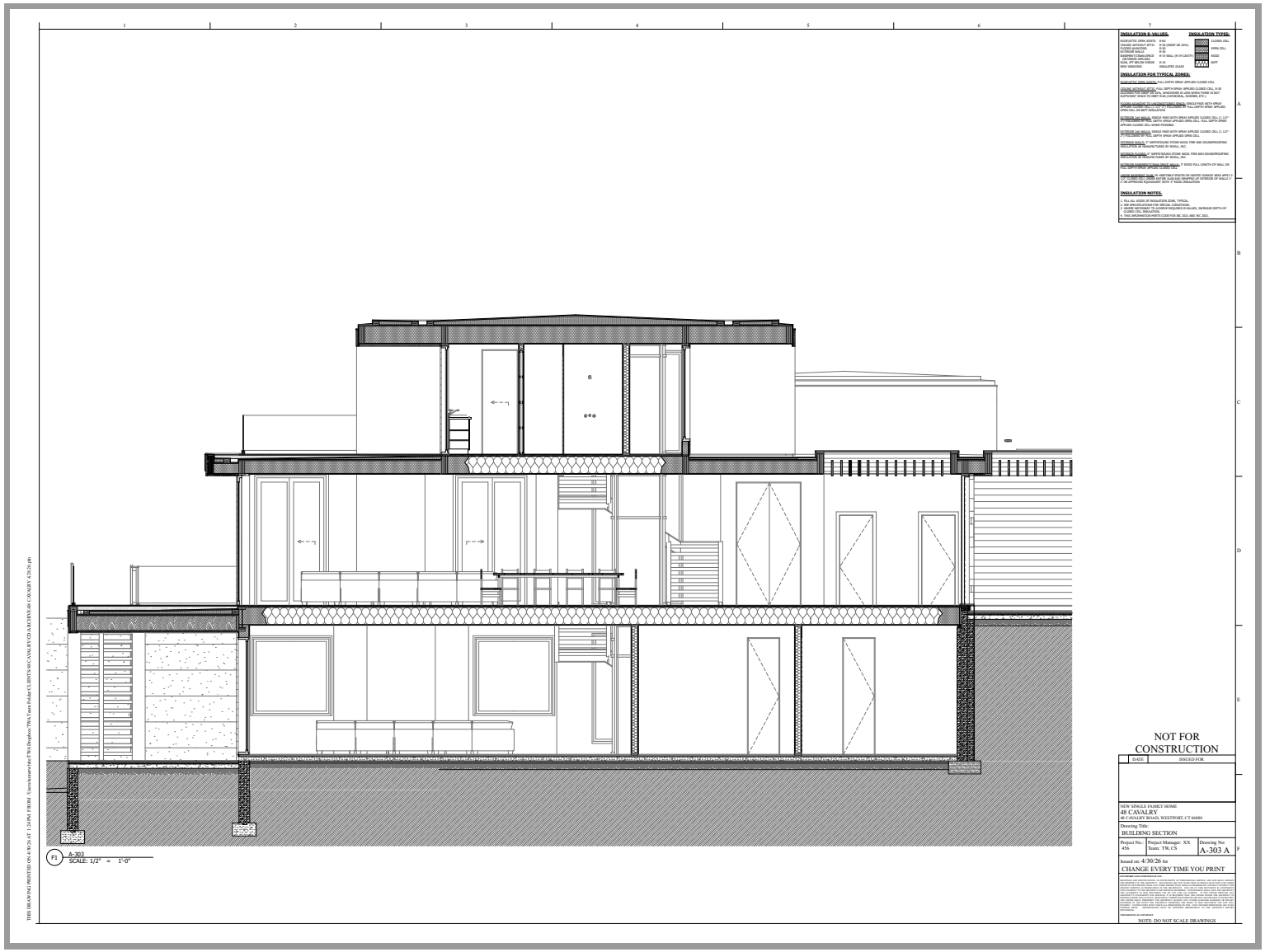
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456	Team: TW, CS	A-202

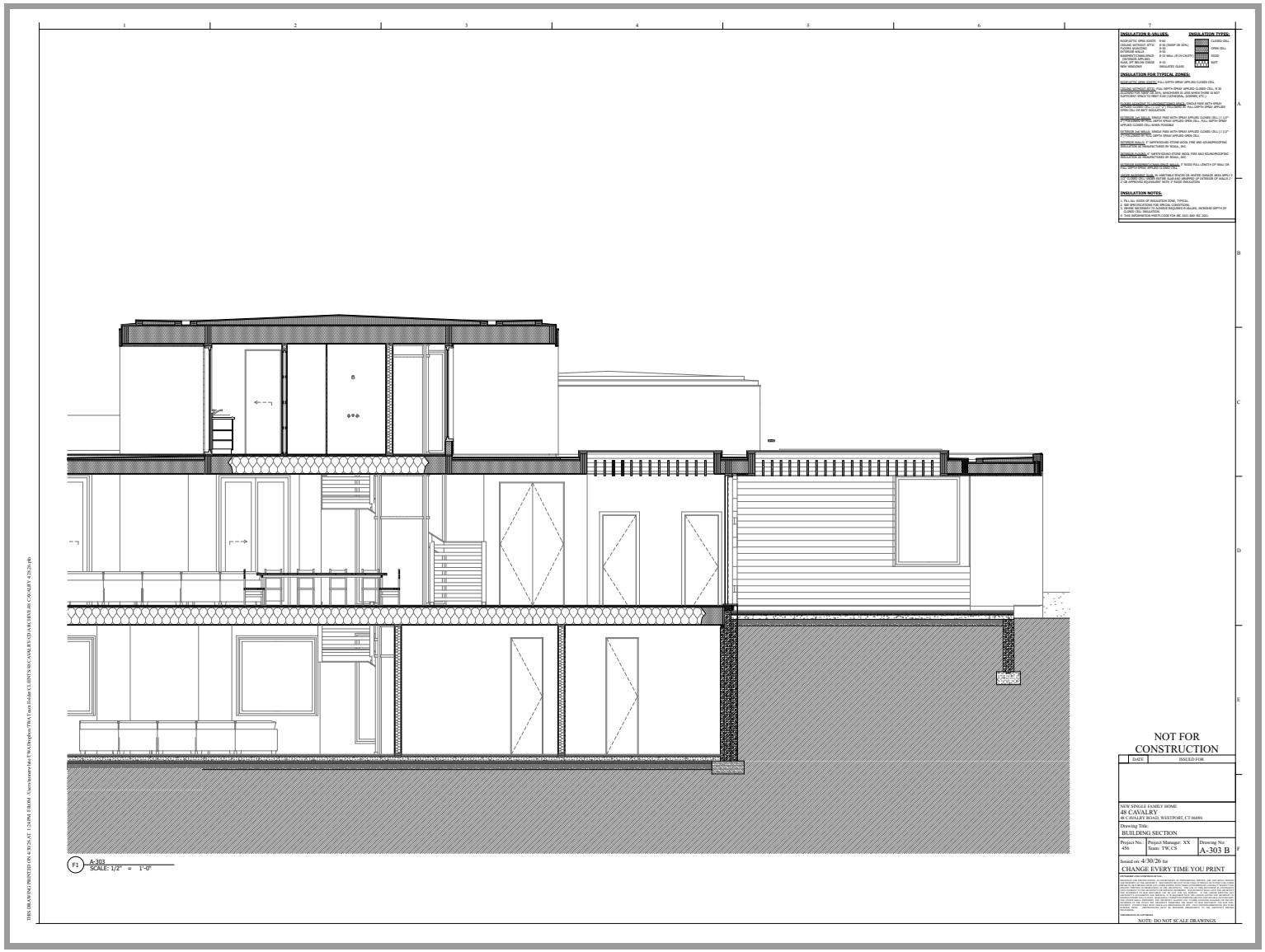
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CHANGE EVERY TIME YOU PRINT

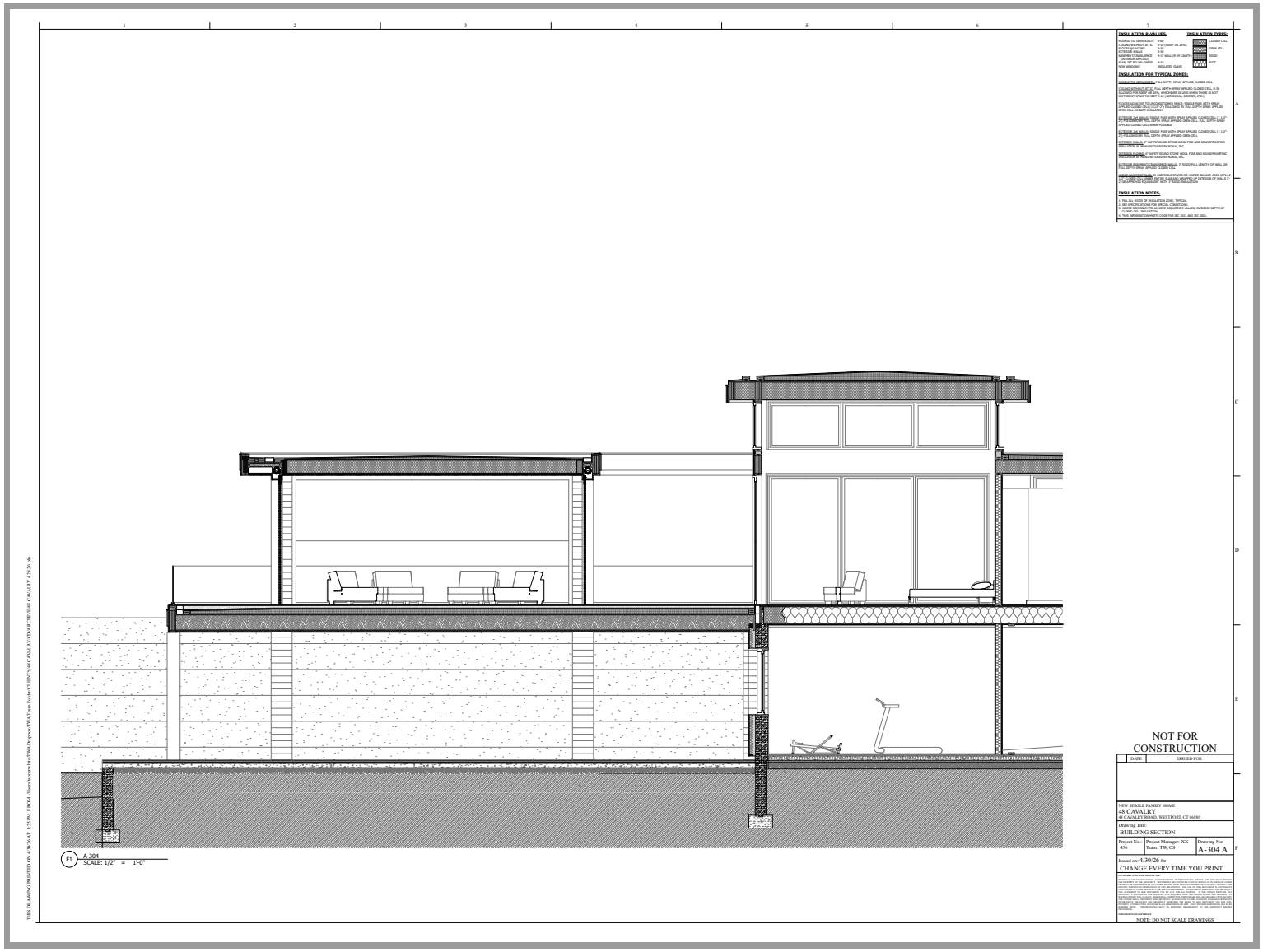
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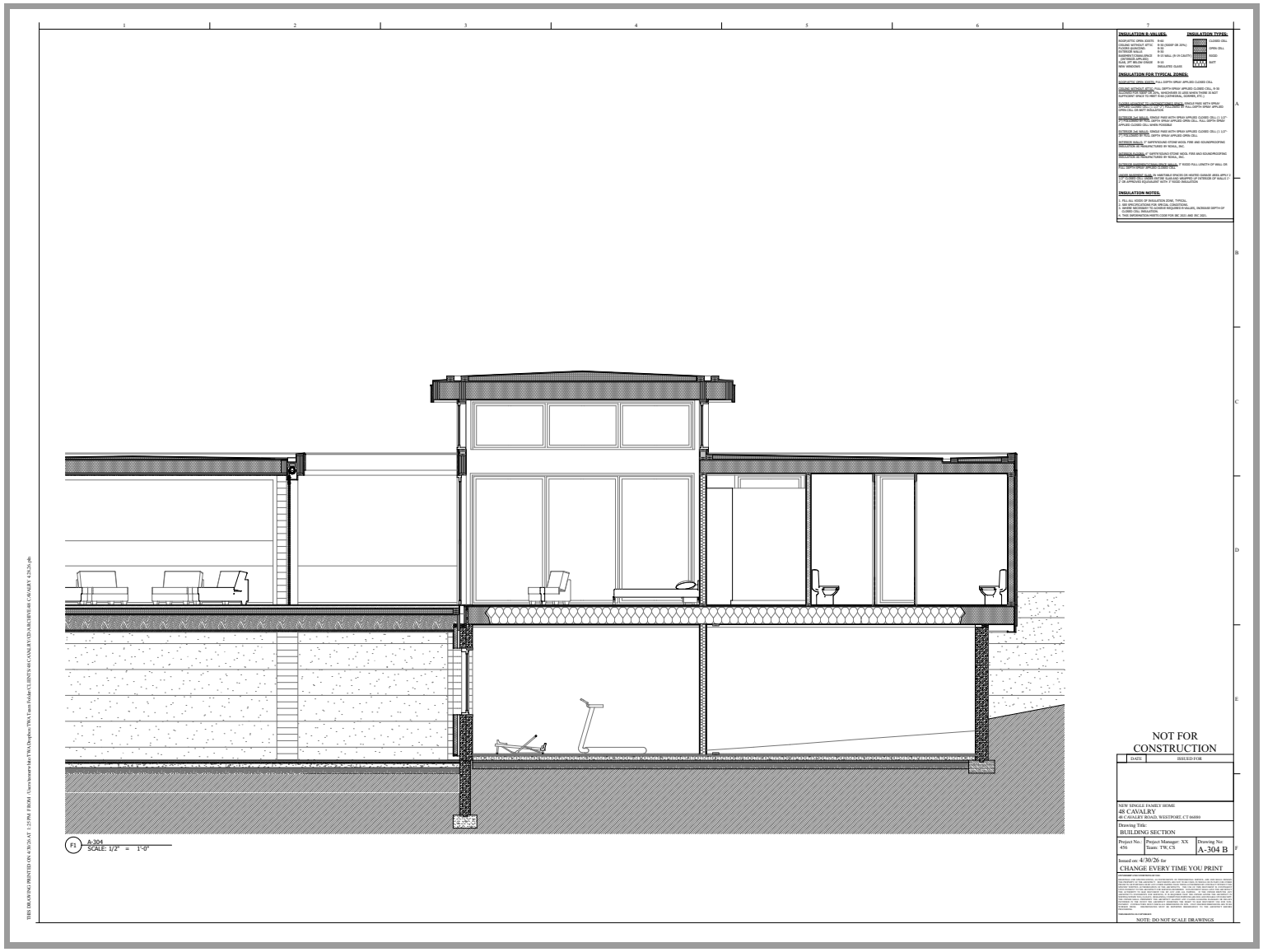

INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
46 CAVALRY ROAD, WESTPORT, CT 06880
BUILDING SECTION
A-301
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
A-301
SCALE: 1/2" = 1'-0"

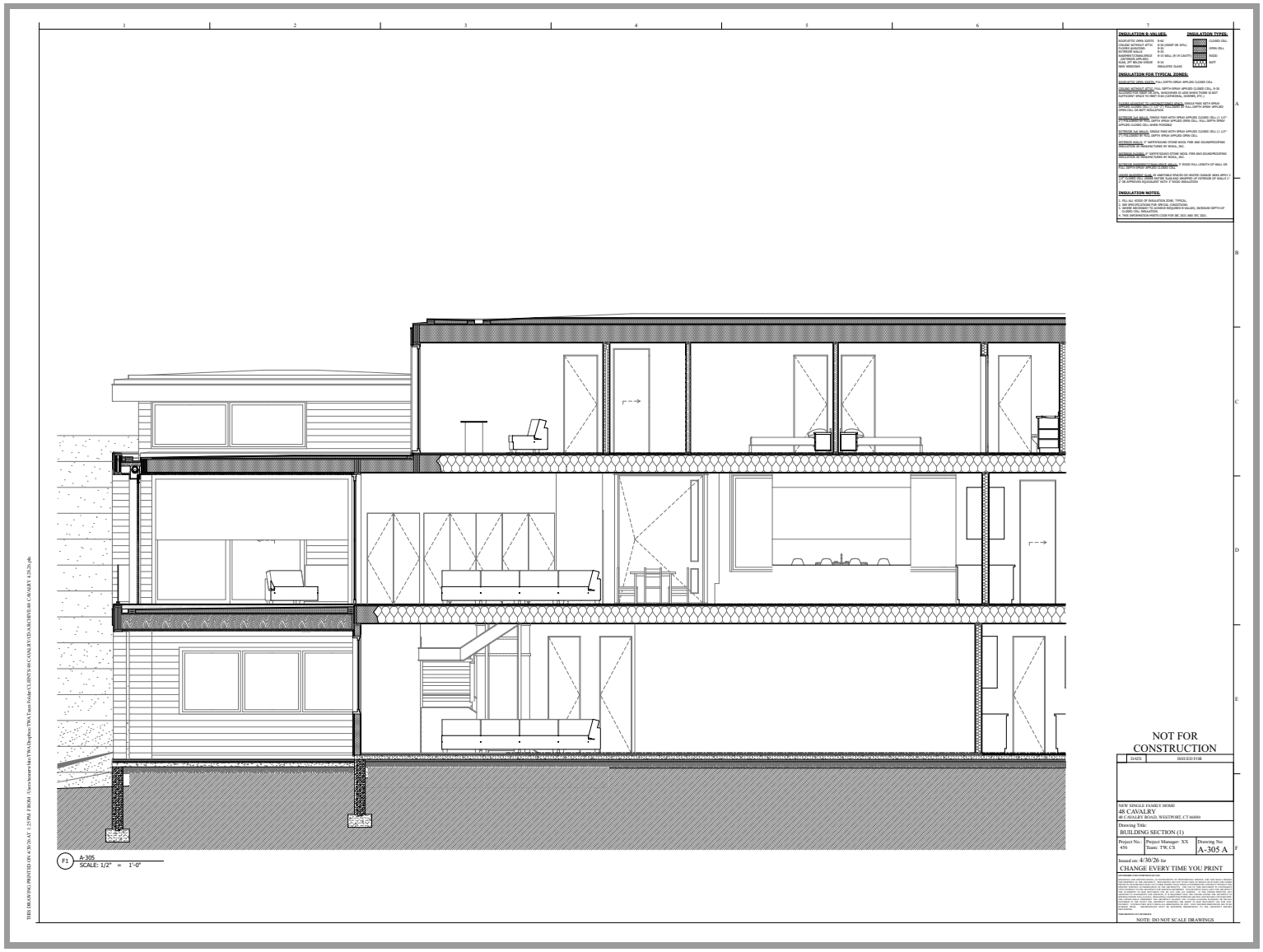

INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
BUILDING SECTION
A-302
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
A-302
SCALE: 1/2" = 1'-0"

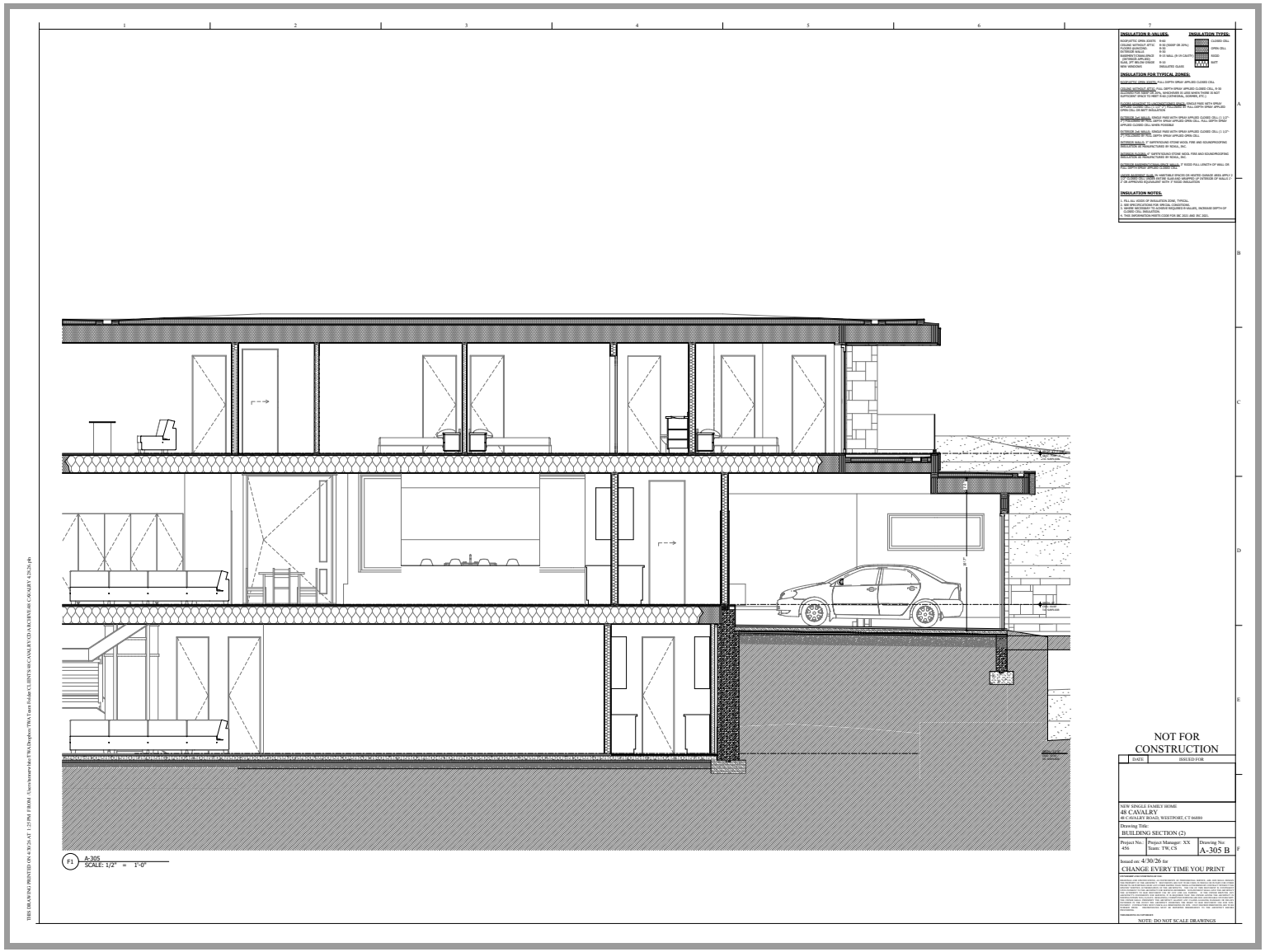

INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
BUILDING SECTION
A-303 A
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
A-303
SCALE: 1/2" = 1'-0"

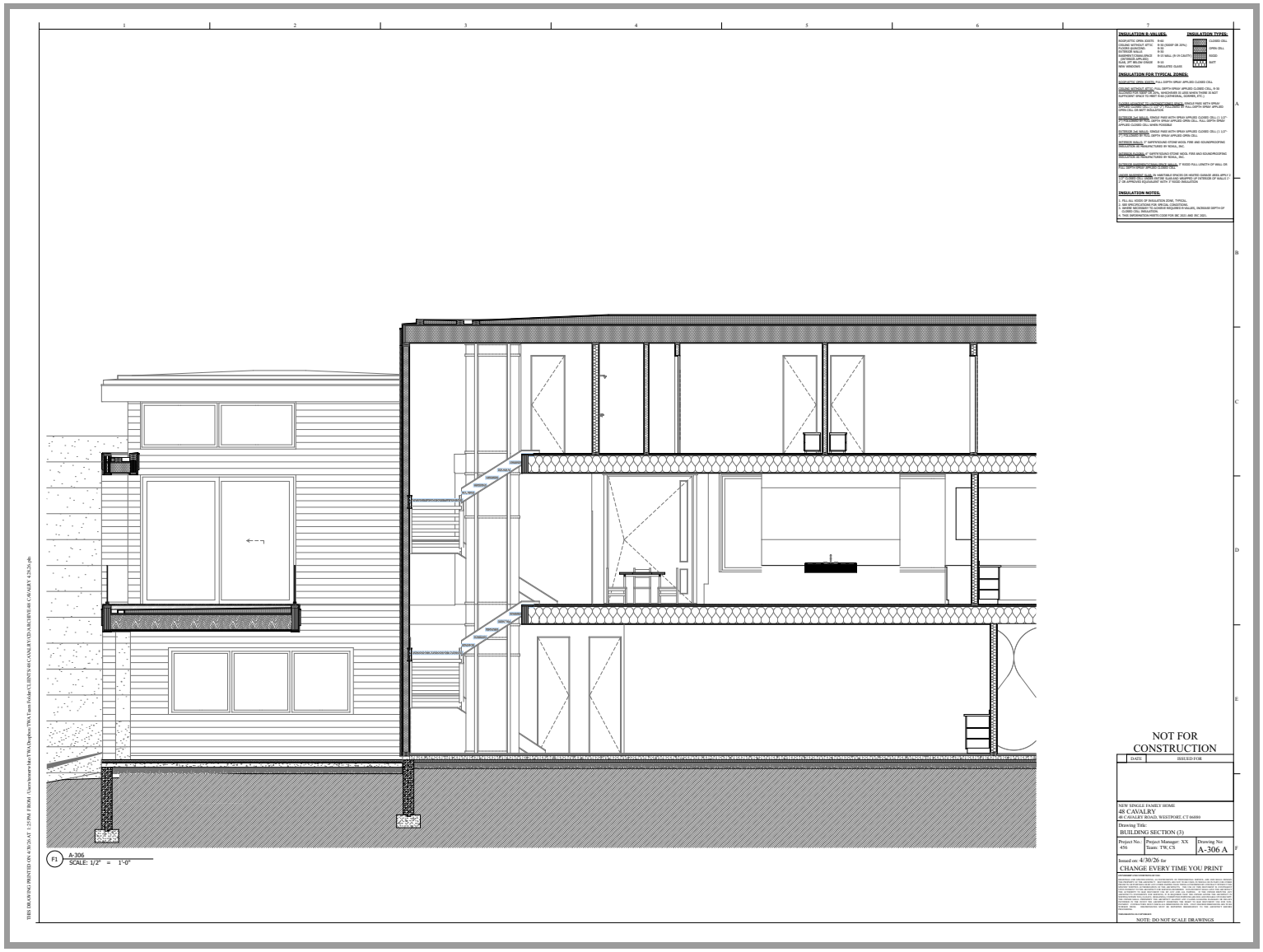

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INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
BUILDING SECTION
A-303 B
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
A-303
SCALE: 1/2" = 1'-0"

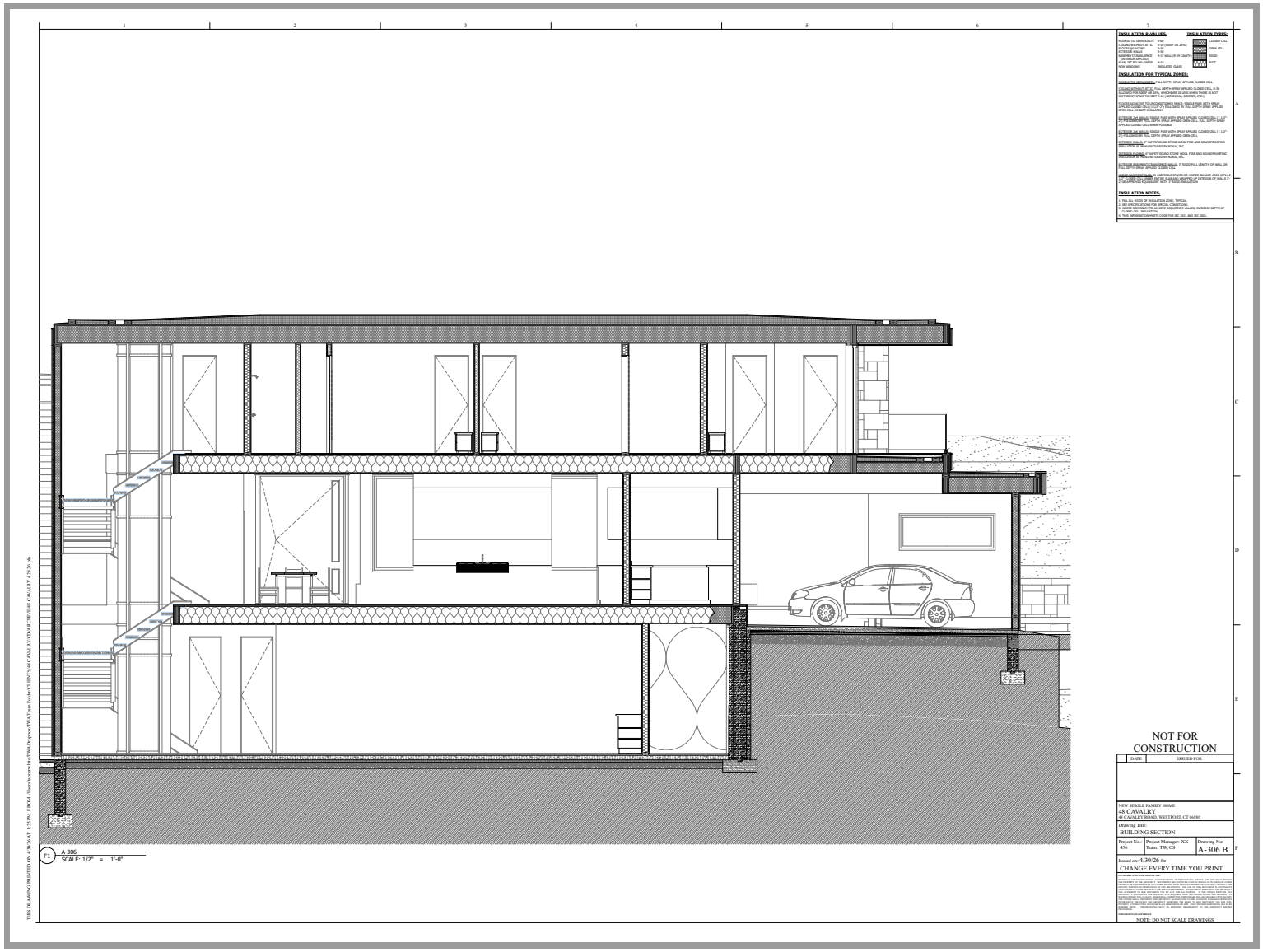

INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
F1
A-304
SCALE: 1/2" = 1'-0"
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
BUILDING SECTION
Project No: 456
Project Manager: XX
Team: TW, CS
Drawing No:
A-304 A
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS

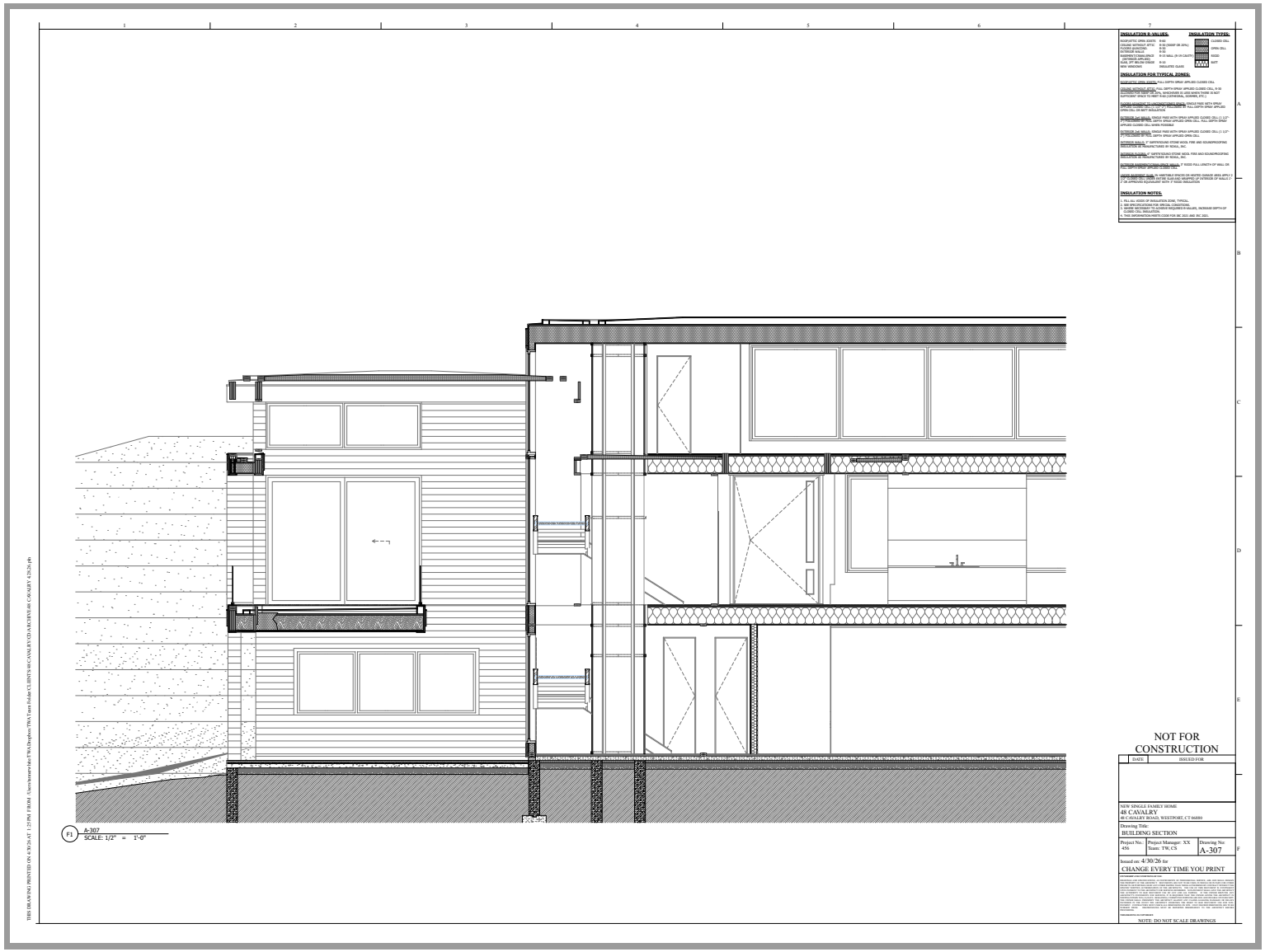

INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
BUILDING SECTION
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No:
A-304 B
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
A-304
SCALE: 1/2" = 1'-0"

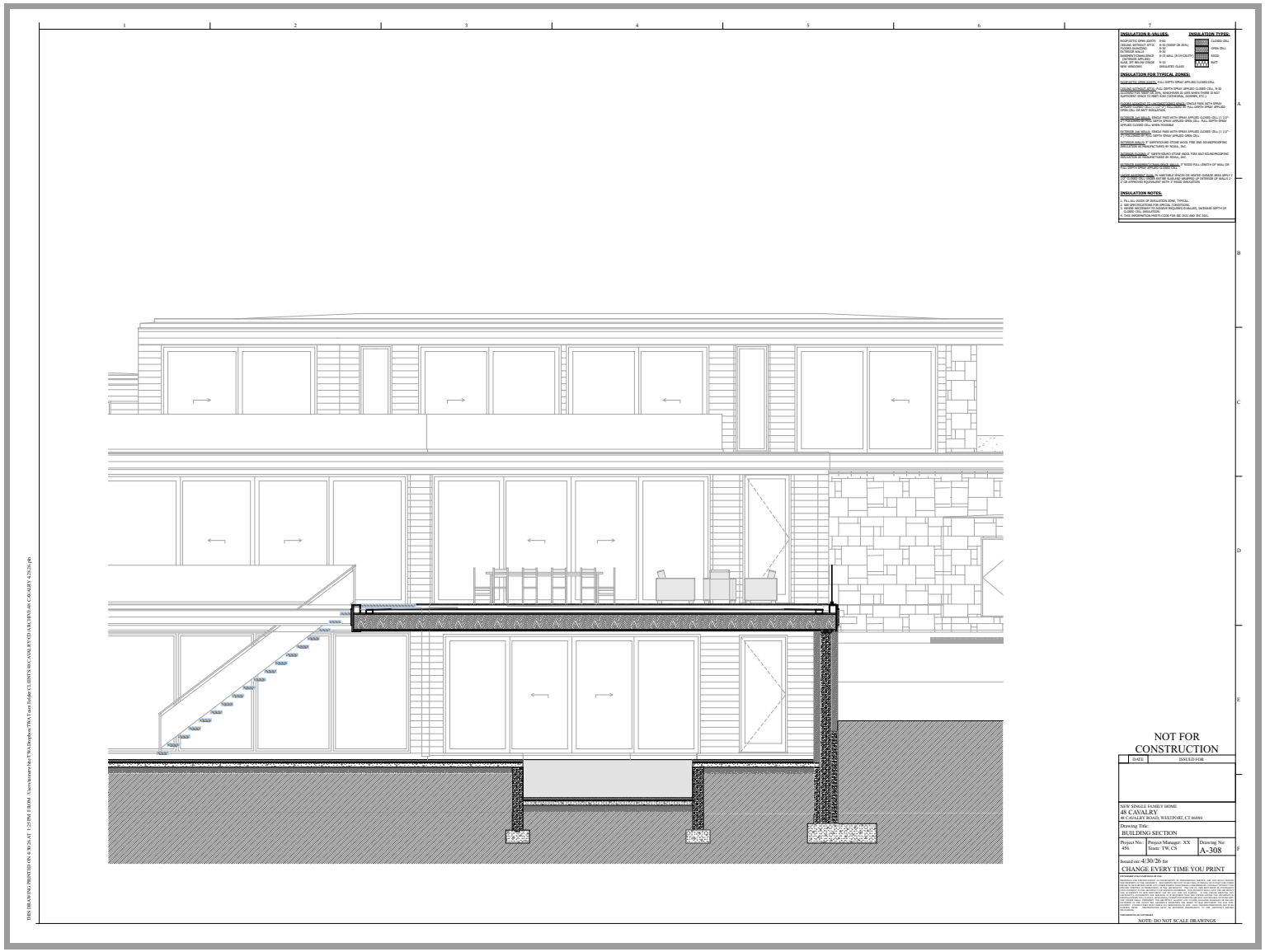

INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
BUILDING SECTION (1)
A-305 A
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
A-305
SCALE: 1/2" = 1'-0"


INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
BUILDING SECTION (2)
A-305 B
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
F1
A-305
SCALE: 1/2" = 1'-0"


INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
1. FILL ALL VOIDS OF INSULATION ZONE, TYPICAL.
2. SEAL ALL PENETRATIONS IN AIR BARRIER, TYPICAL.
3. WHERE NECESSARY TO ACHIEVE REQUIRED R-VALUES, INCREASE DEPTH OF CLOSED CELL INSULATION.
4. THIS INFORMATION MEETS CODE FOR IRC 2021 AND IRC 2021.
A-306
SCALE: 1/2" = 1'-0"
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
BUILDING SECTION (3)
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No:
A-306 A
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS


INSULATION R-VALUES:
INSULATION TYPES:
CLOSED CELL
OPEN CELL
RIGID
BATT
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
1. FILL ALL VOIDS OF INSULATION ZONE, TYPICAL.
2. SEAL ALL PENETRATIONS AND JOINTS, TYPICAL.
3. WHERE NECESSARY TO ACHIEVE REQUIRED R-VALUES, INCREASE DEPTH OF CLOSED CELL INSULATION.
4. THIS INFORMATION MEETS CODE FOR IRC 2021 AND IRC 2021.
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
BUILDING SECTION
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No:
A-306 B
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
A-306
SCALE: 1/2" = 1'-0"


INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
BUILDING SECTION
A-307
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS
F1
A-307
SCALE: 1/2" = 1'-0"


INSULATION R-VALUES:
INSULATION TYPES:
INSULATION FOR TYPICAL ZONES:
INSULATION NOTES:
NOT FOR CONSTRUCTION
DATE
ISSUED FOR
NEW SINGLE FAMILY HOME
48 CAVALRY
48 CAVALRY ROAD, WESTPORT, CT 06880
Drawing Title:
BUILDING SECTION
Project No.: 456
Project Manager: XX
Team: TW, CS
Drawing No:
A-308
Issued on: 4/30/26 for
CHANGE EVERY TIME YOU PRINT
NOTE: DO NOT SCALE DRAWINGS

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT

48 CAVALRY ROAD
WESTPORT - WESTON
CONNECTICUT



REPORT PREPARED BY

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST

LANDSCAPE DESIGNER, CPESC

GEOLOGIST/HYDROGEOLOGIST

May 1, 2025

SITE DESCRIPTION

The property is located on the eastern side of Cavalry Road and includes two lots. One of them, 1.87-acre located in Weston, while the second one, 1.48-acre parcel is in Westport with the most northern section in Weston. Each lot supports a residence with a common driveway. On the Westport side there is a shed. The lots slope towards the east. The area is maintained as a lawn with wooded edges.

METHODS

Wetland identification was performed on May 1, 2025, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observation of soil morphology including soil texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetlands were marked with green surveyor's tape labeled "*WET*." Each flag was numbered sequentially 1-22 along the southern edge and 23-37 along the northern edge of a perennial stream, 37-57 along the western edge of East Brunch Saugatuck River, 57-59 along the southern edge of the lake, 59-79 along a man-made channel on Weston side, 79-90 along the edge of a slope wetland.

Floodplain soils were also delineated. The boundary was marked with red flags labeled "*FPS"*. Flags were numbered 1-5

WETLANDS/WATERCOURSES REGULATORY DEFINITION

The Inland Wetlands and Watercourses Act (Connecticut General Statues section 22a-38) defines inland wetlands as *land, including submerged land…which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statues as *rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

Aleksandra Moch, 44 Lewelyn Road Stamford, CT 06902
cell: (203) 550 9373, aleksandra_moch@yahoo.com

WETLAND/WATERCOURSE DESCRIPTION

The area flagged at the stie consist of three systems. The West Branch Saugatuck River and the lake to the northeast are located along the eastern property lines. A tributary to the river emerges from the street culvert at the southwestern property corner and flows within the southern portion of the lot in Westport. Both, West Brunch Sauguatuck River and its tributary have sporadic and narrow wetland fringes. The area of the Weston lot supports a slope wetland which drains into the lake. A man-made channel crossed by lawn access takes some of the overflow into the river. This wetland is wooded. Also, the northern portion of the river and the lake have wooded edges. The dam detaining water in the lake creates a picturesque waterfall.

WETLAND SOILS

The soils were classified using soil criteria and maps developed by USDA Natural Resource Conservation Service.

4 - Leicester fine sandy loam
The Leicester series consists of very deep, poorly drained soils formed in coarse-loamy till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills.

The surface layer is a black fine sandy loam. The subsoil is brown, mottled fine sandy loam and gravelly fine sandy loam. The substratum is olive brown, mottled gravelly fine sandy loam.

FLOODPLAIN SOILS

102—Pootatuck fine sandy loam
This map unit consists of moderately well drained flood plains soils. The parent material derives from a coarse-loamy alluvium. The depth to a restricted layer is more than eighty inches and the groundwater table varies from 16 to 30 inches. These soils are frequently flooded.

Typical profile

- 0 to 4 inches: fine sandy loam
- 4 to 16 inches: fine sandy loam
- 16 to 21 inches: fine sandy loam
- 21 to 29 inches: sandy loam
- 29 to 35 inches: stratified very gravelly coarse sand to loamy fine sand
- 35 to 40 inches: stratified very gravelly coarse sand to loamy fine sand
- 40 to 65 inches: stratified very gravelly coarse sand to loamy fine sand

Aleksandra Moch, 44 Lewelyn Road Stamford, CT 06902
cell: (203) 550 9373, aleksandra_moch@yahoo.com

UPLAND SOILS

38C—Hinckley gravelly sandy loam, 3 to 15 percent slopes

The Hinckley series occurs in eskers, kames, outwash plains or terraces. This excessively drained soil is underlined by a compacted restrictive layer at the depth of more than eighty inches. The parent material is a sandy and gravelly glaciofluvial deposits derived from granite and/or schist and/or gneiss. The depth of the groundwater table is more than eighty inches.

Typical profile

- *0 to 8 inches:* Gravelly sandy loam
- *8 to 20 inches:* Very gravelly loamy sand
- *20 to 27 inches:* Very gravelly sand
- *27 to 42 inches:* Stratified cobbly coarse sand to extremely gravelly sand
- *42 to 60 inches:* Stratified cobbly coarse sand to extremely gravelly sand

306—Udorthents-Urban land complex

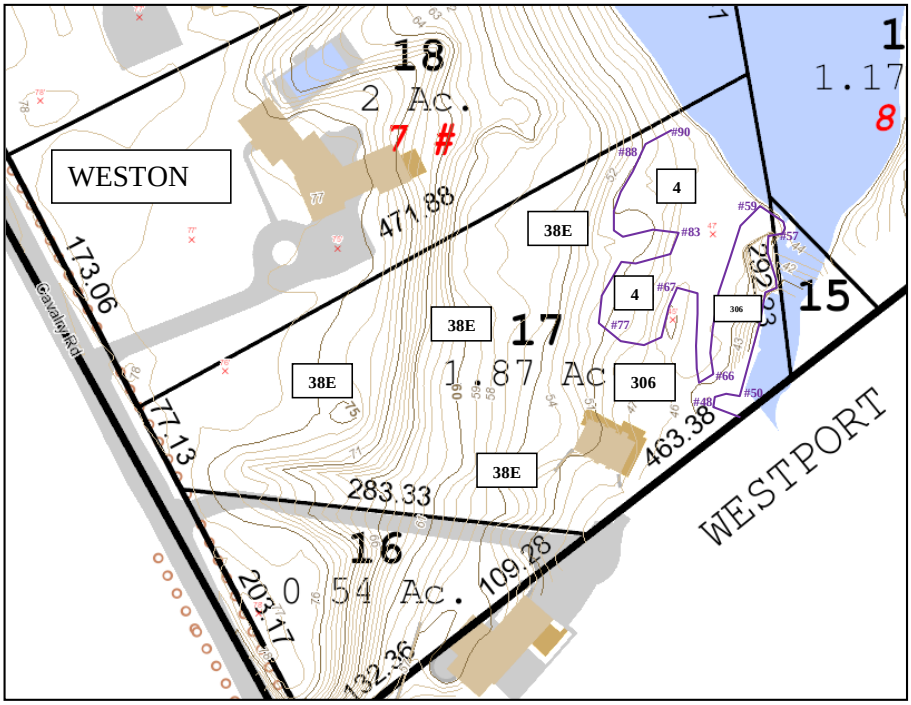
This unit consists of areas that have been altered by cut and/or fill. The slopes in this area are from 0 to 25 percent. The depth to restrictive feature is more than eighty inches. This is a well drain soil with water table hovering between 54 and 72 inches.

Certified by:

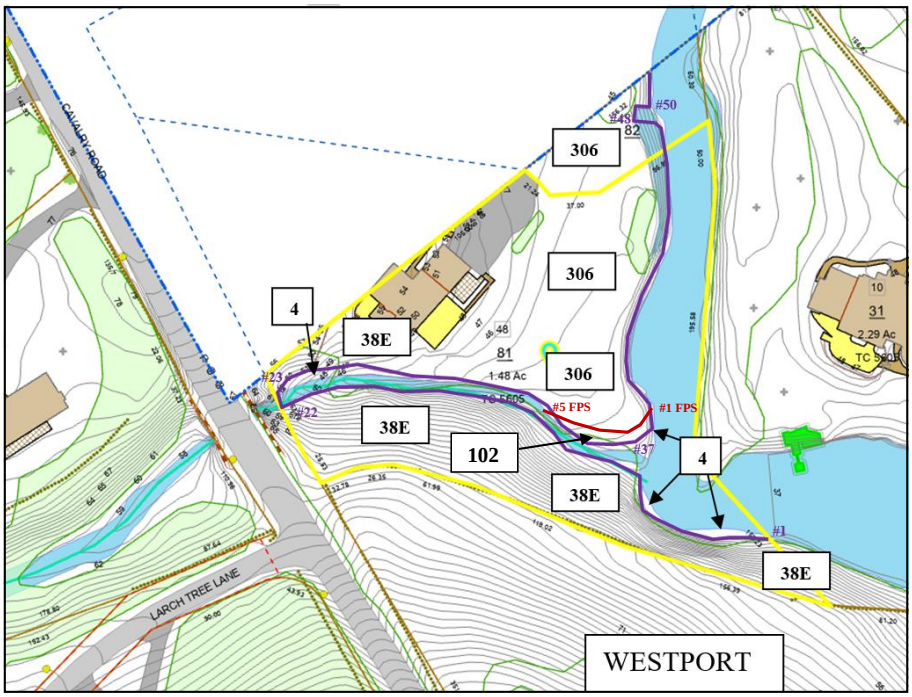
A Moch

Aleksandra Moch
Wetland & Soil Scientist

Aleksandra Moch, 44 Lewelyn Road Stamford, CT 06902
cell: (203) 550 9373, aleksandra_moch@yahoo.com



Aleksandra Moch, *44 Lewelyn Road Stamford, CT 06902*
cell: (203) 550 9373, aleksandra_moch@yahoo.com



#1
Aleksandra Moch, *44 Lewelyn Road Stamford, CT 06902*
cell: (203) 550 9373, aleksandra_moch@yahoo.com

STAFF REPORT
Application # IWW, WPL/E-12343-26
48 Cavalry Road
Assessor's Map: B16 Tax Lot: 081
Assessor's Map: B16 Tax Lot: 082 (portion of parcel within Westport)
Prepared: June 01, 2026 and last revised June 12, 2026
Public Hearing: June 17, 2026

Receipt Date: **May 20, 2026**

Application Classification: **Plenary**

Application Request: The applicant is requesting to construct a new single family residence, and associated site development. Portions of the work are within the upland review area setbacks.

Staff and Commission's Scope of Review: The property is split between Westport and the neighboring Town of Weston. Approximately ¾ of the property is within Westport. Town of Westport's Staff and Conservation Commission are limited to regulating activities within review areas of wetlands and watercourse limits of Westport. Activities occurring within Weston and review areas of Weston's wetlands and watercourses are subject to review by its own board/ commission and Staff. The applicant has appropriately applied to and notified both Westport and Weston.

Plans Reviewed:

a. **Plot Plan**, prepared for Gina Fant-Simon & Shari Fant-Simon, 48 Cavalry Road, Westport, Connecticut, prepared by Leonard Surveyors, LLC, dated January 24, 2007, last revised April 10, 2026, Scale: 1"=30'.

b. **Site Plan**, Proposed Site Improvements Plan for a Single Family Dwelling, 48 Cavalry Road, Westport, CT, prepared for Gina & Shari Fant-Simon, prepared by Chappa Site Consulting, LLC, dated April 15, 2026, Scale: 1" = 20', Sheet 1 of 2.

c. **Cross Section, Details & Notes**, Proposed Site Improvements Plan for a Single Family Dwelling, 48 Cavalry Road, Westport, CT, prepared for Gina & Shari Fant-Simon, prepared by Chappa Site Consulting, LLC, dated April 15, 2026, Scale: As Noted, Sheet 2 of 2.

d. **Wetland Delineation**, for the property located at 48 Cavalry Road, Westport-Weston, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated May 1, 2025.

e. **Drainage Computations (report)**, for the Proposed Single Family Dwelling and Site Improvements at 48 Cavalry Road, Westport, CT, prepared for Gina & Shari Fant-Simon, prepared by Chappa Site Consulting, LLC, dated April 15, 2026.

f. **Native Planting Plan**, prepared for Gina Fant-Simon & Shari Fant-Simon, 48 Cavalry Road, Westport, Connecticut, prepared by Robin Kramer Garden Design, dated May 11, 2026. Scale: 1/32" = 1'.

g. **New Single Family Home (Architectural Renderings),** 48 Cavalry Road, Westport, CT, prepared by Tanner White Architects, LLC, dated April 30, 2026, Scale: As Noted

i.	**Title Sheet**	Sheet T-1
ii.	**Title Sheet**	Sheet T-2
iii.	**Title Sheet**	Sheet T-3
iv.	**Foundation Basement Plan**	Sheet A-100

v.	**Basement Plan**	Sheet A-101
vi.	**1st Floor Architectural Plan**	Sheet A-102
vii.	**2nd Floor Architectural Plan**	Sheet A-103
viii.	**Roof Architectural Plan**	Sheet A-104
ix.	**Exterior Elevations**	Sheet A-201
x.	**Exterior Elevations**	Sheet A-202
xi.	**Building Section(s)**	Sheets A-301 to A-308

Previous Permits issued:
#IWW/M-12214-26 Amend wetland boundary map #B16

Regulated Areas:
The wetland existing on the property is partially forested/ partially lawned, riverine wetland which is associated with the confluence of the West Branch Saugatuck River and an unnamed tributary. The wetland features both wetland soils and floodplain soils.

The Inland Wetland and Watercourse Regulations (IWW) setbacks determined for this property include:

50’ upland review area for a new single family residence,
35’ upland review area for a spa,
30’ upland review area for patios, cabana, porches, walls, walkways,
25' upland review area for pool equipment
20’ upland review area for proposed site disturbance including demolition, excavating, grading, and installation of drainage features.

The proposed residence is within the 50ft upland review area. The proposed spa is outside the 35ft upland review area. The proposed covered porch and landscape wall are within the 30ft upland review area. The proposed cabana and walkway are outside the 30ft upland review area. The proposed pool equipment pad is outside the 25ft upland review area. Some earth disturbances associated with demolition and construction are located within the 20ft upland review area. Stormwater infiltrator units are located outside the 20’ upland review area.

The wetland boundary on the parcel at 48 Cavalry Road was amended in 2026, based on a delineation performed by Aleksandra Moch, Soil & Wetland Scientist.

Staff observed that the onsite riparian wetland consisted of maintained lawn and herbaceous growth along the watercourse. The riparian margin on the opposite side of the brook and tributary is forested.

Waterway Protection Line is established 15’ from the surveyed wetland boundary and the 25- year flood boundary. No new development or disturbance is occurring within the WPL.

Wetlands Description:

a. **Wetland Delineation**, for the property located at 48 Cavalry Road, Westport-Weston, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated May 1, 2025.

Wetland soils *found on the property*

Leicester fine sandy loam (4): This soil occurs on upland drainageways and depression landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The drainage class is poorly drained. This Leicester soil has a seasonal high water table at a depth of about 6 inches from fall until late spring. Most areas of this soil are wooded. The seasonal high water table limits this soil for community development; sites for on-site septic systems commonly need extensive filling and require special design and installation. Where suitable outlets are available, footing drains help prevent wet basements. Even when drained, the soil remains wet for several days after heavy rains. Wetness makes this soil poorly suited for trees. The shallow rooting depth to the seasonal high water table causes the uprooting of many trees during windy periods.

Pootatuck fine sandy loam (102): This map unit consists of moderately well drained flood plains soils. The parent material derives from a coarse-loamy alluvium. The depth to a restricted layer is more than eighty inches and the groundwater table varies from 16 to 30 inches. These soils are frequently flooded.

Non-wetland *soils found on the property*

Hinckley gravelly sandy loam (38): This excessively drained alluvial soil is on terraces, kames and eskers in valleys. The hazard for erosion is severe. The parent material consists of sandy and gravelly glaciofluvial deposits derived from schist, granite, and gneiss.

Udorthents- Urban Land Complex (306): This complex consists of moderately well drained to excessively drained soils that have been disturbed by cutting or filling, and areas that are covered by buildings and pavement. The complex is approximately 70 percent Udorthents, 20 percent Urban land, and 10 percent other soils. Udorthents are in areas that have been cut to a depth of two feet or more or are on areas with more than two feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

Property Description and Relative Facts:

a. The existing house was built in 1965. It is served by a septic system.
b. The residential area is partially within Westport and partially within Weston. The wetland line amendment is proposed only on B16 Tax Lot: 081, a parcel wholly within Westport, and the Westport portion of B16 Tax Lot: 082, which is split between both towns.
c. The property is 2.02 acres (88,198 sq. ft.) in size; located in Residential Zone AAA. The property is located in both Westport and Weston town boundaries.
d. The parcel is shown as located within the West Branch Saugatuck River watershed (subregional watershed ID # 7203-00. The West Branch Saugatuck River is located on the subject property. The wetlands are forested riparian wetlands along the edge of watercourses. The site drains to the southeast.
e. The property is situated in Flood Zone X as shown on F.I.R.M. Panel 09001C0411F Map revised to June 17, 2010.
f. The property **is not** within the Aquifer Protection Overlay Zone.
g. Property **is not within** the Coastal Area Management Zone.
h. The Waterway Protection Line is established 15’ from the surveyed wetland boundary and the 25- year flood boundary.
i. Westport Gross Lot Area: 64,5645 sq. ft. (1.484 ac.)
j. Westport Base Lot Area: 57,418 sq. ft.
k. Existing Building Coverage: **4.88%** (2,800 sq. ft.)
l. Proposed Building Coverage: **12.37%** (7,100 sq. ft.)
m. Existing Site Coverage: **15.17%** (8,710 sq. ft.)
n. Proposed Site Coverage: **22.29%** (12,800 sq. ft.)
o. Proposed Pool Coping Elevation: 48.0’

p. Proposed Lower Porch Elevation: 52.5’
q. Proposed Upper Porch Elevation: 63.7’
r. Proposed Top of Landscape Wall Elevation: 64.0’
s. Existing Average Site Grade: ~52.5’
t. Proposed Average Site Grade: ~57.9’
u. Proposed Total Excavation & Fill Amount = 750 cu. yd.

Conformance to Section 6 of the Inland Wetlands and Watercourses Regulations:

6.1 GENERAL STANDARDS

a) disturbance and pollution are minimized;
b) minimize height, width, length of structures are limited to the minimum; dimension to accomplish the intended function;
c) loss of fish, other beneficial organisms, wildlife and vegetation are prevented;
d) potable fresh water supplies are protected from dangers of drought, overdraft, pollution, misuse and mismanagement;
e) maintain conservation, economic, recreational and aesthetic qualities;
f) consider historical sites

Discussion:

Site development plans detail the demolition of the existing structures, development of a new single family residence, a spa, and a pool equipment, landscape walls and porches all within the upland review area of the onsite wetlands within the Westport town limits.

The residence will be constructed approximately 20-25 ft from the wetland boundary associated with the unnamed tributary on the eastern portion of the property.

Staff notes that the new residence will be built within the general footprint of the existing envelope of development. Staff notes that the project nearly maximizes the building and overall site coverage for the Westport portion of the project. Staff feels the overall development priorities maximizing the size of development rather than minimizing structures and encroachments on the site’s natural resources. Staff feels the covered porch or landscape walls could be reduced in size to stay completely outside of the 20’ non-disturbance buffer. Staff feels the temporary soil disturbance from the excavation of the house foundation as the greatest risk to the overall water quality and habitat health.

The site plan demonstrates that there will be plantings upgradient of the wetland boundary, adjacent to the home. Staff notes that there are no plans to limit the extent of lawn or provide stormwater buffers for West Branch Saugatuck and revegetate areas that were once maintained as lawn. Staff notes that West Branch Saugatuck is inventoried as fish habitat in the CT DEEP Fish Community Data mapper (https://experience.arcgis.com/experience/6b90e997b4344ebb9e8f9b02f642a294). Fish collected within two sample reaches, upstream and downstream of the subject property, consisted of white sucker, brown trout, bluegill sunfish, common shiner, golden shiner, cutlips minnow, tessellated darter, redbreast sunfish, pumpkinseed sunfish, longnose dace, largemouth bass, and American eel. Staff notes that vegetated river buffers could enhance the fish habitat on the property by adding shade and filtration of stormwater pollutants.

6.2 WATER QUALITY

a) flushing rates, freshwater sources, existing basin characteristics and channel contours will not be adversely altered;
b) water stagnation will neither be contributed nor caused;
c) water pollution will not affect fauna, flora, physical or chemical nature of a regulated area, or the propagation and habitats of fish and wildlife, will not result;
d) pollution of groundwater or a significant aquifer will not result (*groundwater recharge area or Aquifer Protection Overlay Zone*);
e) all applicable state and local health codes shall be met;
f) water quality will be maintained or improved in accordance with the standards set by federal, state, and local authority including section 25-54(e) of the Connecticut General Statutes
g) prevents pollution of surface water

Discussion:

The surface water quality classification for West Branch Saugatuck River (Connecticut Environmental Conditions Online, http://www.cteco.uconn.edu/), located offsite to the north, is Class A water for Inland Surface Water Class. The Class A designation indicates that the water is suitable habitat for fish other aquatic life and wildlife and recreation.

Staff referenced UConn's CLEAR Local Watershed Assessment Tool. The subject property is located within the West Branch Saugatuck River local watershed basin. The local watershed basin (local basin # 7203-00) for West Branch Saugatuck River has a combined condition index (CCI) score of 0.35. A CCI score of less than 0.43 indicates the watershed basin may be significantly impaired. The Tool defines West Branch Saugatuck River's Recovery Status as "Mitigation", identifying that watershed condition can be improved with mitigation efforts such as restoring tree canopy and restoring riparian zones along watercourses.

The application proposes two new areas for site drainage. One area consisting of 31 precast stormwater units will collect stormwater runoff from the common drive. The other 22 units will treat the proposed 7,624 sq. ft. of new impervious surface from the dwell, cabana, greenhouse, utilities, walkways and utility pads. The site engineer designed a system to retain a WQV of 642 cu. ft. which exceeds the required volume of 636 cu. ft. Though, the applicant provides 22 stormwater units to accommodate additional runoff produced during a 50-year storm.

Staff notes that areas of lawn along the West Branch Saugatuck River and the unnamed tributary should be restored to vegetated flood plain wetlands. Staff feels that maintenance of wetland lawn provides little benefit of stormwater filtration before discharging to the surface water of the West Branch Saugatuck river.

The "Site Plan" provides test hole data from June 17, 2025. Soil mottling was encountered at 44" at Test Pit #102, which is the area of the house foundation. The excavation for the foundation may advance into the groundwater level. Staff recommends the applicant revise the site plan and notes to show a detail for a Dirtbag pumped silt control system dewatering area northeast of the proposed residence. Staff feels the proposed dewatering method would address potential temporary adverse impacts of water quality

pollution from dewatering excavations. The basement will be designed with a footing drain to discharge any potential groundwater around the foundation.

Staff does not anticipate adverse impacts to groundwater quality due to the depth of the pool.

6.3 EROSION AND SEDIMENT

a) temporary erosion control measures shall be utilized during construction and for the stabilization period following construction;
b) permanent erosion control measures shall be utilized using nonstructural alternatives whenever possible and structural alternatives when avoidable;
c) existing circulation patterns, water velocity, or exposure to storm and flood conditions shall not be adversely altered;
d) formation of deposits harmful to aquatic life and or wetlands habitat will not occur;
e) applicable state, federal and local guidelines shall be met.

Discussion:
The applicant has provided sediment and erosion controls on the site plan, which depicts the use of perimeter silt-fencing all along the property boundary, silt fence around the temporary stockpile area, and an anti-mud tracking pad at the proposed construction entrance along the southern boundary of the property. A proposed stockpile area will be located immediately north of the property. The row of silt fence will be backed by staked haybales to ensure the wetland, watercourse, and flood plan are not disturbed by sedimentation or erosion during site activity.

The S&E plan provides details for the perimeter silt fence, dewatering area, soil stockpile and construction entrance. Proper installation and continued maintenance of these features should be adequate to control sediments onsite.

6.4 NATURAL HABITAT STANDARDS

a) critical habitats areas,
b) the existing biological productivity of any Wetland and Watercourse shall be maintained or improved;
c) breeding, nesting and or feeding habitats of wildlife will not be significantly altered;
d) movements and lifestyles of fish and wildlife (plant and aquatic life) will not be significantly affected;
e) periods of seasonal fish runs and bird migrations shall not be impeded;
f) conservation or open space easements will be deeded whenever appropriate to protect these natural habitats.

Discussion:

A preliminary Staff review of current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, demonstrated that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the project area. The applicant performed a full consultation (Determination # 202606292) with CT DEEP NDDB and the search yielded no data for listed species on the property.

Staff feels there will be no impacts to state listed species or critical habitat as a result of the proposed project.

The applicant provides a planting plan of the entire site on both the Weston and Westport portions. The planting plan indicates that seven trees will be removed to accommodate the development within the Westport parcels. The planting plan proposes a mixture of trees and shrubs immediately adjacent to the house. Only one tree is proposed to be removed within the non-disturbance buffer. The trees and shrubs to be planted consist of sugar maples, serviceberry, and flowering dogwood, summersweet, and inkberry. The perennials consist of culvers root and ostrich fern. Though the planting plan is native and robust, Staff feels the location of the plantings north of the residence would be better served adjacent to West Branch Saugatuck River, to serve as a water quality buffer for adjacent fish habitat. The planting could restore areas of wetland lawn adjacent to the river and enhance the vegetative community of riparian forest. Staff finds more benefit of the placement the portion of the planting east of the proposed residence, within the 20' non-disturbance buffer along the unnamed tributary.

Staff does not expect adverse impacts to natural habitat as consequence of the proposed development, and the wetland will have a more vegetative diversity and a more obvious demarcation as a result of implementing the planting plan. To ensure success of the planting plan, Staff recommends the Commission require a performance bond to be held for one year to ensure the success of the plants.

6.5 DISCHARGE AND RUNOFF

a) the potential for flood damage on adjacent or adjoining properties will not be increased;
b) the velocity or volume of flood waters both into and out of Wetlands and Watercourses will not be adversely altered;
c) the capacity of any wetland or watercourse to transmit or absorb flood waters will not be significantly reduced;
d) flooding upstream or downstream of the location site will not be significantly increased;
e) the activity is acceptable to the Flood & Erosion Control Board and or the Town Engineer of the municipality of Westport

Discussion:

Overall runoff volume will be reduced because of the design of the stormwater system. The project proposes very minimal grading on the Westport side of the property. Staff feels runoff discharge patterns will remain the same while the capacity of the wetland and watercourse to transmit or absorb flood waters will be maintained. There are no encroachments into the FEMA Floodway, floodplain soils, or within the Waterway Protection Line.

6.6 RECREATIONAL AND PUBLIC USES

a) access to and use of public recreational and open space facilities, both existing and planned, will not be prevented;
b) navigable channels and or small craft navigation will not be obstructed;
c) open space, recreational or other easements will be deeded whenever appropriate to protect these existing or potential recreational or public uses;
d) wetlands and watercourses held in public trust will not be adversely affected.

Discussion:

The current application will not have a significant impact on recreational and public uses.

Alternatives for reduction of impacts:

1. No build alternative.
2. Approve Application with the following modifications to plans listed above and special conditions to ensure wetland and waterway protection:

a) Install erosion control prior to construction commencement just outside the limit of disturbance as shown on the site plan.
b) Conservation Department to be contacted 48 hours prior to construction commencement.
c) Revise the site plan to include a dewatering area and method.
d) Certification for all site drainage by the site engineer and submit said letter of certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
e) Conformance to the Conservation Commission's Standard Pool Conditions
f) All plantings proposed in the Planting Plan shall be installed by hand. The plantings shall be installed prior to the issuance of a Conservation Certificate of Compliance.
g) The applicant shall submit a planting bond to cover the cost of any proposed planting prior to the issuance of a Zoning Permit or a performance bond to cover the cost of plantings and sediment and erosion controls prior to the issuance of a Zoning Permit. The performance bond shall be held for one year to ensure the vitality of the planting.

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

FOR OFFICE USE ONLY	
File #	
Date Filed:	
Class:	
Fee: $	
Date Rec'd:	
☐ Cash ☐ Check #	
Final Inspection:	Y / N
As-built Required:	Y / N

APPLICATION
WESTPORT CONSERVATION DEPARTMENT

PROJECT LOCATION: _____

ASSESSOR'S MAP # _____ TAX LOT # _____ ZONING DISTRICT _____

APPLICANT OR AGENT OWNER

NAME

ADDRESS

(H) PHONE (H)

(W) PHONE (W)

E-MAIL

EXISTING CONDITIONS (Describe existing property and structures): _____

PROJECT DESCRIPTION/PURPOSE (Describe the proposed activity): _____

PROJECT COST: _____

I hereby depose and say that all statements contained herein and all exhibits attached hereto are true and binding to the best of my knowledge:

_____ _____
(Signature of Applicant) (Date)

The act of applying to the Conservation Commission and/or Department implies consent to the proposed activity, and grants permission to the Conservation Commission/Department and its agents to inspect the property herein described for the purpose of resource inventory, impact analysis, and compliance investigation at any time beginning on the date of the application filing, and extending through the pendency of any permit issued, or in the event of permit denial, for the purpose of compliance control.

_____ _____
(Signature of Property Owner) (Date)

FOR DEPARTMENT USE ONLY

1. DEPARTMENT FINDINGS:

After preliminary review by department staff, the following areas, resources and levels of environmental licensure have been identified:

- Wetland(s) / Watercourse(s), section: _____
  □ Non-regulated Activity □ Permit Required **FEE $** _____
- Wetland / Watercourse Setback(s), section: _____
  □ Non-regulated Activity □ Permit Required **FEE $** _____
- Waterway Protection Line(s), section: _____
  □ Non-regulated Activity □ Permit Required **FEE $** _____
- Aquifer, section: _____
  □ Non-regulated Activity □ Permit Required **FEE $** _____
- Staff Site Inspection for Determination of Wetland Boundary
  □ Administrative Review □ Conservation Commission Review **FEE $** _____

CONSERVATION CERTIFICATE OF COMPLIANCE FEE $ _____
STATE FEE $ _____
NOTICE FEE $ _____
TOTAL FEE DUE $ _____

The application has been classified as requiring the following ruling:
□ DECLARATORY □ SUMMARY □ PLENARY

Public Hearing of the application by the Conservation Commission: □ is not required.
□ is scheduled for _____.

Westport/Weston Health District Approval: _____ Public Sewer: Yes / No
Engineering Dept. review required: Yes/No Date Approved _____
Comments:

_____
_____
_____

2. REQUEST FOR ADDITIONAL INFORMATION:

Please submit the information referenced in the attached schedule(s) by 4:00 p.m. on the _____day of_____, 20___ .

Schedule(s): □ A □ B □ C □ D □ E □ F □ G

Other: _____
_____
_____

3. RESTRICTION, CONDITIONS AND LIMITATIONS:

This review is valid for a period of six (6) months from the date of review, shown below, and is subject to the following data/plan(s)/stipulation(s):

_____
_____
_____
_____
_____

Reviewed by: _____ _____
(Conservation Department Staff Signature) (Date)

November 4, 2025

Westport Zoning Board of Appeals
Westport Planning & Zoning Commission
Westport Conservation Commission
Westport Department of Public Works
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Aspetuck Health District
180 Bayberry Lane
Westport, CT 06880

Subject: Applications for 41 Crescent Road, Westport

To whom it may concern,

I hereby authorize LANDTECH to act as our agent in matters pertaining to the submission of applications and securing permits for my property at 41 Crescent Road in Westport, CT.

Very Truly Yours,

Aidan Hayes. Maeve O'Connor.

Aidan Hayes & Maeve O'Connor

Conservation Commission
TOWN OF WESTPORT
Conditions of Approval
Application # IWW-9561-13
Street Address: 41 Crescent Road
Assessor's Map E-09, Lot 139
Date of Resolution: January 15, 2014

Project Description: To subdivide a 2.56 acre parcel into four residential lots. The parcel currently supports one single family residence with associated site improvements. The Commission is reviewing the subdivision pursuant to Connecticut State Statute 8-26 governing Planning and Zoning. Some grading is proposed within the upland review area.

Owner of Record: Mary Ann Quick and Edward Bella
Applicant: Peter Romano of LANDTECH

In accordance with Section 6 of the *Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport* and on the basis of the evidence of record, the Conservation Commission resolves to **APPROVE** Application **#IWW-9561-13** with the following conditions:

1. Completion of the regulated activity shall be within FIVE (5) years following the date of approval. Any application to renew a permit shall be granted upon request of the permit holder unless the Commission finds there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than TEN (10) years.
2. Permits are not transferable without the prior written consent of the Conservation Commission.
3. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
4. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
5. If an approval or permit is granted by another Agency or ordered by the court or settlement reached in any other proceeding, and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit an application for further consideration by the Commission for a decision before work on the activity is to take place.
6. The Conservation Department shall be notified at least forty-eight (48) hours in advance of the initiation of any regulated activity.
7. The applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourse.
8. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association. No herbicide or pesticides to be used within regulated areas.
9. All plants proposed in regulated areas must be non-invasive and native to North America.
10. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which may develop.
11. Any material, man-made or natural shall not be deposited in any wetlands or watercourse unless authorized by this permit.

SPECIAL CONDITIONS OF APPROVAL`

12. Conformance to the plans entitled:
    a. "Plot Plan Prepared for Roger Quick, Westport, Connecticut", Scale: 1"=20', dated June 6, 2008 and last revised to March 11, 2013, prepared by Edward J. Frattaroli, Inc.

b. "Site Plan Layout, Grading & Utilities Prepared for Heritage Homes, Inc, 41 Crescent Road, Westport, CT" Sheet 1 of 5, Scale: 1"=20', dated January 15, 2010 and last revised to October 28, 2013, prepared by Land-Tech Consultants, Inc.
c. "Site Details & Notes Prepared for Heritage Homes, Inc, 41 Crescent Road, Westport, CT" Sheet 2 of 5, dated January 15, 2010 and last revised to October 28, 2013 prepared by Land-Tech Consultants
d. "Site Details & Notes Prepared for Heritage Homes, Inc, 41 Crescent Road, Westport, CT" Sheet 3 of 5, dated January 15, 2010 and last revised to August 20, 2013, prepared by Land-Tech Consultants
e. "Private Driveway Profile Prepared for Heritage Homes, Inc, 41 Crescent Road, Westport, CT" Sheet 4 of 5, dated January 15, 2010 and last revised to October 28, 2013 prepared by Land-Tech Consultants
f. "Planting Plan Prepared for Heritage Homes, Inc, 41 Crescent Road, Westport, CT" Sheet 5 of 5, dated January 15, 2010 and last revised to November 19, 2013 prepared by Land-Tech Consultants

13. Application submission and review by the Conservation Commission will be required for individual permits for the development of each parcel. The application information shall include test hole data witnessed by the Engineering Department in the area of the proposed house foundations. This data will supply the engineers with site specific data, including depth to ledge, in order to plan for individual lot design accordingly.

14. To reduce the creation of fissures, ledge removal for all site development activity shall take place using a hoe ram/pneumatic hammer only.

15. The proposed swale on lot 3 shall be maintained by the owner of Lot 3 with said requirement incorporated into the deed and recorded on the land records prior to issuance of a Certificate of Compliance.

16. All as-built plans submitted for individual lots at the time of request for Certificate of Compliance shall include all existing final grade topography to ensure a surface flow connection to and between wetlands.

17. The Planting Plan (sheet 5 of 5) revised to November 19, 2013 shall be amended to eliminate the notes indicating the eastern wetland will be "mowed once annually in the fall to maintain meadow" and the note that indicates "2 ft. minimum diameter boulders placed along 20 ft. wetland setback."

18. A detailed landscape plan for the surrounding biofiltration area around the central wetland shall be submitted to the Conservation Department staff for review and approval prior to issuance of any zoning permits.

19. In addition to the Conservation Easement Area proposed around the eastern wetland on lots 2, 3 and 4 a second Conservation Easement Area shall be established around the central wetland on Lot 1 and 2 at the 20 ft non-disturbance buffer. Both Conservation Easement Areas shall be delineated in the field by a post and rail fence. A restrictive covenant shall be placed on the land records prior to issuance of a Conservation Certificate of Compliance for any of the new houses to be constructed. Said covenant shall prevent the cutting, clearing, filling, grading or construction of any structure without authorization from the Conservation Commission.

20. To ensure the surface flow connection between the eastern wetland and the central wetland a third Conservation Easement Area shall be established 20 ft off the southerly property line of Lot 3. Said easement will allow activities for driveway construction and installation of the proposed swale. The method for identification of the easement in the field shall be submitted by the property owner for review and approval by the Conservation Department prior to issuance of a zoning permit.

21. All Conservation Easement Areas shall be shown on the recorded subdivision map. A licensed Land Surveyor shall delineate all Conservation Easement Areas in the field prior to work commencement.

22. A pre-construction meeting shall be held with the contractor, Engineering and Conservation Department staff prior to work commencement.

23. Submission of a performance bond estimate in the amount of the cost of plants, erosion control materials and labor for all raingardens, the biofiltration plantings along the eastern edge of the central wetland and the Conservation Easement Area fencing shall be submitted to the Conservation Department for review and approval prior to the issuance of a Zoning permit. Bond monies for Rain Garden 1 plantings shall be held for a minimum of three growing seasons to assure plantings mature and establish an adequate vegetative community for water quality treatment.

24. The surfaces for all driveways shall remain permeable in perpetuity. In addition, the driveway for Lot #2 and #3 shall be constructed with no curbing. Engineered Construction details for the permeable driveways shall be submitted along with the individual site development proposals for the parcels. Deed restrictions for the permeable driveways including no curbing on Lot #2 and #3 shall be placed on the land records for each individual lot prior to the issuance of a Conservation Certificate of Compliance.

25. A Homeowner's Association shall be established for the subdivision. A maintenance program shall be prepared as part of a Homeowners Association document for all surface and subsurface drainage appurtenances and rain garden pipe outlet cleaning. Said document shall be submitted to the Conservation Department and the Town Attorney for review and approval prior to the issuance of a zoning permit for each lot.

26. A split rail fence or similar barrier shall be placed along the north side of rain garden 1 adjacent to the road to prevent stockpiling of snow in the rain garden.

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.

This approval may be revoked or suspended if the applicant exceeds the conditions or limitations of this approval, or has secured this application through inaccurate information.

Motion: Porter **Second:** Rycenga
Ayes: Porter, Rycenga, Shea, Washburn
Nayes: Belzer **Abstentions:** None **Vote:** 4:1:0

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

Application #: _____

SCHEDULE B: ADJACENT OWNERS

PROJECT ADDRESS: _____

Due by 4:00 p.m. on _____

CHECK HERE IF THE SUBJECT PROPERTY FALLS WITHIN 500' OF A TOWN BORDER

1. **Adjacent Property Owner List and Map**

   a. Submit a list of the names and mailing addresses of all abutting property owners and all adjacent property owners located within a 50-foot radius of the project site.

   This information shall be obtained from the Town of Westport GIS Mapping System: https://www.axisgis.com/WestportCT/#

   b. In addition, submit one (1) 8.5" x 11" copy of the Assessor's Map (scale: 1" = 100' or another legible scale) generated from the GIS Mapping System. The map must clearly show the subject property and all adjacent properties, with adjacent property owners clearly highlighted or otherwise distinguished.

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

2. **Certificate of Mailing**

   a. Submit proof of mailing for the attached Notice Letter to all property owners listed above. Proof shall consist of a completed Certificate of Mailing (U.S. Postal Service Form 3665).

Notice of Application

Date: _____

To Whom It May Concern,

Notice is hereby given that _____ has submitted an application to the:
(Applicant's full name)

Westport Conservation Commission

Flood and Erosion Control Board
(Check one or both, as applicable)

For a regulated activity at the following property:

_____
(Street Address / Tax Map # / Lot #)

It is anticipated that this application will be heard at:

The Flood & Erosion Control Board hearing at 7:30 p.m. on _____

The Conservation Commission hearing at 7:00 p.m. on _____

Proposed Activity:

_____

_____

_____

_____ _____
(Applicant's Signature) (Date)

A legal notice and agenda for the public hearing will be published in the *Westport News* and posted on the Town's meeting calendar approximately two (2) weeks prior to the hearing date: https://www.westportct.gov/about/advanced-components/meeting-list-calendar

Application materials may be reviewed online or in person at the following locations:

- Conservation Commission: https://www.westportct.gov/government/departments-a-z/conservation-department/conservation-commission/commission-meetings or Conservation Dept, Room 205
- Flood and Erosion Control Board: https://www.westportct.gov/government/appointed-boards-a-z/flood-and-erosion-control-board/pending-flood-erosion-control-board-applications or Engineering Dept, Room 210

To receive legal notices and meeting agendas by email:

1. Visit **www.westportct.gov**
2. Click on "**Subscribe**" under Popular Services
3. Enter your name and e-mail address
4. Under "**Calendar**" click on each Board/Committee you want to receive notifications for
5. Click "**Submit**" and confirm via the verification email

50' Abutters Map

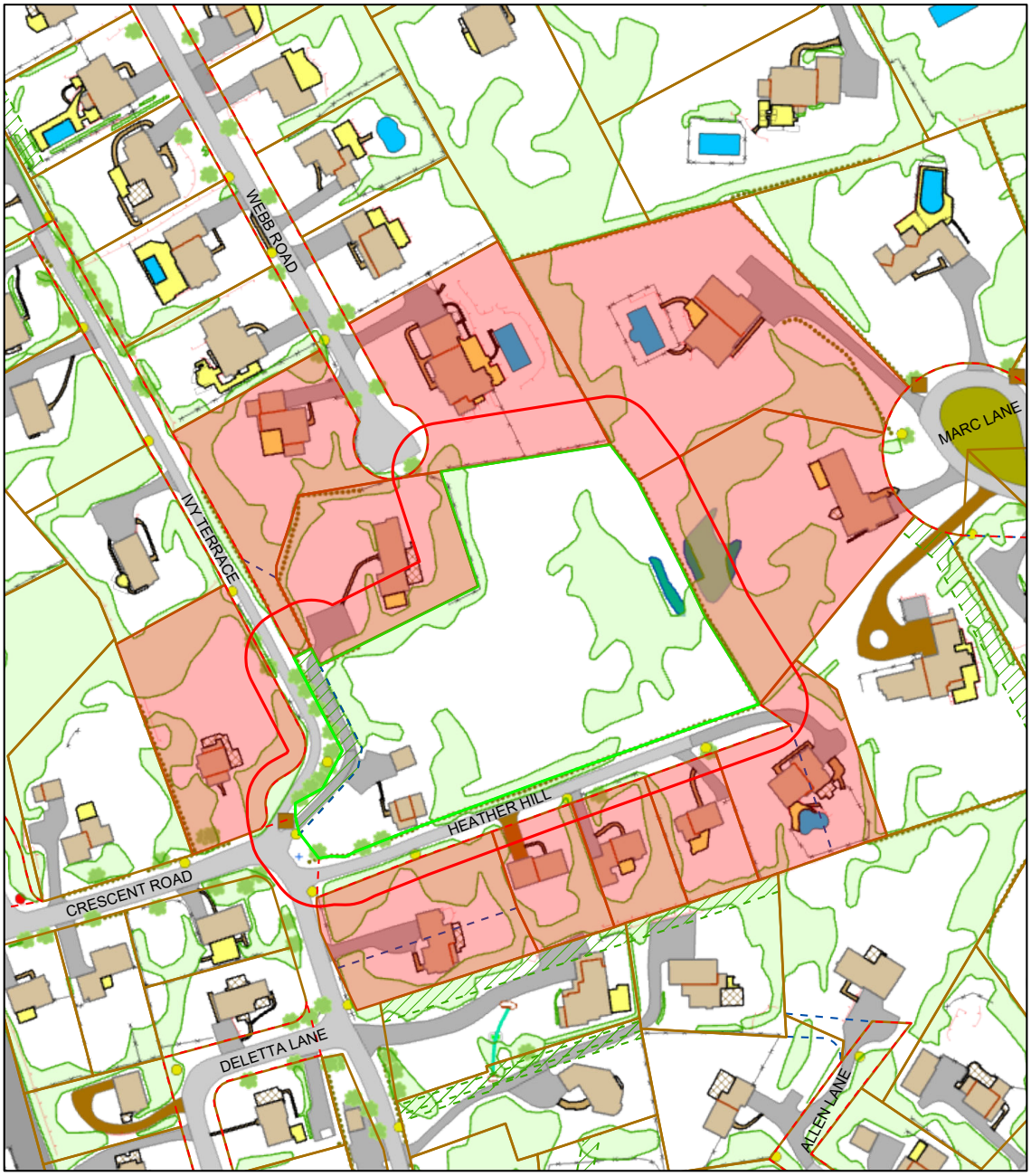
Town of Westport, CT

1 inch = 142 Feet

May 13, 2026

0 142 284 426

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

50 feet Abutters List Report

Westport, CT
May 13, 2026

Subject Property:

Parcel Number:	E09139000	Mailing Address:	HAYES AIDAN & OCONNOR MAEVE
CAMA Number:	E09139000		41 CRESCENT RD
Property Address:	41 CRESCENT RD		WESTPORT, CT 06880

Abutters:

Parcel Number:	E09130000	Mailing Address:	SMITH HERMAN E & MARY FRANCES
CAMA Number:	E09130000		35 CRESCENT RD
Property Address:	35 CRESCENT RD		WESTPORT, CT 06880
Parcel Number:	E09135000	Mailing Address:	HOFFMAN KENNETH D & MERYL C
CAMA Number:	E09135000		31 WEBB RD
Property Address:	31 WEBB RD		WESTPORT, CT 06880
Parcel Number:	E09136000	Mailing Address:	32 WEBB ROAD LLC
CAMA Number:	E09136000		98 HATTERTOWN RD
Property Address:	32 WEBB RD		NEWTOWN, CT 06470
Parcel Number:	E09138000	Mailing Address:	MACKIC ADI
CAMA Number:	E09138000		37 CRESCENT RD
Property Address:	37 CRESCENT RD		WESTPORT, CT 06880
Parcel Number:	E09140000	Mailing Address:	CHANDRA HARISH & RAJ SWAPNA
CAMA Number:	E09140000		10 HEATHER HILL
Property Address:	10 HEATHER HILL		WESTPORT, CT 06880
Parcel Number:	E09141000	Mailing Address:	AFSHAR ALIA S
CAMA Number:	E09141000		8 HEATHER HILL
Property Address:	8 HEATHER HILL		WESTPORT, CT 06880
Parcel Number:	E09142000	Mailing Address:	MERCARDO-CARMONA MARIA
CAMA Number:	E09142000		6 HEATHER HILL
Property Address:	6 HEATHER HILL		WESTPORT, CT 06880
Parcel Number:	E09143000	Mailing Address:	ACHIEVE BY DESIGN INC
CAMA Number:	E09143000		1770 BOSTON POST RD
Property Address:	4 HEATHER HILL		MILFORD, CT 06460
Parcel Number:	E09144000	Mailing Address:	PORTIS KIMBERLY JAYNE
CAMA Number:	E09144000		43 CRESCENT RD
Property Address:	43 CRESCENT RD		WESTPORT, CT 06880
Parcel Number:	E09166000	Mailing Address:	LEIBA PAUL M & ELIZABETH L
CAMA Number:	E09166000		7 MARC LN
Property Address:	7 MARC LN		WESTPORT, CT 06880

CAI Technologies
www.cai-tech.com
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

50 feet Abutters List Report

Westport, CT
May 13, 2026

Parcel Number:	E09167000	Mailing Address:	VAN RIPER THOMAS C & SUSAN M
CAMA Number:	E09167000		9 MARC LN
Property Address:	9 MARC LN		WESTPORT, CT 06880

CAI Technologies
www.cai-tech.com
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

UNITED STATES POSTAL SERVICE®

71

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
LANDTECH 518 Riverside Ave Westport CT 06880	6	6	USPS MAY 14 2026 WESTPORT 06880 Postmaster, per *(name of receiving employee)*

UNITED STATES POSTAL SERVICE®
0000

U.S. POSTAGE PAID
WESTPORT, CT
06880
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3.	AFSHAR ALIA S 8 HEATHER HILL WESTPORT, CT 06880				
4.	CHANDRA HARISH & RAJ SWAP 10 HEATHER HILL WESTPORT, CT 06880				
5.	HOFFMAN KENNETH D & MERYL 31 WEBB RD WESTPORT, CT 06880				
6.	LEIBA PAUL M & ELIZABETH 7 MARC LN WESTPORT, CT 06880				

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

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4.	SMITH HERMAN E & MARY FRA 35 CRESCENT RD WESTPORT, CT 06880				
5.	VAN RIPER THOMAS C & SUSA 9 MARC LN WESTPORT, CT 06880				
6.					

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

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TOWN OF WESTPORT

SCHEDULE C—WETLANDS / WATERCOURSES **APP # _____**

Due by 4:00 p.m. on 5/14/2026

1. Pursuant to Section 9.6.2 relating to Soil Sample Data – the applicant/agent is to submit copy of a report by a "soil scientist" duly qualified in accordance with standards set by the U.S. Civil Service Commission, showing soil sample data, soil classifications, and a surveyed delineation of wetland soils as flagged by the scientist, including flag numbers (as requested by agency).

2. Pursuant to Section 9.6.3 relating to Biological Evaluations – the applicant/agent is to submit a list and evaluation of the plant and animal life that may be found within, depend upon, or use the wetlands and watercourses (as requested by agency).

3. Describe the anticipated impacts to wetlands and watercourses that may occur as the result of that portion of your proposal that may be located in wetlands, watercourses or their setbacks.

4. Describe the mitigation that is being proposed as part of your application in order to minimize disturbance and pollution of wetlands and watercourses, maintain or improve water quality, and prevent destruction of or enhance the natural habitats and functions of the wetlands and watercourses.

5. List the alternatives to the proposed application that were considered and the reason for their abandonment.

Rev. 8/01

GREEN AND GROSS, P.C.

LAW OFFICES
1087 BROAD STREET
BRIDGEPORT, CT 06604-4231
(203) 335-5141

FACSIMILE: (203) 367-9964

ERIC M. GROSS
SAMUEL T. ROST
JOEL Z. GREEN
BARBARA F. GREEN
LINDA PESCE LASKE

BERNARD GREEN
(1952-2003)

WEBSITE: WWW.GGLAW.NET
E-mail: jgreen@gglaw.net

June 17, 2026

VIA E-MAIL

Joshua Lewi, Chair
Conservation Commission of the Town of Westport
110 Myrtle Avenue
Westport, CT 06880

RE: 41 Crescent Drive: Application #IWW-12342-26 by LandTech on behalf of Aidan Hayes and Maeve O'Connor for a proposed four (4) lot subdivision.

Dear Mr. Lewi and Members of the Commission:

Our office has recently been retained by the Crescent Coalition, Inc., a neighborhood organization formed by residents of Crescent Drive, Ivy Terrace and Heather Hill, among others, in response and in opposition to the above-referenced application (the "Application") that appears on the agenda for the meeting of the Commission this evening. Among the many concerns with this Application and the proposed subdivision relating to overdevelopment, traffic safety, congestion and impacts from this proposed development on the character and feel of this neighborhood, of particular note in terms of the jurisdiction of this Commission are significant issues relating to stormwater drainage and flooding. Extensive flooding has occurred with increasing frequency in this neighborhood proximate to the subject property at 41 Crescent Drive.

My clients had previously retained Steven Trinkaus of Trinkaus Engineering, a licensed professional engineer, and George Logan, a registered soil scientist, a professional wetland scientist and certified senior ecologist, to review the Application. Attached for submission into the record in this matter is a report prepared by Mr. Trinkaus dated June 16, 2026 and a report by Mr. Logan dated June 17, 2026.

In addition, while my clients and I recognize that the Commission has a number of items to be heard this evening and that it's difficult to predict whether the public hearing on this matter will be opened and/or whether the Applicant shall complete their presentation to the Commission this evening, this letter is to formally request that the Commission hold the public hearing open and to continue this matter to the next regular meeting of the Commission. This request is made in order to allow additional time and an opportunity for me to meet with my clients and our consultants to prepare our presentation to the Commission. In addition, I have been in contact with Attorney John Fallon, counsel for the Applicants, and we have discussed the possibility of our clients engaging in discussions to address and, potentially, to resolve my clients' concerns with

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the Application and the proposed subdivision and resulting drainage issues. Finally, our consultant, Mr. Logan is unavailable to appear before the Commission this evening due to another professional commitment.

Under the circumstances and as this is a matter of tremendous community concern and importance, my clients and I hope that the Commission shall respond favorably to this request.

Please don't hesitate to contact me if I can provide further information to the Commission in this regard.

Thank you for your time and consideration.

Very truly yours,

Joel Z. Green

Enclosures
cc: Crescent Coalition, Inc.
Colin Kelly, Director of Conservation
John F. Fallon, Esq.

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April 2, 2025

Soil Scientist Report
Inland Wetland / Watercourse Delineation
41 Crescent Road
Westport, CT

Introduction

An on-site investigation of the property at 41 Crescent Road in Westport, CT was conducted on March 26th, 2025. The project site is a 2.56-acre parcel that contains a residence and associated appurtenances. The purpose of the site investigation was to identify and, if found, delineate Connecticut and Federal Inland Wetland and watercourse resources ("resources") on the project site.

Regulatory Applicability

According to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), inland wetlands are defined as poorly drained, very poorly drained, floodplain and alluvial soils as delineated by a soil scientist. Watercourses are rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private. The limits of federal wetlands are determined by the presence of three parameters: the presence of Hydric soils, a preponderance of hydrophytic vegetation, and supportive hydrology.

Mapped NRCS Soil Series

According to the Natural Resource Conservation Service (NRCS) web-based soil survey, soils on the site are mapped as a Hollis-Chatfield rock outcrop unit. The NRCS defines these terms as follows:

> Chatfield: The Chatfield series consists of "*well drained soils formed in loamy melt-out till. They are moderately deep to bedrock. They are nearly level to very steep soils on bedrock-controlled hills and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 50 to 100 cm. Saturated hydraulic conductivity is moderately high or high in the mineral soil*".
>
> Hollis: The Hollis series consists of well drained and somewhat excessively drained soils formed in a thin mantle of till. They are shallow to bedrock. They are nearly level to very steep upland soils on bedrock-controlled hills and ridges. Slope ranges from 0 through 60 percent. Saturated hydraulic conductivity is moderately high or high. Depth to hard bedrock ranges from 25 to 50 cm.
>
> Rock Outcrops: refers to areas where the bedrock is exposed at the soil surface.

Where two soil series occur in small enough units that mapping the extent of each one is impractical, the NRCS mapped them together as one unit.

National Wetlands Inventory Mapper

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) On-line Wetlands Mapper depicts no wetlands on the property.

Municipal Mapping

The Town of Westport on line GIS mapping depicts a small wetland on the eastern border of the property which extends from a wetland area on the adjoining property.

On-site Findings and Conclusions

The evaluation for the presence of wetland and watercourse resources was conducted by walking the property and examining the soil profile with a soil auger in selected areas. Two Inland wetland units were encountered on site based upon on-site observations of the soil profiles, vegetation, and hydrologic features described as follows:

Wetland A: Wetland A is a seasonally saturated palustrine forested wetland that extends onto the property from the east. The limits of Wetland A were delineated using a series of flags alpha-numerically labelled as **LT-WA1 – to LT-WA8** as depicted on the attached field sketch.

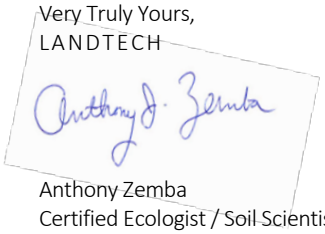
The soils in the wetland exhibited characteristics of the Ridgebury or Leicester series. Characteristic vegetation noted on site within this system consisted of Red Maple (*Acer rubrum*) in the tree layer and wood reed grass (*Cinna* sp.), Jewelweed (*Impatiens capensis*), and Motherwort (*Lycopus* sp.) in the herbaceous layer.

Wetland B: Wetland B is a seasonally or permanently saturated emergent wetland. The limits of Wetland B were delineated using a series of flags alpha-numerically labelled as **LT-WB-1 – to LT-WB-14** as depicted on the attached field sketch.

The soils in the wetland exhibited characteristics of the Ridgebury or Leicester series. Characteristic vegetation noted on site within this system consisted of Cattail (*Typha latifolia*), Jewelweed, and Soft Rush (*Juncus effusus*).

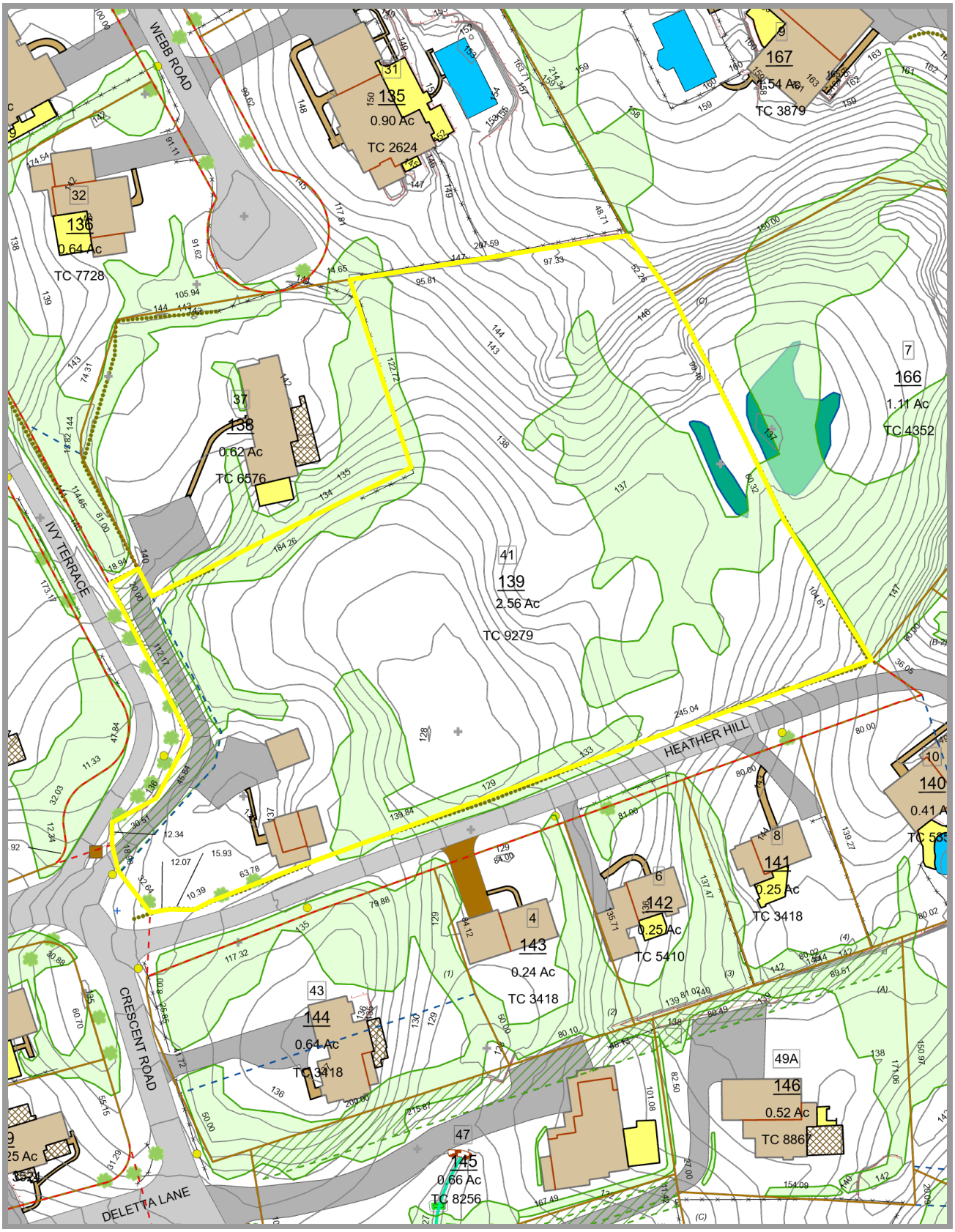
Questions regarding the information contained herein can be directed to the undersigned at Azemba@landtechconsult.com.

Very Truly Yours,
LANDTECH



Anthony Zemba
Certified Ecologist / Soil Scientist

Cc: file T:\1. Active Projects\25040-01 Hayes 41 Crescent Road, Westport, CT\Reports\Wetlands


WEBB ROAD
31
135
0.90 Ac
TC 2624
9
167
4.54 Ac
TC 3879
32
136
0.64 Ac
TC 7728
37
138
0.62 Ac
TC 6576
7
166
1.11 Ac
TC 4352
IVY TERRACE
41
139
2.56 Ac
TC 9279
HEATHER HILL
10
140
0.41 Ac
8
141
0.25 Ac
TC 3418
6
142
0.25 Ac
TC 5410
4
143
0.24 Ac
TC 3418
CRESCENT ROAD
43
144
0.64 Ac
TC 3418
49A
146
0.52 Ac
TC 8867
47
145
0.66 Ac
TC 8256
DELETTA LANE

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WETLAND EVALUATION AND IMPACT ASSESSMENT

41 CRESCENT ROAD
WESTPORT, CONNECTICUT

PREPARED FOR:
AIDAN HAYES

May 2026

518 Riverside Avenue · Westport CT 06880 · www.landtechconsult.com · hello@landtechconsult.com · 203-454-2110

1.0 SITE DESCRIPTION

The owners of the property at 41 Crescent Road in Westport, CT are proposing to subdivide the 2.56± acre property into four (4) lots. There is an existing two-story farm house in the southwest corner of the property. This house will remain with a new driveway connected to the new road.

The property is primarily maintained lawn with scattered hardwoods and shrubs mainly in the eastern portion of the property. There are two wetlands located on the property.

The Western Wetland is located in the middle of the maintained lawn along the southern property border. This wetland is a shallow depression with occasional standing water and supports a grassed environment.

The Eastern Wetland is located in the eastern portion of the property extending past the stone wall on to the adjacent property to the east. This wetland receives groundwater and surface water input from the property to the east.

The subject property slopes toward the Western Wetland The eastern portion of the property slopes to the west to the Western Wetland from an elevation of 152 in the northeastern corner and from elevation 146 in the southwestern corner of the property. The Western Wetland receives the property's overland flow with a low point of 88.1.

LandTech conducted an environmental evaluation of the property's natural resources and prepared this report. This report: 1) evaluates the current condition of the on-site wetlands and 2) assesses potential impacts on those resources associated with the proposed activities.

2.0 EXISTING NATURAL RESOURCE CONDITIONS

2.1 Watershed

The entire property is near the southern end of the Southwest Coast Major Basin (DEEP #7109) which comprises approximately 10,674 acres or 16.7 square miles. The groundwater is mapped as GA which is suitable for drinking without treatment.

2.2 Soils

Soils on the property were identification by Anthony Zemba, Soil Scientist with LandTech on March 26th, 2025. The limits of these wetlands were surveyed and recorded with the town via a map amendment. The soils comprising the two wetlands on the property were identified as Ridgebury or Leicester series. The remainder of the property is upland and consists of Sutton fine sandy loam and Hollis-Chatfield-rock outcrop complex. A description of the soils can be found in the Soils Report located in Appendix A.

2.3 Upland Vegetation

The property is dominated by mowed grass with mid successional to mature trees in the eastern portion of the property consisting of red maple (*Acer rubrum*) in the overstory layer, eastern cedar (*Juniperus virginiana*), and flowering dogwood (*Cornus florida*) in the understory layer.

3.0 WETLANDS

Wetlands on the property consist of two isolated areas comprising 9,117± s.f. The Western Wetland comprises 6,440± sf (0.15± acres) while the Eastern Wetland comprises 2,677 sf. (0.06± acres).



The Western Wetland is a shallow depression in the central portion of the property and supports herbaceous vegetation which has been mowed. Vegetation includes cattail (*Typha latifolia*), Jewelweed (*Impatiens capensis*) and Soft rush (*Juncus effusus*). The photo to the left faces south and was taken on May 7, 2026



The Eastern Wetland is located along the eastern portion of the property on a slight westerly draining slope.

The wetland supports an overstory of red maple providing an estimated 80% canopy cover during the growing season. The wetland contains a depression near the stone wall which contains seasonal standing water. The remainder of the wetland contains seasonally saturated soils and supports understory vegetation of Jack-in-the-pulpit (*Arisaema triphyllum*), Japanese stilt grass (*Microstegium vimineum*) and Wood red grass (*Cinna sp.*), Jewelweed (*Impatiens capensis*) and Motherwort (*Lycopus sp.*) while Japanese barberry , Wineberry, Garlic mustard and Meadow sweet vernal grass are found along the edges of the wetland. The photo above faces northwest and was taken on May 7, 2026.

3.1 Wetland Functions and Values

Wetlands perform many functions within an ecosystem that are not performed by upland communities. As such, they can perform unique roles within the ecosystem. Many functions performed by wetlands assist with maintaining or improving the quality of ground water or surface water of ponds or watercourses. These functions include: retaining water, nutrient cycling, slowing storm flows, shoreline stabilization, and providing groundwater recharge. Other functions benefit wildlife by providing suitable habitat and increasing plant diversity for food and cover. Wetlands vary substantially in the type and quality of the functions that they perform and thus have different value. Functions associated with the wetland systems on the subject site are discussed below.

The wetlands on the property were evaluated using the Army Corps of Engineers (USACE) Highway Methodology Workbook Supplement. This method identifies the wetland functions and values for each wetland unit. Wetland functions are the self-sustaining properties of the wetland system while wetland values are the benefits obtained from the established functions. Unlike other methods, the USACE method does not rate each function as high or low, but descriptively identifies what functions are being performed with significant functions being categorized as "principal." The total number of principal and non-principal functions present for a wetland is then used to evaluate the overall level of functional value for that system. This methodology identifies eight (8) wetland functions and five (5) wetland values.

Definitions of each function and value and a discussion of their applicability are presented below. The performed functions and values are summarized in Table 1.



Groundwater Recharge/Discharge

This function considers the potential for a wetland to serve as a groundwater recharge and or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged to the surface.

Both on-site wetlands act as discharge wetlands as high seasonal groundwater is temporarily expressed as surface water. This is a principal function for both wetlands. These wetlands also receive seasonal and stormwater from overland sheet flow. These waters are allowed to infiltrate into the ground allowing for some groundwater recharge.



Floodflow Alteration

This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.

The onsite wetlands are too small to perform this function to any significant degree. The Western Wetland is very shallow with its deepest point at only a few inches. The Eastern Wetland contains a shallow depression which retains standing water during seasonal times of high ground water. This depression could attenuate floodwaters but is not associated with a watercourse so it does not have the opportunity. With these characteristics neither of the wetlands have the opportunity or ability to store enough water to effectively attenuate storm flows.



Fish and Shellfish Habitat

This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

Neither of the two inland wetlands on the property are associated with a watercourse or permanent water body capable of supporting a fish population, therefore neither of the wetlands perform this function.



Sediment/Toxicant/Pathogen Retention

This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas.

The Western Wetland performs this function to a slight degree as it supports a dense herbaceous cover which is capable of retaining particles. However, as the wetland is surrounded by upland maintained lawn, which performs the same filtering function, and since there are no upland sources as the lawn has not been fertilized, the amount of sediment, toxicant, and pathogens entering the wetland from the uplands is significantly reduced limiting the opportunity of the system to perform this function.

The Eastern Wetland is similar to the western wetland in that: 1) it has no nearby upland sources of sediment, toxicants or foreign pathogens and, 2) the adjacent uplands are capable of performing this function thereby filtering out much of the particles before they enter the wetland. Therefore, the wetland has little opportunity to perform this function.



Nutrient Removal/Retention/Transformation

This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients from entering aquifers or surface waters such as ponds, lakes streams, rivers or estuaries.

Neither of the on-site wetlands are associated with sensitive water bodies. The wetlands perform this function in the same capacity as described above for Sediment/Toxicant/ Pathogen Retention.



Production Export

This function relates to the effectiveness of a wetland to produce food or usable products for humans or other living organisms.

Neither of the wetlands on-site contain shrub or herbaceous vegetation which produce fruits, nuts or other edible food sources for wildlife, nor is the property used for grazing which would provide forage material. Therefore, neither of the wetlands perform this function.



Sediment/Shoreline Stabilization

This function relates to the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.

Neither of the wetlands are associated with water courses or ponds. These wetlands do not perform this function.

Wildlife Habitat

This function considers the effectiveness of the wetland to provide for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.

The two onsite wetlands do not support wetland dependent wildlife. They do not contain standing water for long enough time to provide habitat for waterfowl or support the complete development of amphibian larvae. Therefore, these wetlands do not provide suitable habitat for wetland dependent wildlife species.

Recreation (Consumptive and Non-Consumptive)

This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.

Neither of the wetlands provide standing water for canoeing or fishing or other active recreation. The passive recreational use of bird and wildlife watching is provided however, only in the same way the adjacent upland does, therefore this value is not attributed to these wetlands.

Educational/Scientific Value

This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.

The on-site wetlands are not suitable as outdoor classrooms as they do not contain any vernal pools, or other significant wetland features, and they are on private property.

Uniqueness/Heritage

This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

The wetland systems contain no special values and no historical, geologic or archaeological resources are known to exist. Therefore, the wetland does not offer any unique or heritage values.

Visual Quality/Aesthetics

This value relates to the visual and aesthetics of the wetland.

Aesthetically, the wetlands offer no more visual quality than the surrounding upland.

ES Threatened or Endangered Species Habitat

This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.

A review of the Connecticut Department of Energy and Environmental Protection's Natural Diversity Database (CT DEEP, January 2026 edition) indicated that no protected or special concern species are known on or in the area of the property. No protected or special concern species were observed during any of our site visits.

Table 1 – Wetland Functions and Values

SYMBOL	PARAMETER	WESTERN WETLAND	EASTERN WETLAND
FUNCTIONS			
	GROUNDWATER RECHARGE/DISCHARGE	X	X
	FLOOD FLOW ALTERATION		
	FISH AND SHELLFISH HABITAT		
	SEDIMENT/TOXICANT/PATHOGEN RETENTION	Limited Opportunity	Limited Opportunity
	NUTRIENT REMOVAL/RETENTION/ TRANSFORMATION	Limited Opportunity	Limited Opportunity
	PRODUCTION EXPORT		
	SEDIMENT/SHORELINE STABILIZATION		
	WILDLIFE HABITAT		
VALUES			
	RECREATION		
	EDUCATIONAL/SCIENTIFIC VALUE		
	UNIQUENESS/HERITAGE		
	VISUAL QUALITY/AESTHETICS		
ES	THREATENED OR ENDANGERED SPECIES HABITAT		

X = PRINCIPAL FUNCTION, X = PERFORMS FUNCTION BUT NOT A PRINCIPAL FUNCTION, LIMITED OPPORTUNITY = COULD PERFORM THE FUNCTION BUT LITTLE OPPORTUNITY EXISTS TO DO SO.

4.0 PROPOSED CONDITIONS

The proposal is to subdivide the property into four (4) residential lots with each lot supporting a single-family house. A new road will be constructed off of Crescent Road to provide vehicle access to these lots. The road will be 20 feet wide and constructed to town standards.

Lot 1 will be 0.58 ac (25,096 sf) in size and contain the existing house which will remain. The existing garage will be replaced with a new two bay garage adjacent to the house and the driveway will be redesigned and expanded to provide a turnaround area.

Lot 2 will be 0.57 acres (24,739 sf) located in the southeast corner of the property and will be accessed from the new road.

Lot 3 will be 0.501 acres (21,820± sf) and will be accessed from the new road.

Lot 4 will be 0.502 acres (21,869± sf) in size and will be located in the northeast corner of the property.

All of the houses will be serviced by pubic water and sewer.

This property received approval from the Inland Wetlands Commission in 2014 and 2017 for similar applications. The advantage of this subdivision layout is that all of the disturbance and structures are outside of their respective setbacks.

4.1 Conservation Easements – A 12,604± sf (0.3± acre) conservation easement is proposed along the eastern portion of the property and includes the eastern wetland. The conservation easement will be established to protect this wetland system. A split rail fence will be installed along the western edge of the easement to provide a demarcation of the easements boundaries to inhibit accidental disturbance of the easement.

4.2 Stormwater Management

Stormwater on the new lots will be handled by a rain garden and infiltrators. A rain garden is used as it allows for local ground water recharge and biological renovation of stormwater. The stormwater system is shown on the "Site Grading and Drainage Plan" plan and described below by lot. The stormwater system for the existing house will remain unchanged.

Road – Stormwater from the road will be directed to the raingarden located south of the road. Water will flow into the forebay in the northeast portion of the raingarden settle out particulates. Then water will flow into the main basin for further treatment and infiltration. Overflow from the rain garden will be directed to a 12" diameter pvc pipe with a splash pad. Other stormwater will flow over the berm and continue southerly overland toward the Western Wetland. Both flow paths will allow additional filtration and infiltration prior to reaching the Western Wetland.

Lot 1 – Roof runoff from house 1 will be directed to subsurface galleries to infiltrate into the soil. Overflow from the galleries is piped easterly to a level spreader which promotes overland flow to be further filtered through vegetation prior to entering the western wetland.

Lots 2 & 3 – The driveways will be porous allowing stormwater to infiltrate directly into the ground. Roof runoff from houses 2 and 3 will be diverted to a gravel base under the porous driveway and allowed to infiltrate into the ground. Runoff from the adjacent lawn will be allowed to flow overland and infiltrate into the soil.

The sheet flow through the grass will allow for the slowing of flows, uptake of nutrients and filtration of particles as well as some infiltration of groundwater prior to the flow reaching the wetland.

4.3 Planting Plan

A planting plan has been prepared for the rain garden and to establish long-term management of the two wetlands (see Landscape Plan L- 1.0).

The existing herbaceous vegetation in both the western and eastern wetlands will be allowed to grow tall to create a dense meadow. No mowing shall occur within the Western Wetland. The Western Wetland shall be allowed to proceed along natural

succession. A 1,530± sf vegetated filter is proposed along the eastern side of the Western Wetland to provide addition filtration of surface water prior to it reaching the wetland.

The buffer of the Eastern Wetland will be enhanced through the establishment of a dense row of native shrubs. These shrubs will provide a screening of the wetland for wildlife, provide nesting and escape cover for birds and small mammals and provide addition nutrient uptake form any water prior to entering the wetland. These shrubs will be inside the split rail fence mentioned previously which will provide a physical demarcation of the wetland buffer adding further protection to the buffer and wetland.

5.0 Regulated Activities

5.1 Direct Wetland Impacts

No disturbance is proposed within either of the on-site wetlands.

5.2 Regulated Activity within Wetland Setbacks

The Town of Westport regulates different wetland setbacks for different activities. Regulated setbacks applicable to this application include:

50’ setback for a new or substantially improved single family residence or addition.

30’ setback for driveway edges.

20’ setback to the limit of cut, fill, grading and other alterations.

All of the disturbance and structures are located beyond the applicable setbacks; therefore, the subdivision does not propose any activity within a regulated area.

6.0 Impact Assessment

No negative impacts will occur to the two on-site wetlands from the proposed activities.

Western Wetland - The western wetland has three recognized functions: ground water discharge (principal function), sediment/toxicant/pathogen retention and nutrient removal/retention and transformation. The wetlands will not be physically disturbed and the existing herbaceous vegetation will be allowed to grow tall in the western wetland creating a dense meadow. Also, since rain water from the roofs of houses and driveways on Lots 2-4 will be allowed to flow overland and into the wetland, water flow into the western wetland will be maintained. Therefore, all of the recognized functions will be maintained post development.

Eastern Wetland – All activity is proposed down gradient of the eastern wetland, therefore, no reduction in the surface water budget will occur. The only recognized functions of the eastern wetland are groundwater discharge, sediment/toxicant/pathogen retention and nutrient removal/retention and transformation These functions will be maintained post development.

7.0 CONCLUSION

This subdivision layout uses well established design methods to create an effective balance of site development and natural resource protection. The proposed site development plan avoids wetland disturbance and utilizes best management practices of

local infiltration of rain water via a rain garden, subsurface infiltrators and natural over land flow to allow for residential development while maintaining the wetland functions on the property and enhancing the wetland buffers.

8.0 REFERENCES

2002 Connecticut Guidelines for Soil Erosion and Sediment Control. DEP Bulletin 34. Prepared by The Connecticut Council of Soil and Water Conservation

Connecticut Department of Energy and Environmental Protection, NDDB database, Updated June 2021

USACE. 1999. The Highway Methodology Workbook *Supplement* Wetland Functions and Values *A descriptive Approach*. US Army Corps of Engineers New England Division. 32 pp. NAEEP-360-1-30a

APPENDIX A

Soils Report

LANDTECH

Civil Engineering · Site Planning
Environmental Science & Engineering
Structural Engineering · Land Surveying
Permit Coordination & Management
Construction Management & Financing

April 2, 2025

Soil Scientist Report
Inland Wetland / Watercourse Delineation
41 Crescent Road
Westport, CT

Introduction

An on-site investigation of the property at 41 Crescent Road in Westport, CT was conducted on March 26th, 2025. The project site is a 2.56-acre parcel that contains a residence and associated appurtenances. The purpose of the site investigation was to identify and, if found, delineate Connecticut and Federal Inland Wetland and watercourse resources ("resources") on the project site.

Regulatory Applicability

According to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), inland wetlands are defined as poorly drained, very poorly drained, floodplain and alluvial soils as delineated by a soil scientist. Watercourses are rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private. The limits of federal wetlands are determined by the presence of three parameters: the presence of Hydric soils, a preponderance of hydrophytic vegetation, and supportive hydrology.

Mapped NRCS Soil Series

According to the Natural Resource Conservation Service (NRCS) web-based soil survey, soils on the site are mapped as a Hollis-Chatfield rock outcrop unit. The NRCS defines these terms as follows:

> Chatfield: The Chatfield series consists of "*well drained soils formed in loamy melt-out till. They are moderately deep to bedrock. They are nearly level to very steep soils on bedrock-controlled hills and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 50 to 100 cm. Saturated hydraulic conductivity is moderately high or high in the mineral soil*".
>
> Hollis: The Hollis series consists of well drained and somewhat excessively drained soils formed in a thin mantle of till. They are shallow to bedrock. They are nearly level to very steep upland soils on bedrock-controlled hills and ridges. Slope ranges from 0 through 60 percent. Saturated hydraulic conductivity is moderately high or high. Depth to hard bedrock ranges from 25 to 50 cm.
>
> Rock Outcrops: refers to areas where the bedrock is exposed at the soil surface.

Where two soil series occur in small enough units that mapping the extent of each one is impractical, the NRCS mapped them together as one unit.

National Wetlands Inventory Mapper

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) On-line Wetlands Mapper depicts no wetlands on the property.

Municipal Mapping

The Town of Westport on line GIS mapping depicts a small wetland on the eastern border of the property which extends from a wetland area on the adjoining property.

On-site Findings and Conclusions

The evaluation for the presence of wetland and watercourse resources was conducted by walking the property and examining the soil profile with a soil auger in selected areas. Two Inland wetland units were encountered on site based upon on-site observations of the soil profiles, vegetation, and hydrologic features described as follows:

Wetland A: Wetland A is a seasonally saturated palustrine forested wetland that extends onto the property from the east. The limits of Wetland A were delineated using a series of flags alpha-numerically labelled as **LT-WA1 – to LT-WA8** as depicted on the attached field sketch.

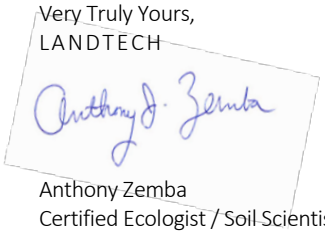
The soils in the wetland exhibited characteristics of the Ridgebury or Leicester series. Characteristic vegetation noted on site within this system consisted of Red Maple (*Acer rubrum*) in the tree layer and wood reed grass (*Cinna* sp.), Jewelweed (*Impatiens capensis*), and Motherwort (*Lycopus* sp.) in the herbaceous layer.

Wetland B: Wetland B is a seasonally or permanently saturated emergent wetland. The limits of Wetland B were delineated using a series of flags alpha-numerically labelled as **LT-WB-1 – to LT-WB-14** as depicted on the attached field sketch.

The soils in the wetland exhibited characteristics of the Ridgebury or Leicester series. Characteristic vegetation noted on site within this system consisted of Cattail (*Typha latifolia*), Jewelweed, and Soft Rush (*Juncus effusus*).

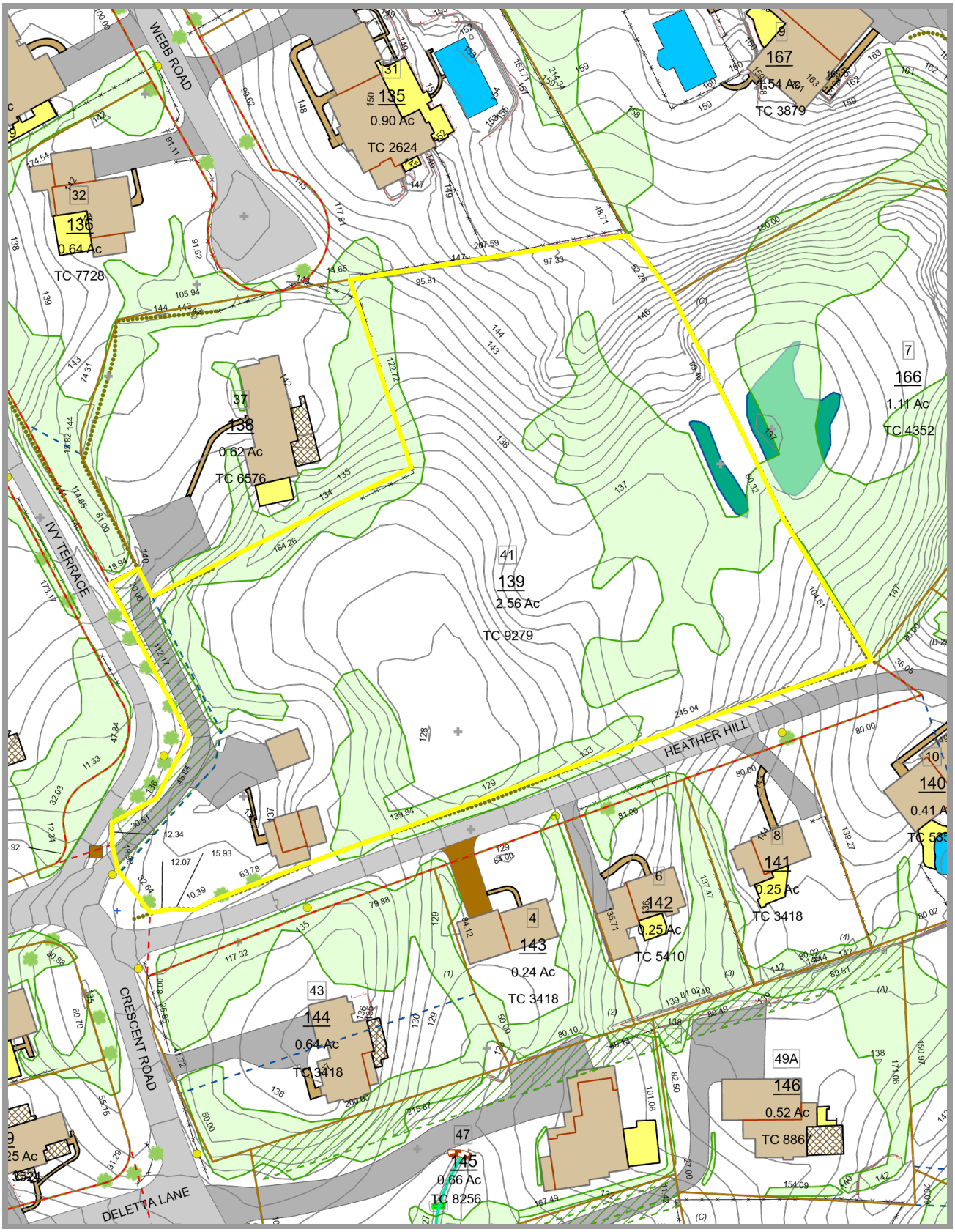
Questions regarding the information contained herein can be directed to the undersigned at Azemba@landtechconsult.com.

Very Truly Yours,
LANDTECH



Anthony Zemba
Certified Ecologist / Soil Scientist

Cc: file T:\1. Active Projects\25040-01 Hayes 41 Crescent Road, Westport, CT\Reports\Wetlands


WEBB ROAD
31
135
0.90 Ac
TC 2624
9
167
1.54 Ac
TC 3879
32
136
0.64 Ac
TC 7728
37
138
0.62 Ac
TC 6576
7
166
1.11 Ac
TC 4352
IVY TERRACE
41
139
2.56 Ac
TC 9279
HEATHER HILL
10
140
0.41 Ac
8
141
0.25 Ac
TC 3418
6
142
0.25 Ac
TC 5410
4
143
0.24 Ac
TC 3418
43
144
0.64 Ac
TC 3418
CRESCENT ROAD
49A
146
0.52 Ac
TC 8867
47
145
0.66 Ac
TC 8256
DELETTA LANE

LANDTECH

Civil Engineering · Site Planning
Environmental Science & Engineering
Landscape Architecture · Land Surveying
Permit Coordination & Management
Construction Management & Financing

December 16, 2025

Mr. Andrew Halley
Town of Westport
Conservation Department
110 Myrtle Avenue
Westport, CT 06880

Re: Application No.: IWW/M-12239-2541 Crescent Road, Westport, Connecticut
Subject: Confirmation of Revised Eastern Wetland Boundary (Wetland A)

Dear Mr. Hally,

This letter is provided in response to the Conservation Department's request for confirmation regarding the delineation of the eastern wetland area (Wetland A) at 41 Crescent Road, Westport, Connecticut.

On March 26, 2025, I completed a soil scientist–led inland wetland delineation of the subject property on behalf of LANDTECH, during which Wetland A was identified as a forested wetland extending onto the property from the east and flagged in the field.

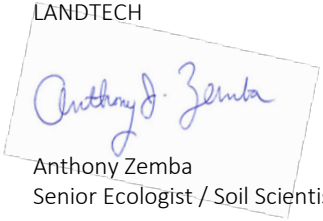
Subsequently, William L. Kenny, PWS, PLA conducted an independent wetland boundary verification for the eastern wetland area and installed additional field flags that slightly adjusted the wetland boundary to reflect a reduced wetland extent relative to the original flagging.

I have reviewed Mr. Kenny's December 10, 2025 verification letter, supporting observations, and sketch depicting the revised wetland line as flagged in the field. Based on that review, I concur with Mr. Kenny's findings and confirm the revised eastern wetland boundary for Wetland A as accurately reflecting site conditions.

Accordingly, LANDTECH has no objection to the Conservation Commission adopting the revised wetland boundary as reflected by Mr. Kenny's additional flagging for purposes of the pending wetland boundary map amendment associated with the above-referenced application.

Please feel free to contact me if you require any additional clarification or documentation.

Very truly yours,
LANDTECH



Anthony Zemba
Senior Ecologist / Soil Scientist

518 Riverside Avenue · Westport CT 06880 · www.landtechconsult.com · info@landtechconsult.com · 203-454-2110

Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION
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Generated by eNDDB on:
6/10/2026

Andrew Hally
Towns: Westport
Preliminary Site Assessment: 1604208075

Subject: 41 crescent rd

Current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated.

Please be advised that this is a preliminary assessment and not a Natural Diversity Database determination. The purpose of this information is to provide a general planning tool which identifies those species that have been reported and may occur on or near the mapped area. A more detailed application and review will be necessary to move forward with any environmental authorization, permit, license, or registration applications submitted to DEEP. If such review is required, please return to the DEEP's ezFile Portal and select Natural Diversity Database Review to begin the review process.

This Preliminary Site Assessment does not preclude the possibility that species not previously reported to the Natural Diversity Database may be encountered on the site. You are encouraged to report incidental observations to the Natural Diversity Database using the appropriate survey form and follow the instructions for submittal. We recommend field surveys be conducted in order to evaluate potential habitat and species presence. Field surveys should be performed by a qualified biologist with the appropriate scientific collecting permits at a time when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of State listed species
6. Statement/résumé indicating the biologist's qualifications

The site surveys report should be sent to the CT DEEP-NDDB Program (deep.nddbrequest@ct.gov) for further review by program biologists.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units

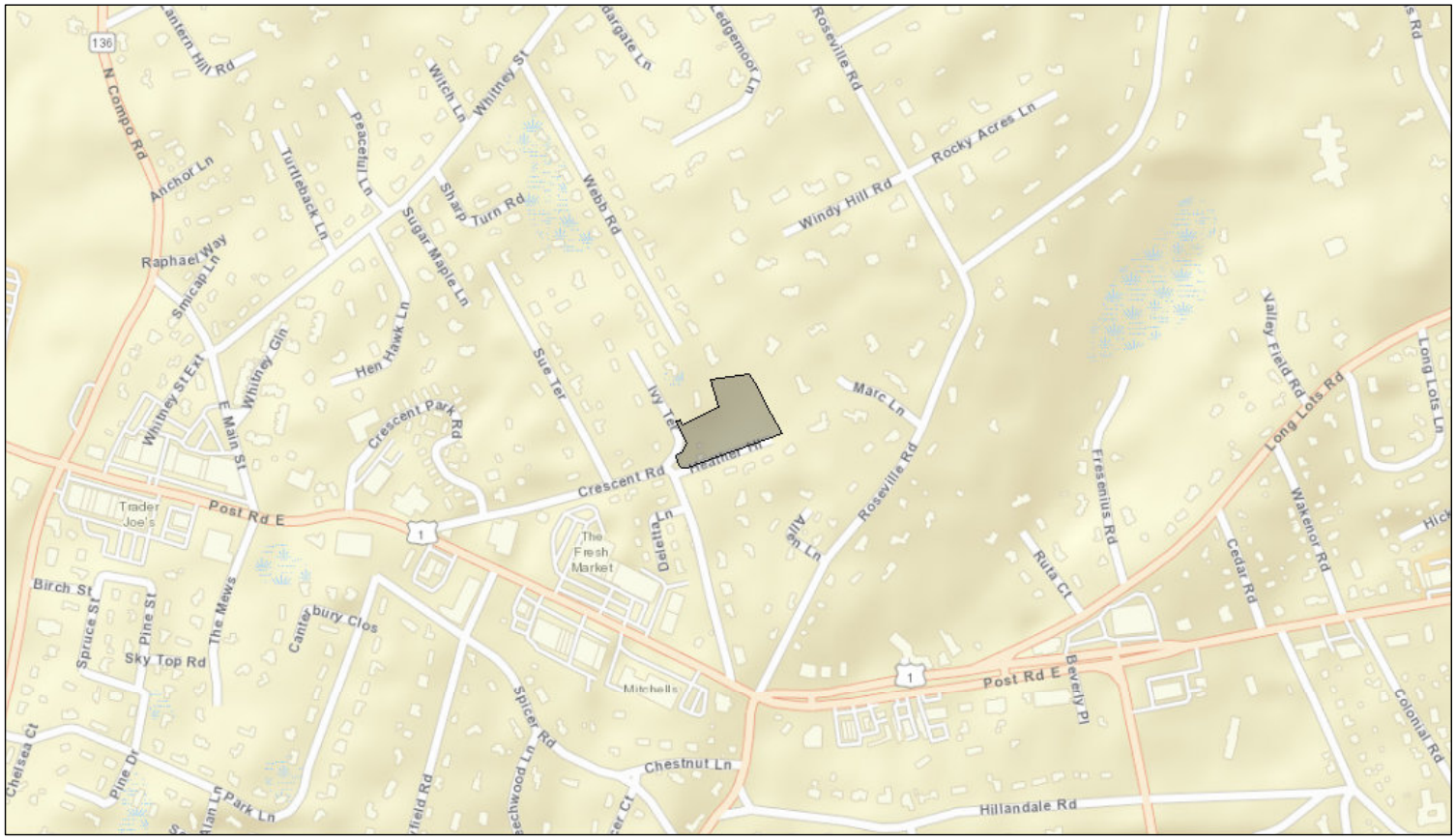
of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

41 crescent rd Map



June 10, 2026

1:9,597

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Filing #0 ezFile NDDB System

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R. G. SLAYBACK
JOHN B. ASHWORTH

LEGGETTE, BRASHEARS & GRAHAM, INC.

PROFESSIONAL GROUNDWATER AND ENVIRONMENTAL ENGINEERING SERVICES

4 RESEARCH DRIVE, SUITE 301
SHELTON, CT 06484
203-929-8555
FAX 203-926-9140
www.lbgweb.com

JOHN L. BOGNAR
KIMBERLY R. BLOMKER
JORMA WEBER
JOSEPH W. STANDEN, JR.
JEFFREY M. TROMMER
DAVID S. HUME

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August 23, 2010

Mr. Peter Romano
Land-Tech Consultants, Inc.
31 Franklin Street
Westport, CT 06880

RE: Hydrogeologic Assessment
Proposed Housing Development
Heritage Homes, Inc. – 41 Crescent Road
Westport, Connecticut

Dear Mr. Romano:

As requested, Leggette, Brashears & Graham, Inc. (LBG) has completed a hydrogeologic assessment of the proposed development of 4 residential houses on approximately 2.56 acres at 41 Crescent Road in Westport, as discussed below. This assessment was based on review of the site development plans produced by your office, a site walk on August 18, review of the site-specific subsurface data, and our general knowledge of and experience with the surficial and subsurface geology of the local area.

Hydrogeologic Setting

The property consists of glacial till soils (Stone et al. 1995) overlying schist and granofels of the Ratlum Mountain Formation (Rodgers, 1985). This bedrock type crops out at the surface in the central part of Lots No. 1 and 2, in southeast corner of Lot No. 3 and in the southern part of Lot No. 4. In general, most of the outcroppings are fragmented at the surface and consist of granofels, “a medium- to coarse-grained granoblastic rock with little or no foliation or lineation” (Jackson, 1997), which shows minimal foliation on this property.

The glacial till soils on the site were mapped by Soil Science and Environmental Services, Inc. as Leicester fine sandy loam in the mapped wetland areas and as Sutton fine sandy loam and Hollis-Chatfield-rock complex in the non-wetland areas. At the time of the August 18 field walk the wetland areas were dry and firm.

CONNECTICUT • OHIO • ILLINOIS • SOUTH DAKOTA • PENNSYLVANIA • FLORIDA • NEW JERSEY • MINNESOTA • TEXAS
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With a high elevation of about 154 feet in the northeast corner of Lot No. 4 and a low point at about 128 feet along the southerly property line on Lot No. 2, most of the site drains southerly, converging on the wetland along the boundary of Lots No. 1 and 2, adjacent to Heather Hill. As noted in the LTC Stormwater Runoff Calculations report (April , 2010), 0.14 acre on the southwest corner of the site drains directly toward Crescent Road.

Proposed Development

The proposed site development includes four new residential houses, each on a lot of a minimum of one-half acre, with a private road and common driveway, and drainage improvements, as discussed below. An existing historical wood-frame building would remain but the existing detached garage for this building would be removed.

As shown on the Site Plan, Layout, Grading & Utilities drawing (Doc. No. 08-8223-01) and the above-referenced LTC Stormwater Report, the drainage management includes subsurface rechargers on Lots No. 3 and 4, three rain gardens on Lots No. 1 and 2 and straddling the boundary of Lots No. 1 and 2, a large subsurface stormwater detention unit beneath the common driveway at the boundary of Lots No. 1 and 2, and a subsurface recharger or infiltration unit near the entrance of the private road from Crescent Road. The test pits, percolation tests and the grading plan demonstrate that the installation of these drainage facilities is feasible.

Stormwater Management

The LTC Stormwater report indicates that the peak rate of runoff for the 25-year design storm will be reduced on the southerly property line from 7.92 cfs (cubic feet per second) to 5.84 cfs, a reduction of about 26 percent. Similarly, the peak rate of runoff to the west to Crescent Road would increase slightly from 0.60 cfs to 0.65 cfs.

The use of infiltration units and rain gardens will tend to maintain shallow ground water levels and support the onsite wetlands, but it remains my professional opinion that the wetlands will dry up during dry summer periods, as they do now.

Bedrock Removal

The occurrences of bedrock outcrops on Lots No. 1 and 2, and probably on Lot No. 4 will necessitate removal of the rock for footings and possibly for utility trenches (water, sanitary sewer, telephone, electric). In recent years, builders in Connecticut, including in Westport, have had considerable success removing rock with large excavation machines and with pneumatic hammer units. Whereas such rock breakage and removal is not as rapid as blasting, it has the advantage of not requiring extensive onsite and offsite blast monitoring, as well as potential damage claims. In my professional view, such mechanical rock removal should be effective for the metamorphic granofels rock seen at the onsite outcroppings.

Given the onsite wetlands, it is recommended that any basement structures be constructed of reinforced concrete, and consideration should be given to use of monolithic pours to eliminate the common leaky seam between a basement floor and walls.

Bedrock removal in the described manner will have no adverse impact on the wetlands onsite and in the vicinity of the site.

Summary

The proposed site planning in support of four residential housing lots has been thorough and well conceived. The stormwater drainage plan results in a substantial reduction in the peak rate of runoff in an area that has experienced drainage problems in the past. The reduction in offsite runoff will be achieved by directing runoff to the subsurface, which should provide a modest benefit to the hydrology of the onsite and adjacent wetlands.

As always, we shall be pleased to respond to questions or comments.

Very truly yours,

LEGGETTE, BRASHEARS & GRAHAM, INC.

R. G. Slayback, CPG, LEP
Senior Consultant

RGS:cmm
S:\Tech\TEXTTEMP\LAND-TECH CONSULTANTS\Crescent Rd, Wpt-HydroAssessment, Rpt.doc

References

Jackson, Julia A., 1995, "Glossary of Geology", 4th Edition, American Geological Institute.

Rodgers, John, 1985, "Bedrock Geological Map of Connecticut", Connecticut Geological & Natural History Survey.

Stone, J. R., J. P. Schafer, E. H. London and W. B. Thompson, 1992, Surficial Materials Map of Connecticut, U. S. Geological Survey.

Qualifications

Russell G. Slayback is a geologist by education (B.S., Rensselaer Polytechnic Institute) and a hydrogeologist by 49 years of work experience. He is a licensed or certified geologist in several jurisdictions that offer such licensure (Connecticut does not) and is a Licensed Environmental Professional (LEP) in Connecticut. In 1996, he was appointed to the initial Board of Examiners of Environmental Professionals and since 1997 he has served as Secretary of that licensing board. Slayback served as national president of the American Institute of Professional Geologists in 1994 and a president of the American Geological Institute in 2000.

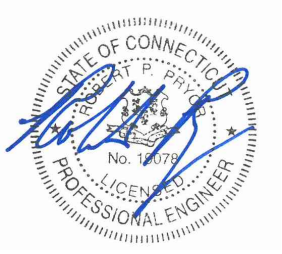
STORMWATER MANAGEMENT REPORT

Proposed 4 – Lot Residential Subdivision

41 Crescent Street, Westport, Connecticut

PREPARED FOR:
Aidan Hayes

May 14, 2026



LANDTECH

518 Riverside Avenue, Westport CT 06880
contact@landtechconsult.com
www.landtechconsult.com
203.454.2110

LANDTECH

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Executive Summary

Land-Tech Consultants has been retained to provide site/civil engineering, stormwater management analysis, and permitting assistance associated with the proposed subdivision of the property located at 41 Crescent Road in Westport, Connecticut. The subject property is currently developed with an existing single-family residence, garage, paved driveway, associated lawn areas, and accessory site improvements.

The proposed project consists of the subdivision of the existing parcel into four conforming residential building lots together with the construction of a private access roadway and associated utility and drainage improvements. The project has been designed in a manner intended to preserve the existing wetland systems located on the property while also maintaining stormwater runoff rates and volumes at or below existing conditions.

The proposed development will result in additional impervious coverage associated with the proposed residences, patios, driveways, and private access roadway. The roadway will serve all four subdivision lots and the existing residence at #37 Crescent Road. For the purposes of this report, all subdivision lots were assumed to have the maximum 25% impervious coverage allowed by the Westport Zoning Regulations.

In general, the addition of impervious coverage to a site will tend to increase the rates and volumes of stormwater runoff from various rainfall events. The proposed stormwater management elements/systems proposed for this development have been designed to fully mitigate those effects, as follows:

The project incorporates several low-impact development (“LID”) stormwater management practices, including:

- Pervious driveway systems on two of the four lots
- Subsurface gallery systems for Lot #1
- Stormwater management basin including pre-treatment forebay and designed to promote additional infiltration of the runoff.
- Vegetated drainage swales;
- Roof leader infiltration systems; and
- Level spreader discharge systems.

The proposed stormwater management systems have been designed to attenuate runoff from the proposed development and promote groundwater recharge through infiltration into the underlying soils. The systems have been sized and configured such that post-development peak discharge rates do not exceed existing conditions for the analyzed storm events.

Hydrologic and hydraulic analyses were performed utilizing the NRCS TR-55 methodology as implemented through HydroCAD® Version 10.20 software. The analyses evaluated both existing

and proposed conditions for the 25-year and 100-year Type III rainfall events using NOAA Atlas 14 precipitation data for the Town of Westport.

Based upon the analyses performed, the proposed stormwater management measures will maintain runoff characteristics at acceptable levels while improving stormwater quality through infiltration and treatment of runoff from newly created impervious surfaces.

Limits of Study and Watershed Description

The limits of analysis for this report encompass the subject property located at 41 Crescent Road together with relevant contributing off-site drainage areas that influence stormwater runoff through and adjacent to the project site.

The site generally slopes from north and northwest toward the southerly and easterly portions of the property. Existing wetland systems are present on the site and along portions of the property boundaries. Drainage patterns are influenced by existing topography, ledge outcroppings, lawn areas, wooded areas, existing paved surfaces, and the adjacent roadway network.

For the purposes of the hydrologic analysis, the site and contributing watershed were subdivided into multiple drainage subareas corresponding to existing and proposed drainage flow patterns. These subareas were modeled independently within HydroCAD® in order to accurately characterize runoff generation, flow routing, and stormwater attenuation.

The watershed analysis includes both on-site runoff and diverted off-site drainage contributions associated with the low areas adjacent to Marc Lane, the southern wetland systems, and portions of Crescent Road.

Methodology

Hydrologic analyses were performed utilizing the NRCS TR-55 runoff methodology as implemented through HydroCAD® software. Inputs to the analyses included:

- Existing and proposed drainage area characteristics;
- Hydrologic soil group classifications;
- Existing and proposed land cover conditions;
- Curve Number (“CN”) runoff coefficients;
- Time of concentration calculations;
- Storage routing computations; and
- NOAA Atlas 14 rainfall depths and distributions.

Rainfall depths utilized for this analysis were obtained from the NOAA Atlas 14 Precipitation Frequency Data Server for the project location. The following design storm rainfall depths were utilized:

Storm Event	24-Hour Rainfall Depth
25-Year Storm	6.40 inches
100-Year Storm	8.31 inches

The hydrologic modeling utilized the NRCS Type III 24-hour rainfall distribution in accordance with accepted engineering practice for the region.

Hydraulic analyses associated with conveyance piping, culverts, overflow structures, swales, and infiltration systems were performed utilizing accepted engineering methodologies.

Existing and proposed drainage conditions were evaluated by comparing peak runoff rates and runoff volumes at critical discharge points throughout the site.

Existing Conditions

The subject property presently contains an existing residence, driveway, garage structures, lawn areas, and associated developed surfaces. Significant portions of the property remain vegetated and include both wooded upland areas and wetland systems.

Existing drainage generally flows via a combination of sheet flow, shallow concentrated flow, and localized ponding areas toward the wetlands located on and adjacent to the property.

Hydrologic analyses of existing conditions identified several primary drainage areas, including:

Existing Drainage Area EX-DA-1A

This drainage area consists of residentially developed properties to the east of the project site. Runoff flows overland to a small wetland area at the western property line. Discharge from this wetland then flows in a generally westward direction to the existing wetland located at the southerly property line of the project site.

Existing Drainage Area EX-DA-1B

This drainage area consists of the majority of the project site and residentially developed offsite areas to the north. Runoff from this area flows overland to the v the existing wetland located at the southerly property line of the project site.

Existing Drainage Area EX-DA-2

This smaller drainage area is located adjacent the Crescent Road and discharges, via overland flow, toward Crescent Road.

Existing runoff characteristics are influenced by a combination of hydrologic soil conditions, wooded areas, lawn cover, ledge outcroppings, and existing impervious surfaces.

Proposed Conditions

The proposed development includes the creation of four residential lots together with a shared private access roadway and associated drainage infrastructure.

The proposed grading plan has been developed to minimize disturbance to the existing wetland systems while maintaining positive drainage away from structures and roadway surfaces.

The project incorporates several distributed stormwater management systems intended to attenuate runoff and promote infiltration. These systems include:

- Underground infiltration gallery systems;
- Pervious driveway recharge systems;
- Bioretention rain gardens;
- Vegetated swales; and
- Controlled overflow conveyance systems.

Roof leader drainage systems from the proposed residences will discharge to infiltration systems or stone recharge beds to maximize groundwater recharge and minimize direct surface discharge.

Proposed Drainage Area PR-DA-1A

This drainage area remains unchanged from the existing conditions.

Proposed Drainage Area PR-DA-1B

This drainage area collects runoff from portions of the proposed roadway and adjacent developed surfaces and directs flows toward the proposed stormwater basin/forebay system.

Proposed Drainage Areas PR-DA-1C through PR-DA-1F

These drainage areas represent runoff generated from the proposed lot coverage areas associated with Lots 1 through 4. Runoff from these areas is directed to underground infiltration systems and pervious driveway recharge systems.

Proposed Drainage Area PR-DA-1G

This drainage area consists of the developed offsite area to the north. Runoff from this area is collected via a stone infiltration trench/ grass swale on the northern side of the proposed roadway and conveyed through the site via a new culvert and discharged to the existing wetland area adjacent to the southerly property line.

Proposed Drainage Area PR-DA-1H

This drainage area includes areas surrounding the southerly wetland area. Runoff flows overland into the existing wetland.

Proposed Drainage Area PR-DA-2A

This drainage area conveys runoff from a limited portion of the proposed roadway to the proposed underground detention system. Any overflow from the detention system will discharge onto Crescent Road as presently occurs.

Proposed Drainage Area PR-DA-2B

This drainage area conveys runoff from a small portion of the property, south of the proposed roadway, to Crescent Road.

Overall, the proposed stormwater management measures significantly reduce and attenuate direct runoff from the newly created impervious surfaces.

Stormwater quality treatment for the proposed development has been achieved through the incorporation of low-impact development techniques intended to maximize infiltration and minimize direct discharge of untreated runoff.

The proposed rain garden systems have been designed to provide filtration, sediment capture, and biological treatment of runoff prior to infiltration and discharge.

Pervious driveway systems will promote infiltration of runoff through stone recharge reservoirs beneath the paved surfaces. Roof leader systems are directed into infiltration galleries and stone recharge systems in order to reduce concentrated surface discharge.

The proposed rip rap plunge pools at the two culvert discharge points are designed in accordance with CT DOT standards for pre-formed scour holes to reduce erosive concentrated discharges.

The proposed systems have been designed to conform to the stormwater management requirements of the Town of Westport, which is the applicable regulatory framework for this project, and are generally consistent with the overall recommendations of the Connecticut Stormwater Quality Manual relating to groundwater recharge, runoff attenuation, and water quality treatment.

Drainage System Description

The proposed drainage systems consist of a combination of gravity piping, infiltration systems, bioretention areas, and overflow structures.

Primary stormwater management components include:

- Underground concrete infiltration gallery systems;
- Pervious driveway stone recharge systems;
- Rain garden bioretention systems;
- Vegetated swales;
- Riprap plunge pools;
- Level spreader systems; and
- Overflow culvert structures.

The proposed grading plan directs runoff toward the stormwater treatment systems while maintaining positive drainage away from structures.

Overflow structures and culverts have been incorporated to safely convey larger storm events in excess of the primary infiltration capacity.

Stormwater Basin and Infiltration System Design

The proposed rain garden systems have been designed to provide both water quality treatment and stormwater detention.

The rain gardens incorporate engineered bioretention soil media together with subsurface gravel storage layers and overflow structures.

The systems include:

- Bioretention soil layers;
- Mulch layers;
- Gravel infiltration reservoirs; and
- Overflow discharge structures.

The underground infiltration systems consist of precast concrete gallery chambers installed within stone recharge reservoirs. The systems receive runoff from roof leaders, driveway systems, and developed surfaces.

The systems have been sized based upon the contributing drainage areas and modeled runoff volumes generated during the design storm events.

Hydrologic Soil Conditions

Hydrologic soil group information for the project site was obtained from the NRCS Web Soil Survey.

The site contains a combination of Hydrologic Soil Group B and Hydrologic Soil Group D soils. The predominant upland soils consist of Charlton-Chatfield complexes classified as Hydrologic Soil Group B, which exhibit moderate infiltration characteristics. Wetland and poorly drained areas on the site include Hollis-Chatfield-Rock outcrop complexes and other poorly drained soils classified as Hydrologic Soil Group D.

The distribution of soils within the overall watershed area is summarized generally as follows:

Soil Type	Hydrologic Group
Charlton-Chatfield Complex	B
Hollis-Chatfield-Rock Outcrop Complex	D
Ridgebury, Leicester, and Whitman Soils	D

The presence of Hydrologic Soil Group B soils within substantial portions of the upland areas supports the use of infiltration-based stormwater management practices.

An extensive soil testing program was conducted on the site. Field observations and test pit investigations identified the exiting seasonal high groundwater elevations and depths to ledge. The proposed infiltration systems were designed considering these subsurface conditions, maintaining a minimum of one-foot of vertical separation from the bottoms of the proposed stormwater elements to these conditions. The locations and description of the soil testing can be found on sheet C-2.1 of the site plan set.

Summary of Results

Hydrologic and hydraulic analyses indicate that the proposed stormwater management systems will effectively attenuate runoff generated by the proposed development.

- Maintain post-development peak runoff rates at or below existing conditions at critical discharge points;
- Promote infiltration and groundwater recharge;
- Provide stormwater quality treatment through bioretention and infiltration systems;
- Reduce concentrated runoff discharges; and
- Minimize impacts to adjacent wetlands and downstream drainage systems.

Summary Results Table – 25-Year Storm

Point of Analysis:	Pre-Development Discharge (c.f.s.)	Post-Development Discharge (c.f.s.)	Change (c.f.s)	Change (%)
Discharge to Crescent Road	0.69	0.64	-0.05	-7.2%
Discharge Towards Heather Hill	20.48	19.18	-1.30	-6.3%

Summary Results Table – 100-Year Storm

Point of Analysis:	Pre-Development Discharge (c.f.s.)	Post-Development Discharge (c.f.s.)	Change (c.f.s)	Change (%)
Discharge to Crescent Road	1.00	0.90	-0.10	-10.0%
Discharge Towards Heather Hill	28.06	27.20	-0.86	-3.1%

The distributed nature of the proposed stormwater management systems provides redundancy and minimizes the concentration of runoff into any single discharge location.

Conclusions

Based upon the analyses performed, the proposed stormwater management systems for the proposed 4-lot subdivision located at 41 Crescent Road in Westport, Connecticut are expected to adequately manage stormwater runoff associated with the proposed development.

The proposed stormwater management systems have been designed in accordance with generally accepted engineering practices utilizing the NRCS TR-55 methodology and HydroCAD® modeling.

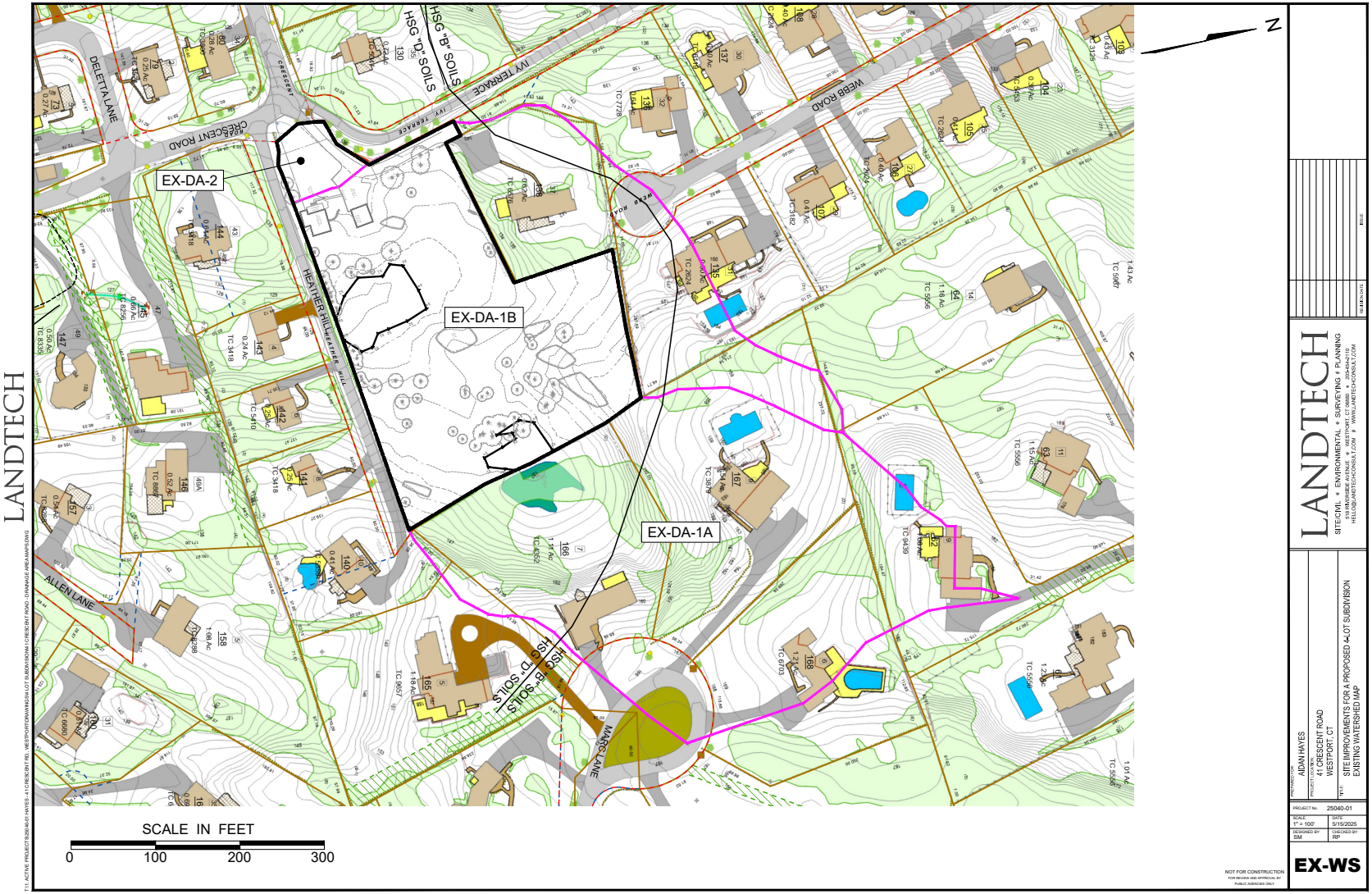
The proposed development incorporates low-impact development measures intended to maximize groundwater recharge, improve stormwater quality, and minimize downstream impacts.

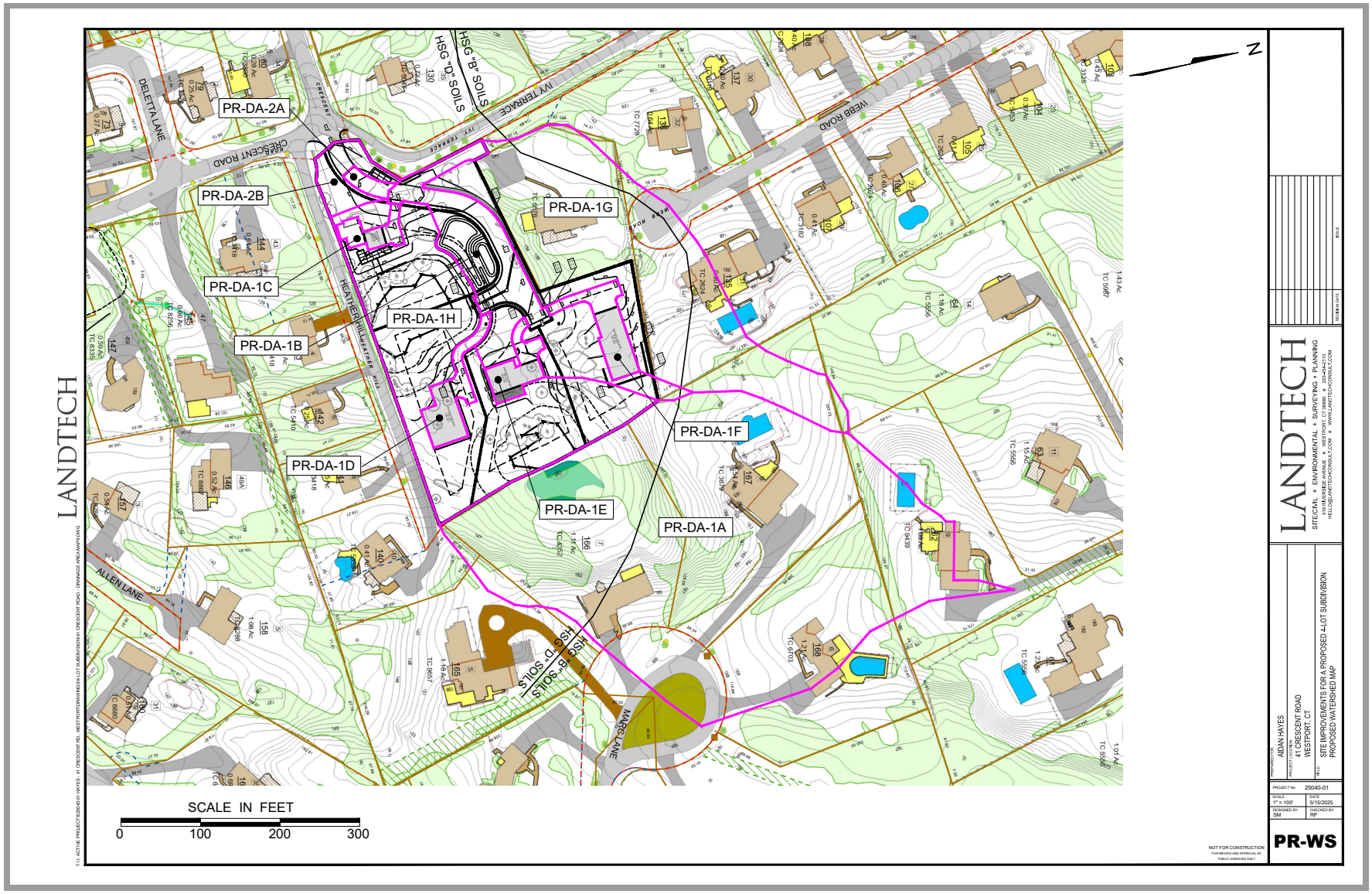
Based upon the submitted analyses, the proposed stormwater management measures will maintain runoff characteristics at acceptable levels while protecting adjacent wetland systems and downstream drainage infrastructure.

Reference Documents

- NOAA Atlas 14 Precipitation Frequency Data Server
- NRCS Web Soil Survey
- HydroCAD® Version 10.20 Modeling Output
- Proposed Site Layout and Drainage Plans for 41 Crescent Road, Westport, Connecticut
- 2024 Connecticut Stormwater Quality Manual
- 2000 Connecticut DOT Stormwater Manual
- Town of Westport Regulations/Requirements

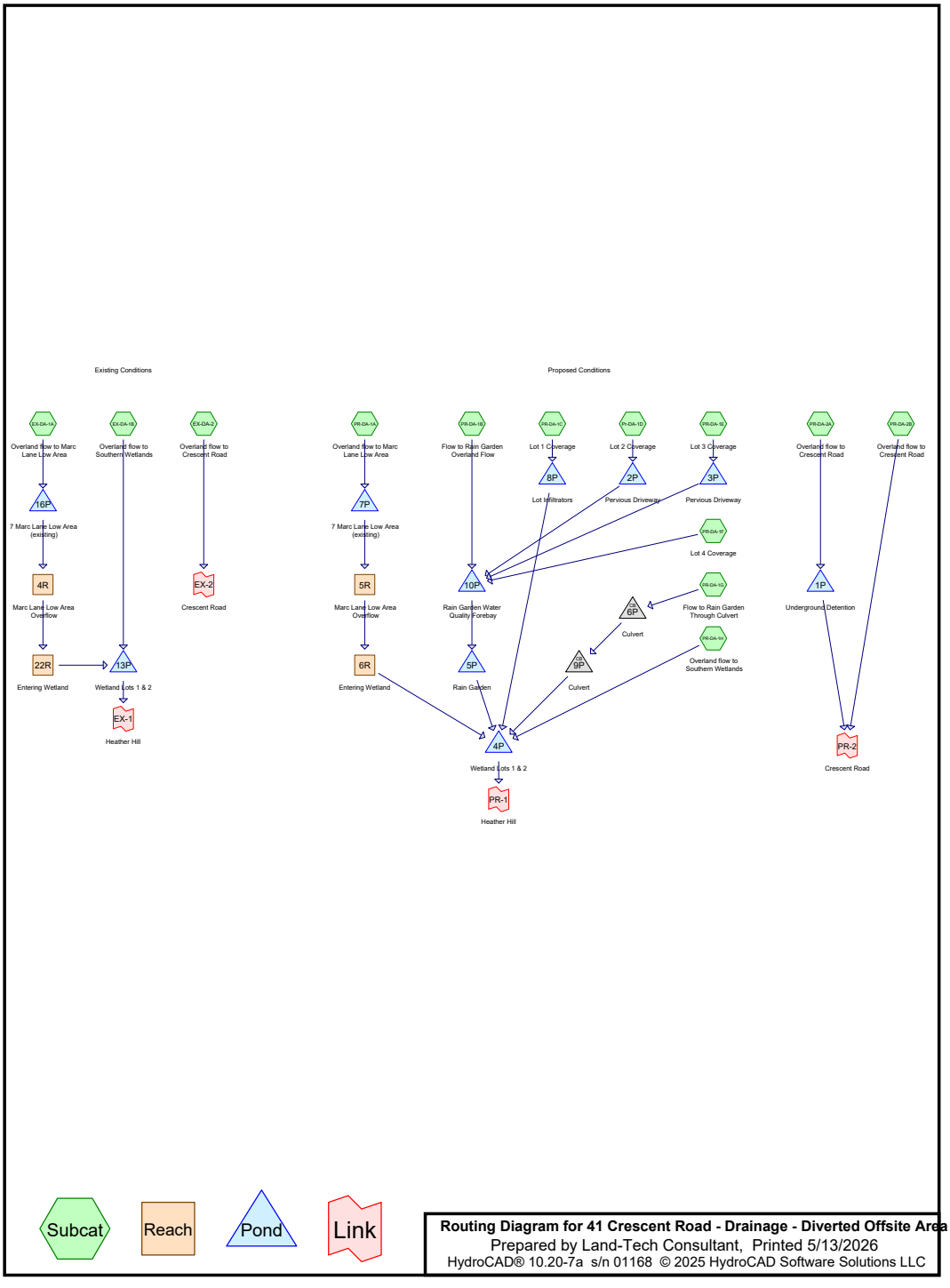
Appendix A
Watershed Maps


EX-DA-2
EX-DA-1B
EX-DA-1A
HSG "B" SOILS
HSG "D" SOILS
CRESCENT ROAD
DELETTA LANE
IVY TERRACE
WEBB ROAD
HEATHER HILL
ALLEN LANE
MARCO LANE
SCALE IN FEET
0
100
200
300
N
LANDTECH
SITE/CIVIL ✦ ENVIRONMENTAL ✦ SURVEYING ✦ PLANNING
AIDAN HAYES
41 CRESCENT ROAD
WESTPORT, CT
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
EXISTING WATERSHED MAP
PROJECT No. 25040-01
SCALE: 1" = 100'
DATE: 5/15/2025
DESIGNED BY: SM
CHECKED BY: RP
EX-WS
NOT FOR CONSTRUCTION


PR-DA-2A
PR-DA-2B
PR-DA-1C
PR-DA-1B
PR-DA-1D
PR-DA-1H
PR-DA-1G
PR-DA-1F
PR-DA-1E
PR-DA-1A
HSG "B" SOILS
HSG "D" SOILS
CRESCENT ROAD
DELETTA LANE
IVY TERRACE
WEBB ROAD
HEATHER HILL
ALLEN LANE
MARC LANE
N
SCALE IN FEET
0
100
200
300
LANDTECH
SITE/CIVIL + ENVIRONMENTAL + SURVEYING + PLANNING
AIDAN HAYES
41 CRESCENT ROAD
WESTPORT, CT
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
PROPOSED WATERSHED MAP
PROJECT No. 25040-01
SCALE 1" = 100'
DATE 5/15/2025
DESIGNED BY SM
CHECKED BY RP
PR-WS
NOT FOR CONSTRUCTION

25-Year Storm
HydroCAD Summary Results

Appendix B
HydroCAD Summary Results


Existing Conditions
Overland flow to Marc Lane Low Area
Overland flow to Southern Wetlands
Overland flow to Crescent Road
16P
7 Marc Lane Low Area (existing)
4R
Marc Lane Low Area Overflow
22R
Entering Wetland
13P
Wetland Lots 1 & 2
EX-1
Heather Hill
EX-2
Crescent Road
Proposed Conditions
Overland flow to Marc Lane Low Area
Flow to Rain Garden Overland Flow
Lot 1 Coverage
Lot 2 Coverage
Lot 3 Coverage
8P
Lot Infiltrators
2P
Pervious Driveway
3P
Pervious Driveway
Lot 4 Coverage
7P
7 Marc Lane Low Area (existing)
5R
Marc Lane Low Area Overflow
10P
Rain Garden Water Quality Forebay
6P
Culvert
Flow to Rain Garden Through Culvert
6R
Entering Wetland
5P
Rain Garden
9P
Culvert
Overland flow to Southern Wetlands
4P
Wetland Lots 1 & 2
PR-1
Heather Hill
Overland flow to Crescent Road
Overland flow to Crescent Road
1P
Underground Detention
PR-2
Crescent Road
Subcat
Reach
Pond
Link
Routing Diagram for 41 Crescent Road - Drainage - Diverted Offsite Area
Prepared by Land-Tech Consultant, Printed 5/13/2026
HydroCAD® 10.20-7a s/n 01168 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25yr Storm	Type III 24-hr		Default	24.00	1	6.40	2

41 Crescent Road - Drainage - Diverted Offsite Area
Prepared by Land-Tech Consultant
HydroCAD® 10.20-7a s/n 01168 © 2025 HydroCAD Software Solutions LLC

Printed 5/13/2026
Page 3

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
299,116	70	1/2 acre lots, 25% imp, HSG B (EX-DA-1A, EX-DA-1B, PR-DA-1A, PR-DA-1B, PR-DA-1G)
154,050	85	1/2 acre lots, 25% imp, HSG D (EX-DA-1A, EX-DA-1B, PR-DA-1A, PR-DA-1B, PR-DA-1G)
5,576	98	25% Coverage Lot 1 (PR-DA-1C)
5,595	98	25% Coverage Lot 2 (Pr-DA-1D)
4,920	98	25% Coverage Lot 3 (PR-DA-1E)
5,467	98	25% Coverage Lot 4 (PR-DA-1F)
190,870	80	>75% Grass cover, Good, HSG D (EX-DA-1B, EX-DA-2, PR-DA-1B, PR-DA-1G, PR-DA-1H, PR-DA-2B)
2,215	98	Proposed Roadway (PR-DA-2A, PR-DA-2B)
8,363	98	Proposed Roadways (PR-DA-1B)
676,172	**78**	**TOTAL AREA**

Summary for Subcatchment EX-DA-1A: Overland flow to Marc Lane Low Area

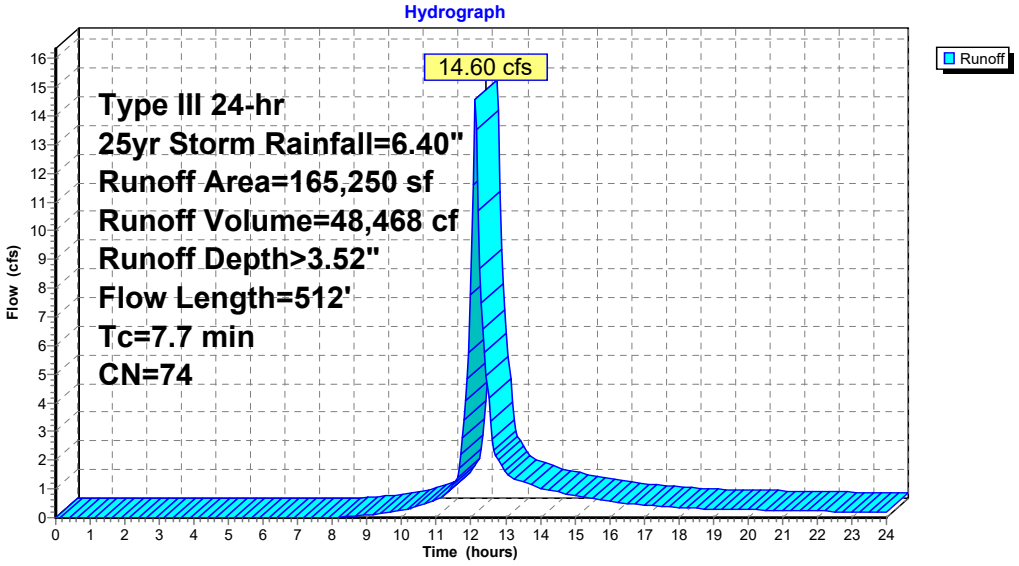
Runoff = 14.60 cfs @ 12.11 hrs, Volume= 48,468 cf, Depth> 3.52"
Routed to Pond 16P : 7 Marc Lane Low Area (existing)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

Area (sf)	CN	Description
123,765	70	1/2 acre lots, 25% imp, HSG B
41,485	85	1/2 acre lots, 25% imp, HSG D
165,250	74	Weighted Average
123,938		75.00% Pervious Area
41,313		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.2	65	0.0615	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
1.4	130	0.1000	1.58		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.0	10	0.3000	3.83		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	41	0.0600	4.97		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.5	84	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	85	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
1.0	97	0.0500	1.57		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.7	512	Total			

Subcatchment EX-DA-1A: Overland flow to Marc Lane Low Area



Summary for Subcatchment EX-DA-1B: Overland flow to Southern Wetlands

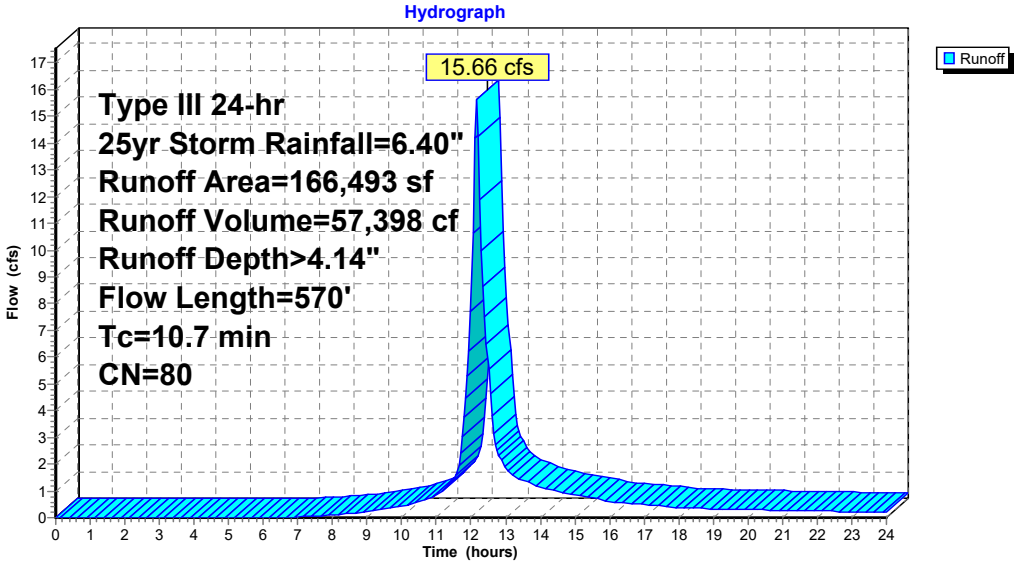
Runoff = 15.66 cfs @ 12.15 hrs, Volume= 57,398 cf, Depth> 4.14"
Routed to Pond 13P : Wetland Lots 1 & 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

Area (sf)	CN	Description
105,160	80	>75% Grass cover, Good, HSG D
25,793	70	1/2 acre lots, 25% imp, HSG B
35,540	85	1/2 acre lots, 25% imp, HSG D
166,493	80	Weighted Average
151,160		90.79% Pervious Area
15,333		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	100	0.0700	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
0.5	35	0.0300	1.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.8	50	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.7	385	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.7	570	Total			

Subcatchment EX-DA-1B: Overland flow to Southern Wetlands



Summary for Subcatchment EX-DA-2: Overland flow to Crescent Road

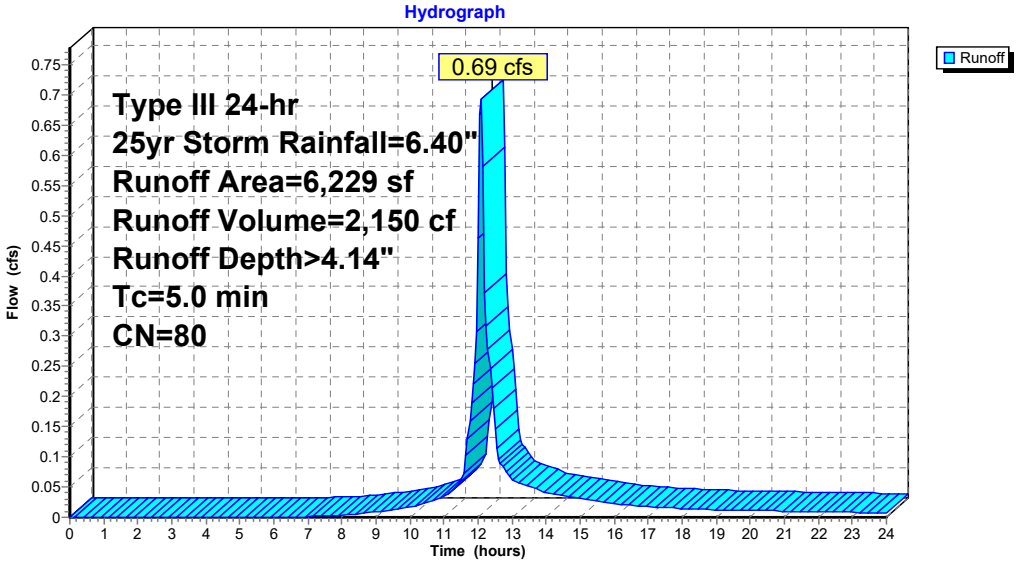
Runoff = 0.69 cfs @ 12.07 hrs, Volume= 2,150 cf, Depth> 4.14"
Routed to Link EX-2 : Crescent Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

Area (sf)	CN	Description
6,229	80	>75% Grass cover, Good, HSG D
6,229		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment EX-DA-2: Overland flow to Crescent Road



Summary for Subcatchment PR-DA-1A: Overland flow to Marc Lane Low Area

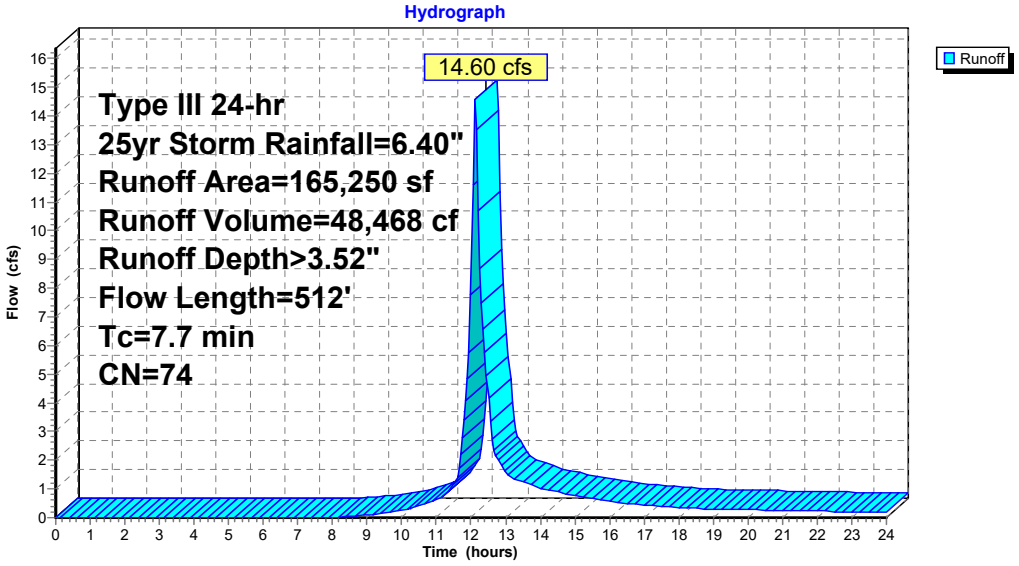
Runoff = 14.60 cfs @ 12.11 hrs, Volume= 48,468 cf, Depth> 3.52"
Routed to Pond 7P : 7 Marc Lane Low Area (existing)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

Area (sf)	CN	Description
123,765	70	1/2 acre lots, 25% imp, HSG B
41,485	85	1/2 acre lots, 25% imp, HSG D
165,250	74	Weighted Average
123,938		75.00% Pervious Area
41,313		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.2	65	0.0615	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
1.4	130	0.1000	1.58		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.0	10	0.3000	3.83		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	41	0.0600	4.97		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.5	84	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	85	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
1.0	97	0.0500	1.57		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.7	512	Total			

Subcatchment PR-DA-1A: Overland flow to Marc Lane Low Area



Summary for Subcatchment PR-DA-1B: Flow to Rain Garden Overland Flow

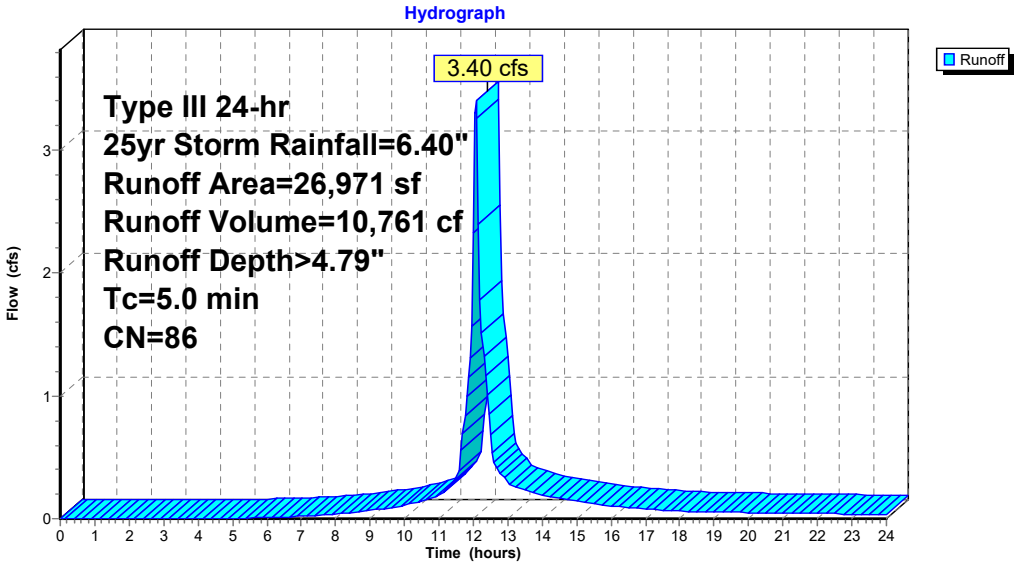
Runoff = 3.40 cfs @ 12.07 hrs, Volume= 10,761 cf, Depth> 4.79"
Routed to Pond 10P : Rain Garden Water Quality Forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

	Area (sf)	CN	Description
*	8,363	98	Proposed Roadways
	17,831	80	>75% Grass cover, Good, HSG D
	105	70	1/2 acre lots, 25% imp, HSG B
	672	85	1/2 acre lots, 25% imp, HSG D
	26,971	86	Weighted Average
	18,414		68.27% Pervious Area
	8,557		31.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1B: Flow to Rain Garden Overland Flow



Summary for Subcatchment PR-DA-1C: Lot 1 Coverage

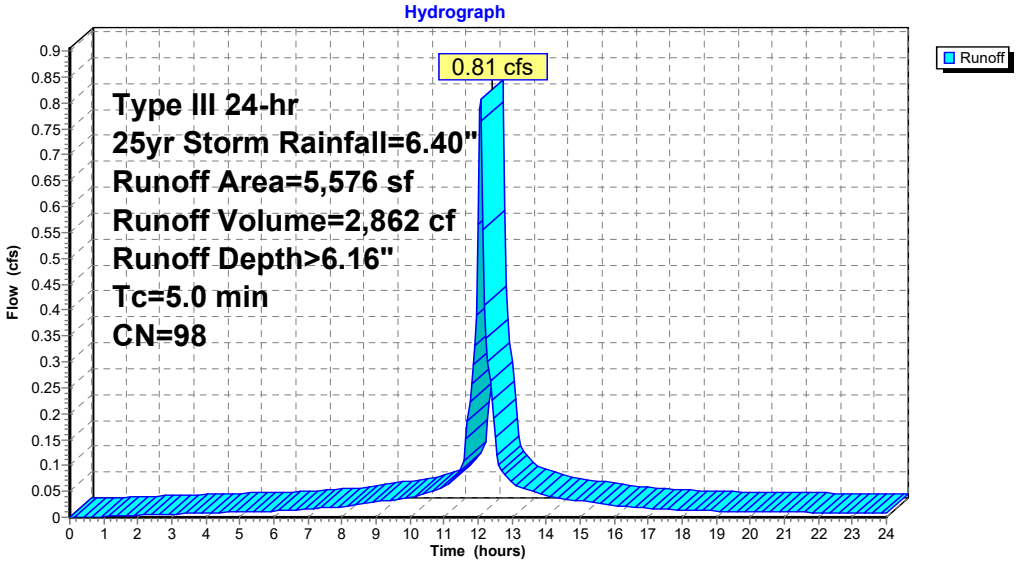
Runoff = 0.81 cfs @ 12.07 hrs, Volume= 2,862 cf, Depth> 6.16"
Routed to Pond 8P : Lot Infiltrators

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

	Area (sf)	CN	Description
*	5,576	98	25% Coverage Lot 1
	5,576		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1C: Lot 1 Coverage



Summary for Subcatchment Pr-DA-1D: Lot 2 Coverage

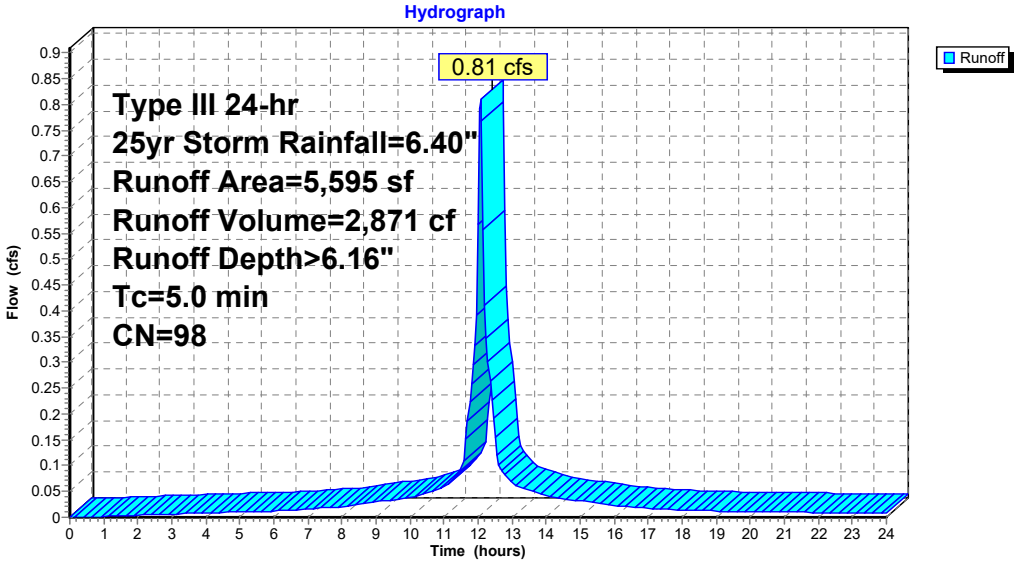
Runoff = 0.81 cfs @ 12.07 hrs, Volume= 2,871 cf, Depth> 6.16"
Routed to Pond 2P : Pervious Driveway

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

	Area (sf)	CN	Description
*	5,595	98	25% Coverage Lot 2
	5,595		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment Pr-DA-1D: Lot 2 Coverage



Summary for Subcatchment PR-DA-1E: Lot 3 Coverage

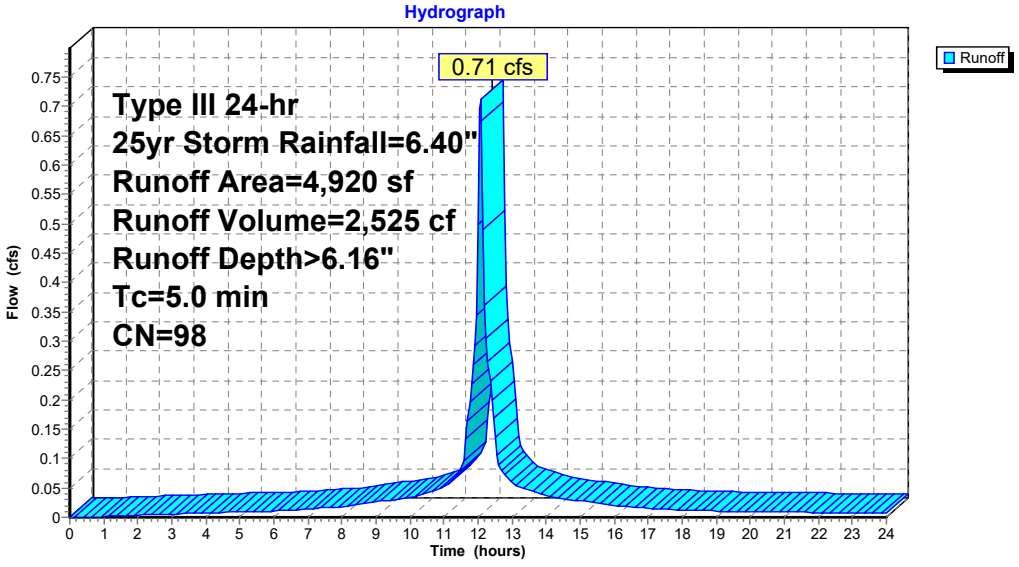
Runoff = 0.71 cfs @ 12.07 hrs, Volume= 2,525 cf, Depth> 6.16"
Routed to Pond 3P : Pervious Driveway

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

	Area (sf)	CN	Description
*	4,920	98	25% Coverage Lot 3
	4,920		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1E: Lot 3 Coverage



Summary for Subcatchment PR-DA-1F: Lot 4 Coverage

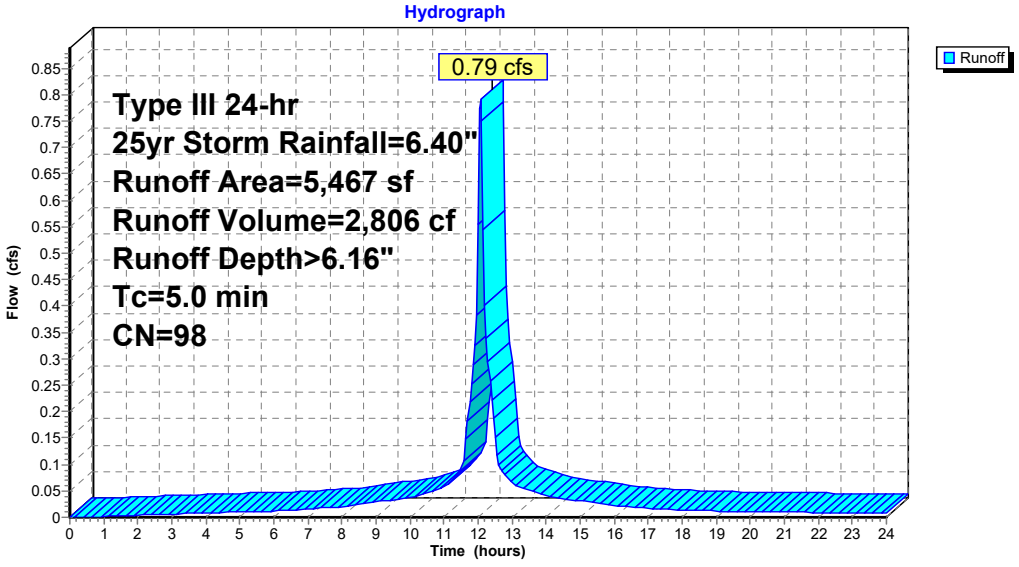
Runoff = 0.79 cfs @ 12.07 hrs, Volume= 2,806 cf, Depth> 6.16"
Routed to Pond 10P : Rain Garden Water Quality Forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

	Area (sf)	CN	Description
*	5,467	98	25% Coverage Lot 4
	5,467		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1F: Lot 4 Coverage



Summary for Subcatchment PR-DA-1G: Flow to Rain Garden Through Culvert

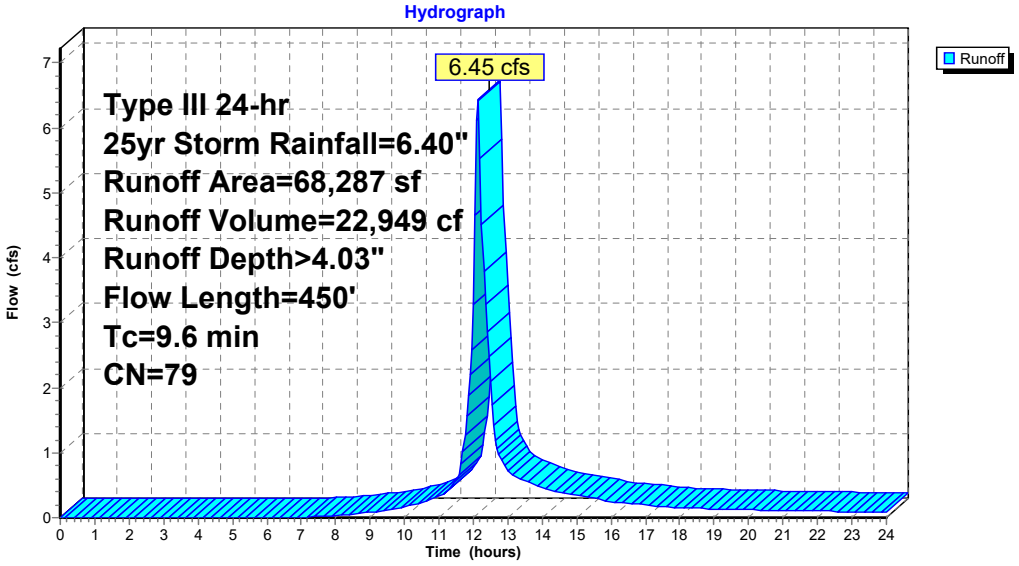
Runoff = 6.45 cfs @ 12.14 hrs, Volume= 22,949 cf, Depth> 4.03"
Routed to Pond 6P : Culvert

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

Area (sf)	CN	Description
7,731	80	>75% Grass cover, Good, HSG D
25,688	70	1/2 acre lots, 25% imp, HSG B
34,868	85	1/2 acre lots, 25% imp, HSG D
68,287	79	Weighted Average
53,148		77.83% Pervious Area
15,139		22.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	100	0.0700	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
0.5	35	0.0300	1.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.8	50	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
2.6	265	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
9.6	450	Total			

Subcatchment PR-DA-1G: Flow to Rain Garden Through Culvert



Summary for Subcatchment PR-DA-1H: Overland flow to Southern Wetlands

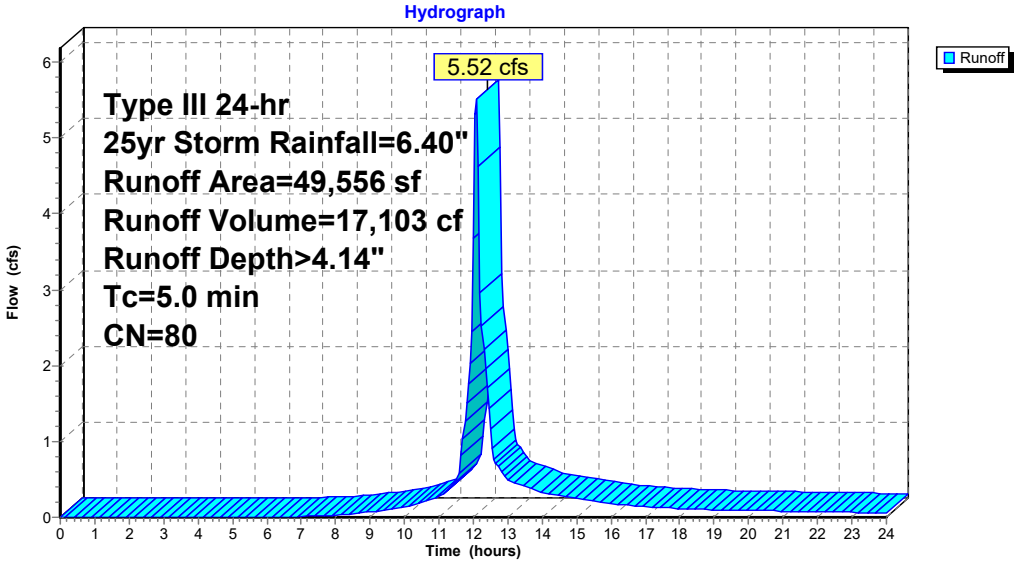
Runoff = 5.52 cfs @ 12.07 hrs, Volume= 17,103 cf, Depth> 4.14"
Routed to Pond 4P : Wetland Lots 1 & 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

Area (sf)	CN	Description
49,556	80	>75% Grass cover, Good, HSG D
49,556		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1H: Overland flow to Southern Wetlands



Summary for Subcatchment PR-DA-2A: Overland flow to Crescent Road

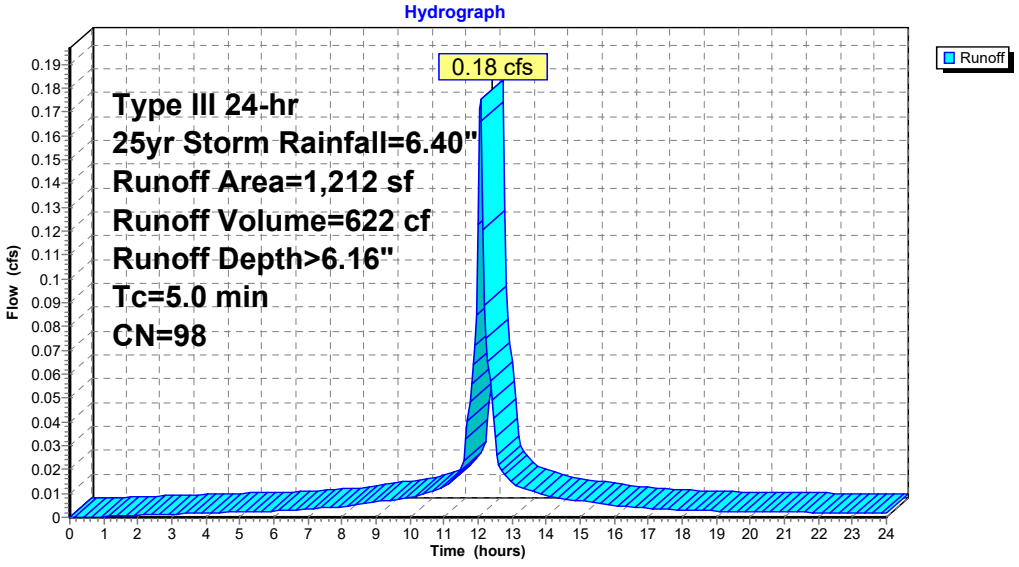
Runoff = 0.18 cfs @ 12.07 hrs, Volume= 622 cf, Depth> 6.16"
Routed to Pond 1P : Underground Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

	Area (sf)	CN	Description
*	1,212	98	Proposed Roadway
	1,212		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-2A: Overland flow to Crescent Road



Summary for Subcatchment PR-DA-2B: Overland flow to Crescent Road

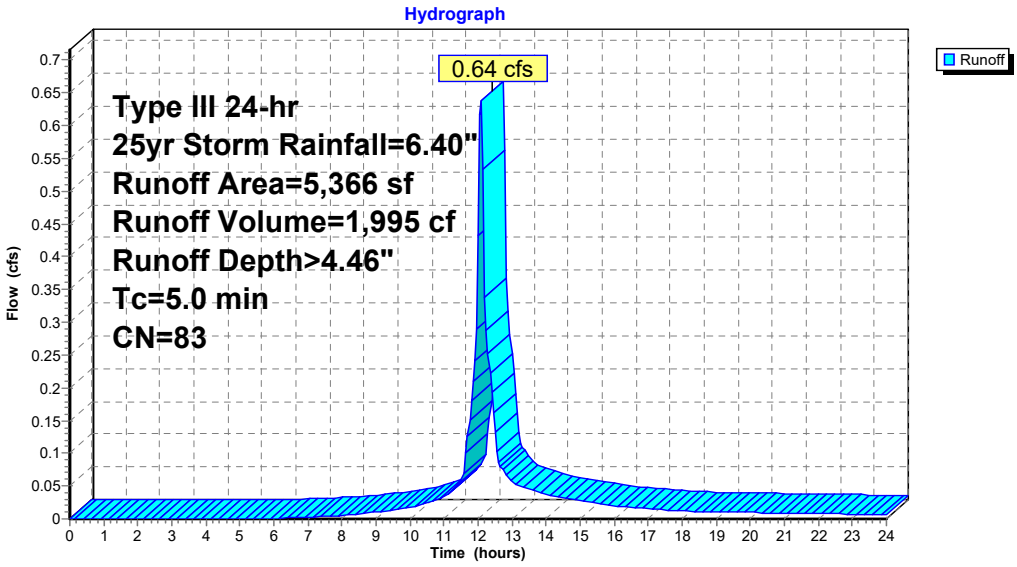
Runoff = 0.64 cfs @ 12.07 hrs, Volume= 1,995 cf, Depth> 4.46"
Routed to Link PR-2 : Crescent Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.40"

	Area (sf)	CN	Description
*	1,003	98	Proposed Roadway
	4,363	80	>75% Grass cover, Good, HSG D
	5,366	83	Weighted Average
	4,363		81.31% Pervious Area
	1,003		18.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-2B: Overland flow to Crescent Road



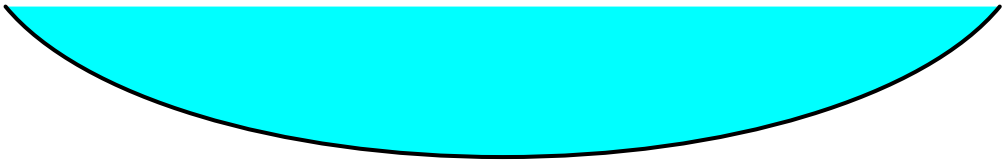
Summary for Reach 4R: Marc Lane Low Area Overflow

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 2.35" for 25yr Storm event
Inflow = 6.16 cfs @ 12.38 hrs, Volume= 32,405 cf
Outflow = 4.05 cfs @ 12.92 hrs, Volume= 31,936 cf, Atten= 34%, Lag= 32.5 min
Routed to Reach 22r : Entering Wetland

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.14 fps, Min. Travel Time= 17.3 min
Avg. Velocity = 0.13 fps, Avg. Travel Time= 19.6 min

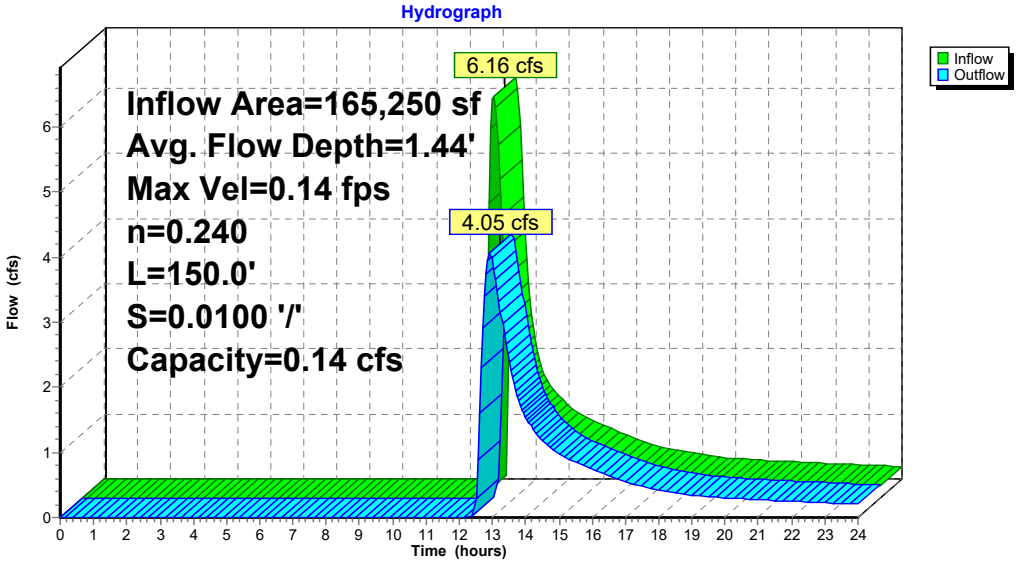
Peak Storage= 4,207 cf @ 12.63 hrs
Average Depth at Peak Storage= 1.44' , Surface Width= 75.87'
Bank-Full Depth= 0.10' Flow Area= 1.3 sf, Capacity= 0.14 cfs

20.00' x 0.10' deep Parabolic Channel, n= 0.240 Sheet flow over Dense Grass
Length= 150.0' Slope= 0.0100 '/'
Inlet Invert= 140.00', Outlet Invert= 138.50'



‡

Reach 4R: Marc Lane Low Area Overflow



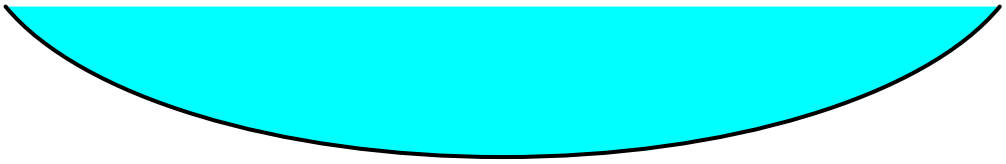
Summary for Reach 5R: Marc Lane Low Area Overflow

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 2.35" for 25yr Storm event
Inflow = 6.16 cfs @ 12.38 hrs, Volume= 32,405 cf
Outflow = 4.05 cfs @ 12.92 hrs, Volume= 31,936 cf, Atten= 34%, Lag= 32.5 min
Routed to Reach 6R : Entering Wetland

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.14 fps, Min. Travel Time= 17.3 min
Avg. Velocity = 0.13 fps, Avg. Travel Time= 19.6 min

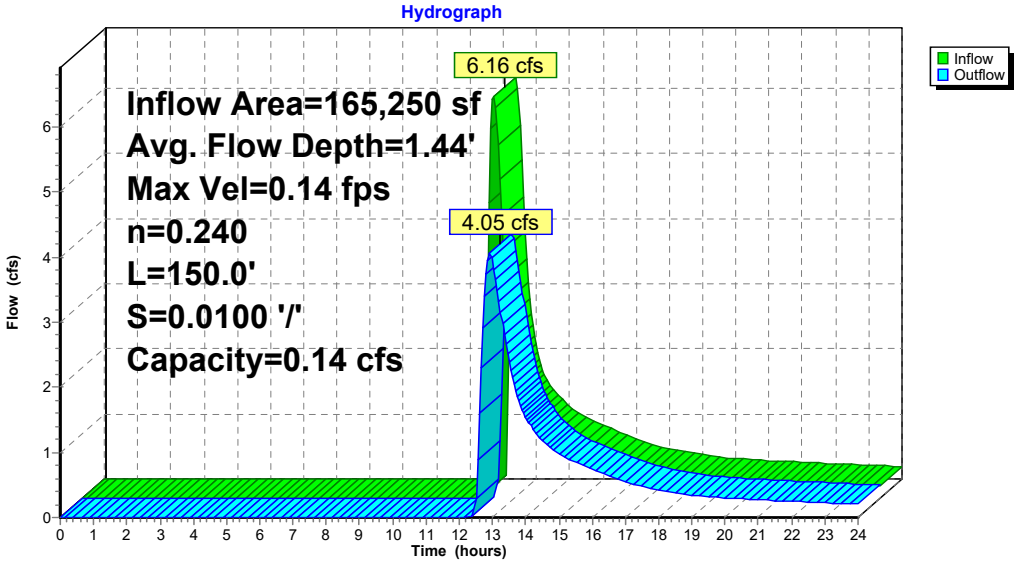
Peak Storage= 4,207 cf @ 12.63 hrs
Average Depth at Peak Storage= 1.44' , Surface Width= 75.87'
Bank-Full Depth= 0.10' Flow Area= 1.3 sf, Capacity= 0.14 cfs

20.00' x 0.10' deep Parabolic Channel, n= 0.240 Sheet flow over Dense Grass
Length= 150.0' Slope= 0.0100 '/'
Inlet Invert= 140.00', Outlet Invert= 138.50'



‡

Reach 5R: Marc Lane Low Area Overflow



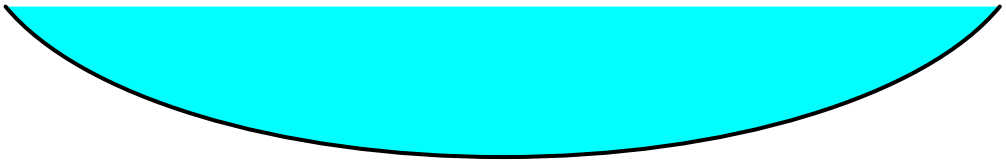
Summary for Reach 6R: Entering Wetland

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 2.32" for 25yr Storm event
Inflow = 4.05 cfs @ 12.92 hrs, Volume= 31,936 cf
Outflow = 3.84 cfs @ 13.15 hrs, Volume= 31,729 cf, Atten= 5%, Lag= 13.8 min
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.37 fps, Min. Travel Time= 6.4 min
Avg. Velocity = 0.28 fps, Avg. Travel Time= 8.3 min

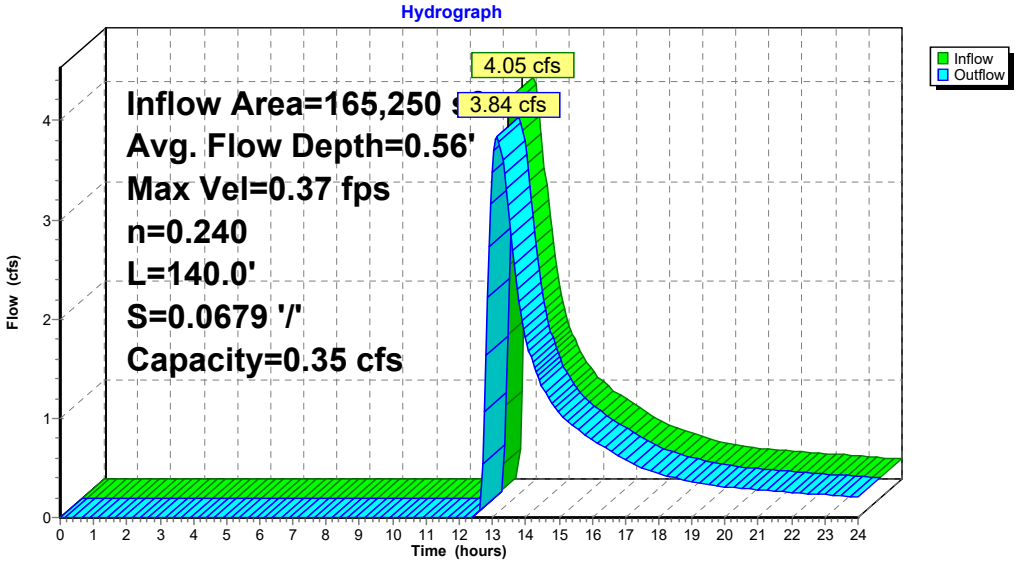
Peak Storage= 1,467 cf @ 13.04 hrs
Average Depth at Peak Storage= 0.56' , Surface Width= 47.27'
Bank-Full Depth= 0.10' Flow Area= 1.3 sf, Capacity= 0.35 cfs

20.00' x 0.10' deep Parabolic Channel, n= 0.240 Sheet flow over Dense Grass
Length= 140.0' Slope= 0.0679 '/'
Inlet Invert= 138.50', Outlet Invert= 129.00'



‡

Reach 6R: Entering Wetland



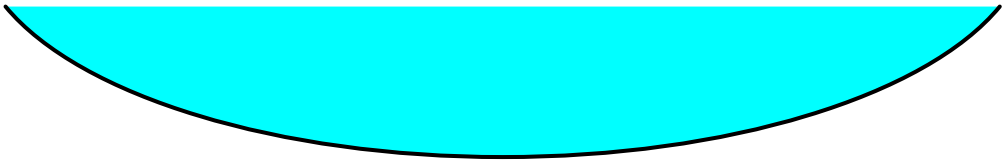
Summary for Reach 22R: Entering Wetland

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 2.32" for 25yr Storm event
Inflow = 4.05 cfs @ 12.92 hrs, Volume= 31,936 cf
Outflow = 3.84 cfs @ 13.15 hrs, Volume= 31,729 cf, Atten= 5%, Lag= 13.8 min
Routed to Pond 13P : Wetland Lots 1 & 2

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.37 fps, Min. Travel Time= 6.4 min
Avg. Velocity = 0.28 fps, Avg. Travel Time= 8.3 min

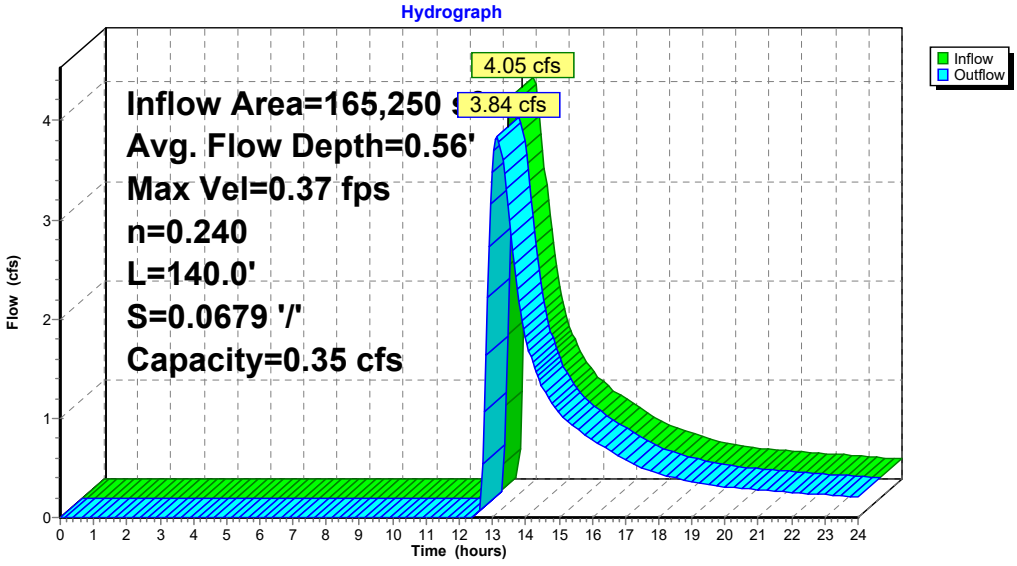
Peak Storage= 1,467 cf @ 13.04 hrs
Average Depth at Peak Storage= 0.56' , Surface Width= 47.27'
Bank-Full Depth= 0.10' Flow Area= 1.3 sf, Capacity= 0.35 cfs

20.00' x 0.10' deep Parabolic Channel, n= 0.240 Sheet flow over Dense Grass
Length= 140.0' Slope= 0.0679 '/'
Inlet Invert= 138.50', Outlet Invert= 129.00'



‡

Reach 22R: Entering Wetland



Summary for Pond 1P: Underground Detention

Inflow Area = 1,212 sf,100.00% Impervious, Inflow Depth > 6.16" for 25yr Storm event
Inflow = 0.18 cfs @ 12.07 hrs, Volume= 622 cf
Outflow = 0.16 cfs @ 12.20 hrs, Volume= 622 cf, Atten= 10%, Lag= 7.8 min
Discarded = 0.01 cfs @ 10.25 hrs, Volume= 521 cf
Primary = 0.15 cfs @ 12.20 hrs, Volume= 101 cf
Routed to Link PR-2 : Crescent Road

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 137.53' @ 12.20 hrs Surf.Area= 128 sf Storage= 176 cf

Plug-Flow detention time= 127.8 min calculated for 622 cf (100% of inflow)
Center-of-Mass det. time= 127.4 min (870.4 - 742.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	135.85'	1 cf	**4.00'W x 32.00'L x 2.00'H Field A** 256 cf Overall - 253 cf Embedded = 3 cf x 40.0% Voids
#2A	135.85'	181 cf	**Concrete Galley 4x8x2** x 4 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf
		182 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	135.85'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	137.50'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 10.25 hrs HW=135.87' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.15 cfs @ 12.20 hrs HW=137.53' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 0.15 cfs @ 0.58 fps)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)
Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf
Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

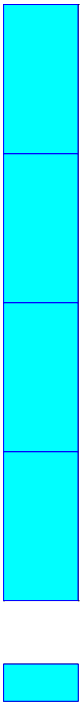
4 Chambers/Row x 8.00' Long = 32.00' Row Length
1 Rows x 48.0" Wide = 4.00' Base Width
24.0" Chamber Height = 2.00' Field Height

4 Chambers x 45.3 cf = 181.2 cf Chamber Storage
4 Chambers x 63.4 cf = 253.4 cf Displacement

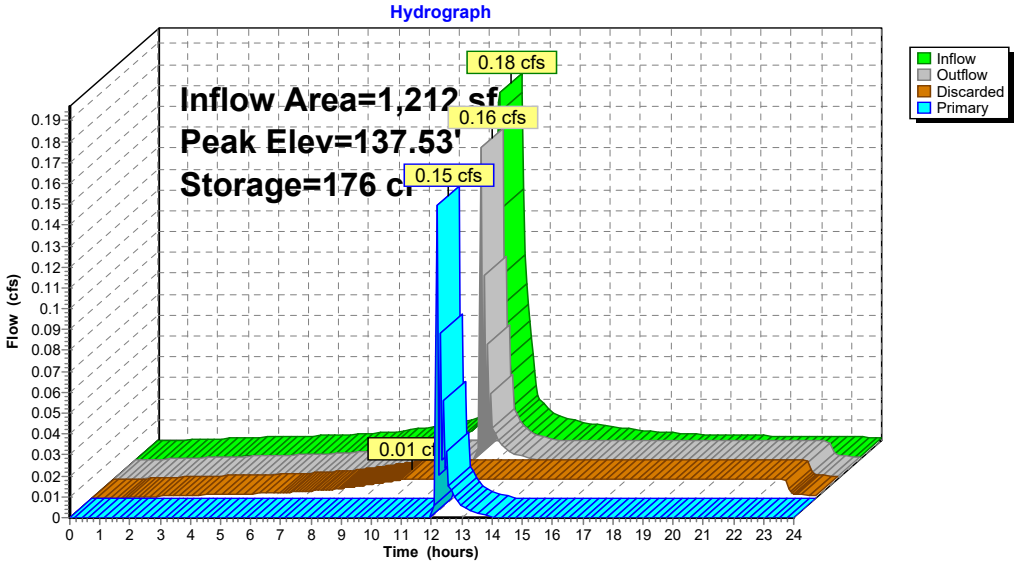
256.0 cf Field - 253.4 cf Chambers = 2.6 cf Stone x 40.0% Voids = 1.0 cf Stone Storage

Chamber Storage + Stone Storage = 182.2 cf = 0.004 af
Overall Storage Efficiency = 71.2%
Overall System Size = 32.00' x 4.00' x 2.00'

4 Chambers
9.5 cy Field
0.1 cy Stone



Pond 1P: Underground Detention



Summary for Pond 2P: Pervious Driveway

Inflow Area = 5,595 sf,100.00% Impervious, Inflow Depth > 6.16" for 25yr Storm event
Inflow = 0.81 cfs @ 12.07 hrs, Volume= 2,871 cf
Outflow = 0.13 cfs @ 11.65 hrs, Volume= 2,871 cf, Atten= 84%, Lag= 0.0 min
Discarded = 0.13 cfs @ 11.65 hrs, Volume= 2,871 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond 10P : Rain Garden Water Quality Forebay

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 136.18' @ 12.54 hrs Surf.Area= 1,880 sf Storage= 738 cf

Plug-Flow detention time= 30.2 min calculated for 2,865 cf (100% of inflow)
Center-of-Mass det. time= 30.0 min (772.9 - 742.9)

Volume	Invert	Avail.Storage	Storage Description
#1	135.20'	752 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 1,880 cf Overall x 40.0% Voids

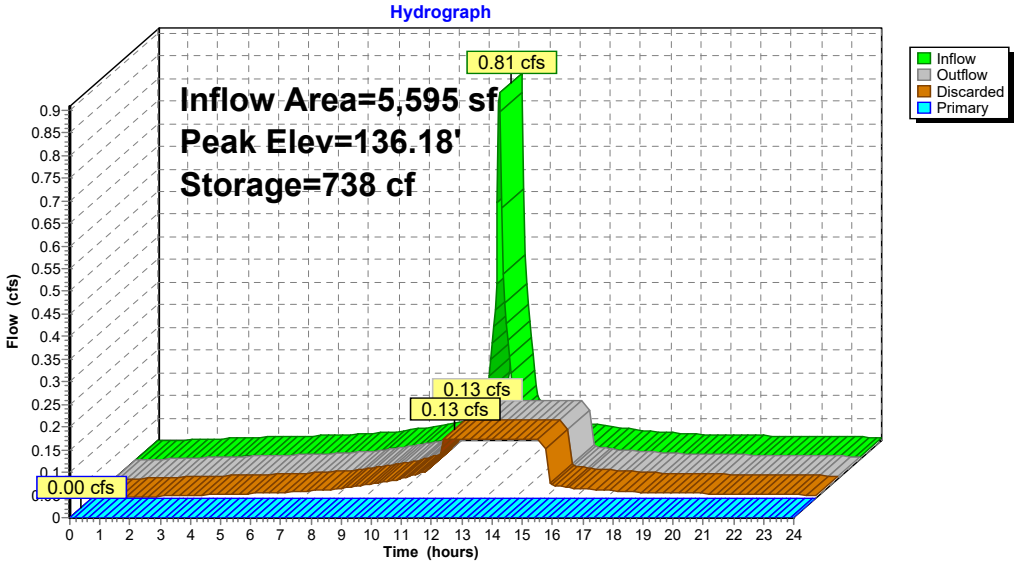
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
135.20	1,880	0	0
136.20	1,880	1,880	1,880

Device	Routing	Invert	Outlet Devices
#1	Discarded	135.20'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	136.20'	**12.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.13 cfs @ 11.65 hrs HW=135.21' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.13 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=135.20' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pervious Driveway



Summary for Pond 3P: Pervious Driveway

Inflow Area = 4,920 sf,100.00% Impervious, Inflow Depth > 6.16" for 25yr Storm event
Inflow = 0.71 cfs @ 12.07 hrs, Volume= 2,525 cf
Outflow = 0.11 cfs @ 12.65 hrs, Volume= 2,524 cf, Atten= 85%, Lag= 34.8 min
Discarded = 0.06 cfs @ 11.30 hrs, Volume= 2,510 cf
Primary = 0.04 cfs @ 12.65 hrs, Volume= 14 cf
Routed to Pond 10P : Rain Garden Water Quality Forebay

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 135.01' @ 12.65 hrs Surf.Area= 1,215 sf Storage= 851 cf

Plug-Flow detention time= 90.9 min calculated for 2,519 cf (100% of inflow)
Center-of-Mass det. time= 90.5 min (833.5 - 742.9)

Volume	Invert	Avail.Storage	Storage Description
#1	133.25'	851 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 2,126 cf Overall x 40.0% Voids

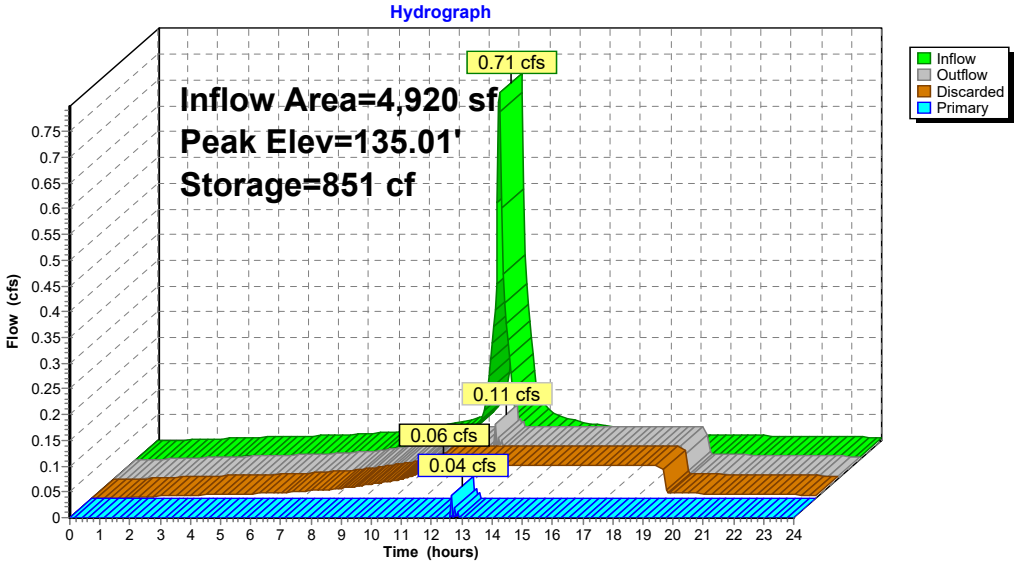
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
133.25	1,215	0	0
135.00	1,215	2,126	2,126

Device	Routing	Invert	Outlet Devices
#1	Discarded	133.25'	**2.250 in/hr Exfiltration over Surface area**
#2	Primary	135.00'	**12.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.06 cfs @ 11.30 hrs HW=133.27' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.03 cfs @ 12.65 hrs HW=135.01' (Free Discharge)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 0.03 cfs @ 0.27 fps)

Pond 3P: Pervious Driveway



Summary for Pond 4P: Wetland Lots 1 & 2

Inflow Area = 331,622 sf, 26.10% Impervious, Inflow Depth > 2.88" for 25yr Storm event
Inflow = 14.00 cfs @ 12.11 hrs, Volume= 79,644 cf
Outflow = 19.18 cfs @ 12.20 hrs, Volume= 77,390 cf, Atten= 0%, Lag= 5.3 min
Primary = 19.18 cfs @ 12.20 hrs, Volume= 77,390 cf
Routed to Link PR-1 : Heather Hill

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 130.67' @ 12.20 hrs Surf.Area= 10,590 sf Storage= 12,765 cf

Plug-Flow detention time= 84.4 min calculated for 77,390 cf (97% of inflow)
Center-of-Mass det. time= 69.1 min (927.8 - 858.7)

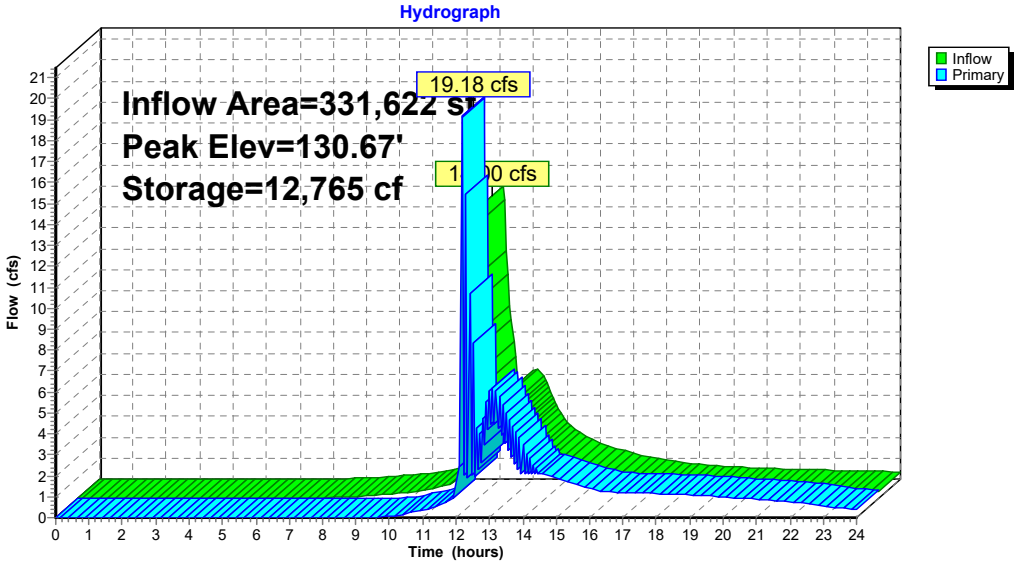
Volume	Invert	Avail.Storage	Storage Description
#1	127.50'	12,765 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
127.50	0	0	0
128.00	1,740	435	435
130.00	10,590	12,330	12,765

Device	Routing	Invert	Outlet Devices
#1	Primary	129.90'	**10.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Primary	128.20'	**8.0" Round Culvert** L= 37.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 127.50' / 128.20' S= -0.0189 '/' Cc= 0.900 n= 0.025, Flow Area= 0.35 sf

Primary OutFlow Max=18.35 cfs @ 12.20 hrs HW=130.64' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 16.89 cfs @ 2.29 fps)
└**2=Culvert** (Outlet Controls 1.45 cfs @ 4.16 fps)

Pond 4P: Wetland Lots 1 & 2



Summary for Pond 5P: Rain Garden

Inflow Area = 42,953 sf, 57.13% Impervious, Inflow Depth = 2.77" for 25yr Storm event
Inflow = 4.13 cfs @ 12.08 hrs, Volume= 9,914 cf
Outflow = 2.38 cfs @ 12.20 hrs, Volume= 9,914 cf, Atten= 42%, Lag= 6.9 min
Discarded = 0.12 cfs @ 12.20 hrs, Volume= 3,098 cf
Primary = 2.26 cfs @ 12.20 hrs, Volume= 6,816 cf
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 133.32' @ 12.20 hrs Surf.Area= 2,369 sf Storage= 2,708 cf

Plug-Flow detention time= 43.1 min calculated for 9,893 cf (100% of inflow)
Center-of-Mass det. time= 43.1 min (815.8 - 772.7)

Volume	Invert	Avail.Storage	Storage Description
#1	131.50'	4,488 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

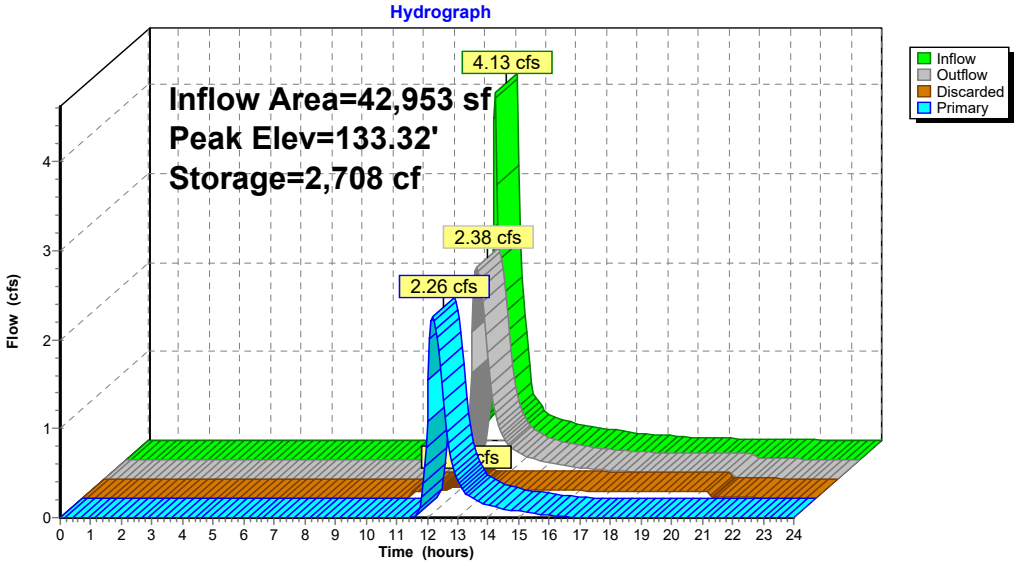
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
131.50	1,420	0.0	0	0
132.00	1,420	30.0	213	213
133.00	2,120	100.0	1,770	1,983
134.00	2,890	100.0	2,505	4,488

Device	Routing	Invert	Outlet Devices
#1	Discarded	131.50'	**2.250 in/hr Exfiltration over Surface area**
#2	Primary	133.50'	**20.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32
#3	Primary	132.25'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 132.25' / 131.00' S= 0.0735 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.12 cfs @ 12.20 hrs HW=133.32' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.12 cfs)

Primary OutFlow Max=2.26 cfs @ 12.20 hrs HW=133.32' (Free Discharge)
├**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
└**3=Culvert** (Inlet Controls 2.26 cfs @ 2.88 fps)

Pond 5P: Rain Garden



Summary for Pond 6P: Culvert

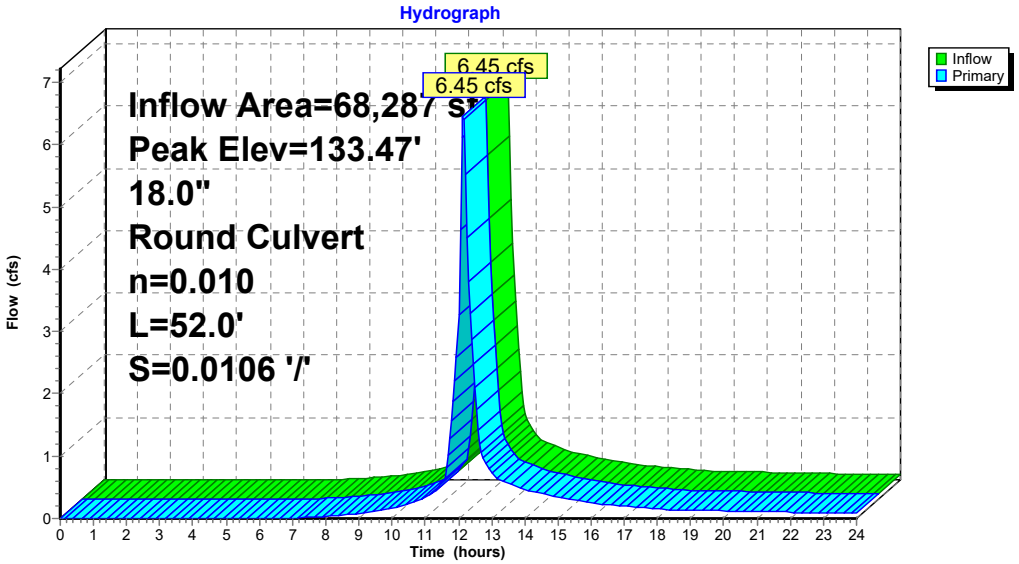
Inflow Area = 68,287 sf, 22.17% Impervious, Inflow Depth > 4.03" for 25yr Storm event
Inflow = 6.45 cfs @ 12.14 hrs, Volume= 22,949 cf
Outflow = 6.45 cfs @ 12.14 hrs, Volume= 22,949 cf, Atten= 0%, Lag= 0.0 min
Primary = 6.45 cfs @ 12.14 hrs, Volume= 22,949 cf
Routed to Pond 9P : Culvert

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 133.47' @ 12.14 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	131.80'	**18.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 131.80' / 131.25' S= 0.0106 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=6.34 cfs @ 12.14 hrs HW=133.44' (Free Discharge)
1=Culvert (Inlet Controls 6.34 cfs @ 3.59 fps)

Pond 6P: Culvert



Summary for Pond 7P: 7 Marc Lane Low Area (existing)

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 3.52" for 25yr Storm event
Inflow = 14.60 cfs @ 12.11 hrs, Volume= 48,468 cf
Outflow = 6.16 cfs @ 12.38 hrs, Volume= 32,405 cf, Atten= 58%, Lag= 15.9 min
Primary = 6.16 cfs @ 12.38 hrs, Volume= 32,405 cf
Routed to Reach 5R : Marc Lane Low Area Overflow

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 140.26' @ 12.38 hrs Surf.Area= 16,799 sf Storage= 19,851 cf

Plug-Flow detention time= 174.9 min calculated for 32,405 cf (67% of inflow)
Center-of-Mass det. time= 74.9 min (901.6 - 826.7)

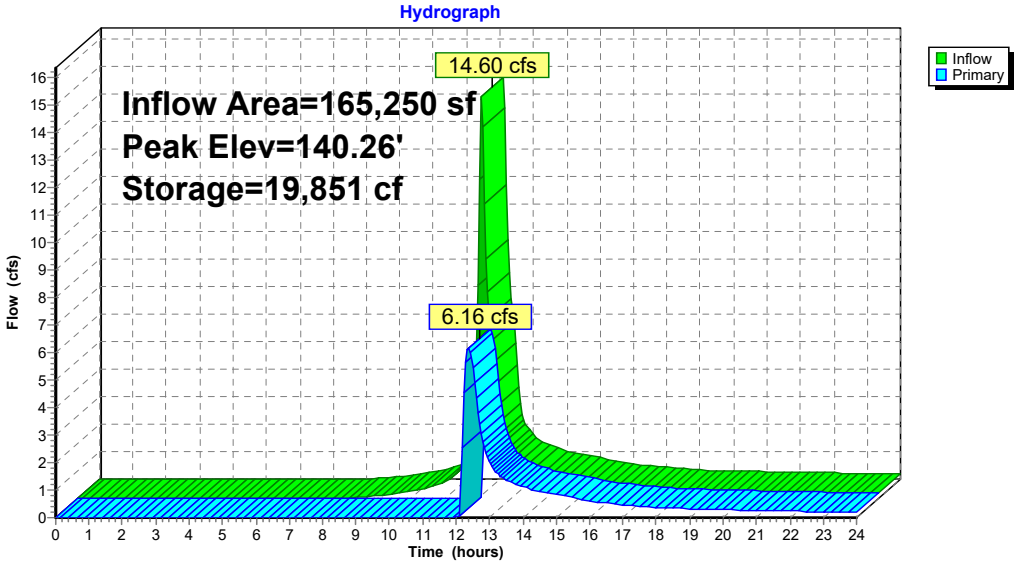
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	33,550 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	0	0	0
140.00	15,700	15,700	15,700
141.00	20,000	17,850	33,550

Device	Routing	Invert	Outlet Devices
#1	Primary	140.00'	**20.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=6.12 cfs @ 12.38 hrs HW=140.25' (Free Discharge)
↑**1=Broad-Crested Rectangular Weir** (Weir Controls 6.12 cfs @ 1.20 fps)

Pond 7P: 7 Marc Lane Low Area (existing)



Summary for Pond 8P: Lot Infiltrators

Inflow Area = 5,576 sf,100.00% Impervious, Inflow Depth > 6.16" for 25yr Storm event
Inflow = 0.81 cfs @ 12.07 hrs, Volume= 2,862 cf
Outflow = 1.03 cfs @ 12.05 hrs, Volume= 2,810 cf, Atten= 0%, Lag= 0.0 min
Discarded = 0.03 cfs @ 8.85 hrs, Volume= 1,763 cf
Primary = 1.00 cfs @ 12.05 hrs, Volume= 1,047 cf
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 136.01' @ 12.06 hrs Surf.Area= 384 sf Storage= 547 cf

Plug-Flow detention time= 100.4 min calculated for 2,804 cf (98% of inflow)
Center-of-Mass det. time= 88.6 min (831.6 - 742.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	133.35'	3 cf	**8.00'W x 48.00'L x 2.00'H Field A** 768 cf Overall - 760 cf Embedded = 8 cf x 40.0% Voids
#2A	133.35'	544 cf	**Concrete Galley 4x8x2** x 12 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 12 Chambers in 2 Rows
		547 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	133.35'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	134.85'	**6.0" Round Culvert** L= 19.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 134.85' / 131.20' S= 0.1921 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#3	Primary	135.85'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.03 cfs @ 8.85 hrs HW=133.38' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.88 cfs @ 12.05 hrs HW=135.96' (Free Discharge)
├**2=Culvert** (Inlet Controls 0.69 cfs @ 3.52 fps)
└**3=Orifice/Grate** (Weir Controls 0.19 cfs @ 1.08 fps)

Pond 8P: Lot Infiltrators - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)
Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf
Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

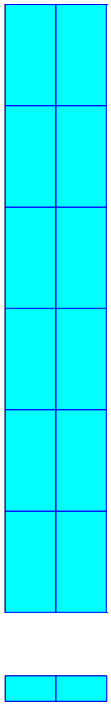
6 Chambers/Row x 8.00' Long = 48.00' Row Length
2 Rows x 48.0" Wide = 8.00' Base Width
24.0" Chamber Height = 2.00' Field Height

12 Chambers x 45.3 cf = 543.6 cf Chamber Storage
12 Chambers x 63.4 cf = 760.3 cf Displacement

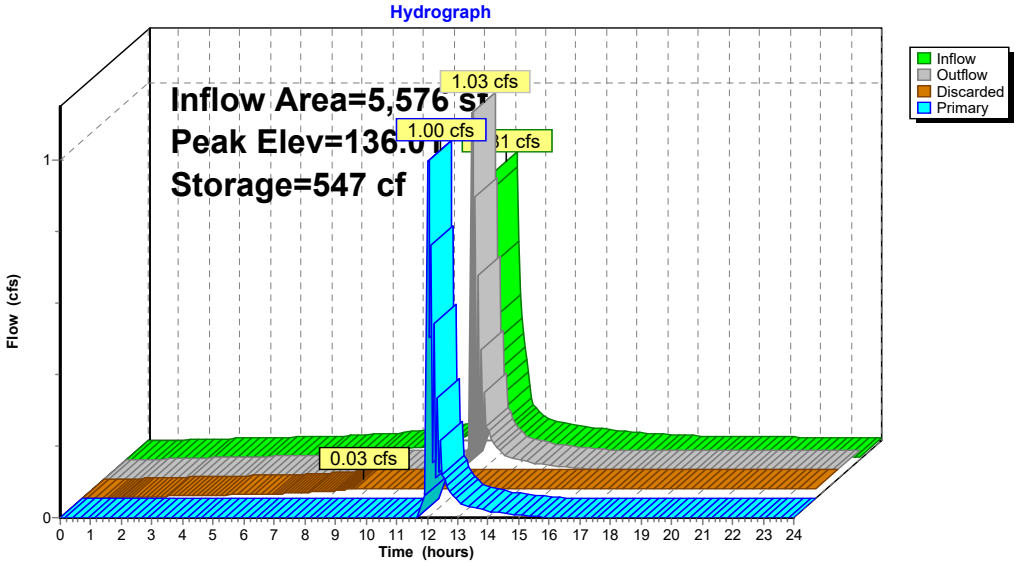
768.0 cf Field - 760.3 cf Chambers = 7.7 cf Stone x 40.0% Voids = 3.1 cf Stone Storage

Chamber Storage + Stone Storage = 546.7 cf = 0.013 af
Overall Storage Efficiency = 71.2%
Overall System Size = 48.00' x 8.00' x 2.00'

12 Chambers
28.4 cy Field
0.3 cy Stone



Pond 8P: Lot Infiltrators



Summary for Pond 9P: Culvert

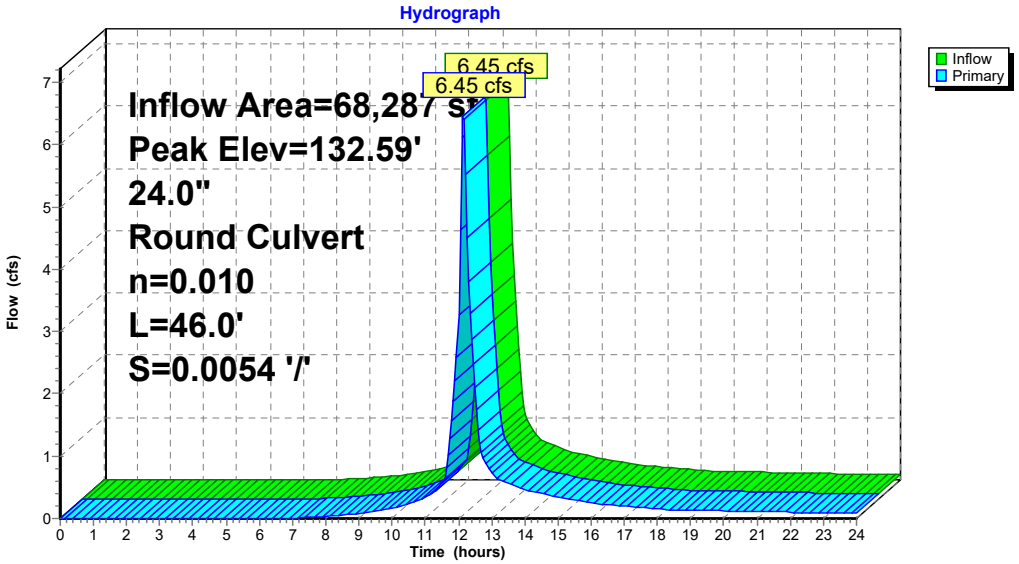
Inflow Area = 68,287 sf, 22.17% Impervious, Inflow Depth > 4.03" for 25yr Storm event
Inflow = 6.45 cfs @ 12.14 hrs, Volume= 22,949 cf
Outflow = 6.45 cfs @ 12.14 hrs, Volume= 22,949 cf, Atten= 0%, Lag= 0.0 min
Primary = 6.45 cfs @ 12.14 hrs, Volume= 22,949 cf
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 132.59' @ 12.14 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	131.25'	**24.0" Round Culvert** L= 46.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 131.25' / 131.00' S= 0.0054 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=6.34 cfs @ 12.14 hrs HW=132.57' (Free Discharge)
1=Culvert (Barrel Controls 6.34 cfs @ 4.08 fps)

Pond 9P: Culvert



Summary for Pond 10P: Rain Garden Water Quality Forebay

Inflow Area = 42,953 sf, 57.13% Impervious, Inflow Depth > 3.79" for 25yr Storm event
Inflow = 4.20 cfs @ 12.07 hrs, Volume= 13,581 cf
Outflow = 4.18 cfs @ 12.08 hrs, Volume= 12,536 cf, Atten= 0%, Lag= 0.8 min
Discarded = 0.05 cfs @ 12.08 hrs, Volume= 2,622 cf
Primary = 4.13 cfs @ 12.08 hrs, Volume= 9,914 cf
Routed to Pond 5P : Rain Garden

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 133.69' @ 12.08 hrs Surf.Area= 892 sf Storage= 1,214 cf

Plug-Flow detention time= 59.2 min calculated for 12,510 cf (92% of inflow)
Center-of-Mass det. time= 19.6 min (803.1 - 783.5)

Volume	Invert	Avail.Storage	Storage Description
#1	130.50'	1,505 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

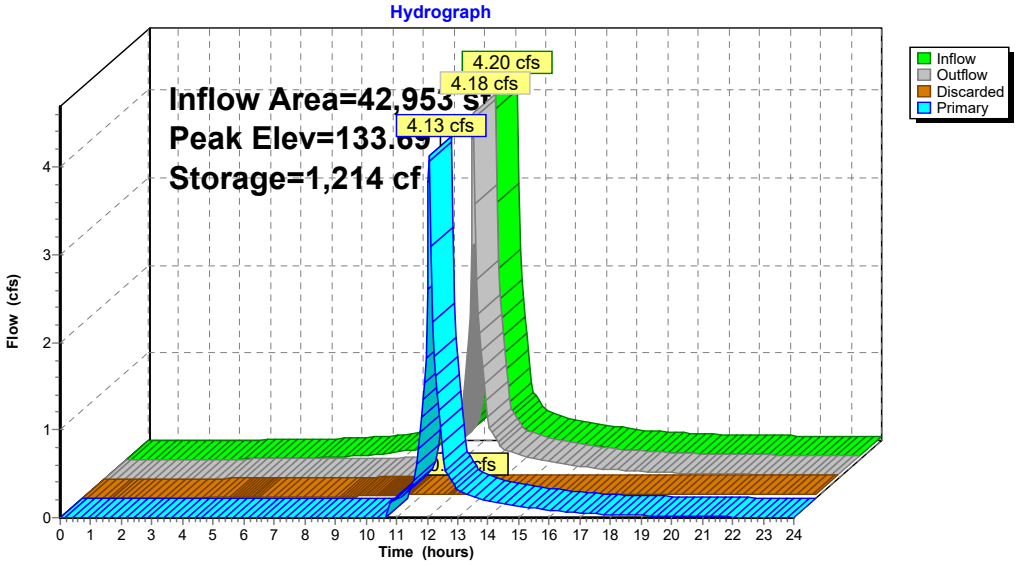
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
130.50	355	0.0	0	0
131.00	355	40.0	71	71
132.00	355	30.0	107	178
133.00	650	100.0	503	680
134.00	1,000	100.0	825	1,505

Device	Routing	Invert	Outlet Devices
#1	Discarded	130.50'	**2.250 in/hr Exfiltration over Surface area**
#2	Primary	133.50'	**20.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.05 cfs @ 12.08 hrs HW=133.69' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=3.99 cfs @ 12.08 hrs HW=133.69' (Free Discharge)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 3.99 cfs @ 1.06 fps)

Pond 10P: Rain Garden Water Quality Forebay



Summary for Pond 13P: Wetland Lots 1 & 2

Inflow Area = 331,743 sf, 17.08% Impervious, Inflow Depth > 3.22" for 25yr Storm event
Inflow = 15.66 cfs @ 12.15 hrs, Volume= 89,128 cf
Outflow = 20.48 cfs @ 12.20 hrs, Volume= 85,435 cf, Atten= 0%, Lag= 3.2 min
Primary = 20.48 cfs @ 12.20 hrs, Volume= 85,435 cf
Routed to Link EX-1 : Heather Hill

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 130.71' @ 12.21 hrs Surf.Area= 12,900 sf Storage= 15,075 cf

Plug-Flow detention time= 98.0 min calculated for 85,258 cf (96% of inflow)
Center-of-Mass det. time= 76.1 min (935.5 - 859.4)

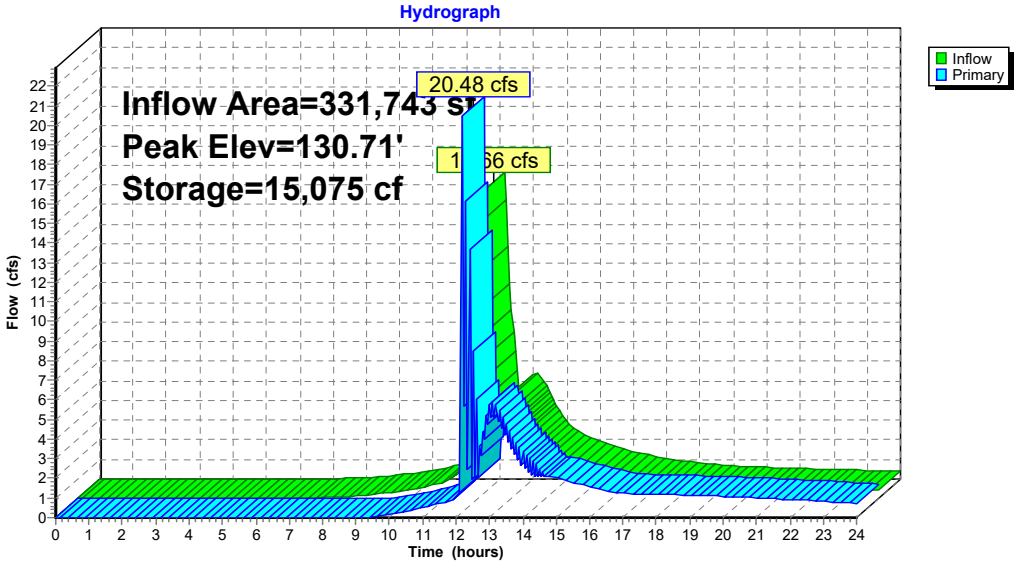
Volume	Invert	Avail.Storage	Storage Description
#1	127.50'	15,075 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
127.50	0	0	0
128.00	1,740	435	435
130.00	12,900	14,640	15,075

Device	Routing	Invert	Outlet Devices
#1	Primary	129.90'	**10.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Primary	128.20'	**8.0" Round Culvert** L= 37.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 127.50' / 128.20' S= -0.0189 '/' Cc= 0.900 n= 0.025, Flow Area= 0.35 sf

Primary OutFlow Max=19.36 cfs @ 12.20 hrs HW=130.67' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 17.90 cfs @ 2.32 fps)
└**2=Culvert** (Outlet Controls 1.46 cfs @ 4.19 fps)

Pond 13P: Wetland Lots 1 & 2



Summary for Pond 16P: 7 Marc Lane Low Area (existing)

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 3.52" for 25yr Storm event
Inflow = 14.60 cfs @ 12.11 hrs, Volume= 48,468 cf
Outflow = 6.16 cfs @ 12.38 hrs, Volume= 32,405 cf, Atten= 58%, Lag= 15.9 min
Primary = 6.16 cfs @ 12.38 hrs, Volume= 32,405 cf
Routed to Reach 4r : Marc Lane Low Area Overflow

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 140.26' @ 12.38 hrs Surf.Area= 16,799 sf Storage= 19,851 cf

Plug-Flow detention time= 174.9 min calculated for 32,405 cf (67% of inflow)
Center-of-Mass det. time= 74.9 min (901.6 - 826.7)

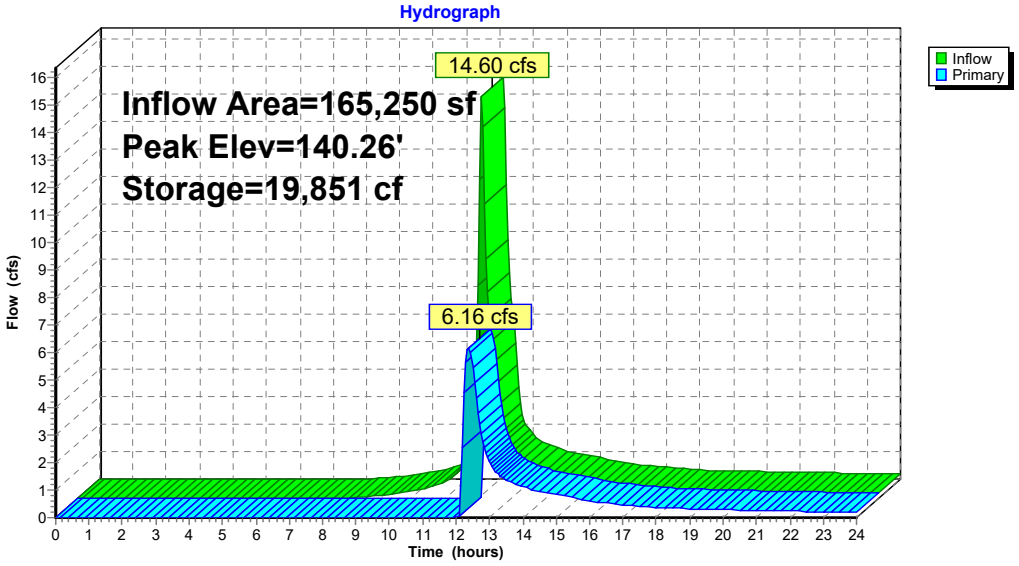
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	33,550 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	0	0	0
140.00	15,700	15,700	15,700
141.00	20,000	17,850	33,550

Device	Routing	Invert	Outlet Devices
#1	Primary	140.00'	**20.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=6.12 cfs @ 12.38 hrs HW=140.25' (Free Discharge)
↑**1=Broad-Crested Rectangular Weir** (Weir Controls 6.12 cfs @ 1.20 fps)

Pond 16P: 7 Marc Lane Low Area (existing)

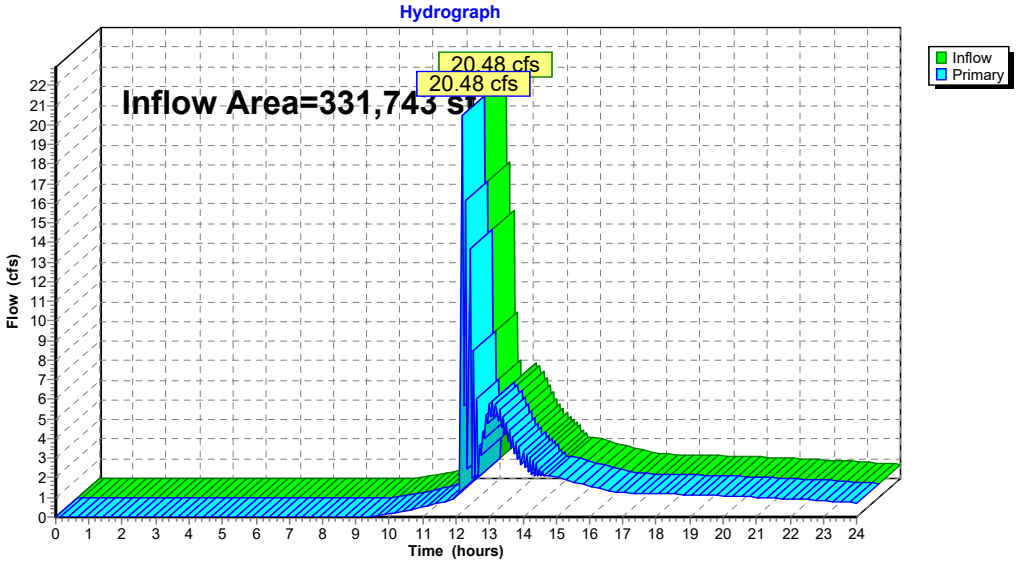


Summary for Link EX-1: Heather Hill

Inflow Area = 331,743 sf, 17.08% Impervious, Inflow Depth > 3.09" for 25yr Storm event
Inflow = 20.48 cfs @ 12.20 hrs, Volume= 85,435 cf
Primary = 20.48 cfs @ 12.20 hrs, Volume= 85,435 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX-1: Heather Hill

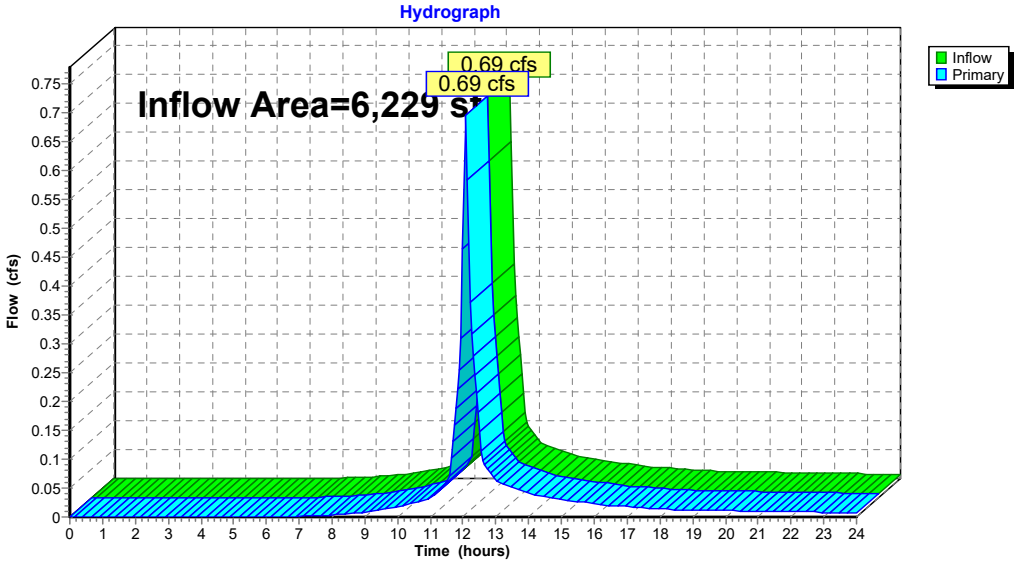


Summary for Link EX-2: Crescent Road

Inflow Area = 6,229 sf, 0.00% Impervious, Inflow Depth > 4.14" for 25yr Storm event
Inflow = 0.69 cfs @ 12.07 hrs, Volume= 2,150 cf
Primary = 0.69 cfs @ 12.07 hrs, Volume= 2,150 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX-2: Crescent Road

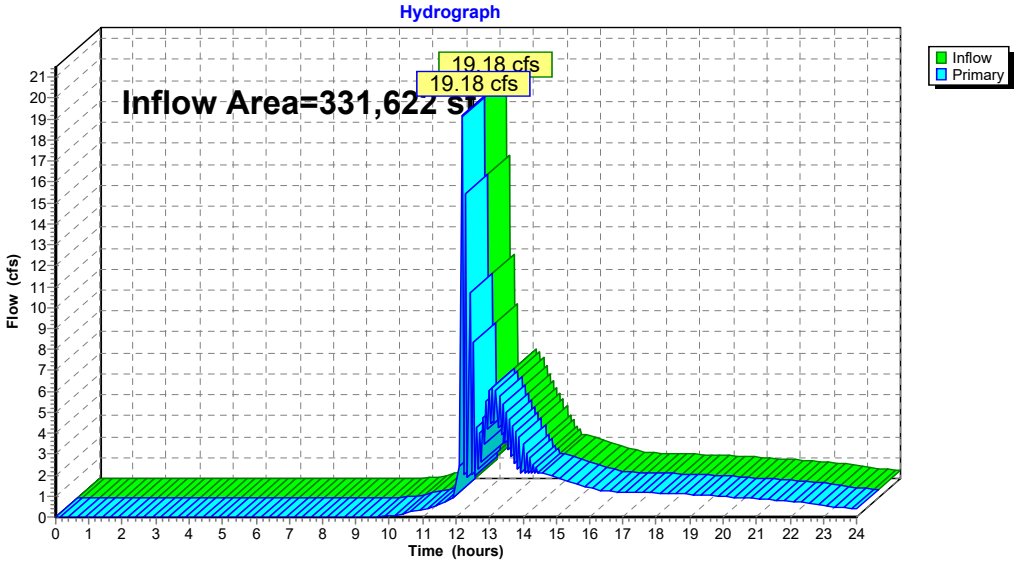


Summary for Link PR-1: Heather Hill

Inflow Area = 331,622 sf, 26.10% Impervious, Inflow Depth > 2.80" for 25yr Storm event
Inflow = 19.18 cfs @ 12.20 hrs, Volume= 77,390 cf
Primary = 19.18 cfs @ 12.20 hrs, Volume= 77,390 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link PR-1: Heather Hill

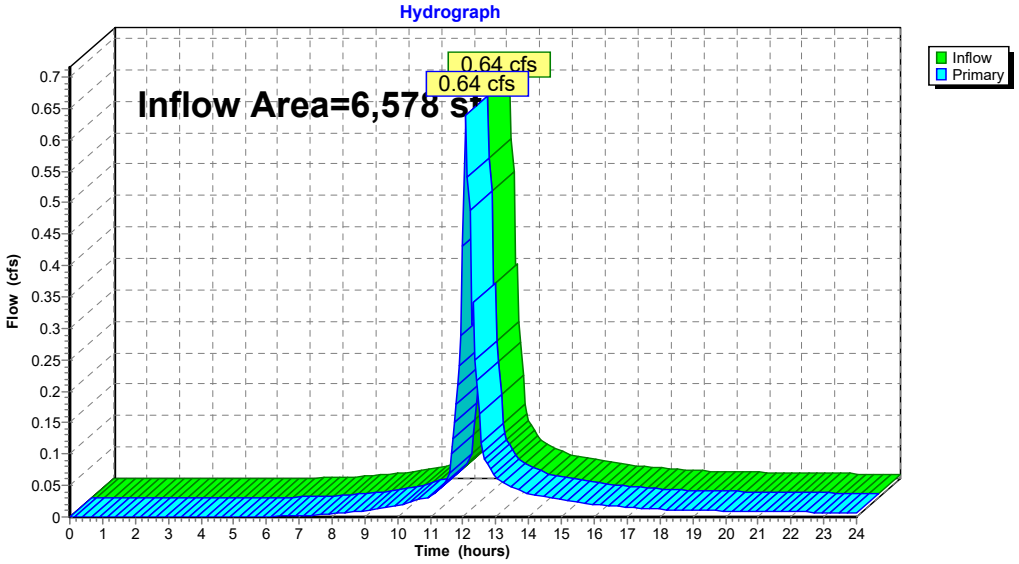


Summary for Link PR-2: Crescent Road

Inflow Area = 6,578 sf, 33.67% Impervious, Inflow Depth > 3.82" for 25yr Storm event
Inflow = 0.64 cfs @ 12.07 hrs, Volume= 2,096 cf
Primary = 0.64 cfs @ 12.07 hrs, Volume= 2,096 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link PR-2: Crescent Road



100-Year Storm
HydroCAD Summary Results

41 Crescent Road - Drainage - Diverted Offsite Area - RP
Prepared by Land-Tech Consultant
Printed 5/13/2026
HydroCAD® 10.20-9a s/n 01168 © 2026 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100yr Storm	Type III 24-hr		Default	24.00	1	8.31	2

Summary for Subcatchment EX-DA-1A: Overland flow to Marc Lane Low Area

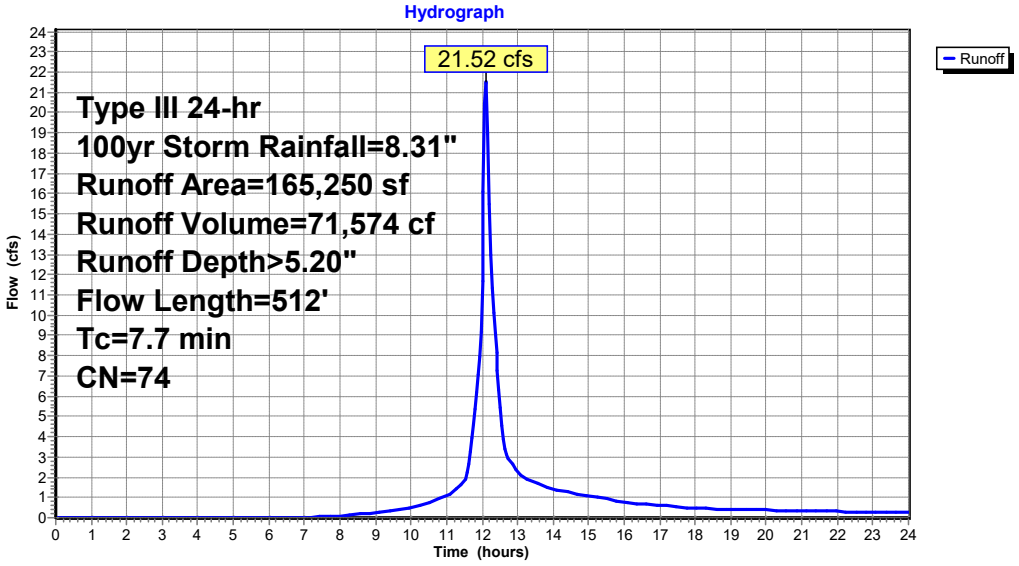
Runoff = 21.52 cfs @ 12.11 hrs, Volume= 71,574 cf, Depth> 5.20"
Routed to Pond 16P : 7 Marc Lane Low Area (existing)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

Area (sf)	CN	Description
123,765	70	1/2 acre lots, 25% imp, HSG B
41,485	85	1/2 acre lots, 25% imp, HSG D
165,250	74	Weighted Average
123,938		75.00% Pervious Area
41,313		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.2	65	0.0615	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
1.4	130	0.1000	1.58		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.0	10	0.3000	3.83		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	41	0.0600	4.97		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.5	84	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	85	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
1.0	97	0.0500	1.57		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.7	512	Total			

Subcatchment EX-DA-1A: Overland flow to Marc Lane Low Area



Summary for Subcatchment EX-DA-1B: Overland flow to Southern Wetlands

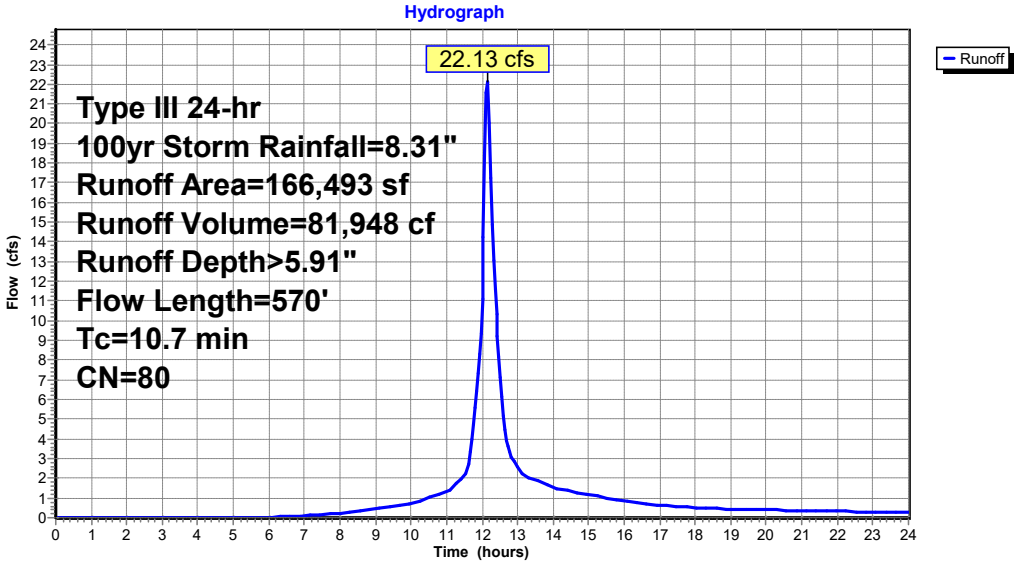
Runoff = 22.13 cfs @ 12.15 hrs, Volume= 81,948 cf, Depth> 5.91"
Routed to Pond 13P : Wetland Lots 1 & 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

Area (sf)	CN	Description
105,160	80	>75% Grass cover, Good, HSG D
25,793	70	1/2 acre lots, 25% imp, HSG B
35,540	85	1/2 acre lots, 25% imp, HSG D
166,493	80	Weighted Average
151,160		90.79% Pervious Area
15,333		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	100	0.0700	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
0.5	35	0.0300	1.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.8	50	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.7	385	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.7	570	Total			

Subcatchment EX-DA-1B: Overland flow to Southern Wetlands



Summary for Subcatchment EX-DA-2: Overland flow to Crescent Road

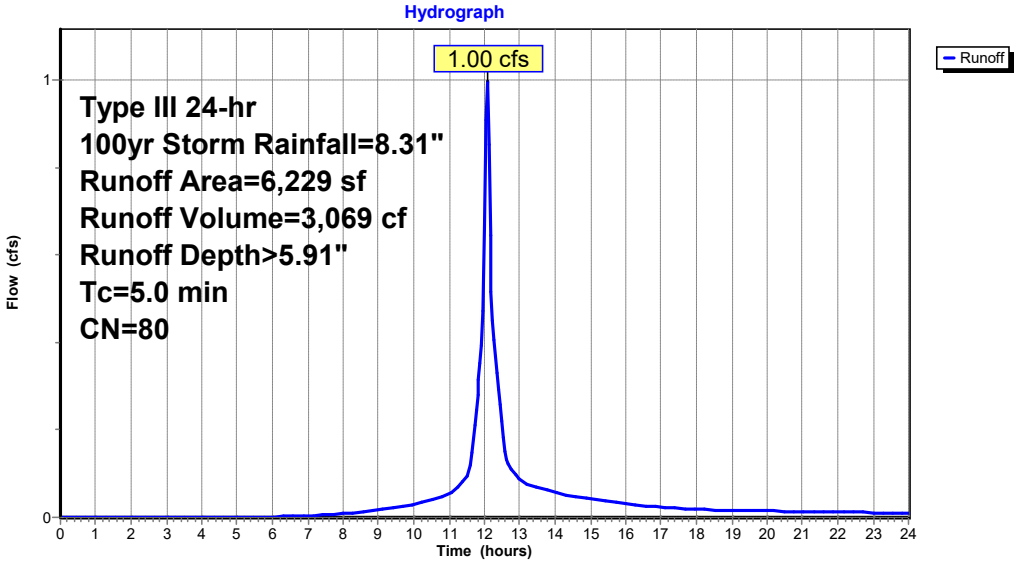
Runoff = 1.00 cfs @ 12.08 hrs, Volume= 3,069 cf, Depth> 5.91"
Routed to Link EX-2 : Crescent Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

Area (sf)	CN	Description
6,229	80	>75% Grass cover, Good, HSG D
6,229		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment EX-DA-2: Overland flow to Crescent Road



Summary for Subcatchment PR-DA-1A: Overland flow to Marc Lane Low Area

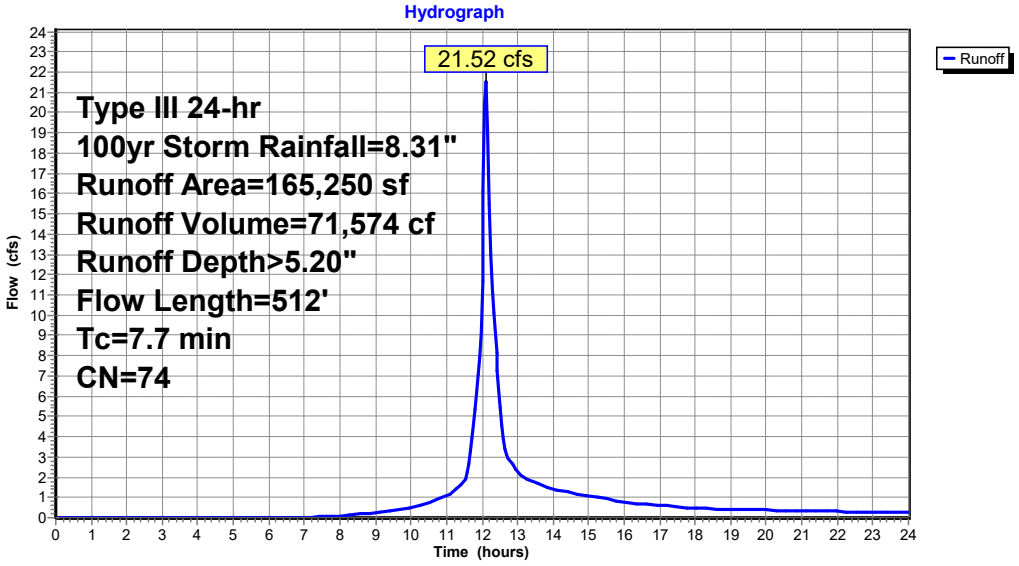
Runoff = 21.52 cfs @ 12.11 hrs, Volume= 71,574 cf, Depth> 5.20"
Routed to Pond 7P : 7 Marc Lane Low Area (existing)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

Area (sf)	CN	Description
123,765	70	1/2 acre lots, 25% imp, HSG B
41,485	85	1/2 acre lots, 25% imp, HSG D
165,250	74	Weighted Average
123,938		75.00% Pervious Area
41,313		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.2	65	0.0615	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
1.4	130	0.1000	1.58		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.0	10	0.3000	3.83		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	41	0.0600	4.97		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.5	84	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	85	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
1.0	97	0.0500	1.57		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
7.7	512	Total			

Subcatchment PR-DA-1A: Overland flow to Marc Lane Low Area



Summary for Subcatchment PR-DA-1B: Flow to Rain Garden Overland Flow

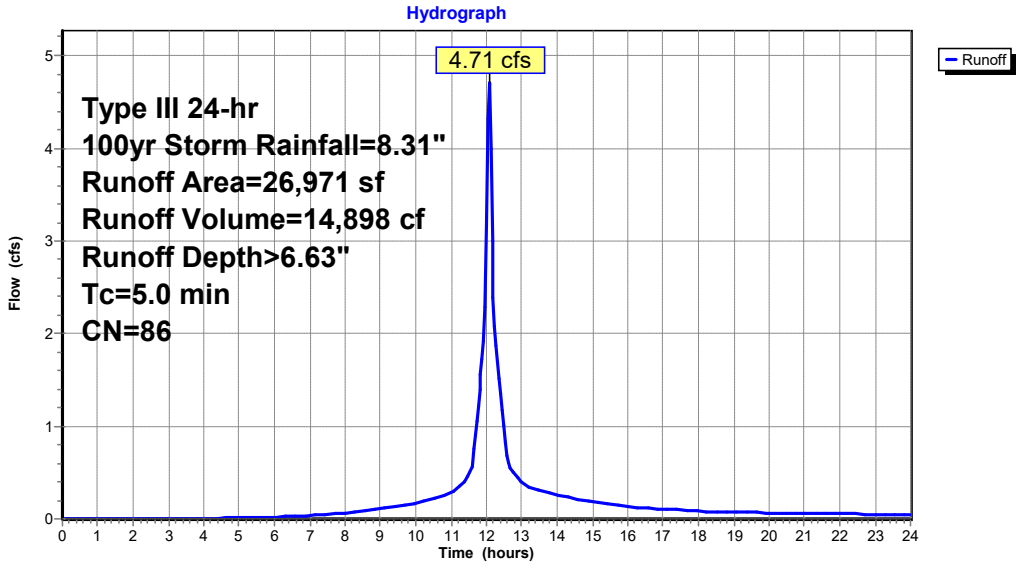
Runoff = 4.71 cfs @ 12.07 hrs, Volume= 14,898 cf, Depth> 6.63"
Routed to Pond 10P : Rain Garden Water Quality Forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

	Area (sf)	CN	Description
*	8,363	98	Proposed Roadways
	17,831	80	>75% Grass cover, Good, HSG D
	105	70	1/2 acre lots, 25% imp, HSG B
	672	85	1/2 acre lots, 25% imp, HSG D
	26,971	86	Weighted Average
	18,414		68.27% Pervious Area
	8,557		31.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1B: Flow to Rain Garden Overland Flow



Summary for Subcatchment PR-DA-1C: Lot 1 Coverage

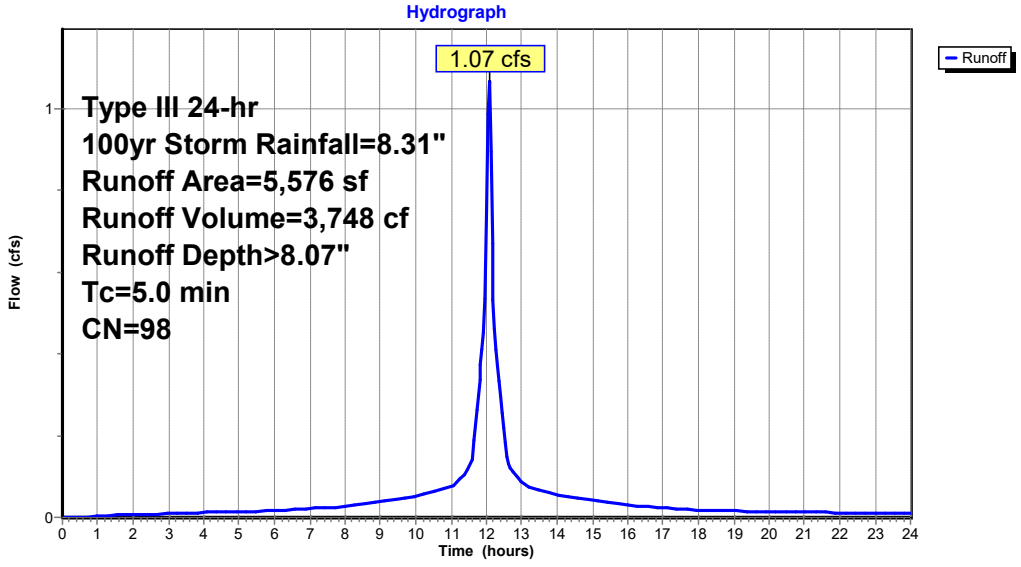
Runoff = 1.07 cfs @ 12.07 hrs, Volume= 3,748 cf, Depth> 8.07"
Routed to Pond 8P : Lot Infiltrators

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

	Area (sf)	CN	Description
*	5,576	98	25% Coverage Lot 1
	5,576		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1C: Lot 1 Coverage



Summary for Subcatchment Pr-DA-1D: Lot 2 Coverage

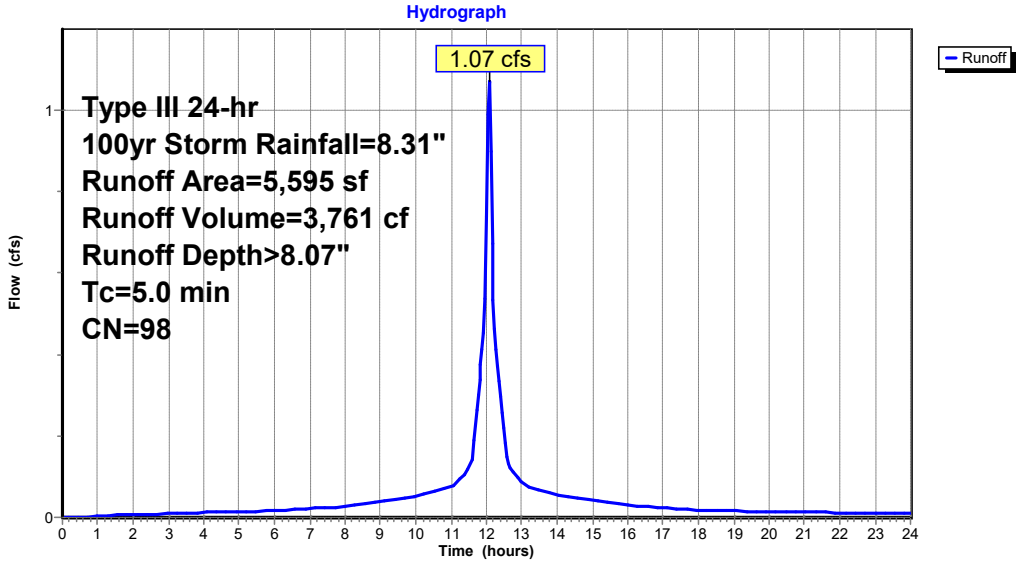
Runoff = 1.07 cfs @ 12.07 hrs, Volume= 3,761 cf, Depth> 8.07"
Routed to Pond 2P : Pervious Driveway

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

	Area (sf)	CN	Description
*	5,595	98	25% Coverage Lot 2
	5,595		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment Pr-DA-1D: Lot 2 Coverage



Summary for Subcatchment PR-DA-1E: Lot 3 Coverage

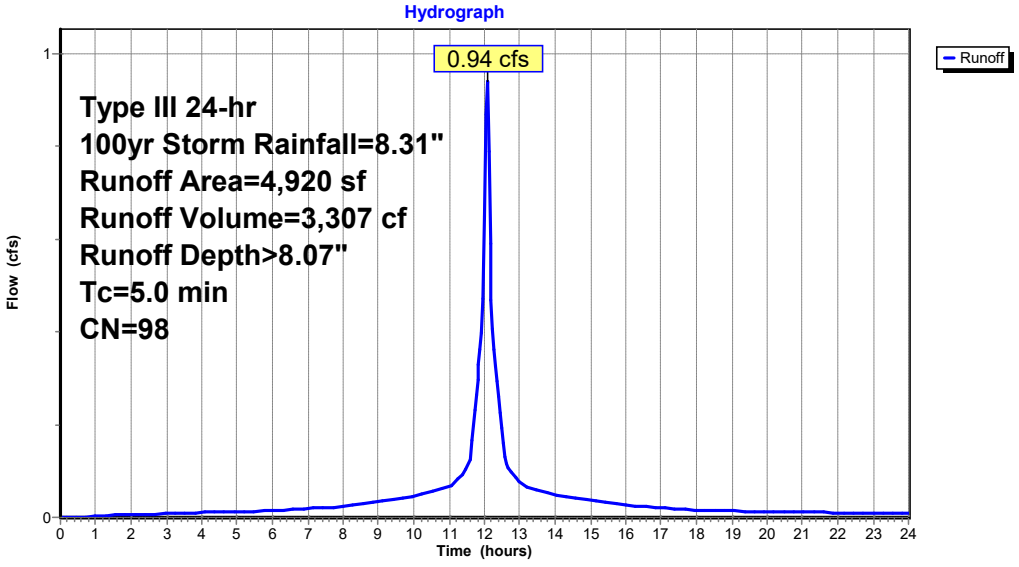
Runoff = 0.94 cfs @ 12.07 hrs, Volume= 3,307 cf, Depth> 8.07"
Routed to Pond 3P : Pervious Driveway

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

	Area (sf)	CN	Description
*	4,920	98	25% Coverage Lot 3
	4,920		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1E: Lot 3 Coverage



Summary for Subcatchment PR-DA-1F: Lot 4 Coverage

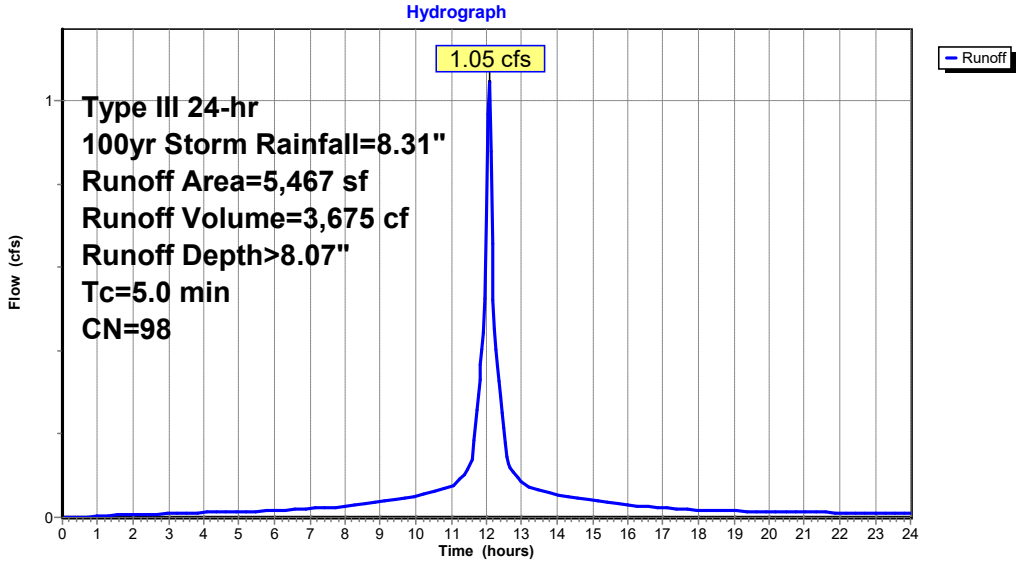
Runoff = 1.05 cfs @ 12.07 hrs, Volume= 3,675 cf, Depth> 8.07"
Routed to Pond 10P : Rain Garden Water Quality Forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

	Area (sf)	CN	Description
*	5,467	98	25% Coverage Lot 4
	5,467		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1F: Lot 4 Coverage



Summary for Subcatchment PR-DA-1G: Flow to Rain Garden Through Culvert

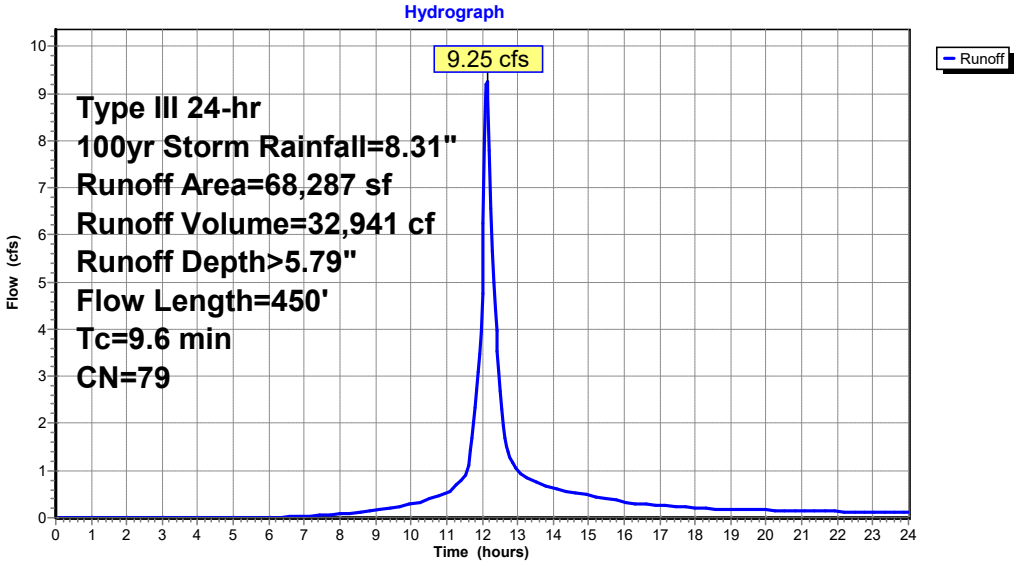
Runoff = 9.25 cfs @ 12.13 hrs, Volume= 32,941 cf, Depth> 5.79"
Routed to Pond 6P : Culvert

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

Area (sf)	CN	Description
7,731	80	>75% Grass cover, Good, HSG D
25,688	70	1/2 acre lots, 25% imp, HSG B
34,868	85	1/2 acre lots, 25% imp, HSG D
68,287	79	Weighted Average
53,148		77.83% Pervious Area
15,139		22.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	100	0.0700	0.29		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
0.5	35	0.0300	1.21		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.8	50	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
2.6	265	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
9.6	450	Total			

Subcatchment PR-DA-1G: Flow to Rain Garden Through Culvert



Summary for Subcatchment PR-DA-1H: Overland flow to Southern Wetlands

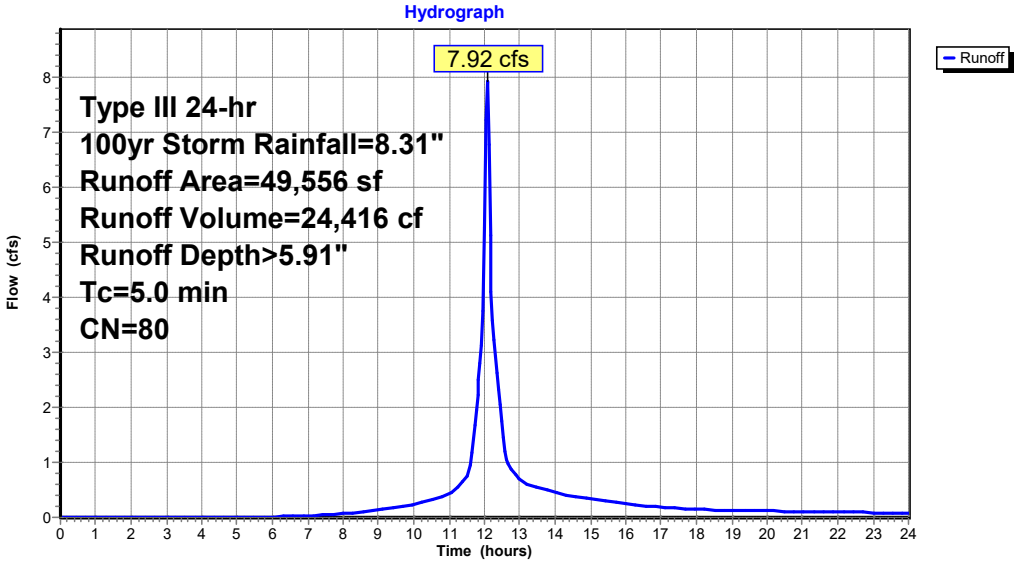
Runoff = 7.92 cfs @ 12.08 hrs, Volume= 24,416 cf, Depth> 5.91"
Routed to Pond 4P : Wetland Lots 1 & 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

Area (sf)	CN	Description
49,556	80	>75% Grass cover, Good, HSG D
49,556		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-1H: Overland flow to Southern Wetlands



Summary for Subcatchment PR-DA-2A: Overland flow to Crescent Road

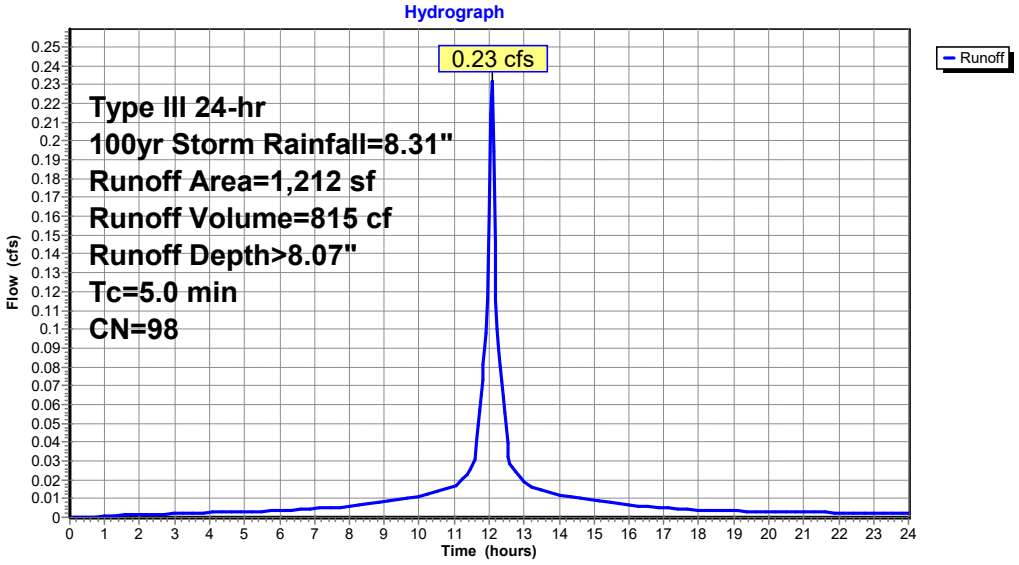
Runoff = 0.23 cfs @ 12.07 hrs, Volume= 815 cf, Depth> 8.07"
Routed to Pond 1P : Underground Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

	Area (sf)	CN	Description
*	1,212	98	Proposed Roadway
	1,212		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-2A: Overland flow to Crescent Road



Summary for Subcatchment PR-DA-2B: Overland flow to Crescent Road

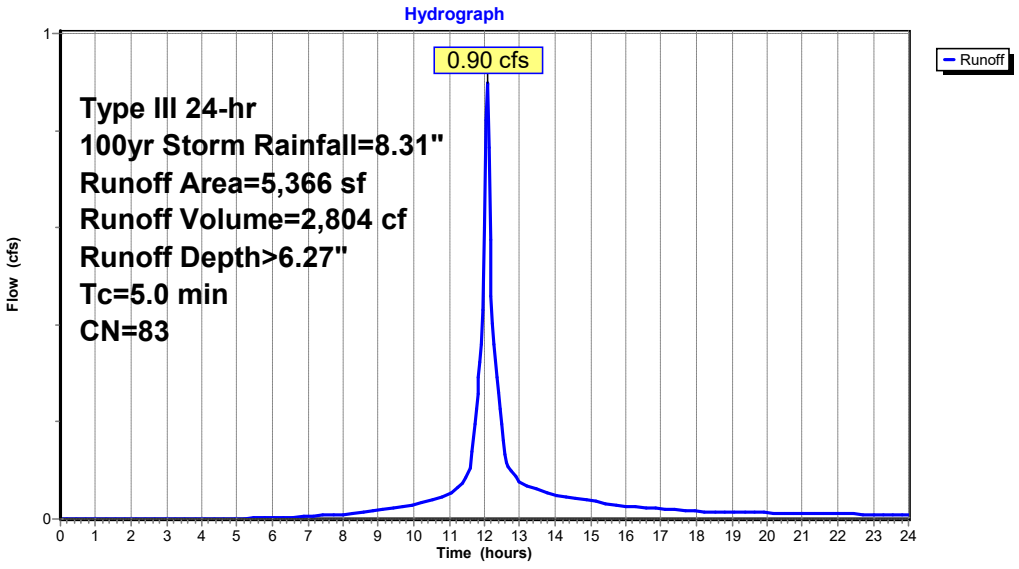
Runoff = 0.90 cfs @ 12.07 hrs, Volume= 2,804 cf, Depth> 6.27"
Routed to Link PR-2 : Crescent Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100yr Storm Rainfall=8.31"

	Area (sf)	CN	Description
*	1,003	98	Proposed Roadway
	4,363	80	>75% Grass cover, Good, HSG D
	5,366	83	Weighted Average
	4,363		81.31% Pervious Area
	1,003		18.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-DA-2B: Overland flow to Crescent Road



Summary for Pond 1P: Underground Detention

Inflow Area = 1,212 sf,100.00% Impervious, Inflow Depth > 8.07" for 100yr Storm event
Inflow = 0.23 cfs @ 12.07 hrs, Volume= 815 cf
Outflow = 0.10 cfs @ 12.32 hrs, Volume= 814 cf, Atten= 57%, Lag= 15.0 min
Discarded = 0.01 cfs @ 10.52 hrs, Volume= 740 cf
Primary = 0.09 cfs @ 12.32 hrs, Volume= 74 cf
Routed to Link PR-2 : Crescent Road

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 137.52' @ 12.32 hrs Surf.Area= 192 sf Storage= 263 cf

Plug-Flow detention time= 134.7 min calculated for 813 cf (100% of inflow)
Center-of-Mass det. time= 134.0 min (873.5 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	135.85'	2 cf	**8.00'W x 24.00'L x 2.00'H Field A** 384 cf Overall - 380 cf Embedded = 4 cf x 40.0% Voids
#2A	135.85'	272 cf	**Concrete Galley 4x8x2** x 6 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 6 Chambers in 2 Rows
		273 cf	Total Available Storage

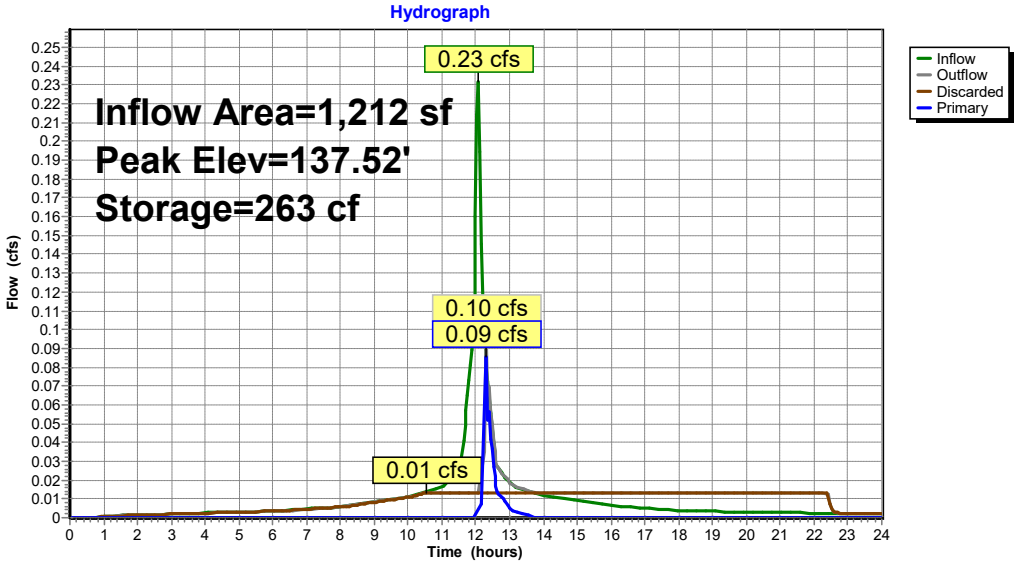
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	135.85'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	137.50'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 10.52 hrs HW=135.87' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.08 cfs @ 12.32 hrs HW=137.52' (Free Discharge)
└**2=Orifice/Grate** (Weir Controls 0.08 cfs @ 0.47 fps)

Pond 1P: Underground Detention



Summary for Pond 2P: Pervious Driveway

Inflow Area = 5,595 sf,100.00% Impervious, Inflow Depth > 8.07" for 100yr Storm event
Inflow = 1.07 cfs @ 12.07 hrs, Volume= 3,761 cf
Outflow = 0.67 cfs @ 12.19 hrs, Volume= 3,760 cf, Atten= 37%, Lag= 7.1 min
Discarded = 0.13 cfs @ 11.60 hrs, Volume= 3,415 cf
Primary = 0.54 cfs @ 12.19 hrs, Volume= 345 cf
Routed to Pond 10P : Rain Garden Water Quality Forebay

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 136.27' @ 12.19 hrs Surf.Area= 1,880 sf Storage= 752 cf

Plug-Flow detention time= 28.8 min calculated for 3,754 cf (100% of inflow)
Center-of-Mass det. time= 28.6 min (768.1 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1	135.20'	752 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 1,880 cf Overall x 40.0% Voids

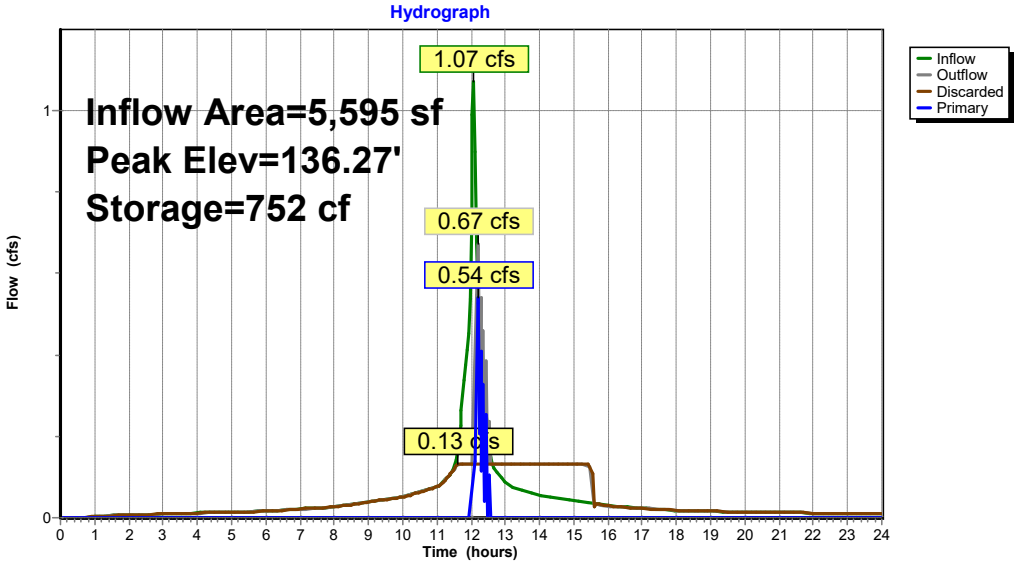
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
135.20	1,880	0	0
136.20	1,880	1,880	1,880

Device	Routing	Invert	Outlet Devices
#1	Discarded	135.20'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	136.20'	**12.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.13 cfs @ 11.60 hrs HW=135.21' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.13 cfs)

Primary OutFlow Max=0.50 cfs @ 12.19 hrs HW=136.26' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Weir Controls 0.50 cfs @ 0.67 fps)

Pond 2P: Pervious Driveway



Summary for Pond 3P: Pervious Driveway

Inflow Area = 4,920 sf,100.00% Impervious, Inflow Depth > 8.07" for 100yr Storm event
Inflow = 0.94 cfs @ 12.07 hrs, Volume= 3,307 cf
Outflow = 0.97 cfs @ 12.20 hrs, Volume= 3,306 cf, Atten= 0%, Lag= 7.7 min
Discarded = 0.06 cfs @ 10.92 hrs, Volume= 2,900 cf
Primary = 0.91 cfs @ 12.20 hrs, Volume= 406 cf
Routed to Pond 10P : Rain Garden Water Quality Forebay

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 135.09' @ 12.20 hrs Surf.Area= 1,215 sf Storage= 851 cf

Plug-Flow detention time= 83.0 min calculated for 3,306 cf (100% of inflow)
Center-of-Mass det. time= 82.7 min (822.2 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1	133.25'	851 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 2,126 cf Overall x 40.0% Voids

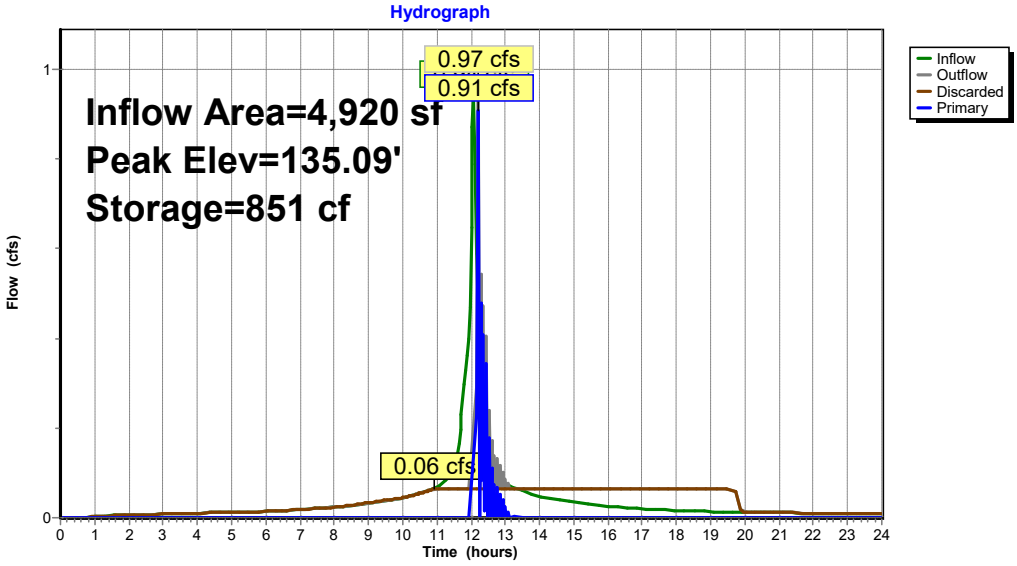
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
133.25	1,215	0	0
135.00	1,215	2,126	2,126

Device	Routing	Invert	Outlet Devices
#1	Discarded	133.25'	**2.250 in/hr Exfiltration over Surface area**
#2	Primary	135.00'	**12.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.06 cfs @ 10.92 hrs HW=133.27' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.91 cfs @ 12.20 hrs HW=135.09' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Weir Controls 0.91 cfs @ 0.82 fps)

Pond 3P: Pervious Driveway



Summary for Pond 4P: Wetland Lots 1 & 2

Inflow Area = 331,622 sf, 26.10% Impervious, Inflow Depth > 4.57" for 100yr Storm event
Inflow = 33.29 cfs @ 12.16 hrs, Volume= 126,171 cf
Outflow = 27.20 cfs @ 12.27 hrs, Volume= 123,024 cf, Atten= 18%, Lag= 6.6 min
Primary = 27.20 cfs @ 12.27 hrs, Volume= 123,024 cf
Routed to Link PR-1 : Heather Hill

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 130.88' @ 12.27 hrs Surf.Area= 12,539 sf Storage= 22,987 cf

Plug-Flow detention time= 63.8 min calculated for 123,024 cf (98% of inflow)
Center-of-Mass det. time= 49.6 min (876.6 - 827.0)

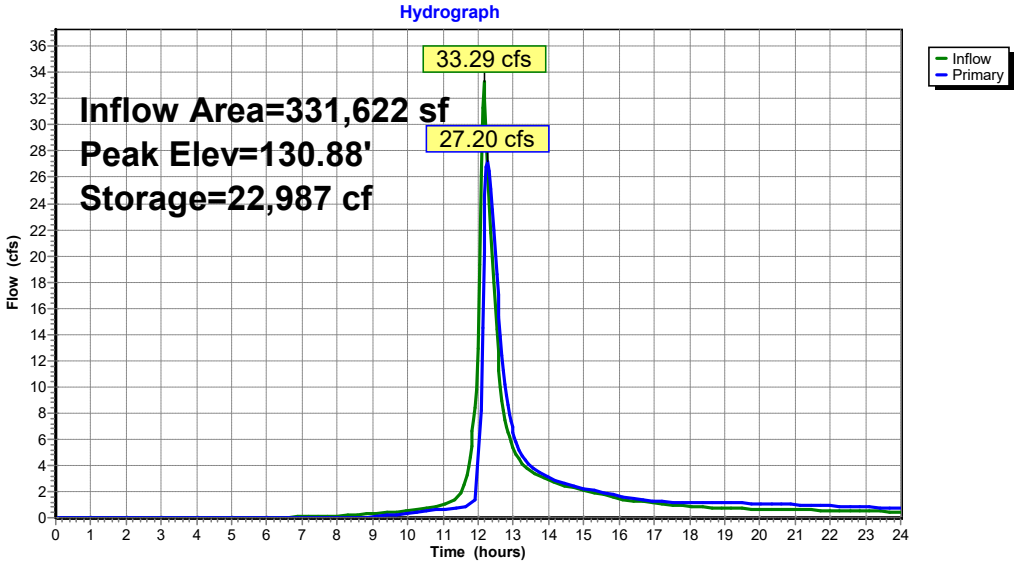
Volume	Invert	Avail.Storage	Storage Description
#1	127.50'	38,355 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
127.50	0	0	0
128.00	1,740	435	435
130.00	10,590	12,330	12,765
132.00	15,000	25,590	38,355

Device	Routing	Invert	Outlet Devices
#1	Primary	129.90'	**10.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Primary	128.20'	**8.0" Round Culvert** L= 37.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 127.50' / 128.20' S= -0.0189 '/' Cc= 0.900 n= 0.025, Flow Area= 0.35 sf

Primary OutFlow Max=27.12 cfs @ 12.27 hrs HW=130.88' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 25.60 cfs @ 2.61 fps)
2=Culvert (Outlet Controls 1.52 cfs @ 4.36 fps)

Pond 4P: Wetland Lots 1 & 2



Summary for Pond 5P: Stormwater Management Basin

Inflow Area = 42,953 sf, 57.13% Impervious, Inflow Depth > 4.28" for 100yr Storm event
Inflow = 5.69 cfs @ 12.08 hrs, Volume= 15,309 cf
Outflow = 4.37 cfs @ 12.18 hrs, Volume= 15,308 cf, Atten= 23%, Lag= 5.7 min
Discarded = 0.13 cfs @ 12.18 hrs, Volume= 3,910 cf
Primary = 4.24 cfs @ 12.18 hrs, Volume= 11,397 cf
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 133.60' @ 12.18 hrs Surf.Area= 2,580 sf Storage= 3,388 cf

Plug-Flow detention time= 37.9 min calculated for 15,282 cf (100% of inflow)
Center-of-Mass det. time= 37.8 min (811.3 - 773.5)

Volume	Invert	Avail.Storage	Storage Description
#1	131.50'	4,488 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

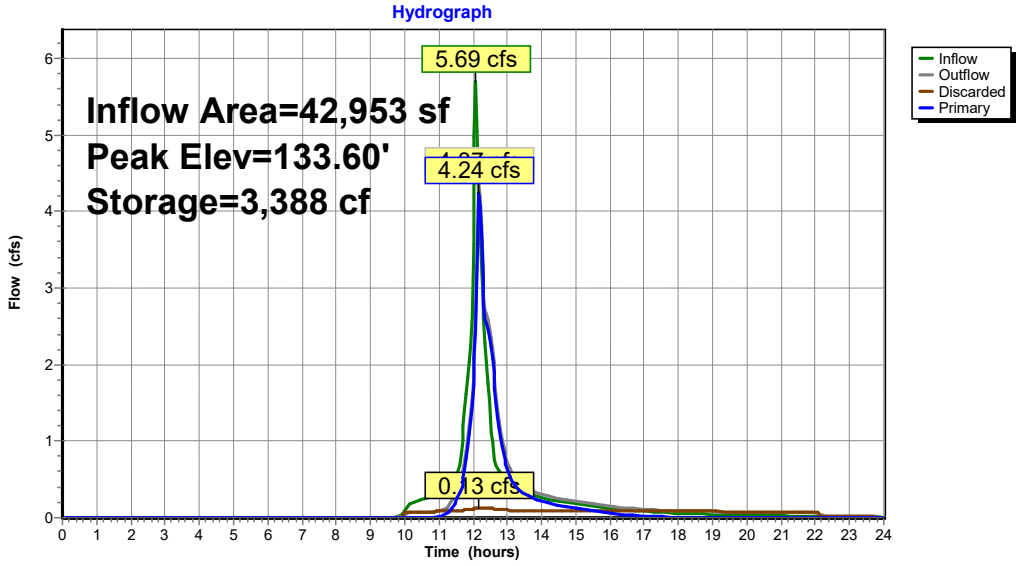
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
131.50	1,420	0.0	0	0
132.00	1,420	30.0	213	213
133.00	2,120	100.0	1,770	1,983
134.00	2,890	100.0	2,505	4,488

Device	Routing	Invert	Outlet Devices
#1	Discarded	131.50'	**2.250 in/hr Exfiltration over Surface area**
#2	Primary	133.50'	**20.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32
#3	Primary	132.25'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 132.25' / 131.00' S= 0.0735 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.13 cfs @ 12.18 hrs HW=133.59' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.13 cfs)

Primary OutFlow Max=4.11 cfs @ 12.18 hrs HW=133.59' (Free Discharge)
├**2=Broad-Crested Rectangular Weir** (Weir Controls 1.37 cfs @ 0.74 fps)
└**3=Culvert** (Inlet Controls 2.74 cfs @ 3.49 fps)

Pond 5P: Stormwater Management Basin



Summary for Pond 6P: Culvert

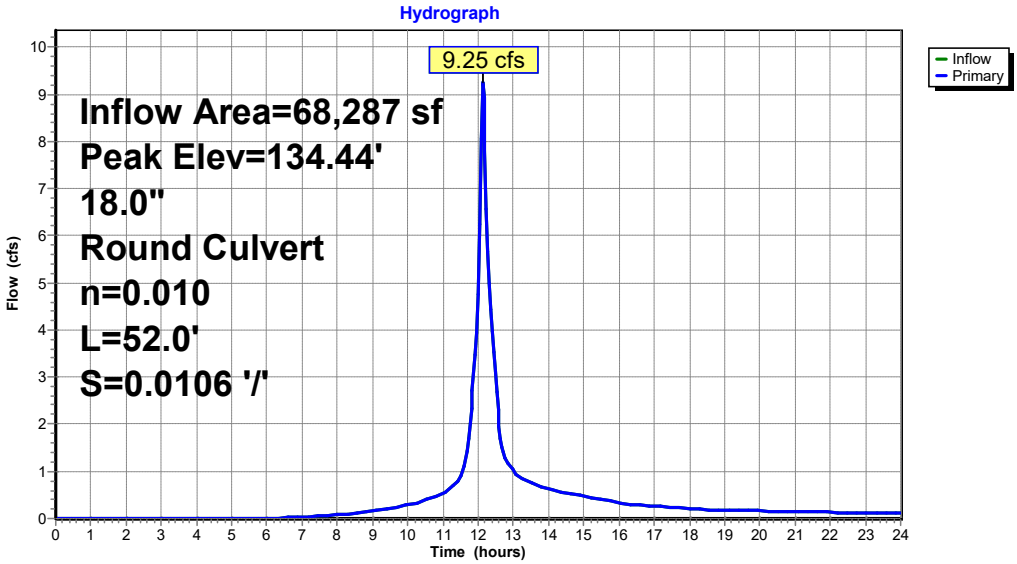
Inflow Area = 68,287 sf, 22.17% Impervious, Inflow Depth > 5.79" for 100yr Storm event
Inflow = 9.25 cfs @ 12.13 hrs, Volume= 32,941 cf
Outflow = 9.25 cfs @ 12.13 hrs, Volume= 32,941 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.25 cfs @ 12.13 hrs, Volume= 32,941 cf
Routed to Pond 9P : Culvert

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 134.44' @ 12.13 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	131.80'	**18.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 131.80' / 131.25' S= 0.0106 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=9.10 cfs @ 12.13 hrs HW=134.39' (Free Discharge)
1=Culvert (Inlet Controls 9.10 cfs @ 5.15 fps)

Pond 6P: Culvert



Summary for Pond 7P: 7 Marc Lane Low Area (existing)

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 5.20" for 100yr Storm event
Inflow = 21.52 cfs @ 12.11 hrs, Volume= 71,574 cf
Outflow = 15.43 cfs @ 12.21 hrs, Volume= 55,409 cf, Atten= 28%, Lag= 5.8 min
Primary = 15.43 cfs @ 12.21 hrs, Volume= 55,409 cf
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 140.45' @ 12.21 hrs Surf.Area= 17,637 sf Storage= 23,209 cf

Plug-Flow detention time= 132.8 min calculated for 55,317 cf (77% of inflow)
Center-of-Mass det. time= 52.2 min (867.7 - 815.5)

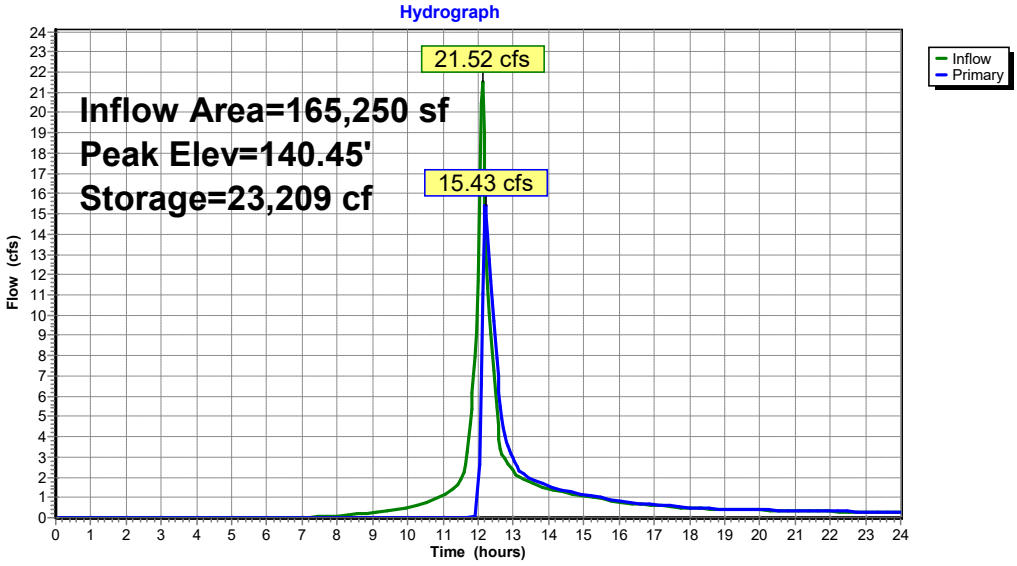
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	33,550 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	0	0	0
140.00	15,700	15,700	15,700
141.00	20,000	17,850	33,550

Device	Routing	Invert	Outlet Devices
#1	Primary	140.00'	**20.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=15.29 cfs @ 12.21 hrs HW=140.45' (Free Discharge)
↑**1=Broad-Crested Rectangular Weir** (Weir Controls 15.29 cfs @ 1.71 fps)

Pond 7P: 7 Marc Lane Low Area (existing)



Summary for Pond 8P: Lot Infiltrators

Inflow Area = 5,576 sf,100.00% Impervious, Inflow Depth > 8.07" for 100yr Storm event
Inflow = 1.07 cfs @ 12.07 hrs, Volume= 3,748 cf
Outflow = 1.19 cfs @ 12.07 hrs, Volume= 3,875 cf, Atten= 0%, Lag= 0.0 min
Discarded = 0.03 cfs @ 8.12 hrs, Volume= 1,866 cf
Primary = 1.17 cfs @ 12.07 hrs, Volume= 2,008 cf
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs / 2
Peak Elev= 136.06' @ 12.07 hrs Surf.Area= 384 sf Storage= 547 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 56.8 min (796.2 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	133.35'	3 cf	**8.00'W x 48.00'L x 2.00'H Field A** 768 cf Overall - 760 cf Embedded = 8 cf x 40.0% Voids
#2A	133.35'	544 cf	**Concrete Galley 4x8x2** x 12 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 12 Chambers in 2 Rows
		547 cf	Total Available Storage

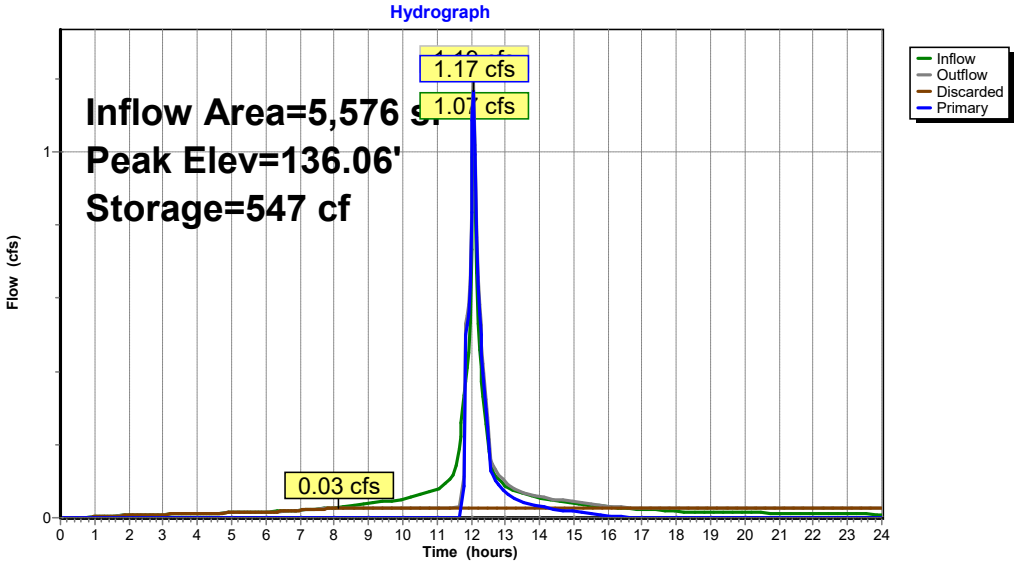
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	133.35'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	134.85'	**6.0" Round Culvert** L= 19.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 134.85' / 131.20' S= 0.1921 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#3	Primary	135.85'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.03 cfs @ 8.12 hrs HW=133.38' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=1.15 cfs @ 12.07 hrs HW=136.05' (Free Discharge)
├**2=Culvert** (Inlet Controls 0.73 cfs @ 3.71 fps)
└**3=Orifice/Grate** (Orifice Controls 0.42 cfs @ 2.16 fps)

Pond 8P: Lot Infiltrators



Summary for Pond 9P: Culvert

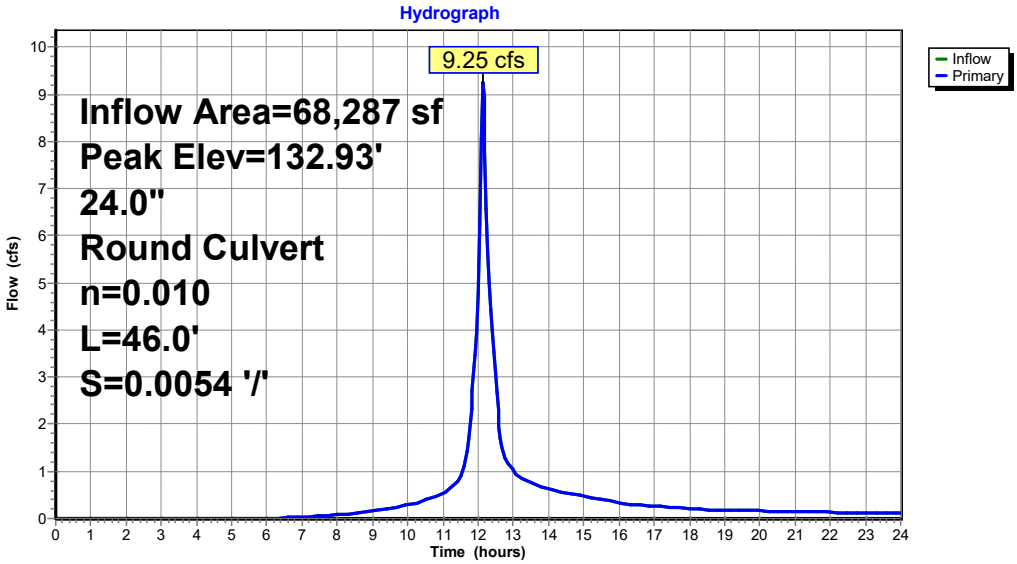
Inflow Area = 68,287 sf, 22.17% Impervious, Inflow Depth > 5.79" for 100yr Storm event
Inflow = 9.25 cfs @ 12.13 hrs, Volume= 32,941 cf
Outflow = 9.25 cfs @ 12.13 hrs, Volume= 32,941 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.25 cfs @ 12.13 hrs, Volume= 32,941 cf
Routed to Pond 4P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 132.93' @ 12.13 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	131.25'	**24.0" Round Culvert** L= 46.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 131.25' / 131.00' S= 0.0054 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=9.10 cfs @ 12.13 hrs HW=132.91' (Free Discharge)
1=Culvert (Barrel Controls 9.10 cfs @ 4.43 fps)

Pond 9P: Culvert



Summary for Pond 10P: Rain Garden Water Quality Forebay

Inflow Area = 42,953 sf, 57.13% Impervious, Inflow Depth > 5.40" for 100yr Storm event
Inflow = 5.75 cfs @ 12.07 hrs, Volume= 19,323 cf
Outflow = 5.74 cfs @ 12.08 hrs, Volume= 18,189 cf, Atten= 0%, Lag= 0.4 min
Discarded = 0.05 cfs @ 12.08 hrs, Volume= 2,880 cf
Primary = 5.69 cfs @ 12.08 hrs, Volume= 15,309 cf
Routed to Pond 5P : Stormwater Management Basin

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 133.84' @ 12.08 hrs Surf.Area= 943 sf Storage= 1,346 cf

Plug-Flow detention time= 49.9 min calculated for 18,189 cf (94% of inflow)
Center-of-Mass det. time= 17.7 min (792.4 - 774.7)

Volume	Invert	Avail.Storage	Storage Description
#1	130.50'	1,505 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

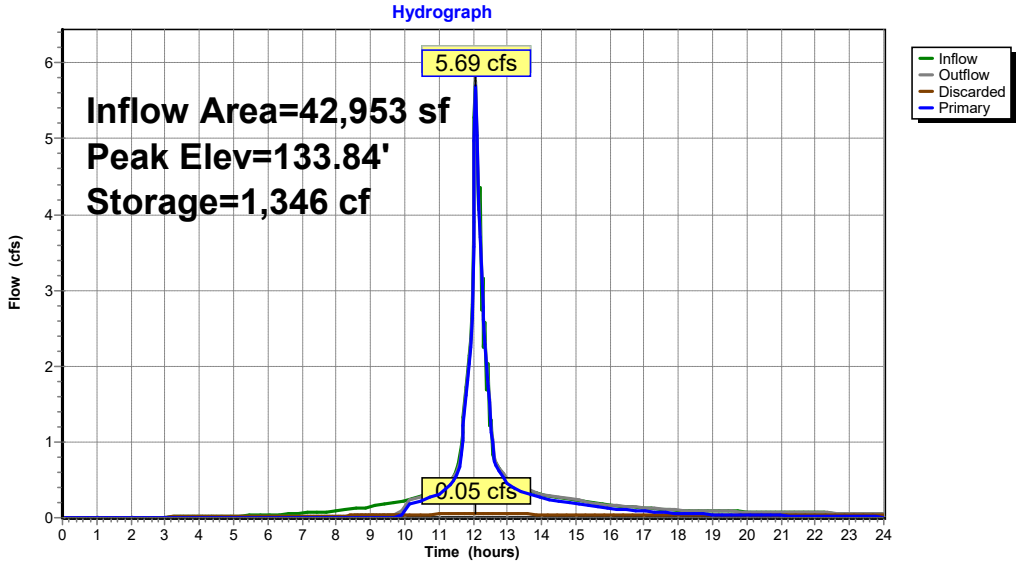
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
130.50	355	0.0	0	0
131.00	355	40.0	71	71
132.00	355	30.0	107	178
133.00	650	100.0	503	680
134.00	1,000	100.0	825	1,505

Device	Routing	Invert	Outlet Devices
#1	Discarded	130.50'	**2.250 in/hr Exfiltration over Surface area**
#2	Primary	133.60'	**20.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.05 cfs @ 12.08 hrs HW=133.84' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=5.66 cfs @ 12.08 hrs HW=133.84' (Free Discharge)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 5.66 cfs @ 1.20 fps)

Pond 10P: Rain Garden Water Quality Forebay



Summary for Pond 13P: Wetland Lots 1 & 2

Inflow Area = 331,743 sf, 17.08% Impervious, Inflow Depth > 4.97" for 100yr Storm event
Inflow = 36.51 cfs @ 12.17 hrs, Volume= 137,357 cf
Outflow = 28.06 cfs @ 12.29 hrs, Volume= 131,348 cf, Atten= 23%, Lag= 7.2 min
Primary = 28.06 cfs @ 12.29 hrs, Volume= 131,348 cf
Routed to Link EX-1 : Heather Hill

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs / 3
Peak Elev= 130.91' @ 12.29 hrs Surf.Area= 13,851 sf Storage= 27,184 cf

Plug-Flow detention time= 74.8 min calculated for 131,130 cf (95% of inflow)
Center-of-Mass det. time= 51.0 min (881.2 - 830.2)

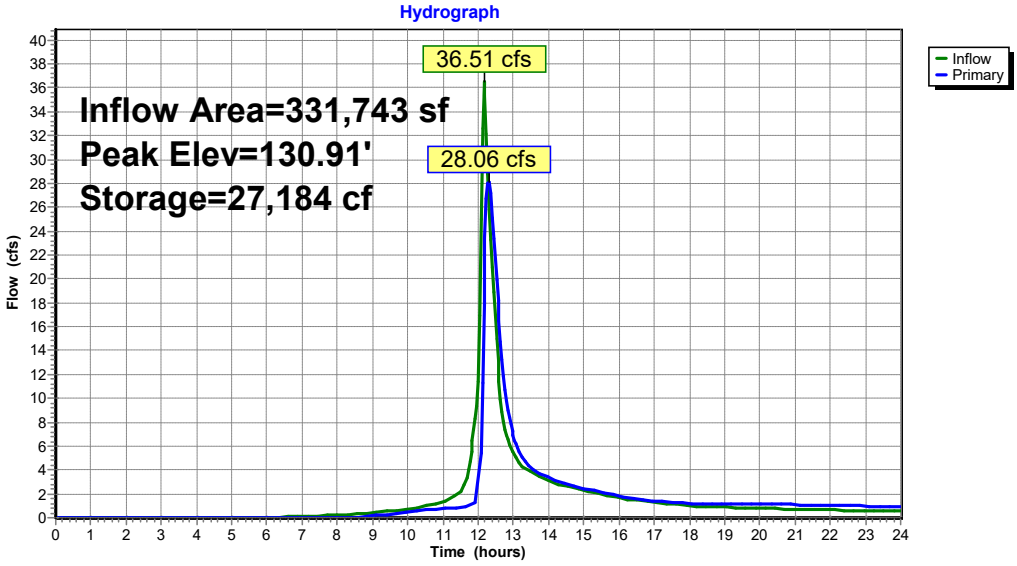
Volume	Invert	Avail.Storage	Storage Description
#1	127.50'	42,975 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
127.50	0	0	0
128.00	1,740	435	435
130.00	12,900	14,640	15,075
132.00	15,000	27,900	42,975

Device	Routing	Invert	Outlet Devices
#1	Primary	129.90'	**10.0' long x 15.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Primary	128.20'	**8.0" Round Culvert** L= 37.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 127.50' / 128.20' S= -0.0189 '/' Cc= 0.900 n= 0.025, Flow Area= 0.35 sf

Primary OutFlow Max=27.88 cfs @ 12.29 hrs HW=130.90' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 26.35 cfs @ 2.63 fps)
2=Culvert (Outlet Controls 1.53 cfs @ 4.38 fps)

Pond 13P: Wetland Lots 1 & 2



Summary for Pond 16P: 7 Marc Lane Low Area (existing)

Inflow Area = 165,250 sf, 25.00% Impervious, Inflow Depth > 5.20" for 100yr Storm event
Inflow = 21.52 cfs @ 12.11 hrs, Volume= 71,574 cf
Outflow = 15.43 cfs @ 12.21 hrs, Volume= 55,409 cf, Atten= 28%, Lag= 5.8 min
Primary = 15.43 cfs @ 12.21 hrs, Volume= 55,409 cf
Routed to Pond 13P : Wetland Lots 1 & 2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 140.45' @ 12.21 hrs Surf.Area= 17,637 sf Storage= 23,209 cf

Plug-Flow detention time= 132.8 min calculated for 55,317 cf (77% of inflow)
Center-of-Mass det. time= 52.2 min (867.7 - 815.5)

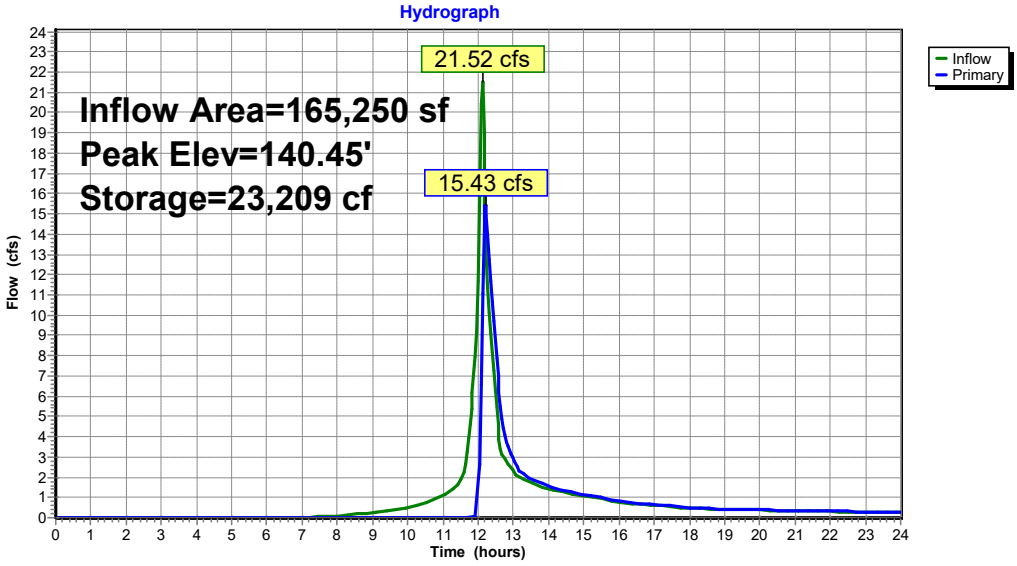
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	33,550 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	0	0	0
140.00	15,700	15,700	15,700
141.00	20,000	17,850	33,550

Device	Routing	Invert	Outlet Devices
#1	Primary	140.00'	**20.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=15.29 cfs @ 12.21 hrs HW=140.45' (Free Discharge)
↑**1=Broad-Crested Rectangular Weir** (Weir Controls 15.29 cfs @ 1.71 fps)

Pond 16P: 7 Marc Lane Low Area (existing)

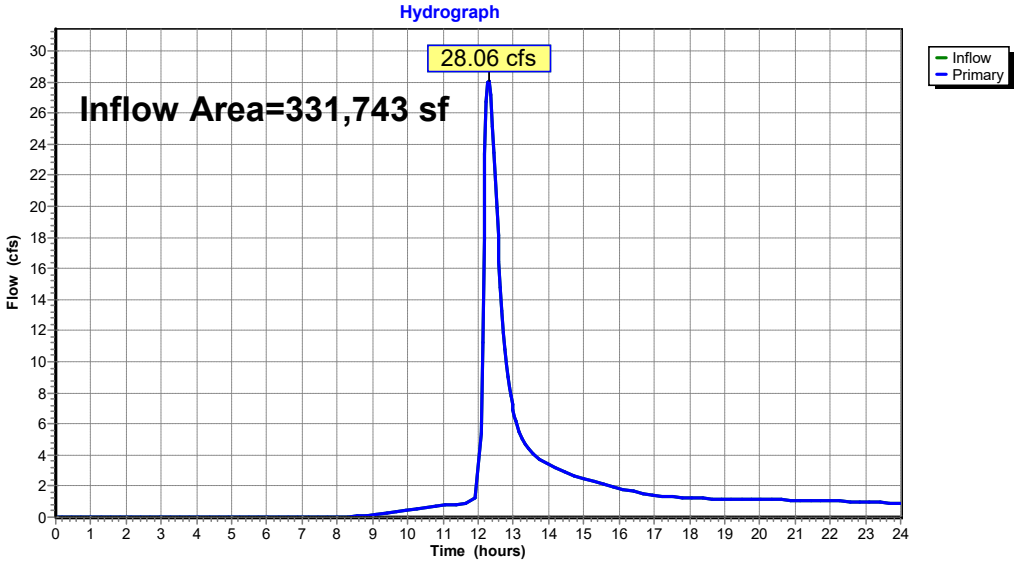


Summary for Link EX-1: Heather Hill

Inflow Area = 331,743 sf, 17.08% Impervious, Inflow Depth > 4.75" for 100yr Storm event
Inflow = 28.06 cfs @ 12.29 hrs, Volume= 131,348 cf
Primary = 28.06 cfs @ 12.29 hrs, Volume= 131,348 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link EX-1: Heather Hill

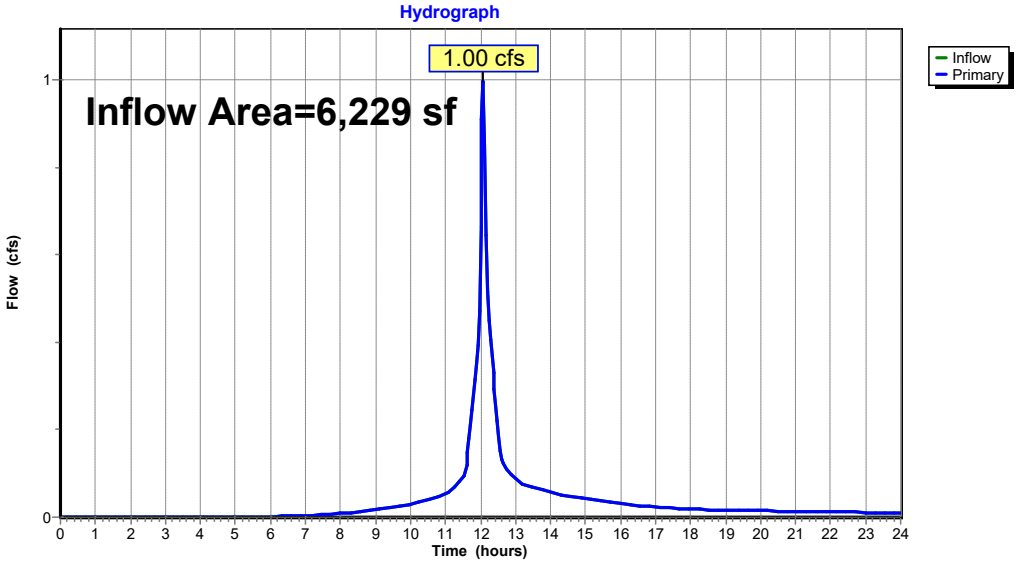


Summary for Link EX-2: Crescent Road

Inflow Area = 6,229 sf, 0.00% Impervious, Inflow Depth > 5.91" for 100yr Storm event
Inflow = 1.00 cfs @ 12.08 hrs, Volume= 3,069 cf
Primary = 1.00 cfs @ 12.08 hrs, Volume= 3,069 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link EX-2: Crescent Road

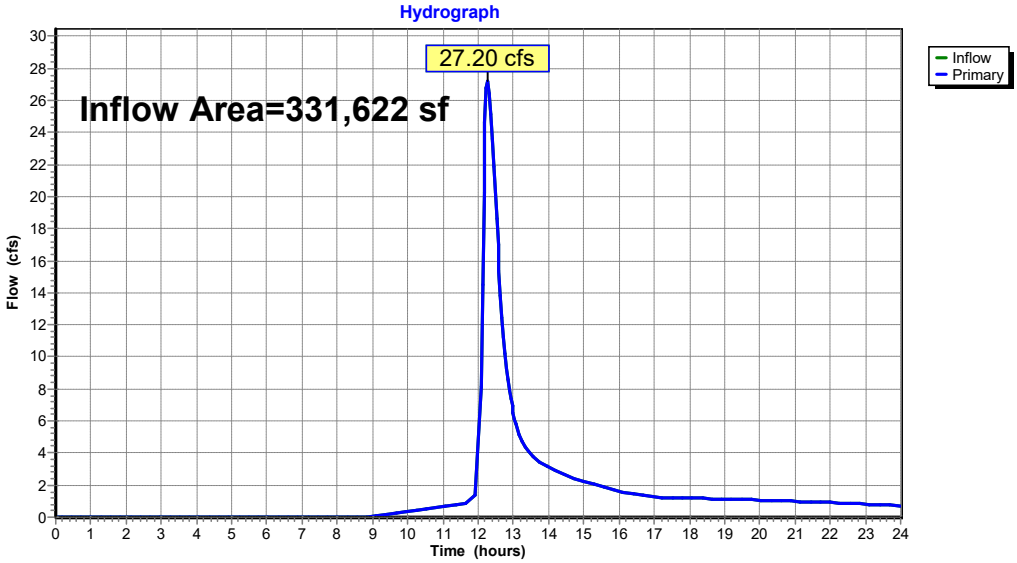


Summary for Link PR-1: Heather Hill

Inflow Area = 331,622 sf, 26.10% Impervious, Inflow Depth > 4.45" for 100yr Storm event
Inflow = 27.20 cfs @ 12.27 hrs, Volume= 123,024 cf
Primary = 27.20 cfs @ 12.27 hrs, Volume= 123,024 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link PR-1: Heather Hill

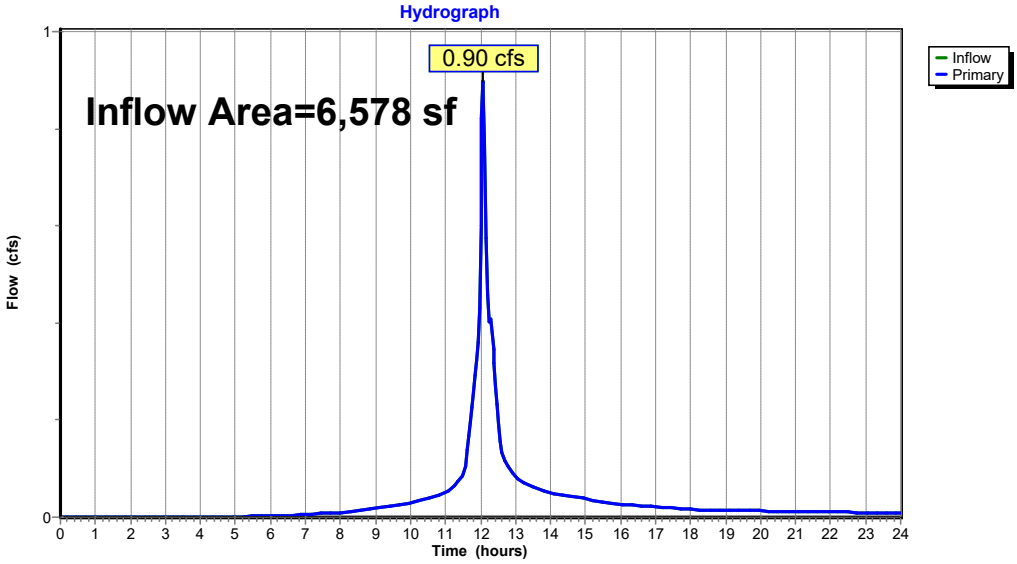


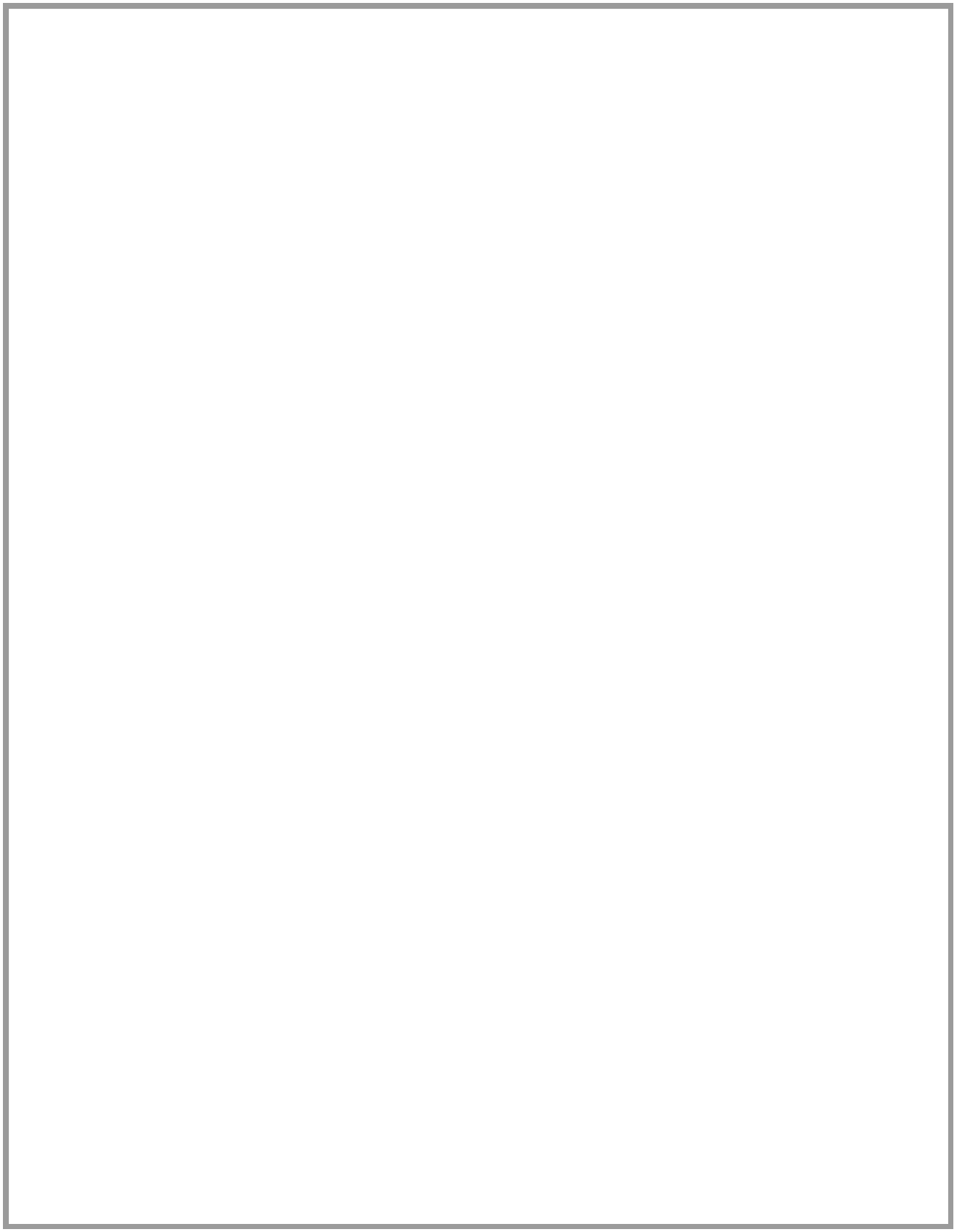
Summary for Link PR-2: Crescent Road

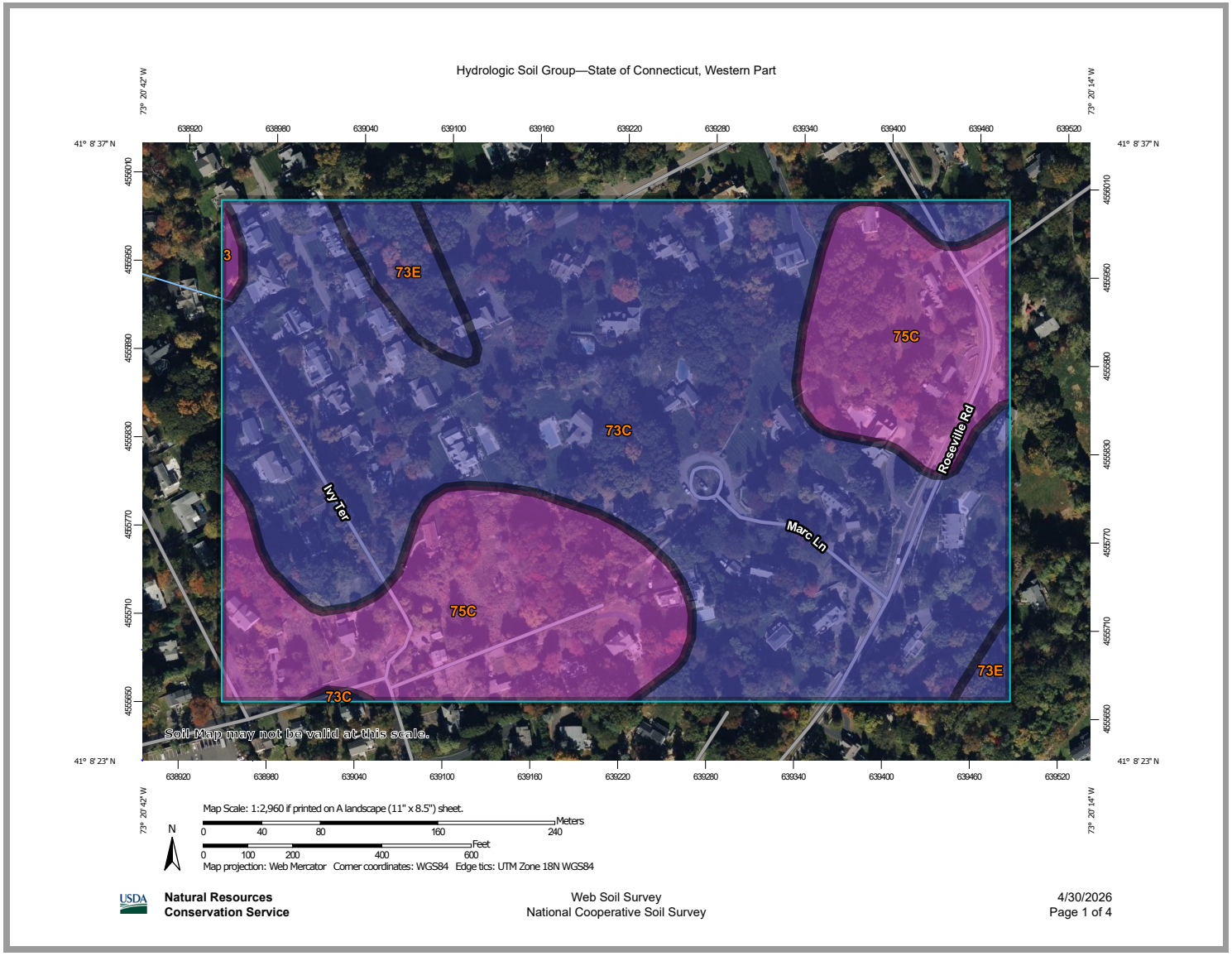
Inflow Area = 6,578 sf, 33.67% Impervious, Inflow Depth > 5.25" for 100yr Storm event
Inflow = 0.90 cfs @ 12.07 hrs, Volume= 2,878 cf
Primary = 0.90 cfs @ 12.07 hrs, Volume= 2,878 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link PR-2: Crescent Road






Hydrologic Soil Group—State of Connecticut, Western Part
73° 20' 42" W
73° 20' 14" W
41° 8' 37" N
41° 8' 23" N
638920
638980
639040
639100
639160
639220
639280
639340
639400
639460
639520
4556010
4555950
4555890
4555830
4555770
4555710
4555650
3
73E
75C
73C
Ivy Ter
Roseville Rd
Marc Ln
75C
73E
73C
Soil Map may not be valid at this scale.
Map Scale: 1:2,960 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 40 80 160 240
Feet
0 100 200 400 600
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84
USDA
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
4/30/2026
Page 1 of 4

Hydrologic Soil Group—State of Connecticut, Western Part

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	D	0.2	0.4%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	29.9	65.6%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	B	1.6	3.6%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	D	13.8	30.4%
Totals for Area of Interest			**45.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix D
NOAA Atlas 14 Precipitation Data

5/6/26, 1:43 PM Precipitation Frequency Data Server

NOAA Atlas 14, Volume 10, Version 3
Location name: Westport, Connecticut, USA*
Latitude: 41.1405°, Longitude: -73.3426°
Elevation: 135 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.362 (0.287-0.453)	0.424 (0.336-0.531)	0.525 (0.415-0.659)	0.609 (0.478-0.769)	0.724 (0.548-0.952)	0.812 (0.600-1.09)	0.902 (0.644-1.25)	0.999 (0.678-1.42)	1.13 (0.737-1.67)	1.24 (0.786-1.87)
10-min	0.513 (0.407-0.641)	0.600 (0.476-0.752)	0.743 (0.588-0.934)	0.862 (0.677-1.09)	1.03 (0.777-1.35)	1.15 (0.851-1.54)	1.28 (0.913-1.77)	1.42 (0.959-2.02)	1.61 (1.04-2.37)	1.76 (1.11-2.65)
15-min	0.603 (0.479-0.754)	0.706 (0.560-0.884)	0.875 (0.691-1.10)	1.02 (0.797-1.28)	1.21 (0.914-1.59)	1.35 (1.00-1.81)	1.50 (1.07-2.08)	1.66 (1.13-2.37)	1.89 (1.23-2.79)	2.07 (1.31-3.11)
30-min	0.840 (0.667-1.05)	0.984 (0.780-1.23)	1.22 (0.963-1.53)	1.41 (1.11-1.79)	1.68 (1.27-2.21)	1.89 (1.39-2.53)	2.10 (1.49-2.90)	2.31 (1.57-3.30)	2.61 (1.70-3.85)	2.84 (1.80-4.27)
60-min	1.08 (0.855-1.35)	1.26 (1.00-1.58)	1.56 (1.24-1.96)	1.81 (1.42-2.29)	2.16 (1.63-2.83)	2.42 (1.79-3.24)	2.69 (1.91-3.71)	2.96 (2.01-4.22)	3.33 (2.17-4.91)	3.61 (2.29-5.44)
2-hr	1.38 (1.10-1.71)	1.64 (1.31-2.04)	2.06 (1.64-2.58)	2.42 (1.91-3.03)	2.90 (2.21-3.79)	3.27 (2.43-4.36)	3.65 (2.62-5.04)	4.07 (2.77-5.76)	4.65 (3.03-6.81)	5.12 (3.25-7.66)
3-hr	1.58 (1.27-1.96)	1.90 (1.52-2.35)	2.40 (1.92-2.99)	2.82 (2.24-3.53)	3.40 (2.60-4.44)	3.84 (2.87-5.11)	4.30 (3.11-5.93)	4.81 (3.28-6.79)	5.55 (3.63-8.10)	6.15 (3.91-9.16)
6-hr	1.99 (1.61-2.45)	2.40 (1.94-2.95)	3.06 (2.46-3.78)	3.61 (2.88-4.48)	4.36 (3.36-5.66)	4.93 (3.71-6.53)	5.53 (4.03-7.61)	6.22 (4.25-8.71)	7.23 (4.73-10.5)	8.06 (5.14-11.9)
12-hr	2.46 (2.00-3.00)	2.96 (2.41-3.62)	3.79 (3.07-4.65)	4.48 (3.60-5.52)	5.42 (4.20-6.98)	6.12 (4.64-8.07)	6.87 (5.04-9.41)	7.74 (5.32-10.8)	9.03 (5.93-13.0)	10.1 (6.47-14.8)
24-hr	2.86 (2.35-3.47)	3.49 (2.85-4.23)	4.51 (3.67-5.48)	5.35 (4.33-6.55)	6.52 (5.09-8.36)	7.38 (5.63-9.68)	8.31 (6.14-11.3)	9.42 (6.49-13.0)	11.1 (7.30-15.8)	12.5 (8.02-18.2)
2-day	3.16 (2.60-3.80)	3.92 (3.23-4.72)	5.17 (4.24-6.24)	6.20 (5.05-7.54)	7.62 (5.99-9.74)	8.68 (6.67-11.3)	9.82 (7.33-13.4)	11.2 (7.76-15.4)	13.4 (8.85-19.0)	15.3 (9.83-22.1)
3-day	3.38 (2.80-4.06)	4.22 (3.49-5.06)	5.59 (4.60-6.73)	6.73 (5.50-8.14)	8.29 (6.54-10.6)	9.45 (7.29-12.3)	10.7 (8.02-14.6)	12.3 (8.49-16.8)	14.7 (9.71-20.7)	16.7 (10.8-24.1)
4-day	3.61 (3.00-4.32)	4.50 (3.73-5.38)	5.94 (4.91-7.13)	7.14 (5.86-8.62)	8.79 (6.95-11.1)	10.0 (7.74-13.0)	11.3 (8.50-15.4)	13.0 (9.00-17.7)	15.5 (10.3-21.8)	17.6 (11.4-25.3)
7-day	4.29 (3.58-5.10)	5.25 (4.38-6.24)	6.81 (5.66-8.13)	8.11 (6.69-9.73)	9.89 (7.85-12.4)	11.2 (8.70-14.4)	12.6 (9.48-16.9)	14.4 (10.0-19.5)	16.9 (11.3-23.7)	19.1 (12.4-27.3)
10-day	4.96 (4.16-5.87)	5.96 (4.99-7.07)	7.60 (6.34-9.04)	8.96 (7.42-10.7)	10.8 (8.62-13.5)	12.2 (9.49-15.6)	13.7 (10.3-18.2)	15.4 (10.8-20.9)	18.0 (12.0-25.1)	20.1 (13.1-28.7)
20-day	7.00 (5.91-8.22)	8.11 (6.84-9.54)	9.94 (8.34-11.7)	11.5 (9.54-13.6)	13.5 (10.8-16.7)	15.1 (11.8-19.0)	16.7 (12.5-21.8)	18.5 (13.0-24.8)	21.0 (14.1-29.0)	22.9 (14.9-32.4)
30-day	8.70 (7.37-10.2)	9.89 (8.37-11.6)	11.9 (9.99-13.9)	13.5 (11.3-15.9)	15.7 (12.6-19.3)	17.4 (13.6-21.8)	19.2 (14.3-24.7)	20.9 (14.8-27.9)	23.3 (15.7-32.2)	25.2 (16.4-35.4)
45-day	10.8 (9.20-12.6)	12.1 (10.3-14.1)	14.2 (12.0-16.6)	16.0 (13.4-18.8)	18.4 (14.8-22.4)	20.3 (15.8-25.1)	22.1 (16.5-28.2)	23.9 (16.9-31.7)	26.3 (17.7-36.0)	28.0 (18.3-39.2)
60-day	12.6 (10.7-14.6)	13.9 (11.9-16.2)	16.2 (13.7-18.9)	18.0 (15.2-21.1)	20.6 (16.6-24.9)	22.6 (17.6-27.9)	24.5 (18.3-31.1)	26.4 (18.7-34.8)	28.7 (19.4-39.2)	30.3 (19.8-42.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

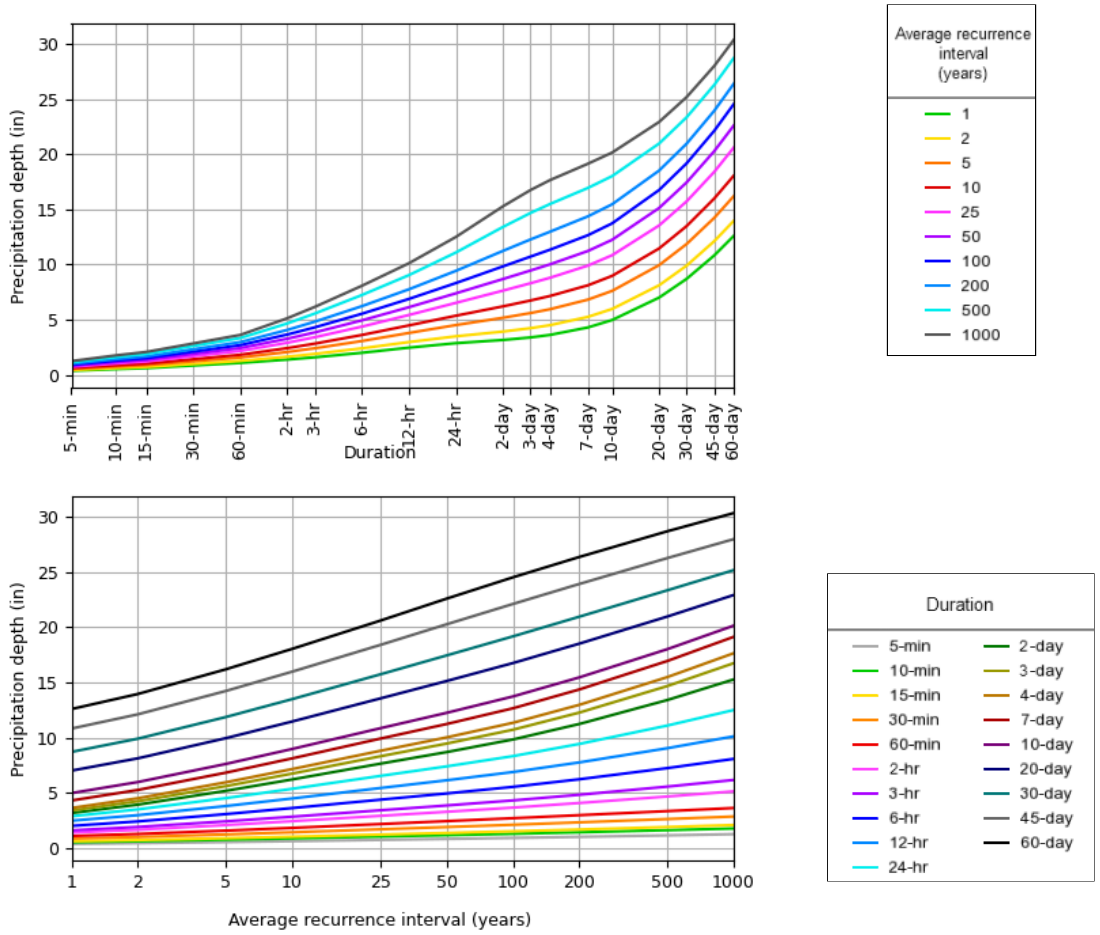
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 41.1405°, Longitude: -73.3426°

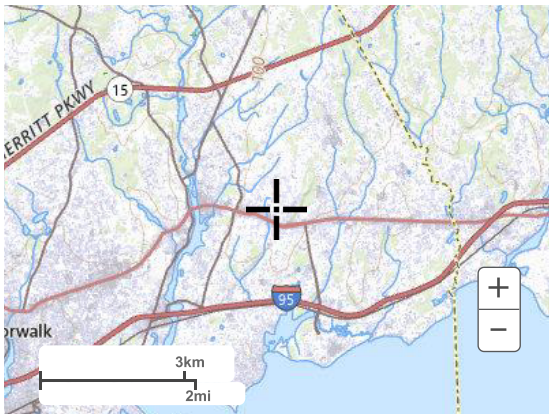


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Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Appendix E
Supporting Hydraulic/Hydrology Computations

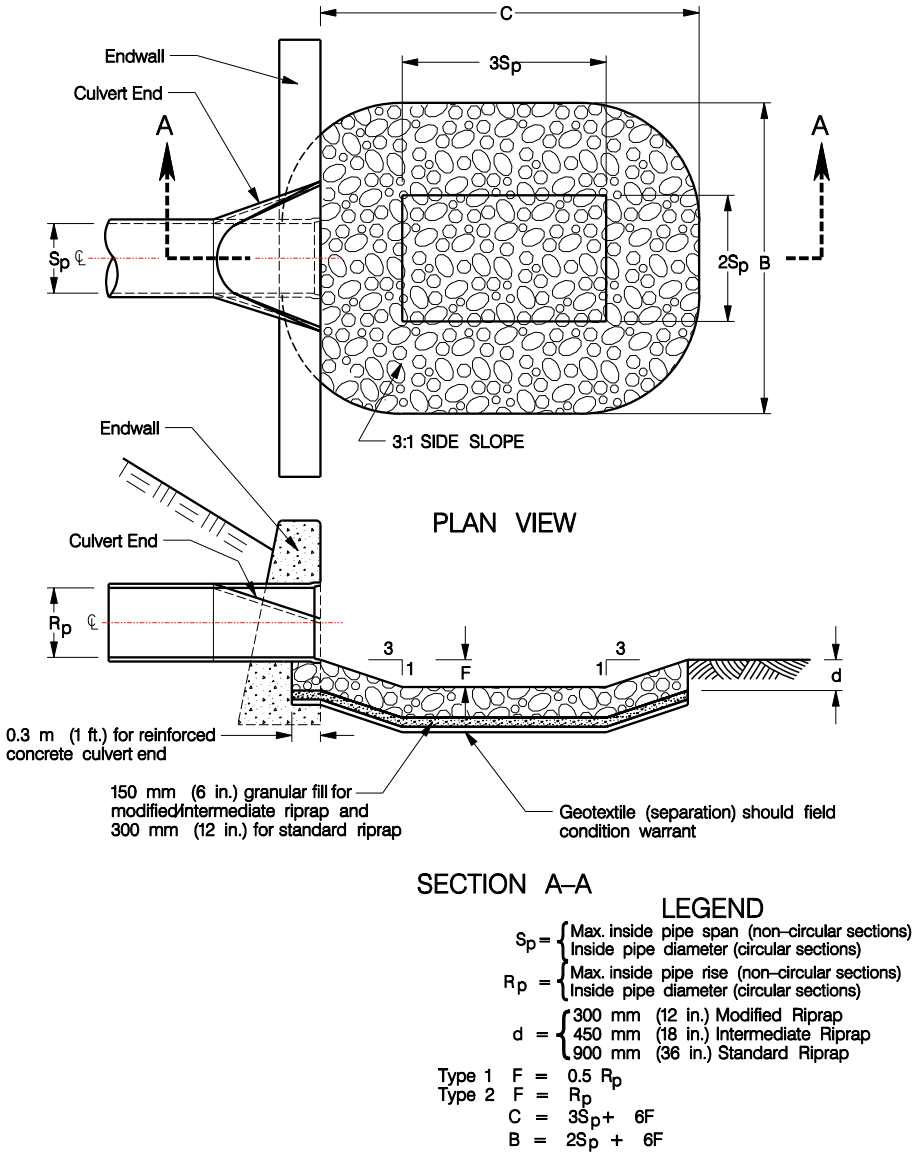


Figure 11-15 Preformed Scour Hole Type 1 and Type 2

Project:	**41 Crescent Road**	By:	**SM**	Date:	**5/13/2026**
	Westport, CT	Checked:	**RP**	Revised:	

Scour Hole Calculations

24" PVC

Sp=Inside pipe span = 2 ft
Rp=Inside pipe rise = 2 ft
F=0.5Rp = 1 ft
C=3Sp + 6F = 3(2) + 6(1) = 12 ft
B=2Sp + 6F = 2(2) + 6(1) = 10 ft

12" PVC

Sp=Inside pipe span = 1 ft
Rp=Inside pipe rise = 1 ft
F=0.5Rp = 0.5 ft
C=3Sp + 6F = 3(1) + 6(0.5) = 6 ft
B=2Sp + 6F = 2(1) + 6(0.5) = 5 ft

Project:	**41 Crescent Road**	By:	**SM**	Date:	**5/4/2026**
	Lot 1	Checked:	**RPP**	Date:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed	
Total Drainage Area, *A*	0.128	acres
Total Impervious Area	0.128	acres
Percentage of Impervious Area, *I*	100.0%	
Runoff Coefficient, *R*	0.950	

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	0.128	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.010	acre-foot	
Water Quality Volume, *WQV*	**441.41**	**cf**	***Required***
WQV in Underground Detention	**475.00**	**cf**	***Provided***

Water Quality Volume provided > required

Project:	**41 Crescent Road**	By:	**SM**	Date:	**5/4/2026**
	Lot 2	Checked:	**RPP**	Date:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed		
Total Drainage Area, *A*	0.128	acres	
Total Impervious Area	0.128	acres	
Percentage of Impervious Area, *I*	100.0%		
Runoff Coefficient, *R*	0.950		

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	0.128	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.010	acre-foot	
Water Quality Volume, *WQV*	**441.41**	**cf**	***Required***
WQV in Pervious Driveway	**752.00**	**cf**	***Provided***

Water Quality Volume provided > required

Project:	**41 Crescent Road**	By:	**SM**	Date:	**5/4/2026**
	Lot 3	Checked:	**RPP**	Date:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed		
Total Drainage Area, *A*	0.113	acres	
Total Impervious Area	0.113	acres	
Percentage of Impervious Area, *I*	100.0%		
Runoff Coefficient, *R*	0.950		

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	0.113	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.009	acre-foot	
Water Quality Volume, *WQV*	**389.68**	**cf**	***Required***
WQV in Pervious Driveway	**851.00**	**cf**	***Provided***

Water Quality Volume provided > required

Project:	**41 Crescent Road**	By:	**SM**	Date:	**5/4/2026**
	Lot 4 & ROW	Checked:	**RPP**	Date:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed	
Total Drainage Area, *A*	0.317	acres
Total Impervious Area	0.317	acres
Percentage of Impervious Area, *I*	100.0%	
Runoff Coefficient, *R*	0.950	

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	0.317	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.025	acre-foot	
Water Quality Volume, *WQV*	**1,093.17**	**cf**	***Required***
WQV in Underground Detention	**1,133.00**	**cf**	***Provided***

Water Quality Volume provided > required

Appendix F
Operation & Maintenance Plan

Operations and Maintenance Plan

41 Crescent Road
5/13/2026

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at *41 Crescent Road* are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:

    a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
    b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
    c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
    d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
    e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
    f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
    g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

    a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
    b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
    c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.

d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Stormwater Control Structures:

   a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
   b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
   c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris shall be removed and repairs made as required.
   f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

   a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
   b. For the first year, outfalls shall be inspected on a quarterly basis.
   c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris shall be removed and repairs made as required.
   f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
   g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

5. Bioretention/Biofiltration Basins and Rain Gardens:

   a. Bioretention/Biofiltration basins and rain gardens shall be cleaned of debris and sediments upon the completion of construction. Any filter media (bioretention soil) impacted by the construction activities shall be removed and replaced at this time.
   b. The filter media (bioretention soil) shall be visually inspected on a monthly basis for the first 6 months. Any erosion or displacement of the filter media (bioretention soil) shall be promptly repaired and the cause of the problem shall be identified and corrected. Monthly inspections shall continue until successful operation of the system is confirmed.
   c. Bioretention/Biofiltration areas and rain gardens with grass shall not be mowed more than twice during the growing season, preferably only in late October. More frequent mowing will eliminate native forbs and sedges from the meadow cover.
   d. Bioretention/Biofiltration areas and rain gardens with mulch and plantings shall be inspected during spring cleanup and one just prior to the winter season.
   e. All dead plants and missing mulch shall be replaced and any necessary pruning of vegetation shall be completed.
   f. The surface of these structures shall be inspected on a quarterly basis after the first six months of successful operation and after heavy runoff events (e.g. >3.0" in a 24-hour

period). One inspection shall occur immediately following the completion of winter sanding and subsequent sweeping operations, and one shall occur just prior to the winter season. Any accumulated debris and sediments shall be removed.

g. Check draining time of bioretention/biofiltration areas and rain gardens annually. Check within 72 hours after a minimum one inch rain event. If there is no standing water, infiltration is acceptable. If draining time is excessive, quantitatively determine infiltration rate. Use a double ring infiltrometer or monitor drop in water level after a significant storm. If infiltration rate <0.5 in. /hour, remedial action shall be taken.
h. A soil-core investigation may be used to identify the clogged portion of stormwater facility and depth of clogging. Remedial measures may include removal of clogged soil layer and replacement with suitable media, aeration, and mixing upper strata with lower soil strata. After corrective measures have been implemented, infiltration rate and draining time shall be retested.

6. Drywells and Infiltration Systems:

   a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
   b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
   c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
   d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the units shall be removed and repairs made as required.
   f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

7. Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.) (Individual Lots):

   a. Changing the porous pavement surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
   b. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
   c. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
   d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
   e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
   f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
   g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
   h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
   i. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
   j. Any additional maintenance required per the manufacturer's specifications shall also be completed.

8. Roof Gutters (Individual Lots):

    a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

Operations and Maintenance Log (Page 1 of 4)

41 Crescent Road
5/13/2026

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name:_____ Date of Inspection:_____

Affiliation:_____ Phone #:_____

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Stormwater Control Structures:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 2 of 4)

41 Crescent Road
5/13/2026

Hydrodynamic Separators:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Does unit require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Has unit been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- Have all drainage outlets been cleared of debris? ☐ Yes ☐ No ☐ N/A
- Have all outlet protections been inspected/repaired? ☐ Yes ☐ No ☐ N/A
- Have all erosion issues been repaired? ☐ Yes ☐ No ☐ N/A

Notes:

Bioretention/Biofiltration Basins/Rain Gardens:

- Have basins been cleared of debris/sediments? ☐ Yes ☐ No ☐ N/A
- Have draining times of basins been verified? ☐ Yes ☐ No ☐ N/A
- Has vegetation been mowed (twice/year max.)? ☐ Yes ☐ No ☐ N/A
- Has plantings and mulch been replaced (twice/year)? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 3 of 4)

41 Crescent Road
5/13/2026

Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments? ☐ Yes ☐ No ☐ N/A
- Do units require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Has draining times of system been verified? ☐ Yes ☐ No ☐ N/A

Notes:

Porous Pavement:

- Has pavement been vacuumed? ☐ Yes ☐ No ☐ N/A
- Has draining times been verified? ☐ Yes ☐ No ☐ N/A

Notes:

Roof Gutters:

- Has accumulated debris been removed from gutters? ☐ Yes ☐ No ☐ N/A
- Do any gutters require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 4 of 4)

41 Crescent Road
5/13/2026

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

_____ _____

Signature of Inspector: **Date:**

● Ecology
● Soil & Wetland Studies
● Water Quality Monitoring ● GPS
● Environmental Planning & Management
● Ecological Restoration & Habitat Mitigation
● Aquatic, Wildlife and Listed Species Surveys
● Application Reviews ● Permitting & Compliance

June 17, 2026

VIA E-MAIL

Joel Z. Green, Esq.
The Law Offices of Green and Gross, P.C.
1087 Broad Street
Bridgeport, Connecticut 06604

RE: ***PRELIMINARY APPLICATION REVIEW***
41 Crescent Road, Westport, CT
REMA Job #: 26-2883-WSP31

Dear Attorney Green:

At the request of interested parties, I have conducted a preliminary review of materials submitted in support of the application for the proposed four-lot residential subdivision at 41 Crescent Road, Westport, Connecticut.

Documents reviewed to date include, but are not necessarily limited to:

• Inland Wetlands Application materials submitted by LandTech Consultants;
• Wetland Evaluation and Impact Assessment, LandTech Consultants, May 2026;
• Soil Scientist Report – Inland Wetland/Watercourse Delineation, Anthony Zemba, Soil Scientist, March 2025;
• Stormwater Management Report, LandTech Consultants, May 2026;
• Site development and drainage plans;
• Review memorandum prepared by Steven Trinkaus, P.E.;
• Notes from the June 12, 2026 site walk attended by Commission members, Town staff, the applicant, and members of the public.

This review is preliminary in nature. Additional evaluation of the application materials, engineering plans, stormwater analyses, and supporting reports is ongoing. Based upon the

information presently available, however, several issues warrant further review before a final determination regarding wetland impacts can reasonably be made.

1. Wetland Functions and Values Assessment

The Wetland Evaluation and Impact Assessment appears to rely primarily upon observations made during a single field visit conducted on May 7, 2026. The report subsequently concludes that the on-site wetlands provide limited ecological functions and values, including the conclusion that the wetlands do not provide meaningful wildlife habitat.

In my opinion, such conclusions may not be adequately supported by the information presently contained within the record.

Wetland functions and values, particularly wildlife habitat functions, are inherently seasonal and often require multiple observations conducted during different portions of the growing season and wildlife breeding season. The absence of observed wetland-dependent wildlife during a single site visit does not necessarily support the conclusion that the wetlands lack wildlife habitat value.

Further, the assessment appears to focus primarily upon wetland-dependent wildlife species. Wildlife habitat evaluations should also consider utilization of the wetland-upland complex by amphibians, reptiles, birds, mammals, and invertebrates that may not be classified as wetland obligates but nevertheless rely upon such habitats for portions of their life cycles.

At present, the record does not appear to contain sufficient information to fully evaluate seasonal wildlife utilization of these wetlands or the adjacent upland habitats.

2. Hydrologic Function of the Wetlands

The submitted reports characterize the wetlands as relatively small and of limited functional significance. While wetland size is an important consideration, it does not necessarily determine functional value.

The western wetland, in particular, appears to function as a localized collection point for overland runoff from portions of the site and surrounding areas. Additional review may be warranted regarding existing hydrologic conditions, seasonal ponding duration, groundwater interactions, and the role these wetlands play in local stormwater attenuation and storage.

3. Stormwater Management and Long-Term Performance

The proposed development relies extensively upon infiltration-based stormwater management practices, including rain gardens, infiltration galleries, recharge systems, pervious pavement systems, vegetated swales, and related drainage infrastructure.

While the submitted analyses indicate reductions in modeled peak discharge rates, additional review appears warranted regarding long-term operation, maintenance, and performance of these systems, particularly given their importance to the overall drainage strategy.

Questions concerning maintenance responsibility, long-term effectiveness, groundwater interactions, sediment accumulation, and potential system failure scenarios should be fully evaluated as part of the Commission's review.

4. Alteration of Existing Drainage Patterns

Based upon my review of the submitted plans and stormwater documentation, portions of existing runoff presently flowing across and through the site will be intercepted, concentrated, routed through engineered conveyance systems, and discharged to wetland areas through newly constructed infrastructure.

Additional evaluation appears warranted regarding the potential effects of these modifications on existing wetland hydrology and wetland function.

5. Need for Additional Review

The foregoing comments should be viewed as preliminary observations only. Given the complexity of the proposed drainage system, the ecological significance of the remaining wetland resources, and the limited information currently available regarding wildlife utilization and seasonal wetland function, additional technical review appears warranted prior to final action on the application.

Accordingly, it is my opinion that the current record may not yet be sufficient to fully evaluate potential direct and indirect impacts to wetland resources, associated habitats, and related ecological functions.

I reserve the right to supplement these comments following further review of the application materials and supporting documentation.

Please feel free to contact our office with any questions.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Professional Wetland Scientist, Certified Senior Ecologist

Trinkaus Engineering, LLC
114 Hunters Ridge Road
Southbury, Connecticut 06488
203-264-4558 (office)
+1-203-525-5153 (mobile)
E-mail: strinkaus@earthlink.net
http://www.trinkausengineering.com

June 16, 2026

Joel Z. Green, Esq.
The Law Offices of Green and Gross, P.C.
1087 Broad Street
Bridgeport, Connecticut 06604

Re: Four lot subdivision
41 Crescent Road
Westport, Connecticut

Dear Attorney Green,

At your request, I have reviewed the following documents submitted in support of this application. I have the following comments for your consideration.

Documents Reviewed:

1. Ten sheet plan set by LandTech Consultants (5/5/25 and 5/15/25).
2. Stormwater Management Report by LandTech Consultants (5/14/26).

Executive Summary:

A. The stormwater management system is not in compliance with the CT DEEP 2024 Storm Water Quality Manual as stated below.
B. Inadequate soil testing has been done per the CT DEEP 2024 Storm Water Quality Manual for the proposed infiltration practices, which will result in increased runoff volume being discharged which will worsen the existing flooding conditions documented by adjacent residents.
C. The erosion control plan is not in compliance with the CT DEEP 2024 Guidelines for Soil Erosion and Sediment Control.
D. It has not been demonstrated by calculations and analysis that non-point source pollutant loads will be reduced. As currently proposed, increased non-point source pollutant loads will be discharged to various wetland systems on the site which will adversely affect water quality in the wetlands over time.

Sheet SV-1.0: **No comments on this sheet.**

Sheet SV-1.1: **No comments on this sheet.**

Sheet C-1.0:

1. No limit of site disturbance is shown for any of the four proposed residential lots. How close will be the lawn to the delineated inland wetland boundary?
2. Due to the potential proximity of the lawn to the delineated inland wetland boundary, will fertilizers be prohibited within the 50' upland review area?

Sheet C-2.0:

3. It is not clear what the extent of the pervious driveway is for proposed Lot #2 and Lot #3. The limit of the pervious driveway must be clearly defined on the plans.
4. In the case of proposed Lot #2, it appears that the pervious driveway crosses an existing ledge outcrop and would not provide the minimum required 24" vertical separation from the bottom of the pervious driveway section to ledge.
5. According to the proposed contours and spot elevations, the pervious driveway on proposed Lot #2 and Lot #3 will be located in fill material. No information has been provided on the type of fill and how it will be installed.
6. Roof drains on proposed Lots #2 and Lot #3 are shown to discharge to the stone layer of the pervious driveway. However, no pipe inverts have been specified.
7. There are no deep test holes in the location of the underground gallery system on Lot #1.
8. No double ring infiltration tests have been performed for this system which are required by the CT DEEP 2024 Storm Water Quality Manual as well as standard civil engineering practices.
9. No inverts are provided for the multiple roof drains and driveway drain being discharged to the gallery system on proposed Lot #1.
10. The gallery system will be fully located in fill material. No type of fill is specified for this system and how the material will be installed.
11. There is a gallery system located on the west side of the driveway. No deep test holes have been provided for this system so it unknown if the soils are suitable for this type of system.
12. No double ring infiltration tests have been performed for this system which are required by the CT DEEP 2024 Storm Water Quality Manual as well as standard civil engineering practices.
13. There is no outlet pipe from this gallery system which implies that the applicant believes all runoff will infiltrate into the underlying soils. No evidence has been provided to support this design.
14. It appears that there is a forebay for the rain garden. The contours for the forebay are not labeled, so it cannot be confirmed what the volume of the forebay is.
15. It is not clear how runoff from the roadway will enter the forebay due to a lack of proposed grading information.
16. How will the roof drains from the house on proposed Lot #4 be directed to the driveway as implied by a note on the plan?
17. Numerous percolation tests have been done by the applicant on the site. Percolation tests are prohibited by the CT DEEP 2024 Storm Water Quality Manual for the design of stormwater infiltration practices.

Sheet C-2.1:

18. Numerous deep test pits have been performed on the site. There are significant inconsistencies between some of the test holes as discussed below:
    a. DT-25-9 calls out mottling at 24", yet no mottling was observed in DT-8 which is approximately 13' away from DT-25-9 at the same elevation.
    b. DT-5 calls out mottling at 24" (137'), the mottling in DT-25-14 is called out at 7" (141.4'). These two deep test holes are approximately 30' apart and to have a difference of 4'+ in approximately 30'. This is highly unusual.
    c. According to the plan, some of the testing was done in 2008. The firm or professional responsible for the test holes from 2008 is unknown.
    d. New soil testing should be done under the supervision of the Westport Engineering Department to confirm the soil conditions on the site.

Sheet C-3.0: No comment on this sheet.

Sheet C-4.0:

19. All of the construction entrance are less than fifty feet in length and thus is not in compliance with the CT DEEP 2024 Guidelines for Soil Erosion and Sediment Control.
20. No detailed construction sequence has been provided for this subdivision which is required by the 2024 Guidelines for Soil Erosion and Sediment Control.
21. It is proposed to use the rain garden as a temporary sediment trap. No computations have been provided to size the sediment trap in accordance with the 2024 Guidelines for Soil Erosion and Sediment Control.
22. No provisions have been provided as to how the temporary sediment trap will be converted to the permanent rain garden. It is not recommended to use a rain garden as a temporary sediment trap or basin due without adversely impacting the infiltrative capacity of the rain garden.

Sheet C-5.0:

23. No detail of the pervious driveway has been provided.
24. The detail for the drainage swale specifies a soil media mix, underdrain by gravel with an underdrain. The type of gravel is not specified. No transitional layer is proposed between the soil media and the gravel layer. Without a transitional layer, the fines in the soil media will migrate down into the gravel layer and result in clogging.
25. The type and size of the underdrain is not specified.
26. Is the applicant claiming that infiltration will occur through the bottom of the drainage swale? If so, the soil media specified for the drainage swale will be subject to clogging.
27. Has the swale been sized to contain the runoff from the 10-year storm as required by the 2024 Guidelines for Soil Erosion and Sediment Control?
28. No specification for the soil media in the rain garden has been provided.
29. As proposed the rain garden will fail due to clogging due to the presence of filter fabric.

Sheet P-1.0:

30. There is a typographical error on the road profile. The low point is labeled as the high point. Additionally, the cited elevation is not correct.

Sheet L-1.0: No comment on this sheet.

Stormwater Management Report:

31. It is stated on page 7 and 8 of the report that there will be reductions in the peak rate of runoff. This claim is not valid as the applicant used percolation tests and not double ring infiltration tests in the hydrologic model. They are over-estimating the amount of runoff being lost to infiltration.
32. The routing analysis for Pond 1P states that the primary outlet is a 24" x 24" horizontal orifice which appears to be the proposed catch basin on the road. For a discharge to occur through the grate, it would mean that runoff has filled the gallery, and the pipe between the gallery and the grate which prevents any other runoff from entering the gallery system.
33. According to the report, Pond 1P consists of 32 lf of 24" high galleries (4 units). However, neither of the two gallery systems on the site plan match this configuration. Is the report wrong or is the site plan wrong?
34. For Pond 2P and Pond 3P, it is stated that the primary discharge is via a 12' x 1' broad crested weir. No weir is shown on the site plan.
35. The applicant is considering the forebay for the rain garden to be a separate stormwater practice. A forebay is not a standalone practice. It is part and parcel of the rain garden and is not modeled separately.
36. The applicant claims that since they are containing the water quality volume in the underground gallery system and in the stone layer of the pervious driveway, the pollutant loads are magically reduced as the following language from the CT DEEP 2024 Storm Water Quality Manual seems to imply: ***"Achieving these minimum required load reductions for sediment and nutrients is assumed to provide adequate reductions of other stormwater pollutants including floatable materials. However, it is important to note that if the full retention goal (i.e., Required Retention Volume) is met, then it is assumed pollutant reduction is also achieved and individual pollutant calculations are not necessary."***
    1. The above statement is not supported by science for the following reasons:
        a. Treatment Processes: Effective removal relies on specific physical, chemical, and biological processes occurring within the practice, such as sedimentation, filtration, adsorption, and microbial action. Holding the water simply provides the opportunity for these process to work.
        b. Design and Maintenance: The specific design of the practice (e.g., detention pond, rain garden, permeable pavement) and its ongoing maintenance are vital for ensuring these processes function correctly. Clogged systems or short-circuiting flow paths can drastically reduce efficiency, even if the total volume is captured.
        c. Pollutant Characteristics: Different pollutants behave differently. Suspended solids often settle out well, while dissolved nutrients (like nitrogen and phosphorus) or certain chemicals might require specialized treatment components or longer retention times for effective removal.

d. Storm Dynamics: The WQV is typically designed for a specific "design storm" (e.g., the first flush or a 90% storm event) [1]. Larger or more intense storms may overwhelm the system, resulting in bypass or reduced treatment efficiency for the excess volume.
e. Many stormwater practices found in the 2024 Manual are incapable of providing the high level of reduction required. As an example, a Dry Detention Basin is rated by CT DEEP to have Moderate TSS removal and low TP and TP removal, so it does not matter how much water is held in a Dry Detention Basin, the required pollutant load reductions will never be met as the system cannot provide them.

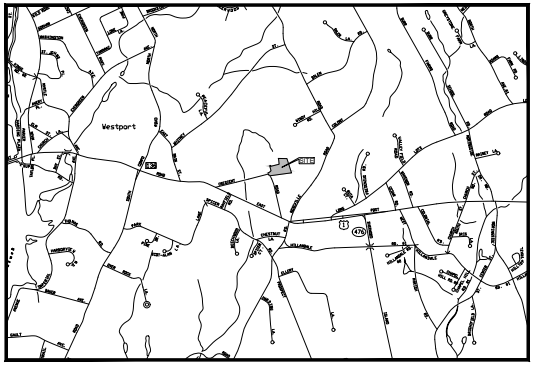
37. No pollutant loading analysis has been provided which demonstrates that non-point source pollutants, particularly hydrocarbons and metals, will be reduced prior to being discharged into the groundwater under this site or to the surface wetlands.

Please feel free to contact my office if you have any questions concerning this information. A copy of my CV is attached for the record.

Respectfully submitted,
Trinkaus Engineering, LLC

Steven D. Trinkaus, PE

SITE DEVELOPMENT PLANS
FOR A PROPOSED
4 - LOT SUBDIVISION



LOCATION MAP
(NTS)

DRAWING SHEET INDEX

SHEET NO.	SHEET TITLE
T-1.0	COVER SHEET
SV-1.0	ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY
SV-1.1	SUBDIVISION MAP
C-1.0	SITE LAYOUT PLAN
C-2.0	SITE GRADING AND DRAINAGE PLAN
C-2.1	TEST PIT LOCATION PLAN
C-3.0	SITE UTILITY PLAN
C-4.0	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-5.0	CONSTRUCTION DETAILS
P-1.0	ROADWAY PROFILE PLAN
L-1.0	LANDSCAPE PLAN

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 41 CRESCENT ROAD TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED MAY 5, 2025.
2. DATUM: NAVD 88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THE LOCATION OF UTILITY SERVICE LINES TO BUILDINGS, AND OTHER FEATURES THAT ARE NOT SHOWN, THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD MAP No. 09001C0414G, EFFECTIVE 7/8/2013.
6. WETLANDS AS FLAGGED BY WILLIAM KENNY CERTIFIED SOIL SCIENTIST, DECEMBER 9, 2025.
7. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.

REVISION DATE | ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
510 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
AIDAN HAYES

PROJECT LOCATION:
41 CRESCENT ROAD
WESTPORT, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION

DRAWING TITLE:
COVER SHEET

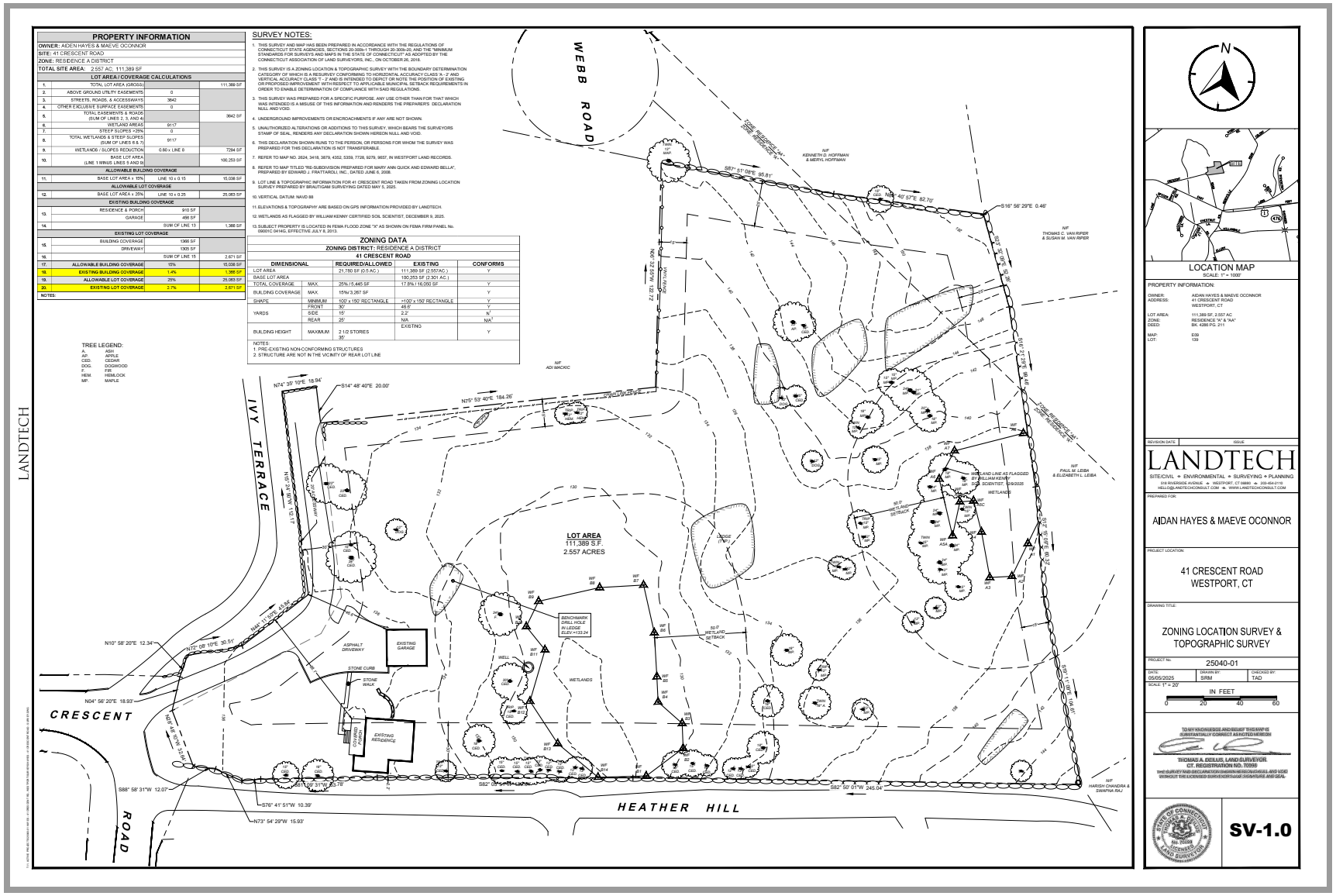
PROJECT No.: 25040-01

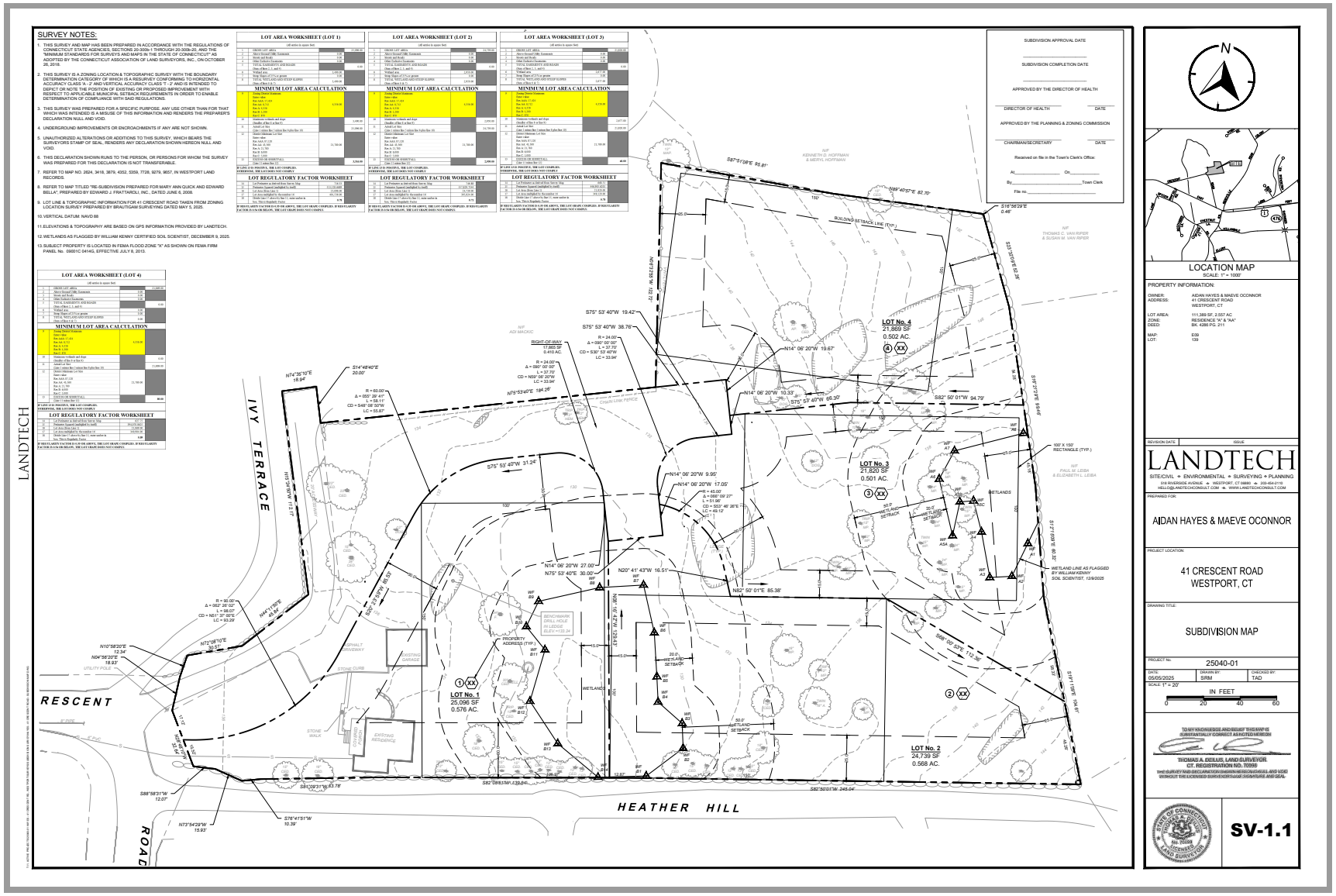
DATE	DESIGNED BY	CHECKED BY
5/15/2025	SM	RP

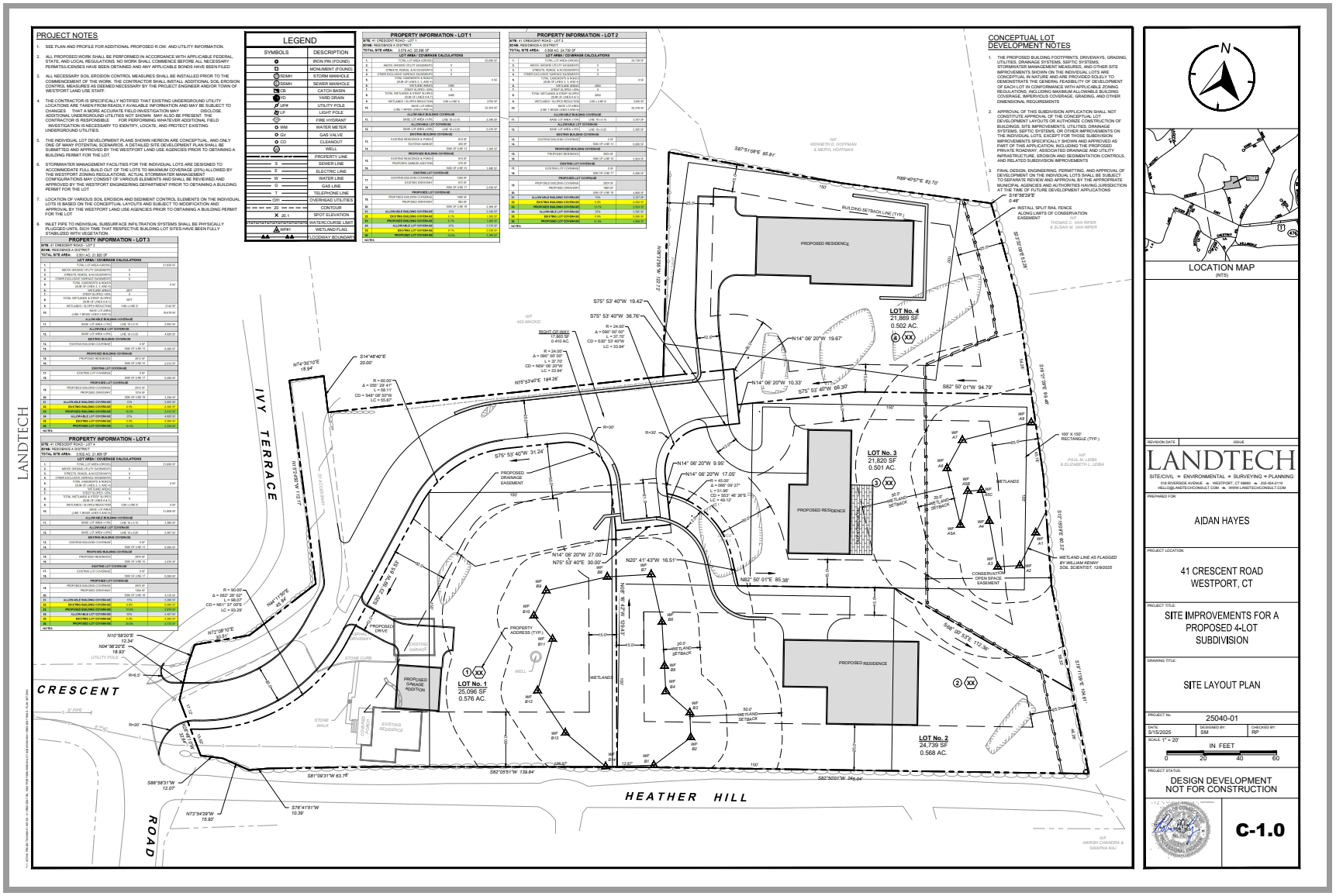
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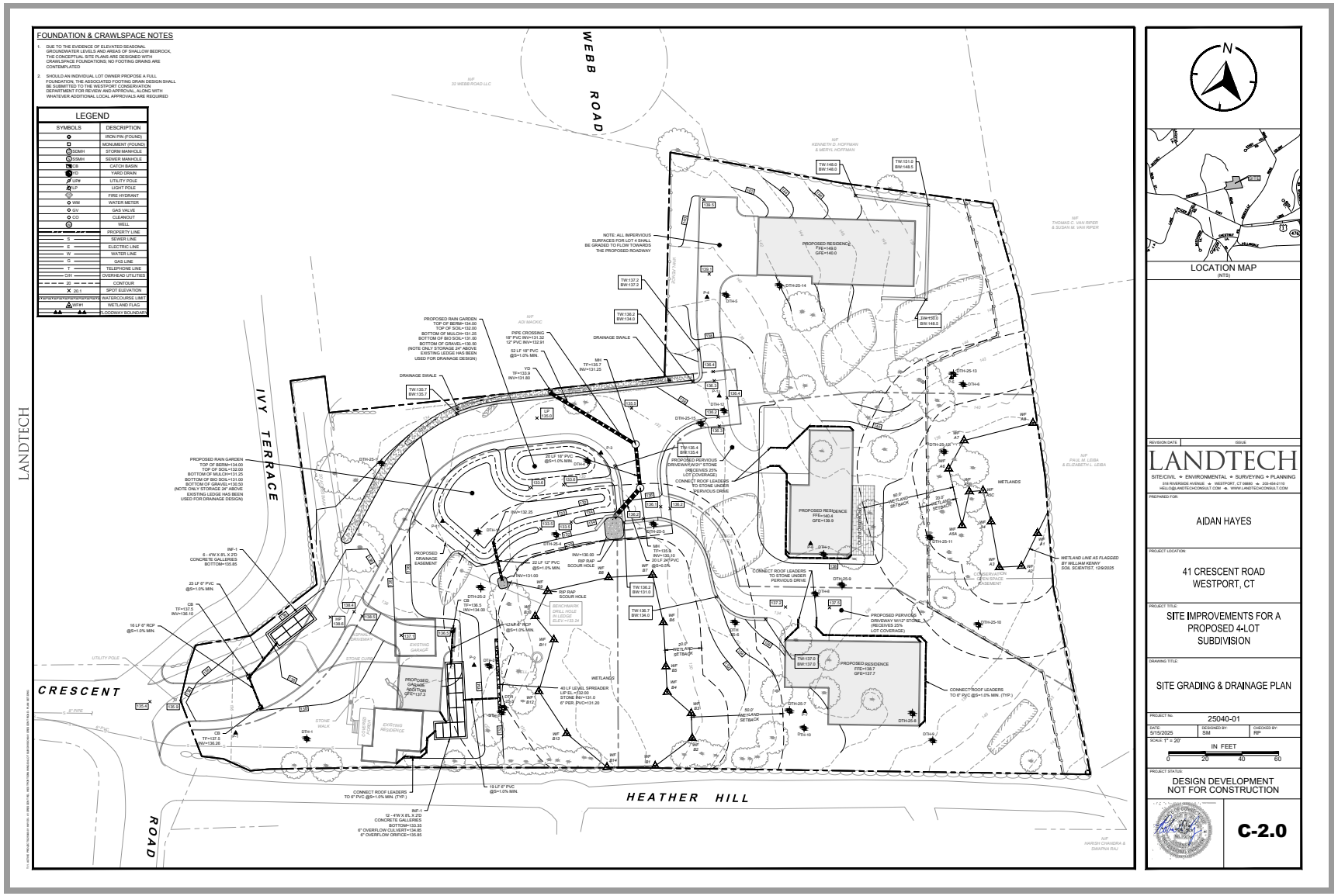
PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

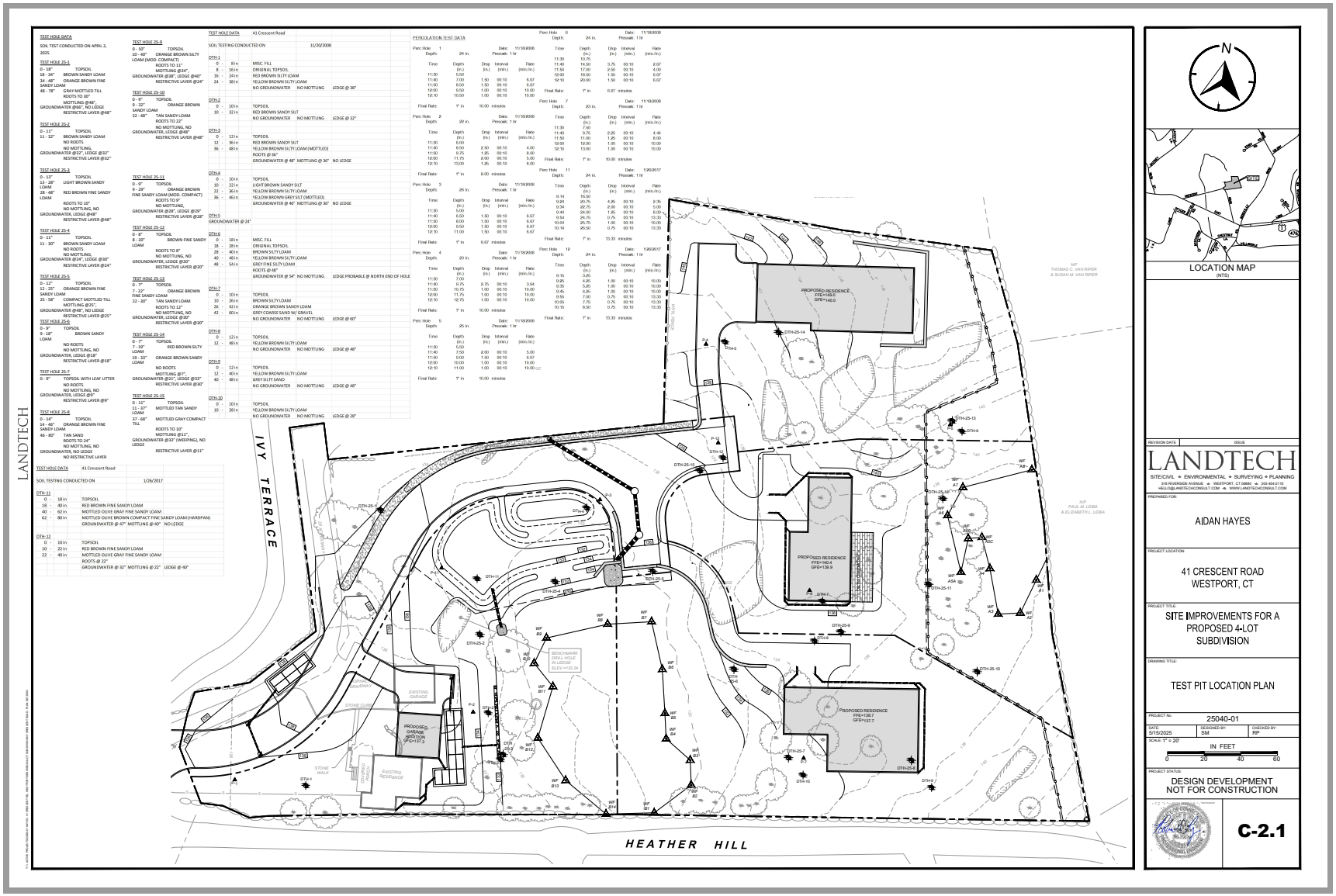
T-1.0

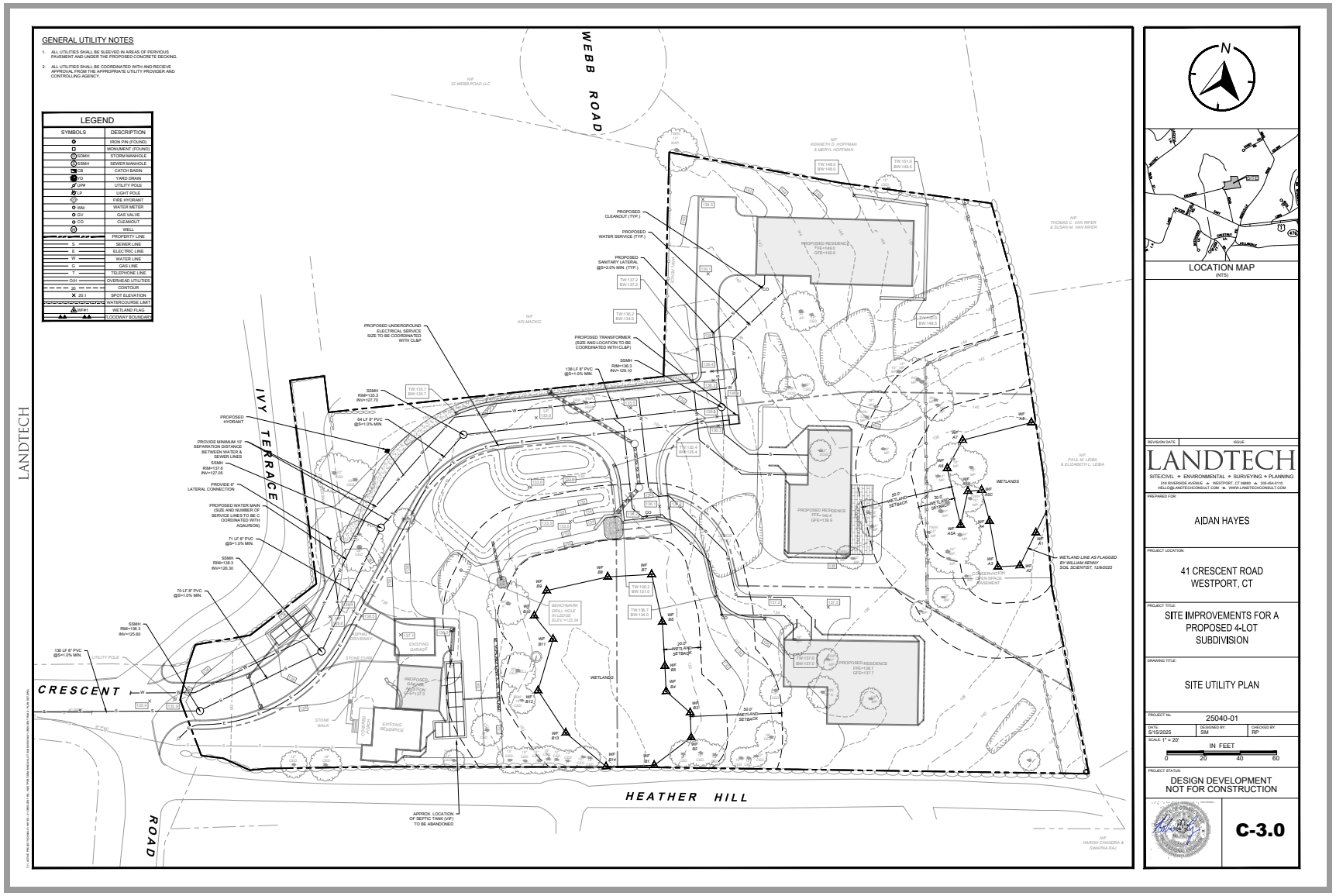

PROPERTY INFORMATION
OWNER: AIDEN HAYES & MAEVE OCONNOR
SITE: 41 CRESCENT ROAD
ZONE: RESIDENCE A DISTRICT
TOTAL SITE AREA: 2.557 AC; 111,389 SF
LOT AREA / COVERAGE CALCULATIONS
1. TOTAL LOT AREA (GROSS) 111,389 SF
2. ABOVE GROUND UTILITY EASEMENTS 0
3. STREETS, ROADS, & ACCESSWAYS 3842
4. OTHER EXCLUSIVE SURFACE EASEMENTS 0
5. TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4) 3842 SF
6. WETLAND AREAS 9117
7. STEEP SLOPES >25% 0
8. TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7) 9117
9. WETLANDS / SLOPES REDUCTION 0.60 x LINE 8 7294 SF
10. BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9) 100,253 SF
ALLOWABLE BUILDING COVERAGE
11. BASE LOT AREA x 15% LINE 10 x 0.15 15,038 SF
ALLOWABLE LOT COVERAGE
12. BASE LOT AREA x 25% LINE 10 x 0.25 25,063 SF
EXISTING BUILDING COVERAGE
13. RESIDENCE & PORCH 910 SF
GARAGE 496 SF
14. SUM OF LINE 13 1,366 SF
EXISTING LOT COVERAGE
15. BUILDING COVERAGE 1366 SF
DRIVEWAY 1305 SF
16. SUM OF LINE 15 2,671 SF
17. ALLOWABLE BUILDING COVERAGE 15% 15,038 SF
18. EXISTING BUILDING COVERAGE 1.4% 1,366 SF
19. ALLOWABLE LOT COVERAGE 25% 25,063 SF
20. EXISTING LOT COVERAGE 2.7% 2,671 SF
NOTES:
SURVEY NOTES:
1. THIS SURVEY AND MAP WAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 2624, 3418, 3879, 4352, 5359, 7726, 9279, 9657, IN WESTPORT LAND RECORDS.
8. REFER TO MAP TITLED "RE-SUBDIVISION PREPARED FOR MARY ANN QUICK AND EDWARD BELLA", PREPARED BY EDWARD J. FRATTAROLI, INC., DATED JUNE 6, 2008.
9. LOT LINE & TOPOGRAPHIC INFORMATION FOR 41 CRESCENT ROAD TAKEN FROM ZONING LOCATION SURVEY PREPARED BY BRAUTIGAM SURVEYING DATED MAY 5, 2025.
10. VERTICAL DATUM: NAVD 88.
11. ELEVATIONS & TOPOGRAPHY ARE BASED ON GPS INFORMATION PROVIDED BY LANDTECH.
12. WETLANDS AS FLAGGED BY WILLIAM KENNY CERTIFIED SOIL SCIENTIST, DECEMBER 9, 2025.
13. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0416G, EFFECTIVE JULY 8, 2013.
ZONING DATA
ZONING DISTRICT: RESIDENCE A DISTRICT
41 CRESCENT ROAD
DIMENSIONAL | REQUIRED/ALLOWED | EXISTING | CONFORMS
LOT AREA 21,780 SF (0.5 AC.) 111,389 SF (2.557AC.) Y
BASE LOT AREA 100,253 SF (2.301 AC.)
TOTAL COVERAGE MAX. 25% / 5,445 SF 17.8% / 16,093 SF Y
BUILDING COVERAGE MAX. 15% / 3,267 SF Y
SHAPE MINIMUM 100' x 150' RECTANGLE >100' x 150' RECTANGLE Y
YARDS FRONT 30' 46.6' Y
SIDE 15' 2.2' N[1]
REAR 25' N/A N/A[2]
BUILDING HEIGHT MAXIMUM 2 1/2 STORIES / 35' EXISTING Y
NOTES:
1. PRE-EXISTING NON-CONFORMING STRUCTURES
2. STRUCTURE ARE NOT IN THE VICINITY OF REAR LOT LINE
TREE LEGEND:
A. ASH
APL. APPLE
CED. CEDAR
DOG. DOGWOOD
PIN. PINE
HEM. HEMLOCK
MP. MAPLE
WEBB ROAD
IVY TERRACE
CRESCENT ROAD
HEATHER HILL
LOT AREA
111,389 S.F.
2.557 ACRES
EXISTING RESIDENCE
EXISTING GARAGE
ASPHALT DRIVEWAY
STONE CURB
STONE WALK
WETLANDS
50.0' WETLAND SETBACK
BENCHMARK DRILL HOLE IN LEDGE ELEV.=133.24
WELL
N/F KENNETH D. HOFFMAN & MERYL HOFFMAN
N/F THOMAS C. VAN RIPER & SUSAN M. VAN RIPER
N/F ADI MACKIC
N/F PAUL M. LEIBA & ELIZABETH L. LEIBA
N/F HARISH CHANDRA & SWAPNA RAJ
WETLAND LINE AS FLAGGED BY WILLIAM KENNY SOIL SCIENTIST, 12/9/2025
S16° 56' 29"E 0.46'
S87° 51' 09"E 95.81'
N74° 39' 10"E 18.94'
S14° 48' 40"E 20.00'
N75° 53' 40"E 184.26'
S12° 15' 09"E 99.32'
N10° 58' 20"E 12.34'
N17° 08' 10"E 90.51'
N04° 56' 20"E 18.93'
S88° 58' 31"W 12.07'
S76° 41' 51"W 10.39'
S73° 54' 29"W 15.93'
S81° 09' 31"W 93.78'
S82° 50' 01"W 245.04'
N82° 50' 01"E 245.04'
LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
LOCATION MAP
SCALE: 1" = 1000'
PROPERTY INFORMATION:
OWNER/ ADDRESS: AIDAN HAYES & MAEVE OCONNOR, 41 CRESCENT ROAD, WESTPORT, CT
LOT AREA: 111,389 SF, 2.557 AC
ZONE: RESIDENCE "A" & "AA"
DEED: BK. 4388 PG. 211
MAP: 839
LOT: 139
REVISION DATE
ISSUE
PREPARED FOR:
AIDAN HAYES & MAEVE OCONNOR
PROJECT LOCATION:
41 CRESCENT ROAD
WESTPORT, CT
DRAWING TITLE:
ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY
PROJECT No. 25040-01
DATE: 05/05/2025
DRAWN BY: SRM
CHECKED BY: TAD
SCALE: 1" = 20'
IN FEET
0 20 40 60
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
THOMAS A. EXELIUS, LAND SURVEYOR
CT. REGISTRATION NO. 70565
THIS SURVEY MAP OR DECLARATION HEREON IS INCOMPLETE AND VOID WITHOUT THE LICENSED SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
SV-1.0

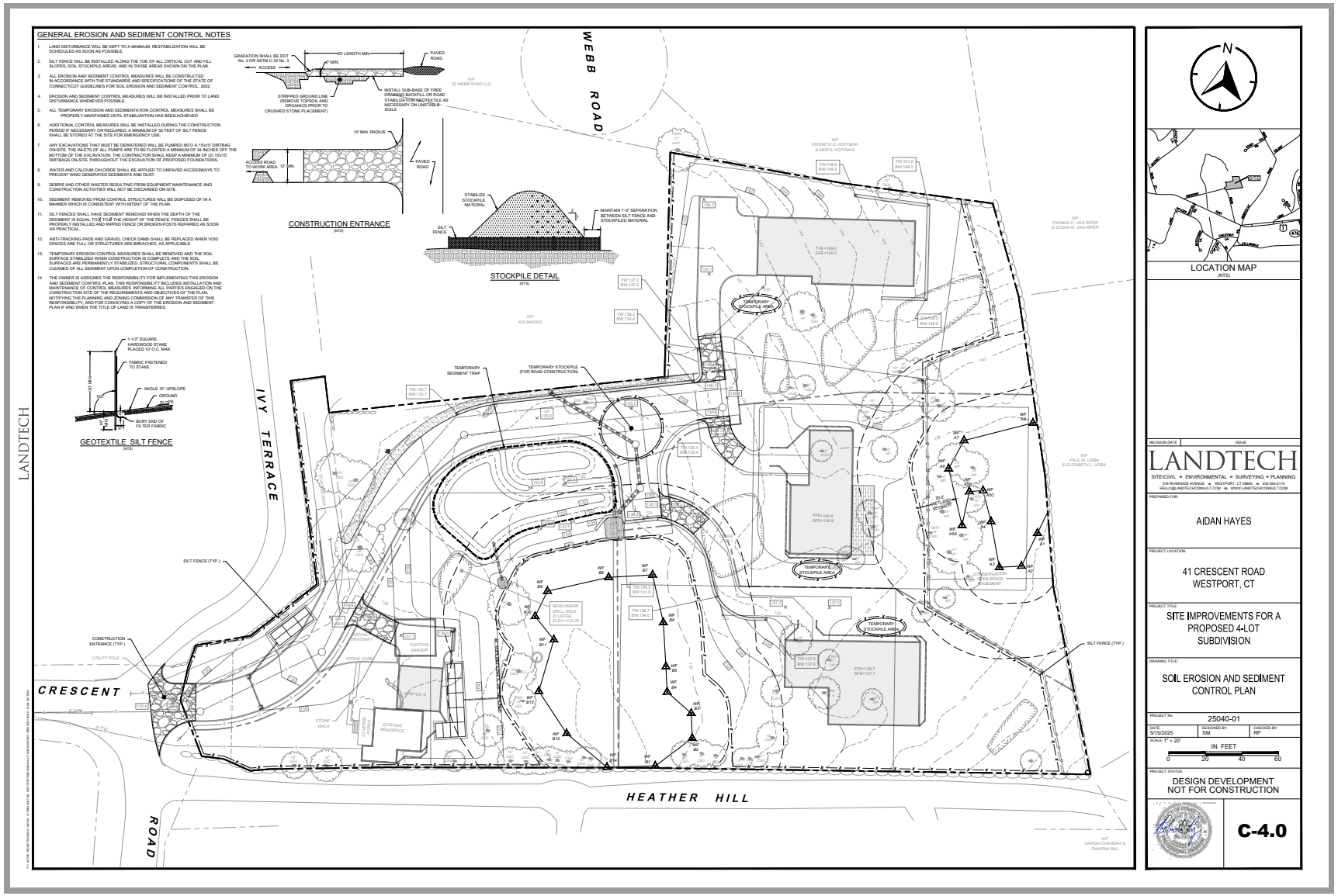

SURVEY NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS V.T. -2 AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 2624, 3418, 3879, 4352, 5359, 7728, 9279, 9657, IN WESTPORT LAND RECORDS.
8. REFER TO MAP TITLED "RE-SUBDIVISION PREPARED FOR MARY ANN QUICK AND EDWARD BELLA", PREPARED BY EDWARD J. FRATTAROLI, INC., DATED JUNE 6, 2008.
9. LOT LINE & TOPOGRAPHIC INFORMATION FOR 41 CRESCENT ROAD TAKEN FROM ZONING LOCATION SURVEY PREPARED BY BRAUTIGAM SURVEYING DATED MAY 5, 2025.
10. VERTICAL DATUM: NAVD 88
11. ELEVATIONS & TOPOGRAPHY ARE BASED ON GPS INFORMATION PROVIDED BY LANDTECH.
12. WETLANDS AS FLAGGED BY WILLIAM KENNY CERTIFIED SOIL SCIENTIST, DECEMBER 9, 2025.
13. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0414G, EFFECTIVE JULY 8, 2013.
LOT AREA WORKSHEET (LOT 1)
MINIMUM LOT AREA CALCULATION
LOT REGULATORY FACTOR WORKSHEET
LOT AREA WORKSHEET (LOT 2)
MINIMUM LOT AREA CALCULATION
LOT REGULATORY FACTOR WORKSHEET
LOT AREA WORKSHEET (LOT 3)
MINIMUM LOT AREA CALCULATION
LOT REGULATORY FACTOR WORKSHEET
LOT AREA WORKSHEET (LOT 4)
MINIMUM LOT AREA CALCULATION
LOT REGULATORY FACTOR WORKSHEET
SUBDIVISION APPROVAL DATE
SUBDIVISION COMPLETION DATE
APPROVED BY THE DIRECTOR OF HEALTH
DIRECTOR OF HEALTH
DATE
APPROVED BY THE PLANNING & ZONING COMMISSION
CHAIRMAN/SECRETARY
DATE
Received on file in the Town's Clerk's Office:
Town Clerk
File no.
LANDTECH
IVY TERRACE
CRESCENT
HEATHER HILL
ROAD
LOT No. 1
25,096 SF
0.576 AC.
LOT No. 2
24,739 SF
0.568 AC.
LOT No. 3
21,820 SF
0.501 AC.
LOT No. 4
21,869 SF
0.502 AC.
RIGHT-OF-WAY
17,865 SF
0.410 AC.
BUILDING SETBACK LINE (TYP.)
WETLANDS
WETLAND LINE AS FLAGGED BY WILLIAM KENNY SOIL SCIENTIST, 12/9/2025
100' X 150' RECTANGLE (TYP.)
PROPERTY ADDRESS (TYP.)
BENCHMARK DRILL HOLE IN EDGE OF ASPHALT ELEV.=105.38
EXISTING GARAGE
EXISTING RESIDENCE
STONE WALK
ASPHALT DRIVEWAY
STONE CURB
UTILITY POLE
LOCATION MAP
SCALE: 1" = 1000'
PROPERTY INFORMATION:
OWNER:
ADDRESS:
LOT AREA:
ZONE:
DEED:
MAP:
LOT:
AIDAN HAYES & MAEVE OCONNOR
41 CRESCENT ROAD
WESTPORT, CT
111,389 SF, 2.557 AC
RESIDENCE "A" & "AA"
BK. 4388 PG. 211
E09
139
LANDTECH
SITE/CIVIL ✦ ENVIRONMENTAL ✦ SURVEYING ✦ PLANNING
PREPARED FOR:
AIDAN HAYES & MAEVE OCONNOR
PROJECT LOCATION:
41 CRESCENT ROAD
WESTPORT, CT
DRAWING TITLE:
SUBDIVISION MAP
PROJECT No.
25040-01
DATE:
05/05/2025
DRAWN BY:
SRM
CHECKED BY:
TAD
SCALE: 1" = 20'
IN FEET
0
20
40
60
THOMAS A. EXELIUS, LAND SURVEYOR
CT. REGISTRATION NO. 70995
SV-1.1

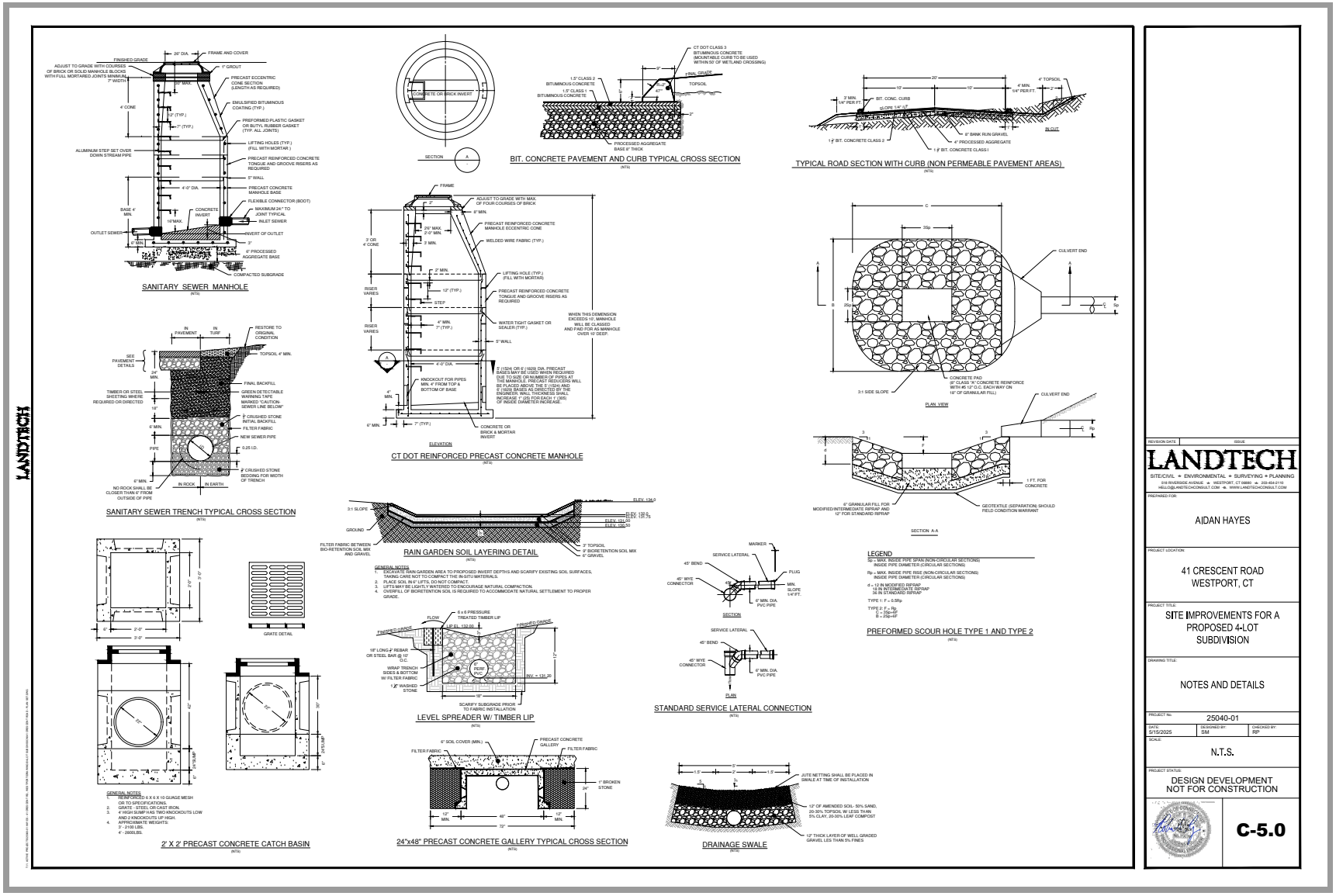

PROJECT NOTES
1. SEE PLAN AND PROFILE FOR ADDITIONAL PROPOSED R.O.W. AND UTILITY INFORMATION.
2. ALL PROPOSED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. NO WORK SHALL COMMENCE BEFORE ALL NECESSARY PERMITS/LICENSES HAVE BEEN OBTAINED AND ANY APPLICABLE BONDS HAVE BEEN FILED
3. ALL NECESSARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE PROJECT ENGINEER AND/OR TOWN OF WESTPORT LAND USE STAFF.
4. THE CONTRACTOR IS SPECIFICALLY NOTIFIED THAT EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS FROM READILY AVAILABLE INFORMATION AND MAY NOT BE SUBJECT TO CHANGES. THAT A MORE ACCURATE FIELD INVESTIGATION MAY DISCLOSE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN. MAY ALSO BE PRESENT. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING WHATEVER ADDITIONAL FIELD INVESTIGATION IS NECESSARY TO IDENTIFY, LOCATE, AND PROTECT EXISTING UNDERGROUND UTILITIES.
5. THE INDIVIDUAL LOT DEVELOPMENT PLANS SHOWN HEREON ARE CONCEPTUAL, AND ONLY ONE OF MANY POTENTIAL SCENARIOS. A DETAILED SITE DEVELOPMENT PLAN SHALL BE SUBMITTED AND APPROVED BY THE WESTPORT LAND USE AGENCIES PRIOR TO OBTAINING A BUILDING PERMIT FOR THE LOT.
6. STORMWATER MANAGEMENT FACILITIES FOR THE INDIVIDUAL LOTS ARE DESIGNED TO ACCOMMODATE FULL BUILD OUT OF THE LOTS TO MAXIMUM COVERAGE (25%) ALLOWED BY THE WESTPORT ZONING REGULATIONS. ACTUAL STORMWATER MANAGEMENT CONFIGURATIONS MAY CONSIST OF VARIOUS ELEMENTS AND SHALL BE REVIEWED AND APPROVED BY THE WESTPORT ENGINEERING DEPARTMENT PRIOR TO OBTAINING A BUILDING PERMIT FOR THE LOT
7. LOCATION OF VARIOUS SOIL EROSION AND SEDIMENT CONTROL ELEMENTS ON THE INDIVIDUAL LOTS IS BASED ON THIS CONCEPTUAL LAYOUTS AND SUBJECT TO MODIFICATION AND APPROVAL BY THE WESTPORT LAND USE AGENCIES PRIOR TO OBTAINING A BUILDING PERMIT FOR THE LOT
8. INLET PIPE TO INDIVIDUAL SUBSURFACE INFILTRATION SYSTEMS SHALL BE PHYSICALLY PLUGGED UNTIL SUCH TIME THAT RESPECTIVE BUILDING LOT SITES HAVE BEEN FULLY STABILIZED WITH VEGETATION.
LEGEND
SYMBOLS
DESCRIPTION
IRON PIN (FOUND)
MONUMENT (FOUND)
STORM MANHOLE
SEWER MANHOLE
CATCH BASIN
YARD DRAIN
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
WATER METER
GAS VALVE
CLEANOUT
WELL
PROPERTY LINE
SEWER LINE
ELECTRIC LINE
WATER LINE
GAS LINE
TELEPHONE LINE
OVERHEAD UTILITIES
CONTOUR
SPOT ELEVATION
WETLAND LINE
FLOODWAY BOUNDARY
PROPERTY INFORMATION - LOT 1
PROPERTY INFORMATION - LOT 2
PROPERTY INFORMATION - LOT 3
PROPERTY INFORMATION - LOT 4
CONCEPTUAL LOT DEVELOPMENT NOTES
1. THE PROPOSED BUILDING FOOTPRINTS, DRIVEWAYS, GRADING, DRAINAGE, SEPTIC SYSTEMS, STORMWATER SYSTEMS, STORMWATER MANAGEMENT MEASURES, AND OTHER SITE IMPROVEMENTS SHOWN ON THE INDIVIDUAL LOTS ARE CONCEPTUAL IN NATURE AND ARE PROVIDED SOLELY TO DEMONSTRATE THE GENERAL FEASIBILITY OF DEVELOPMENT OF EACH LOT IN CONFORMANCE WITH APPLICABLE ZONING REGULATIONS, INCLUDING MAXIMUM ALLOWABLE BUILDING COVERAGE, IMPERVIOUS COVERAGE, GRADING, AND OTHER DIMENSIONAL REQUIREMENTS
2. APPROVAL OF THIS SUBDIVISION APPLICATION SHALL NOT CONSTITUTE APPROVAL OF THE CONCEPTUAL LOT DEVELOPMENT LAYOUTS OR AUTHORIZE CONSTRUCTION OF BUILDINGS, SITE IMPROVEMENTS, UTILITIES, DRAINAGE SYSTEMS, SEPTIC SYSTEMS, OR OTHER IMPROVEMENTS ON THE INDIVIDUAL LOTS, EXCEPT FOR THOSE SUBDIVISION IMPROVEMENTS SPECIFICALLY SHOWN AND APPROVED AS PART OF THIS APPLICATION, INCLUDING THE PROPOSED PRIVATE ROADWAY, ASSOCIATED DRAINAGE AND UTILITY INFRASTRUCTURE, EROSION AND SEDIMENTATION CONTROLS, AND RELATED SUBDIVISION IMPROVEMENTS
3. FINAL DESIGN, ENGINEERING, PERMITTING, AND APPROVAL OF DEVELOPMENT ON THE INDIVIDUAL LOTS SHALL BE SUBJECT TO SEPARATE REVIEW AND APPROVAL BY THE APPROPRIATE MUNICIPAL AGENCIES AND AUTHORITIES HAVING JURISDICTION AT THE TIME OF FUTURE DEVELOPMENT APPLICATIONS
LOCATION MAP
(NTS)
LANDTECH
SITE/CIVIL + ENVIRONMENTAL + SURVEYING + PLANNING
AIDAN HAYES
41 CRESCENT ROAD
WESTPORT, CT
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
SITE LAYOUT PLAN
25040-01
5/15/2025
SM
RP
IN FEET
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
C-1.0
LOT No. 1
25,096 SF
0.576 AC.
LOT No. 2
24,739 SF
0.568 AC.
LOT No. 3
21,820 SF
0.501 AC.
LOT No. 4
21,869 SF
0.502 AC.
PROPOSED RESIDENCE
PROPOSED DRIVE
PROPOSED DRAINAGE EASEMENT
PROPOSED DRAINAGE ADDITION
EXISTING RESIDENCE
EXISTING GARAGE
PROPERTY ADDRESS (TYP.)
WETLANDS
50.0' WETLAND SETBACK
30.0' WETLAND SETBACK
BUILDING SETBACK LINE (TYP.)
RIGHT-OF-WAY 17,865 SF 0.410 AC.
CONSERVATION/ OPEN SPACE EASEMENT
WETLAND LINE AS FLAGGED BY WILLIAM KENNY SOIL SCIENTIST, 12/9/2025
100' x 150' RECTANGLE (TYP.)
INSTALL SPLIT RAIL FENCE ALONG LIMITS OF CONSERVATION EASEMENT
IVY TERRACE
CRESCENT
HEATHER HILL
ROAD
N/F KENNETH D. HOFFMAN & MERYL HOFFMAN
N/F ADI MACKIC
N/F PAUL M. LEIBA & ELIZABETH L. LEIBA
N/F THOMAS C. VAN RIPER & SUSAN M. VAN RIPER
N/F HARISH CHANDRA & SWARNA RAJ

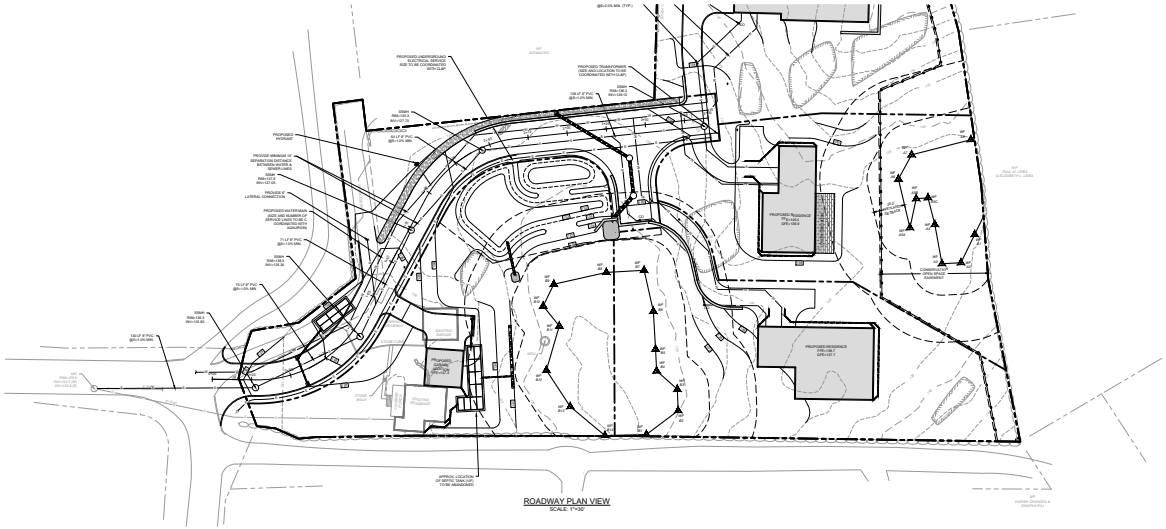

FOUNDATION & CRAWLSPACE NOTES
1. DUE TO THE EVIDENCE OF ELEVATED SEASONAL GROUNDWATER LEVELS AND AREAS OF SHALLOW BEDROCK, THE CONVENTIONAL SITE PLANS ARE DESIGNED WITH CRAWLSPACE FOUNDATIONS; NO FOOTING DRAINS ARE CONTEMPLATED.
2. SHOULD AN INDIVIDUAL LOT OWNER PROPOSE A FULL FOUNDATION, THE ASSOCIATED FOOTING DRAIN DESIGN SHALL BE SUBMITTED TO THE WESTPORT CONSERVATION DEPARTMENT FOR REVIEW AND APPROVAL, ALONG WITH WHATEVER ADDITIONAL LOCAL APPROVALS ARE REQUIRED
LEGEND
SYMBOLS
DESCRIPTION
IRON PIN (FOUND)
MONUMENT (FOUND)
STORM MANHOLE
SEWER MANHOLE
CATCH BASIN
YARD DRAIN
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
WATER METER
GAS VALVE
CLEANOUT
WELL
PROPERTY LINE
SEWER LINE
ELECTRIC LINE
WATER LINE
GAS LINE
TELEPHONE LINE
OVERHEAD UTILITIES
CONTOUR
SPOT ELEVATION
WATERCOURSE LIMIT
WETLAND FLAG
FLOODWAY BOUNDARY
WEBB ROAD
IVY TERRACE
CRESCENT
HEATHER HILL
ROAD
LANDTECH
NOTE: ALL IMPERVIOUS SURFACES FOR LOT 4 SHALL BE GRADED TO FLOW TOWARDS THE PROPOSED ROADWAY
PROPOSED RESIDENCE FFE=148.0 GFE=140.0
PROPOSED RESIDENCE FFE=140.4 GFE=139.9
PROPOSED RESIDENCE FFE=138.7 GFE=137.7
PROPOSED RAIN GARDEN TOP OF BERM=134.00 TOP OF MULCH=133.75 BOTTOM OF MULCH=131.25 BOTTOM OF BIO SOIL=131.00 BOTTOM OF GRAVEL=130.50 (NOTE: ONLY STORAGE 24" ABOVE EXISTING LEDGE HAS BEEN USED FOR DRAINAGE DESIGN)
PIPE CROSSING 18" PVC INV=131.32 12" PVC INV=132.91
52 LF 18" PVC @S=1.0% MIN.
DRAINAGE SWALE
PROPOSED PERVIOUS DRIVEWAY W/12" STONE (RECEIVES 25% LOT COVERAGE)
CONNECT ROOF LEADERS TO STONE UNDER PERVIOUS DRIVE
30 LF 18" PVC @S=1.0% MIN.
INV=132.25
INV=130.00 RIP RAP SCOUR HOLE
22 LF 12" PVC @S=1.0% MIN.
INV=131.00
INF-1 6 - 4'W X 8'L X 2'D CONCRETE GALLERIES BOTTOM=130.85
23 LF 6" PVC @S=1.0% MIN.
16 LF 8" RCP @S=1.0% MIN.
12-14 LF 8" RCP @S=1.0% MIN.
40 LF LEVEL SPREADER LIP EL.=132.00 STONE INV=131.0 6" PER. INV=131.20
PROPOSED DRAINAGE EASEMENT
PROPOSED GARAGE ADDITION OFF=137.2
EXISTING GARAGE
EXISTING RESIDENCE
WETLANDS
50.7' WETLAND SETBACK
30.0' WETLAND SETBACK
20.0' WETLAND SETBACK
CONSERVATION OPEN SPACE EASEMENT
WETLAND LINE AS FLAGGED BY WILLIAM KENNY SOIL SCIENTIST, 12/9/2025
CONNECT ROOF LEADERS TO STONE UNDER PERVIOUS DRIVE
PROPOSED PERVIOUS DRIVEWAY W/12" STONE (RECEIVES 25% LOT COVERAGE)
CONNECT ROOF LEADERS TO 6" PVC @S=1.0% MIN. (TYP.)
CONNECT ROOF LEADERS TO 6" PVC @S=1.0% MIN. (TYP.)
19 LF 6" PVC @S=1.0% MIN.
INF-1 12 - 4'W X 8'L X 2'D CONCRETE GALLERIES BOTTOM=133.35 6" OVERFLOW CULVERT=134.85 6" OVERFLOW ORIFICE=135.85
BENCHMARK DRILL HOLE ON BOULDER ELEV.=133.34
N
LOCATION MAP
(NTS)
LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
316 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM
PREPARED FOR:
AIDAN HAYES
PROJECT LOCATION:
41 CRESCENT ROAD
WESTPORT, CT
PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
DRAWING TITLE:
SITE GRADING & DRAINAGE PLAN
PROJECT No.
25040-01
DATE: 5/15/2025
DESIGNED BY: SM
CHECKED BY: RP
SCALE: 1" = 20'
IN FEET
0 20 40 60
PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
C-2.0

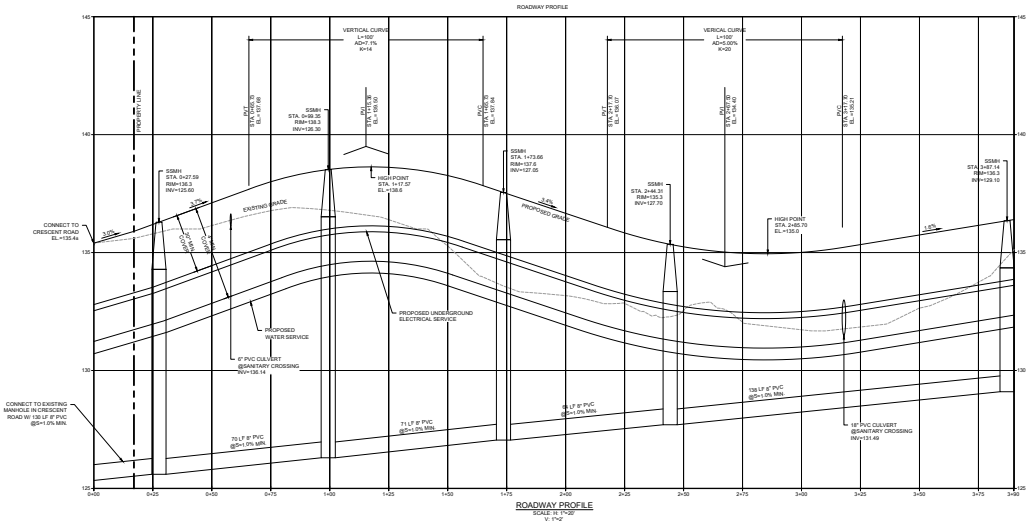

TEST HOLE DATA
SOIL TEST CONDUCTED ON APRIL 2, 2025
TEST HOLE 25-1
0 - 18" TOPSOIL
18 - 34" BROWN SANDY LOAM
34 - 48" ORANGE BROWN FINE SANDY LOAM
48 - 78" GRAY MOTTLED TILL
ROOTS TO 30"
MOTTLING @48",
GROUNDWATER @66", NO LEDGE
RESTRICTIVE LAYER @48"
TEST HOLE 25-2
0 - 11" TOPSOIL
11 - 32" BROWN SANDY LOAM
NO ROOTS
NO MOTTLING,
GROUNDWATER @52", LEDGE @32"
RESTRICTIVE LAYER @32"
TEST HOLE 25-3
0 - 13" TOPSOIL
13 - 28" LIGHT BROWN SANDY LOAM
28 - 48" RED BROWN FINE SANDY LOAM
ROOTS TO 10"
NO MOTTLING, NO
GROUNDWATER, LEDGE @48"
RESTRICTIVE LAYER @48"
TEST HOLE 25-4
0 - 13" TOPSOIL
11 - 30" BROWN SANDY LOAM
NO ROOTS
NO MOTTLING,
GROUNDWATER @124", LEDGE @30"
RESTRICTIVE LAYER @24"
TEST HOLE 25-5
0 - 12" TOPSOIL
12 - 25" ORANGE BROWN FINE SANDY LOAM
25 - 58" COMPACT MOTTLED TILL
MOTTLING @25",
GROUNDWATER @48", NO LEDGE
RESTRICTIVE LAYER @25"
TEST HOLE 25-6
0 - 9" TOPSOIL
9 - 18" BROWN SANDY LOAM
NO ROOTS
NO MOTTLING, NO
GROUNDWATER, LEDGE @18"
RESTRICTIVE LAYER @18"
TEST HOLE 25-7
0 - 9" TOPSOIL WITH LEAF LITTER
NO ROOTS
NO MOTTLING, NO
GROUNDWATER, LEDGE @9"
RESTRICTIVE LAYER @9"
TEST HOLE 25-8
0 - 14" TOPSOIL
14 - 46" ORANGE BROWN FINE SANDY LOAM
46 - 80" TAN SAND
ROOTS TO 24"
NO MOTTLING, NO
GROUNDWATER, NO LEDGE
NO RESTRICTIVE LAYER
TEST HOLE 25-9
0 - 10" TOPSOIL
10 - 40" ORANGE BROWN SILTY LOAM (MOD. COMPACT)
ROOTS TO 11"
MOTTLING @24",
GROUNDWATER @38", LEDGE @40"
RESTRICTIVE LAYER @24"
TEST HOLE 25-10
0 - 9" TOPSOIL
9 - 32" ORANGE BROWN SANDY LOAM
32 - 48" TAN SANDY LOAM
ROOTS TO 22"
NO MOTTLING, NO
GROUNDWATER, LEDGE @48"
RESTRICTIVE LAYER @48"
TEST HOLE 25-11
0 - 9" TOPSOIL
9 - 29" ORANGE BROWN FINE SANDY LOAM (MOD. COMPACT)
ROOTS TO 9"
NO MOTTLING,
GROUNDWATER @28", LEDGE @29"
RESTRICTIVE LAYER @28"
TEST HOLE 25-12
0 - 8" TOPSOIL
8 - 20" BROWN FINE SANDY LOAM
ROOTS TO 8",
NO MOTTLING, NO
GROUNDWATER, LEDGE @20"
RESTRICTIVE LAYER @20"
TEST HOLE 25-13
0 - 7" TOPSOIL
7 - 22" ORANGE BROWN FINE SANDY LOAM
22 - 30" TAN SANDY LOAM
ROOTS TO 12",
NO MOTTLING, NO
GROUNDWATER, LEDGE @30"
RESTRICTIVE LAYER @30"
TEST HOLE 25-14
0 - 7" TOPSOIL
7 - 19" RED BROWN SILTY LOAM
19 - 33" ORANGE BROWN SANDY LOAM
NO ROOTS
MOTTLING @7",
GROUNDWATER @21", LEDGE @33"
RESTRICTIVE LAYER @30"
TEST HOLE 25-15
0 - 11" TOPSOIL
11 - 37" MOTTLED TAN SANDY LOAM
37 - 68" MOTTLED GRAY COMPACT TILL
ROOTS TO 10"
MOTTLING @11",
GROUNDWATER @33" (WEEPING), NO LEDGE
RESTRICTIVE LAYER @11"
TEST HOLE DATA 41 Crescent Road
SOIL TESTING CONDUCTED ON 1/26/2017
DTH-11
0 - 18 in TOPSOIL
18 - 40 in RED BROWN FINE SANDY LOAM
40 - 62 in MOTTLED OLIVE GRAY FINE SANDY LOAM
62 - 80 in MOTTLED OLIVE BROWN COMPACT FINE SANDY LOAM (HARDPAN)
GROUNDWATER @ 47" MOTTLING @ 40" NO LEDGE
DTH-12
0 - 10 in TOPSOIL
10 - 22 in RED BROWN FINE SANDY LOAM
22 - 40 in MOTTLED OLIVE GRAY FINE SANDY LOAM
ROOTS @ 22"
GROUNDWATER @ 32" MOTTLING @ 22" LEDGE @ 40"
TEST HOLE DATA 41 Crescent Road
SOIL TESTING CONDUCTED ON 11/20/2008
DTH-1
0 - 8 in MISC. FILL
8 - 16 in ORIGINAL TOPSOIL
16 - 24 in RED BROWN SILTY LOAM
24 - 38 in YELLOW BROWN SILTY LOAM
NO GROUNDWATER NO MOTTLING LEDGE @ 38"
DTH-2
0 - 10 in TOPSOIL
10 - 32 in RED BROWN SANDY SILT
NO GROUNDWATER NO MOTTLING LEDGE @ 32"
DTH-3
0 - 12 in TOPSOIL
12 - 36 in RED BROWN SANDY SILT
36 - 48 in YELLOW BROWN SILTY LOAM (MOTTLED)
ROOTS @ 36"
GROUNDWATER @ 48" MOTTLING @ 36" NO LEDGE
DTH-4
0 - 10 in TOPSOIL
10 - 22 in LIGHT BROWN SANDY SILT
22 - 36 in YELLOW BROWN SILTY LOAM
36 - 46 in YELLOW BROWN GREY SILT (MOTTLED)
GROUNDWATER @ 46" MOTTLING @ 36" NO LEDGE
DTH-5
GROUNDWATER @ 24"
DTH-6
0 - 18 in MISC. FILL
18 - 28 in ORIGINAL TOPSOIL
28 - 40 in BROWN SILTY LOAM
40 - 48 in YELLOW BROWN SILTY LOAM
48 - 54 in GREY FINE SILTY LOAM
ROOTS @ 48"
GROUNDWATER @ 54" NO MOTTLING LEDGE PROBABLE @ NORTH END OF HOLE
DTH-7
0 - 10 in TOPSOIL
10 - 26 in BROWN SILTY LOAM
26 - 42 in ORANGE BROWN SANDY LOAM
42 - 60 in GREY COARSE SAND W/ GRAVEL
NO GROUNDWATER NO MOTTLING LEDGE @ 60"
DTH-8
0 - 12 in TOPSOIL
12 - 48 in YELLOW BROWN SILTY LOAM
NO GROUNDWATER NO MOTTLING LEDGE @ 48"
DTH-9
0 - 12 in TOPSOIL
12 - 40 in YELLOW BROWN SILTY LOAM
40 - 48 in GREY SILTY SAND
NO GROUNDWATER NO MOTTLING LEDGE @ 48"
DTH-10
0 - 10 in TOPSOIL
10 - 28 in YELLOW BROWN SILTY LOAM
NO GROUNDWATER NO MOTTLING LEDGE @ 28"
PERCOLATION TEST DATA
Perc Hole 1 Date: 11/19/2008 Presoak: 1 hr
Depth: 24 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
11:30 5.50
11:40 7.00 1.50 00:10 6.67
11:50 8.50 1.50 00:10 6.67
12:00 9.50 1.00 00:10 10.00
12:10 10.50 1.00 00:10 10.00
Final Rate: 7" in 10.00 minutes
Perc Hole 2 Date: 11/19/2008 Presoak: 1 hr
Depth: 22 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
11:30 5.00
11:40 6.50 1.50 00:10 6.67
11:50 8.00 1.50 00:10 6.67
12:00 9.00 1.00 00:10 10.00
12:10 10.00 1.00 00:10 10.00
Final Rate: 7" in 10.00 minutes
Perc Hole 3 Date: 11/19/2008 Presoak: 1 hr
Depth: 26 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
11:30 6.00
11:40 8.50 2.50 00:10 4.00
11:50 9.75 1.25 00:10 8.00
12:00 11.75 2.00 00:10 5.00
12:10 13.00 1.25 00:10 8.00
Final Rate: 7" in 8.00 minutes
Perc Hole 4 Date: 11/19/2008 Presoak: 1 hr
Depth: 20 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
11:30 3.00
11:40 5.75 2.75 00:10 3.64
11:50 10.75 5.00 00:10 10.00
12:00 11.75 1.00 00:10 10.00
12:10 12.75 1.00 00:10 10.00
Final Rate: 7" in 10.00 minutes
Perc Hole 5 Date: 11/19/2008 Presoak: 1 hr
Depth: 25 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
11:30 5.50
11:40 7.50 2.00 00:10 5.00
11:50 9.00 1.50 00:10 6.67
12:00 10.00 1.00 00:10 10.00
12:10 11.00 1.00 00:10 10.00
Final Rate: 7" in 10.00 minutes
Perc Hole 6 Date: 11/19/2008 Presoak: 1 hr
Depth: 24 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
11:30 10.75
11:40 14.50 3.75 00:10 2.67
11:50 17.00 2.50 00:10 4.00
12:00 19.50 1.50 00:10 6.67
12:10 20.00 1.50 00:10 6.67
Final Rate: 7" in 6.67 minutes
Perc Hole 7 Date: 11/19/2008 Presoak: 1 hr
Depth: 23 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
11:30 7.00
11:40 8.75 2.25 00:10 4.44
11:50 11.00 1.25 00:10 8.00
12:00 12.00 1.00 00:10 10.00
12:10 13.00 1.00 00:10 10.00
Final Rate: 7" in 10.00 minutes
Perc Hole 11 Date: 1/26/2017 Presoak: 1 hr
Depth: 24 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
9:16 16.50
9:26 20.75 4.25 00:10 2.35
9:36 22.75 2.00 00:10 5.00
9:46 24.00 1.25 00:10 8.00
9:56 24.75 0.75 00:10 13.33
10:06 25.75 1.00 00:10 10.00
10:16 26.50 0.75 00:10 13.33
Final Rate: 7" in 13.33 minutes
Perc Hole 12 Date: 1/26/2017 Presoak: 1 hr
Depth: 24 in.
Time Depth (in.) Drop (in.) Interval (min.) Rate (min./in.)
9:15 3.25
9:25 4.25 1.00 00:10 10.00
9:35 5.25 1.00 00:10 10.00
9:45 6.25 1.00 00:10 10.00
9:56 7.00 0.75 00:10 13.33
10:06 7.75 0.75 00:10 13.33
10:15 8.50 0.75 00:10 13.33
Final Rate: 7" in 13.33 minutes
PROPOSED RESIDENCE FFE=140.0 GFE=140.0
PROPOSED RESIDENCE FFE=140.6 GFE=139.9
PROPOSED RESIDENCE FFE=138.7 GFE=137.7
PROPOSED GARAGE FFE=137.3
EXISTING RESIDENCE
EXISTING GARAGE
BENCHMARK DRILL HOLE IN LEDGE ELEV.=133.24
IVY TERRACE
HEATHER HILL
LOCATION MAP (NTS)
LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
AIDAN HAYES
41 CRESCENT ROAD WESTPORT, CT
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
TEST PIT LOCATION PLAN
25040-01
5/15/2025
SM
RP
SCALE: 1" = 20'
IN FEET
0 20 40 60
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
C-2.1

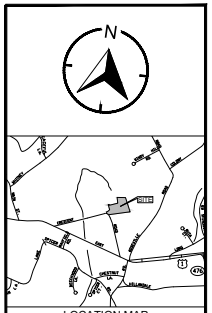

GENERAL UTILITY NOTES
1. ALL UTILITIES SHALL BE SLEEVED IN AREAS OF PERVIOUS PAVEMENT AND UNDER THE PROPOSED CONCRETE DECKING.
2. ALL UTILITIES SHALL BE COORDINATED WITH AND RECEIVE APPROVAL FROM THE APPROPRIATE UTILITY PROVIDER AND CONTROLLING AGENCY.
LEGEND
SYMBOLS
DESCRIPTION
IRON PIN (FOUND)
MONUMENT (FOUND)
STORM MANHOLE
SEWER MANHOLE
CATCH BASIN
YARD DRAIN
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
WATER METER
GAS VALVE
CLEANOUT
WELL
PROPERTY LINE
SEWER LINE
ELECTRIC LINE
WATER LINE
GAS LINE
TELEPHONE LINE
OVERHEAD UTILITIES
CONTOUR
SPOT ELEVATION
WATERCOURSE LIMIT
WETLAND FLAG
CODDWAY BOUNDARY
WEBB ROAD
IVY TERRACE
CRESCENT
HEATHER HILL ROAD
PROPOSED RESIDENCE FFE=140.0 GFE=140.0
PROPOSED RESIDENCE FFE=140.4 GFE=139.9
PROPOSED RESIDENCE FFE=138.7 GFE=137.7
PROPOSED CLEANOUT (TYP.)
PROPOSED WATER SERVICE (TYP.)
PROPOSED SANITARY LATERAL @S=2.0% MIN. (TYP.)
PROPOSED UNDERGROUND ELECTRICAL SERVICE SIZE TO BE COORDINATED WITH CL&P
PROPOSED TRANSFORMER (SIZE AND LOCATION TO BE COORDINATED WITH CL&P)
138 LF 8" PVC @S=1.0% MIN.
64 LF 8" PVC @S=1.0% MIN.
71 LF 8" PVC @S=1.0% MIN.
70 LF 8" PVC @S=1.0% MIN.
130 LF 8" PVC @S=1.0% MIN.
PROPOSED HYDRANT
PROVIDE MINIMUM 10' SEPARATION DISTANCE BETWEEN WATER & SEWER LINES
PROVIDE 6" LATERAL CONNECTION
PROPOSED WATER MAIN (SIZE AND NUMBER OF SERVICE LINES TO BE C COORDINATED WITH AQUARION)
SSMH RIM=137.6 INV=127.05
SSMH RIM=138.3 INV=126.30
SSMH RIM=136.3 INV=125.60
SSMH RIM=135.3 INV=127.70
WETLANDS
50.7' WETLAND SETBACK
30.0' WETLAND SETBACK
20.0' WETLAND SETBACK
WETLAND LINE AS FLAGGED BY WILLIAM KENNY SOIL SCIENTIST, 12/9/2025
CONSERVATION OPEN SPACE EASEMENT
BENCHMARK DRILL HOLE IN LEDGE ELEV.=133.34
EXISTING GARAGE
EXISTING RESIDENCE
PROPOSED GRADING (BOTTOM OF SLOPE) 137.3
APPROX. LOCATION OF SEPTIC TANK (V/F) TO BE ABANDONED
LOCATION MAP
(NTS)
LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
AIDAN HAYES
41 CRESCENT ROAD
WESTPORT, CT
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
SITE UTILITY PLAN
25040-01
5/15/2025
SM
RP
SCALE: 1" = 20'
IN FEET
0
20
40
60
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
C-3.0


GENERAL EROSION AND SEDIMENT CONTROL NOTES
1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THIS CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'x15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO OR THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND REPAIRED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.
CONSTRUCTION ENTRANCE
(NTS)
STOCKPILE DETAIL
(NTS)
GEOTEXTILE SILT FENCE
(NTS)
WEBB ROAD
IVY TERRACE
CRESCENT
ROAD
HEATHER HILL
TEMPORARY STOCKPILE AREA
TEMPORARY SEDIMENT TRAP
TEMPORARY STOCKPILE (FOR ROAD CONSTRUCTION)
SILT FENCE (TYP.)
CONSTRUCTION ENTRANCE (TYP.)
LOCATION MAP
(NTS)
LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
AIDAN HAYES
41 CRESCENT ROAD
WESTPORT, CT
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
SOIL EROSION AND SEDIMENT CONTROL PLAN
25040-01
5/15/2025
SM
RP
1" = 20'
IN FEET
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
C-4.0


SANITARY SEWER MANHOLE
SANITARY SEWER TRENCH TYPICAL CROSS SECTION
CT DOT REINFORCED PRECAST CONCRETE MANHOLE
BIT. CONCRETE PAVEMENT AND CURB TYPICAL CROSS SECTION
TYPICAL ROAD SECTION WITH CURB (NON PERMEABLE PAVEMENT AREAS)
RAIN GARDEN SOIL LAYERING DETAIL
PLAN VIEW
SECTION A-A
LEGEND
PREFORMED SCOUR HOLE TYPE 1 AND TYPE 2
LEVEL SPREADER W/ TIMBER LIP
STANDARD SERVICE LATERAL CONNECTION
2' X 2' PRECAST CONCRETE CATCH BASIN
24"x48" PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION
DRAINAGE SWALE
LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
AIDAN HAYES
41 CRESCENT ROAD
WESTPORT, CT
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
NOTES AND DETAILS
25040-01
5/15/2025
SM
RP
N.T.S.
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
C-5.0







REVISION DATE | ISSUE

LANDTECH
SITE/CIVIL ✦ ENVIRONMENTAL ✦ SURVEYING ✦ PLANNING
518 RIVERSIDE AVENUE ✦ WESTPORT, CT 06880 ✦ 203-454-2110
HELLO@LANDTECHCONSULT.COM ✦ WWW.LANDTECHCONSULT.COM

PREPARED FOR:
AIDAN HAYES

PROJECT LOCATION:
41 CRESCENT ROAD
WESTPORT, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION

DRAWING TITLE:
ROADWAY PROFILE PLAN

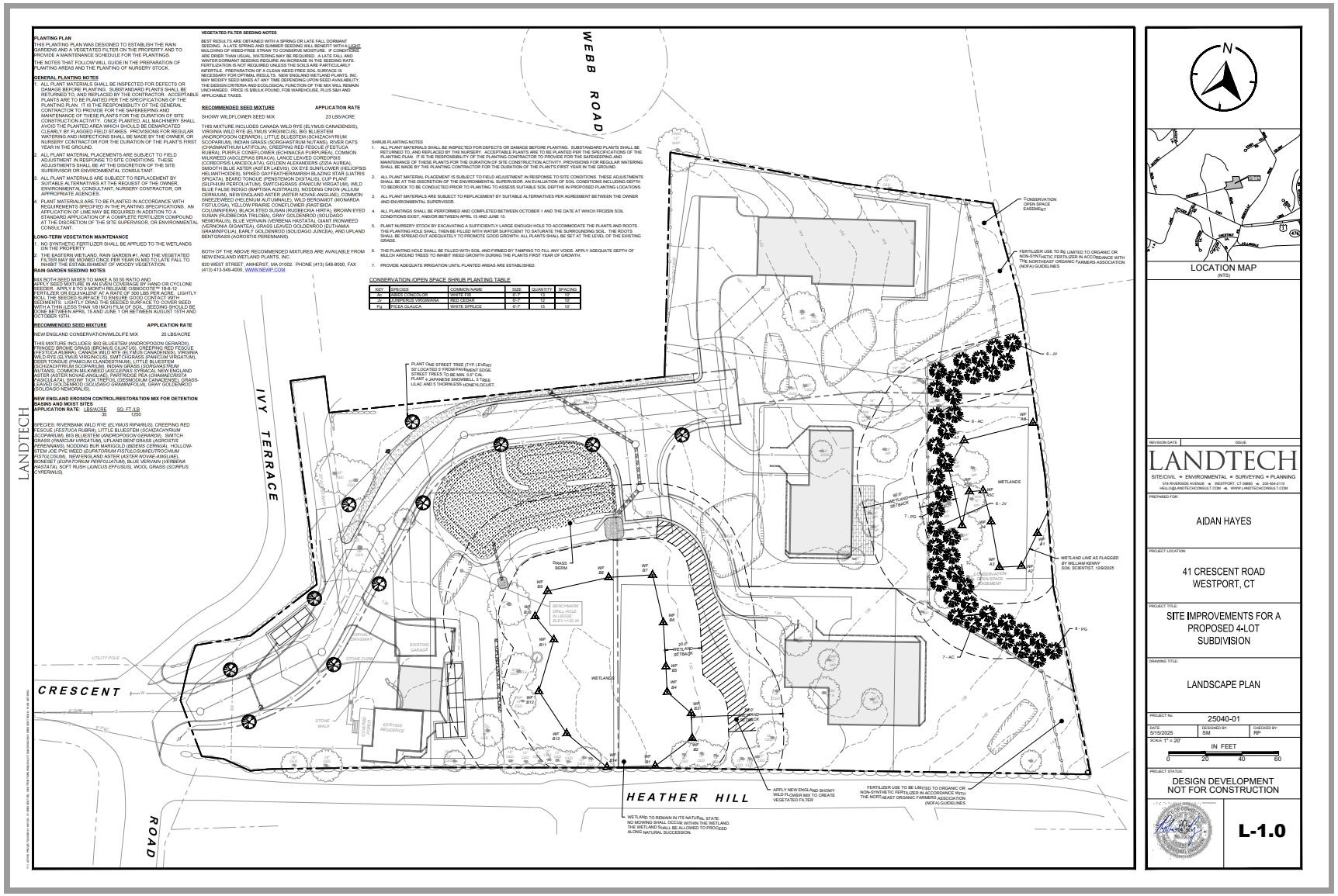
PROJECT No: 25040-01

DATE	DESIGNED BY	CHECKED BY
5/15/2025	SM	RP

SCALE: 1" = 20'
IN FEET
0 20 40 60

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

P-1.0


WEBB ROAD
IVY TERRACE
CRESCENT
HEATHER HILL
ROAD
LANDTECH
PLANTING PLAN
THIS PLANTING PLAN WAS DESIGNED TO ESTABLISH THE RAIN GARDENS AND A VEGETATED FILTER ON THE PROPERTY AND TO PROVIDE A MAINTENANCE SCHEDULE FOR THE PLANTINGS.
THE NOTES THAT FOLLOW WILL GUIDE IN THE PREPARATION OF PLANTING AREAS AND THE PLANTING OF NURSERY STOCK.
GENERAL PLANTING NOTES
1. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THE PLANTED AREA WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE OWNER, OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
2. ALL PLANT MATERIAL PLACEMENTS ARE SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE AT THE DISCRETION OF THE SITE SUPERVISOR OR ENVIRONMENTAL CONSULTANT.
3. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES AT THE REQUEST OF THE OWNER, ENVIRONMENTAL CONSULTANT, NURSERY CONTRACTOR, OR APPROPRIATE AGENCIES.
4. PLANT MATERIALS ARE TO BE PLANTED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE PLANTING SPECIFICATIONS. AN APPLICATION OF LIME MAY BE REQUIRED IN ADDITION TO A STANDARD APPLICATION OF A COMPLETE FERTILIZER COMPOUND AT THE DISCRETION OF THE SITE SUPERVISOR, OR ENVIRONMENTAL CONSULTANT.
LONG-TERM VEGETATION MAINTENANCE
1. NO SYNTHETIC FERTILIZER SHALL BE APPLIED TO THE WETLANDS ON THE PROPERTY.
2. THE EASTERN WETLAND, RAIN GARDEN #1, AND THE VEGETATED FILTER MAY BE MOWED ONCE PER YEAR IN MID TO LATE FALL TO INHIBIT THE ESTABLISHMENT OF WOODY VEGETATION.
RAIN GARDEN SEEDING NOTES
MIX BOTH SEED MIXES TO MAKE A 50:50 RATIO AND APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE™ 18-6-12 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS PER ACRE. LIGHTLY ROLL THE SEEDED SURFACE TO ENSURE GOOD CONTACT WITH SEDIMENTS. LIGHTLY DISKING THE SEEDED SURFACE TO COVER SEED WITH A THIN LESS THAN 1/8 INCH FILM OF SOIL. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 1 OR BETWEEN AUGUST 15TH AND OCTOBER 15TH.
RECOMMENDED SEED MIXTURE — APPLICATION RATE
NEW ENGLAND CONSERVATION/WILDLIFE MIX — 25 LBS/ACRE
THIS MIXTURE INCLUDES: BIG BLUESTEM (ANDROPOGON GERARDII), FRINGED BROME GRASS (BROMUS CILIATUS), CREEPING RED FESCUE (FESTUCA RUBRA), CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), SWITCHGRASS (PANICUM VIRGATUM), DEER TONGUE (PANICUM CLANDESTINUM), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), SHOWY TICK TREFOIL (DESMODIUM CANADENSE), COMMON MILKWEED (ASCLEPIAS SYRIACA), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), SHOWY TICK TREFOIL (DESMODIUM CANADENSE), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), GRAY GOLDENROD (SOLIDAGO NEMORALIS).
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES
APPLICATION RATE — LBS/ACRE: 35 — SQ FT /LB: 1250
SPECIES: RIVERBANK WILD RYE (ELYMUS RIPARIUS), CREEPING RED FESCUE (FESTUCA RUBRA), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), SWITCH GRASS (PANICUM VIRGATUM), UPLAND BENTGRASS (AGROSTIS PERENNANS), NODDING BUR MARIGOLD (BIDENS CERNUA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHUM FISTULOSUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), BONESET (EUPATORIUM PERFOLIATUM), BLUE VERVAIN (VERBENA HASTATA), SOFT RUSH (JUNCUS EFFUSUS), WOOL GRASS (SCIRPUS CYPERINUS).
VEGETATED FILTER SEEDING NOTES
BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE FALL DORMANT SEEDING. A LATE SPRING AND SUMMER SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. A LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SOIL SURFACE IS NECESSARY FOR OPTIMAL RESULTS. NEW ENGLAND WETLAND PLANTS, INC. MAY MODIFY SEED MIXES AT ANY TIME DEPENDING UPON SEED AVAILABILITY. THE DESIGN CRITERIA AND ECOLOGICAL FUNCTION OF THE MIX WILL REMAIN UNCHANGED. PRICE IS $/BULK POUND, FOB WAREHOUSE, PLUS S&H AND APPLICABLE TAXES.
RECOMMENDED SEED MIXTURE — APPLICATION RATE
SHOWY WILDFLOWER SEED MIX — 23 LBS/ACRE
THIS MIXTURE INCLUDES CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), BIG BLUESTEM (ANDROPOGON GERARDII), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), INDIAN GRASS (SORGHASTRIUM NUTANS), RIVER OATS (CHASMANTHIUM LATIFOLIA), CREEPING RED FESCUE (FESTUCA RUBRA), PURPLE CONEFLOWER (ECHINACEA PURPUREA), COMMON MILKWEED (ASCLEPIAS SRIACA), LANCE LEAVED COREOPSIS (COREOPSIS LANCEOLATA), GOLDEN ALEXANDERS (ZIZIA AUREA), SMOOTH BLUE ASTER (ASTER LAEVIS), OX EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES), SPIKED GAYFEATHER/MARSH BLAZING STAR (LIATRIS SPICATA), BEARD TONGUE (PENSTEMON DIGITALIS), CUP PLANT (SILPHIUM PERFOLIATUM), SWITCHGRASS (PANICUM VIRGATUM), WILD BLUE FALSE INDIGO (BAPTISIA AUSTRALIS), NODDING ONION (ALLIUM CERNUUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), COMMON SNEEZEWEED (HELENIUM AUTUMNALE), WILD BERGAMOT (MONARDA FISTULOSA), YELLOW PRAIRIE CONEFLOWER (RASTIBIDA COLUMNIFERA), BLACK EYED SUSAN (RUDBECKIA HIRTA), BROWN EYED SUSAN (RUDBECKIA TRILOBA), GRAY GOLDENROD (SOLIDAGO NEMORALIS), BLUE VERVAIN (VERBENA HASTATA), GIANT IRONWEED (VERNONIA GIGANTEA), GRASS LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA), EARLY GOLDENROD (SOLIDAGO JUNCEA), AND UPLAND BENT GRASS (AGROSTIS PERENNANS).
BOTH OF THE ABOVE RECOMMENDED MIXTURES ARE AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC.
820 WEST STREET, AMHERST, MA 01002. PHONE (413) 548-8000, FAX (413) 413-548-4000. WWW.NEWP.COM
SHRUB PLANTING NOTES
1. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE NURSERY. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE PLANTING CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. PROVISIONS FOR REGULAR WATERING SHALL BE MADE BY THE PLANTING CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
2. ALL PLANT MATERIAL PLACEMENT IS SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE AT THE DISCRETION OF THE ENVIRONMENTAL SUPERVISOR. AN EVALUATION OF SOIL CONDITIONS INCLUDING DEPTH TO BEDROCK TO BE CONDUCTED PRIOR TO PLANTING TO ASSESS SUITABLE SOIL DEPTHS IN PROPOSED PLANTING LOCATIONS.
3. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES PER AGREEMENT BETWEEN THE OWNER AND ENVIRONMENTAL SUPERVISOR.
4. ALL PLANTINGS SHALL BE PERFORMED AND COMPLETED BETWEEN OCTOBER 1 AND THE DATE AT WHICH FROZEN SOIL CONDITIONS EXIST, AND/OR BETWEEN APRIL 15 AND JUNE 15.
5. PLANT NURSERY STOCK BY EXCAVATING A SUFFICIENTLY LARGE ENOUGH HOLE TO ACCOMMODATE THE PLANTS AND ROOTS. THE PLANTING HOLE SHALL THEN BE FILLED WITH WATER SUFFICIENT TO SATURATE THE SURROUNDING SOIL. THE ROOTS SHALL BE SPREAD OUT ADEQUATELY TO PROMOTE GOOD GROWTH. ALL PLANTS SHALL BE SET AT THE LEVEL OF THE EXISTING GRADE.
6. THE PLANTING HOLE SHALL BE FILLED WITH SOIL AND FIRMED BY TAMPING TO FILL ANY VOIDS. APPLY ADEQUATE DEPTH OF MULCH AROUND TREES TO INHIBIT WEED GROWTH DURING THE PLANTS FIRST YEAR OF GROWTH.
7. PROVIDE ADEQUATE IRRIGATION UNTIL PLANTED AREAS ARE ESTABLISHED.
CONSERVATION OPEN SPACE SHRUB PLANTING TABLE
KEY | SPECIES | COMMON NAME | SIZE | QUANTITY | SPACING
AC | THUJA OCCIDENTALIS | WHITE CEDAR | 6'-7' | 13 | 10'
JV | JUNIPERUS VIRGINIANA | RED CEDAR | 6'-7' | 12 | 10'
PG | PICEA GLAUCA | WHITE SPRUCE | 6'-7' | 15 | 10'
PLANT ONE STREET TREE (TYP.) EVERY 50' LOCATED 5' FROM PAVEMENT EDGE. STREET TREES TO BE MIN. 3.5" CAL. PLANT 4 JAPANESE SNOWBELL, 5 TREE LILAC AND 5 THORNLESS HONEYLOCUST.
CONSERVATION OPEN SPACE EASEMENT
FERTILIZER USE TO BE LIMITED TO ORGANIC OR NON-SYNTHETIC FERTILIZER IN ACCORDANCE WITH THE NORTHEAST ORGANIC FARMERS ASSOCIATION (NOFA) GUIDELINES
6 - JV
6 - AC
WETLANDS
50' BUFFER SETBACK
7 - PG
WETLAND LINE AS FLAGGED BY WILLIAM HEWY SOIL SCIENTIST, 12/9/2025
8 - PG
7 - AC
GRASS BERM
BENCHMARK DRILL HOLE IN LEDGE ELEV.=33.34
EXISTING GARAGE
EXISTING RESIDENCE
STONE WALL
STONE CURB
UTILITY POLE
APPLY NEW ENGLAND SHOWY WILD FLOWER MIX TO CREATE VEGETATED FILTER
FERTILIZER USE TO BE LIMITED TO ORGANIC OR NON-SYNTHETIC FERTILIZER IN ACCORDANCE WITH THE NORTHEAST ORGANIC FARMERS ASSOCIATION (NOFA) GUIDELINES
WETLAND TO REMAIN IN ITS NATURAL STATE. NO MOWING SHALL OCCUR WITHIN THE WETLAND. THE WETLAND SHALL BE ALLOWED TO PROCEED ALONG NATURAL SUCCESSION.
N
LOCATION MAP
(NTS)
REVISION DATE
ISSUE
LANDTECH
SITE/CIVIL + ENVIRONMENTAL + SURVEYING + PLANNING
PREPARED FOR:
AIDAN HAYES
PROJECT LOCATION:
41 CRESCENT ROAD
WESTPORT, CT
PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED 4-LOT SUBDIVISION
DRAWING TITLE:
LANDSCAPE PLAN
PROJECT No.
25040-01
DATE
5/15/2025
DESIGNED BY
SM
CHECKED BY
RP
SCALE: 1" = 20'
IN FEET
0 20 40 60
PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
L-1.0

Outlook

Opposition to proposed subdivision at 41 Crescent Road

From David Burton <dshawnburton@gmail.com>
Date Tue 6/9/2026 2:47 PM
To ConservationComments <ConservationComments@westportct.gov>
Cc David Burton <dshawnburton@gmail.com>

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair and Members of the Westport Conservation Commission,

RE: Opposition to Proposed Subdivision / 41 Crescent Road

My name is David Burton, and I am the owner of 5 Ivy Terrace in Westport. My family relocated here in December 2022, drawn by Westport's exceptional schools, vibrant community, and unique natural character. While moving young children is always a challenge, the remarkable warmth of our neighbors along Ivy Terrace and Heather Hill quickly made Westport feel like home. It is out of a deep commitment to protecting the safety and environmental integrity of this neighborhood that I write to you today.

I respectfully request that the Conservation Commission deny the requested waivers and permits associated with the proposed subdivision. My opposition is based on critical environmental, safety, and infrastructure concerns that I believe have not been adequately addressed.

1. Significant Environmental & Site Constraints

Land is scarce in Westport, but there is a profound ecological reason this 2.6-acre parcel has remained undeveloped. The site features complex topography and serves as an active wildlife corridor, frequently used by local deer populations. The proposed development would require extensive, disruptive construction—including drilling into shallow ledge, significant grading, and substantial land disturbance. I urge the Commission to carefully evaluate the cumulative, irreversible impacts this development will have on local wetlands, natural drainage patterns, and stormwater runoff, which threaten the stability of surrounding properties.

2. Immediate Infrastructure & Traffic Safety Risks

Traffic density and flow are severe vulnerabilities for our immediate neighborhood:

- **Road Dimensions:** Ivy Terrace and the southeastern leg of Crescent Road are exceptionally narrow and entirely unsuited for side-by-side traffic, particularly construction vehicles. Residents already tenuously navigate these roads alongside pedestrians, cyclists, and landscaping trucks.
- **Dangerous Intersection:** The intersection connecting Ivy Terrace, Heather Hill, and Crescent Road functions as a non-conforming four-way intersection. Featuring a blind turn and an additional complex driveway configuration for 41 Crescent, it is already a high-risk zone.

- **School Bus Safety:** Crucially, this exact corner serves as a major school bus stop for Saugatuck Elementary, Bedford Middle School, and Staples High School. Introducing an influx of vehicular traffic from three additional homes onto a new access road at this specific juncture poses a direct, daily safety risk to our children.

3. Erosion of Neighborhood Trust

Finally, I must address the developer's approach to the community. In my initial interaction with Mr. Hayes, he presented his plans and requested access to Ivy Terrace. When concerns regarding construction, noise, and traffic were raised, his immediate counter was a threat to bypass local feedback by applying for a high-density 8-30g development. Using affordable housing provisions as a cudgel to force access to a neighborhood road is completely disingenuous—a sentiment echoed by Paul Lebowitz during the pre-approval meeting—and it fundamentally eroded any baseline of trust. The homeowners on Ivy Terrace stand unanimously opposed to granting access to our road.

Conclusion

The Conservation Commission plays a vital role in safeguarding Westport's natural resources and public safety. This proposed development presents a clear threat to local wetlands, drainage stability, child safety, and neighborhood infrastructure.

Thank you for your time, consideration, and continued dedication to protecting the Westport community. I strongly urge the Commission to deny the requested waivers and permits for this subdivision.

Respectfully submitted,

David Burton

5 Ivy Terrace, Westport, CT

Hally, Andrew

From: Hally, Andrew
Sent: Monday, June 1, 2026 2:30 PM
To: 'Alia Afshar'
Cc: Kelly, Colin
Subject: RE: Feedback on Proposed Subdivision of 41 Cresent Rd

Your comment is received and will be added to the public record. Thank You.

From: Alia Afshar <alia.afshar@gmail.com>
Sent: Sunday, May 31, 2026 8:00 PM
To: ConservationComments <ConservationComments@westportct.gov>
Subject: Feedback on Proposed Subdivision of 41 Cresent Rd

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair and Members of the Westport Conservation Committee,

My name is Alia Afshar, and I am the owner of 8 Heather Hill in Westport. I moved to Westport in March 2021 during the COVID pandemic, when it became clear that it was time to leave Brooklyn as my twin daughters approached middle school. One of my daughters is dyslexic and especially needed access to a strong public school system. As a single mother, the financial barrier to entering Westport is extremely high, and I felt incredibly fortunate to find a small home on a quiet street where my family could settle.

What I discovered when I moved here was far more than a house. I found a truly special neighborhood community. Families from Ivy Terrace, Crescent Road, and Heather Hill regularly gather for barbecues, game nights, summer parties, and holiday traditions like trick-or-treating together. It is a tight-knit, welcoming neighborhood with a diversity of backgrounds, incomes, and family situations that reminded me of the diverse sense of community I loved in Brooklyn.

A few years after we moved in, Mr. Hayes and his family joined the neighborhood, and like everyone else, we welcomed them. Several months after arriving, he invited Heather Hill neighbors to meet and presented plans to build seven homes on his property. At that time, he asked for permission to access Heather Hill for the development. He explained that the homes were intended as homes for his children, who were toddlers at the time, and suggested that if we granted street access he would orient the homes in ways that would be more "favorable" for neighboring properties.

Our street listened carefully and considered the request. Ultimately, the residents of Heather Hill collectively decided not to grant access. In my case specifically, the plan would have required giving up a portion of my property to create a proper turnaround at the end of the street. For homes on already small lots, the loss of land would be significant.

Beyond the property impact, our concerns centered on safety and environmental issues. Mr. Hayes's property contains two substantial wetland areas, and residents are worried about increased flooding risks affecting Heather Hill and surrounding properties which has already been an enormous problem for years. We were also

deeply concerned about traffic being directed down our narrow residential street. The bus stop for our children from three surrounding streets is located at the very top of Heather Hill at a blind curve. My daughter, when she was in fifth grade, was nearly hit by a car there one morning waiting for the bus. It is already a dangerous intersection for children and families, and additional traffic would only increase the risk.

I understand that Mr. Hayes is now pursuing approvals for a four-home subdivision at 41 Crescent Street. The site's significant wetlands, combined with the existing drainage challenges in our area, make additional development particularly concerning from an environmental and flooding standpoint for which Heather Hill is impacted the most. Increased density would also inevitably increase traffic on narrow residential streets that were never designed to handle higher traffic volumes. Most importantly, the safety of the many children at the nearby bus stop—located at a blind curve serving multiple surrounding streets—must be carefully considered.

For these reasons, many residents of Heather Hill and the surrounding neighborhood strongly oppose both the requested waiver for the four-home subdivision and any proposed development under the 8-30g affordable housing permit at this location. My concerns are about the very real safety, environmental, and infrastructure impacts that this particular site presents.

I respectfully ask the Commission to carefully consider the cumulative impacts on wetlands, drainage, traffic safety, and neighborhood infrastructure before granting any waivers or approvals. These are serious issues that directly affect the safety of our children and the stability of our homes and properties. Land is scarce in Westport, but there is a very good reason this 2.6 acres is inhabited by deer only.

Thank you for your time and consideration, and for the work you do on behalf of the Westport community. I respectfully request that the Conservation Commission deny the requested waivers and permits associated with the proposed subdivision.

Sincerely,

Alia Afshar

8 Heather Hill

Outlook

Feedback on Proposed Subdivision of 41 Cresent Rd

From Alia Afshar <alia.afshar@gmail.com>
Date Sun 5/31/2026 7:59 PM
To ConservationComments <ConservationComments@westportct.gov>

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Thank you for your time and consideration, and for the work you do on behalf of the Westport community. I respectfully request that the Conservation Commission deny the requested waivers and permits associated with the proposed subdivision.

Sincerely,

Alia Afshar

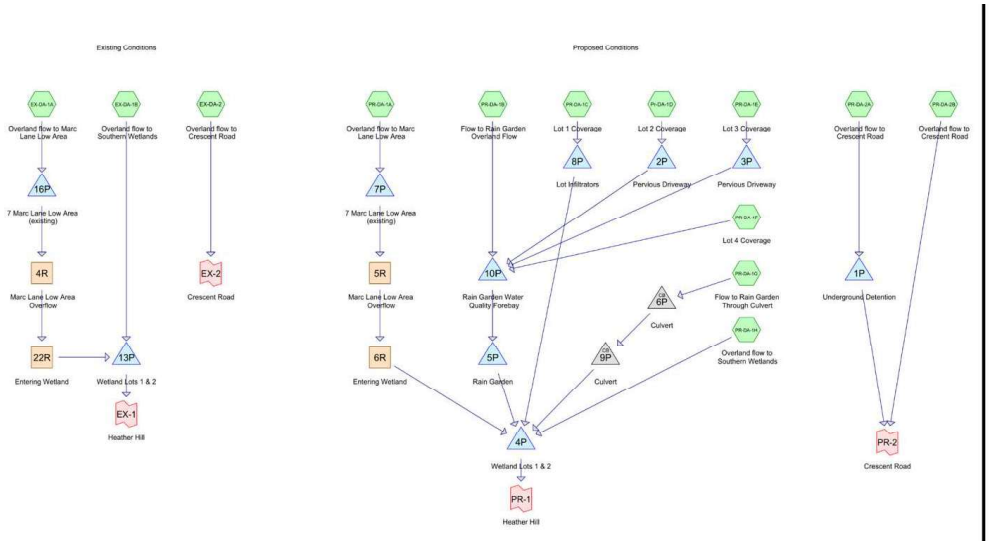
8 Heather Hill

Heather Hill Drainage & Flooding History

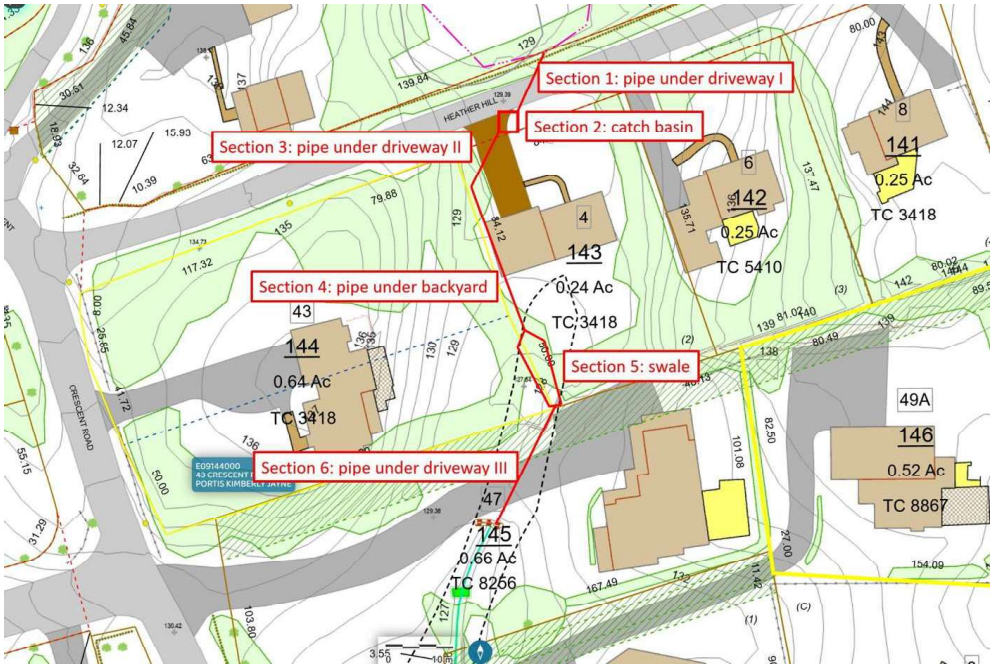
Conservation Commission Submission – 41 Crescent Road

Includes drainage schematic, drainage mapping, Heather Hill wetland conditions, and historical flooding photographs (2021–2025).

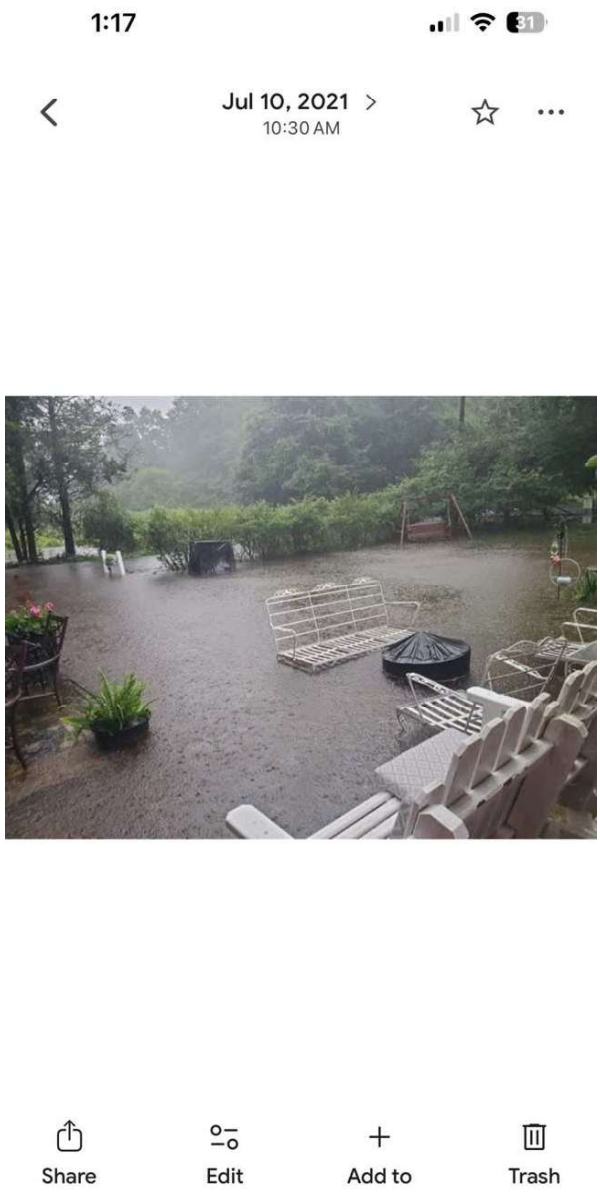
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Existing Conditions
Overland flow to Marc Lane Low Area
Overland flow to Southern Wetlands
Overland flow to Crescent Road
16P
7 Marc Lane Low Area (existing)
4R
Marc Lane Low Area Overflow
EX-2
Crescent Road
22R
Entering Wetland
13P
Wetland Lots 1 & 2
EX-1
Heather Hill
Proposed Conditions
Overland flow to Marc Lane Low Area
Flow to Rain Garden Overland Flow
Lot 1 Coverage
Lot 2 Coverage
Lot 3 Coverage
8P
Lot Infiltrators
2P
Pervious Driveway
3P
Pervious Driveway
Lot 4 Coverage
7P
7 Marc Lane Low Area (existing)
5R
Marc Lane Low Area Overflow
10P
Rain Garden Water Quality Forebay
6P
Culvert
Flow to Rain Garden Through Culvert
6R
Entering Wetland
5P
Rain Garden
9P
Culvert
Overland flow to Southern Wetlands
4P
Wetland Lots 1 & 2
PR-1
Heather Hill
Overland flow to Crescent Road
Overland flow to Crescent Road
1P
Underground Detention
PR-2
Crescent Road

Drainage Maps.jpg



2021 - Heather Hill.jpg



2023 - Heather Hill 1.jpg



2023 - Heather Hill 2.jpg



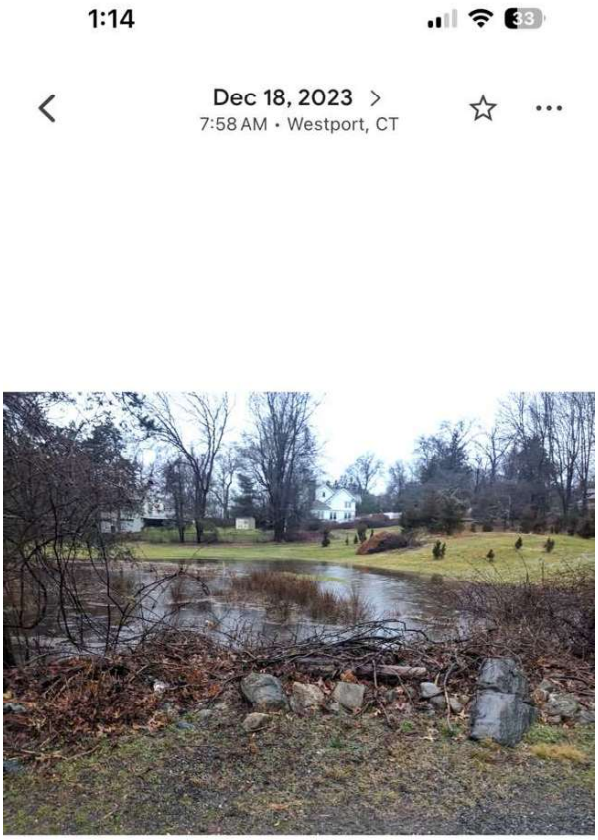
2023 - Heather Hill 3.jpg



2023 - Heather Hill 4.jpg



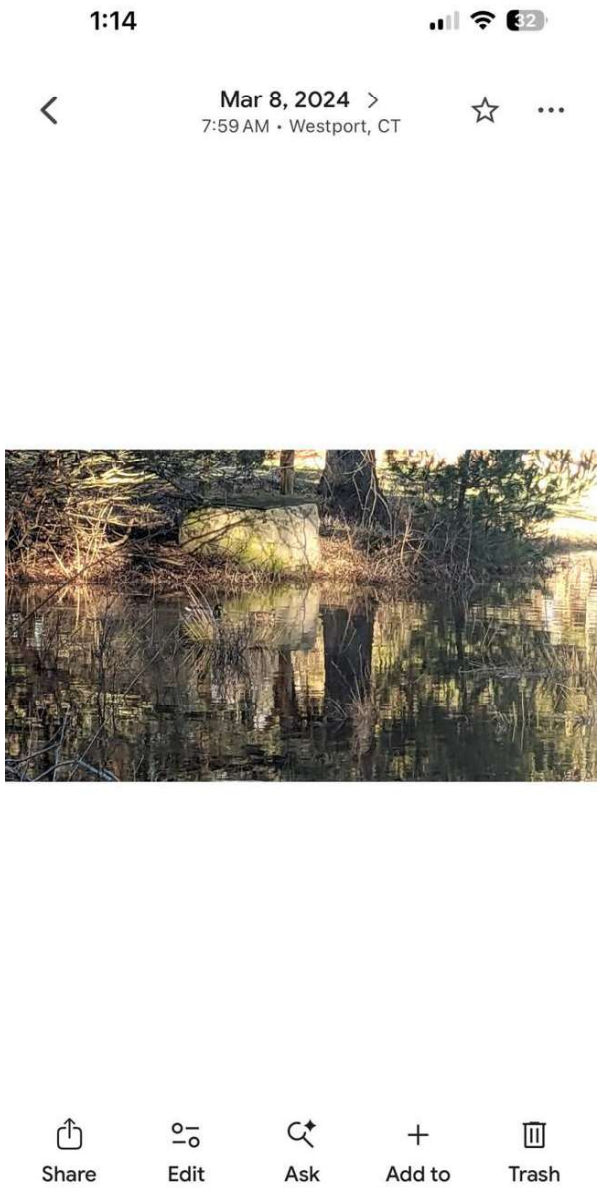
2023 - Heather Hill 5.jpg



2024 - Heather Hill 1.jpg



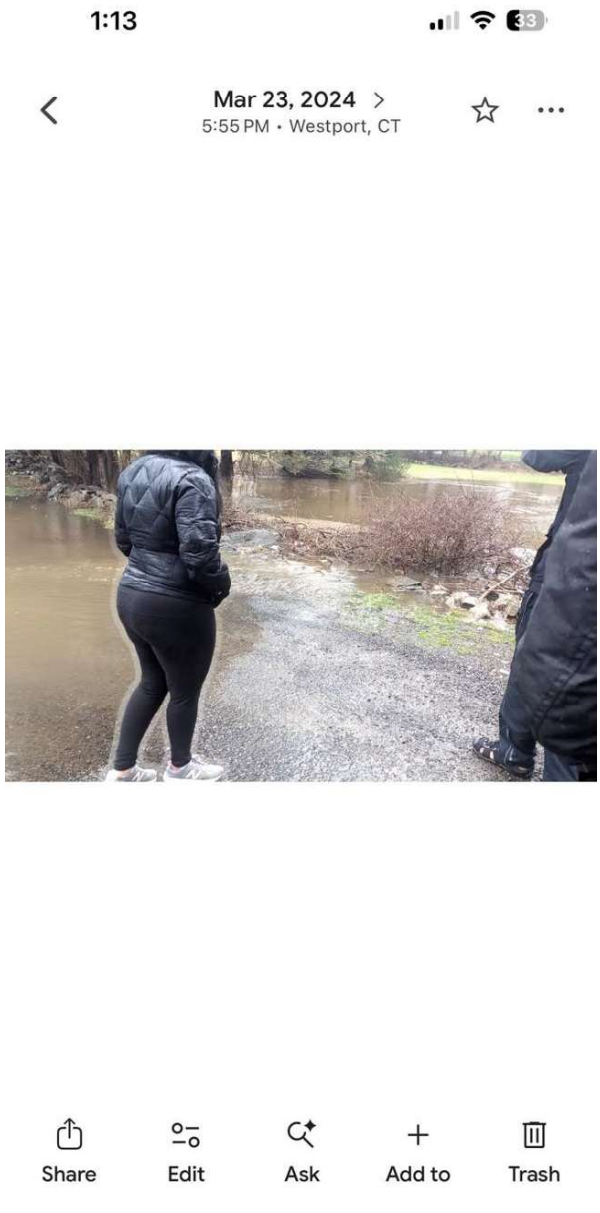
2024 - Heather Hill 2.jpg



2024 - Heather Hill 3.jpg



2024 - Heather Hill 6.jpg



2024 - Heather Hill 7.jpg



2024 - Heather Hill 8.jpg



2024 - Heather Hill 9.jpg



2024 - Heather Hill 10.jpg



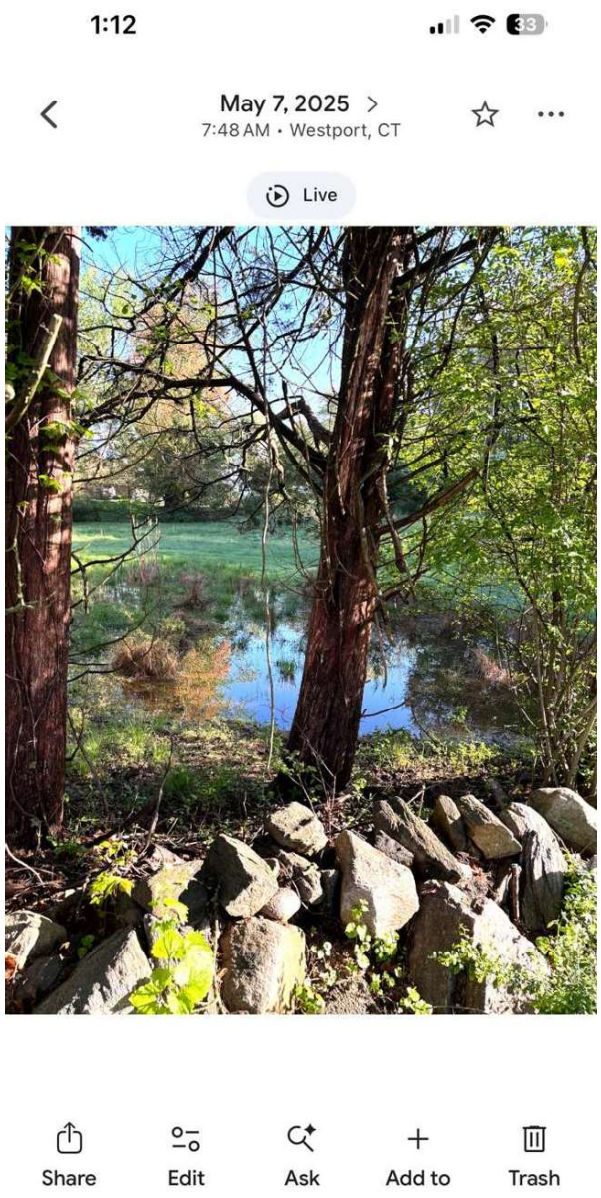
2024 - HEather Hill 11.jpg



2025 - Heather Hill 1.jpg



2025 - Heather Hill 2.jpg



2025 - Heather Hill 3.jpg



STAFF REPORT
Application # IWW-12347-26
41 Crescent Road
Assessor's Map: E09 Tax Lots: 139
Prepared: June 3, 2026, last revised June 11, 2026
Public Hearing: June 17, 2026

Receipt Date: **May 20, 2026**

Application Classification: **Plenary**

Application Request:
LandTech, on behalf of Aidan Hayes & Maeve O'Connor, is requesting to subdivide a 2.56 acre parcel into four residential lots. The parcel currently supports one single family residence with associated site improvements. The proposal calls for the retention of the existing dwelling and the additional of three additional lots improved with single-family residences.

This property was previously reviewed and approved with conditions for a 4-lot subdivision under Application #IWW 9561-13 on January 15, 2014 and reviewed and approved for a 3-lot subdivision under Application IWW-10321-16 on February 15, 2017.

The Conservation Commission is reviewing the subdivision pursuant to Connecticut State Statute 8-26 governing Planning and Zoning Commissions. Said statute reads as follows:

> *"If an application involves land regulated as an inland wetland or watercourse under the provisions of chapter 440, the applicant shall submit an application to the agency responsible for administration of the inland wetlands regulations no later than the day the application is filed for the subdivision or re-subdivision. The commission shall not render a decision until the inland wetlands agency has submitted a report with its final decision to such commission. In making its decision the commission shall give due consideration to the report of the inland wetlands agency."*

Section 5.1(b) of the Town of Westport Regulations for the Protection of Inland Wetlands and Watercourses asks for the Commission to consider any feasible and prudent alternatives which alternatives would cause less or no environmental impact to wetlands and watercourses.

Section 5.1(f) allows the Commission to take into consideration impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed activity which may have an impact on wetlands or watercourses.

Plans Reviewed:
A. Site Development Plans, Site Improvements for a Proposed 4-Lot Subdivsion, prepared for Aidan Hayes, 41 Crescent Road, Westport, CT, prepared by LandTech, dated May 15, 2025, Scale: As Noted.

i.	Cover Sheet	Sheet T-1.0
ii.	Zoning Location Survey & Topographic Survey	Sheet SV-1.0

iii.	Subdivision Map	Sheet SV-1.1
iv.	Site Layout Plan	Sheet C-1.0
v.	Site Grading & Drainage Plan	Sheet C-2.0
vi.	Test Pit Location Plan	Sheet C-2.1
vii.	Site Utility Plan	Sheet C-3.0
viii.	Soil Erosion and Sediment Control Plan	Sheet C-4.0
ix.	Notes and Details	Sheet C-5.0
x.	Roadway Profile Plan	Sheet P-1.0
xi.	Landscape Plan	Sheet L-1.0

B. Zoning Location Survey, prepared for Hayes, 41 Crescent Road, Westport, Connecticut, prepared by Brautigam Surveying, dated May 05, 2025, Scale: 1" = 30'.
C. Wetland Line Amendment, Wetland Comparison Map prepared for Aidan Hayes, 41 Crescent Road, Westport, Connecticut, prepared by LandTech, dated November 05, 2025, Scale: 1" = 20'.
D. Wetland Evaluation and Impact Assessment, 41 Crescent Road, Westport, Connecticut, prepared for Aidan Hayes, prepared by LandTech, dated May 2026.
E. Hydrogeologic Assessment, Proposed Housing Development, prepared for LandTech and Heritage Homes, Inc., 41 Crescent Road, Westport, Connecticut, prepared by Leggette, Brashears & Graham, Inc., dated August 23, 2010.
F. Stormwater Management Report, Proposed 4-Lot Residential Development, prepared for Aidan Hayes, 41 Crescent Road, Westport, Connecticut prepared by LandTech, dated May 14, 2026.
G. Conditions of Approval, Application #IWW-9561-13, for a 4-Lot Subdivision at 41 Crescent Road, as resolved by the Town of Westport Conservation Commission on January 15, 2014.
H. Conditions of Approval, Application ## IWW-10321-16, for a 3-Lot Subdivision at 41 Crescent Road, as resolved by the Town of Westport Conservation Commission on February 15, 2017.

Permits/Applications filed:

1. #IWW/M-8499-09 was approved by the Conservation Commission for an amendment of wetland map #E09.
2. #IWW-8593-10 Application for 4-Lot Subdivision -Withdrawn
3. #IWW-8644-10 Application for 4-Lot Subdivision -Withdrawn
4. #IWW-8644-10 Application for 4-Lot Subdivision -Withdrawn
5. #IWW-8890-11 Application for 4-Lot Subdivision -Withdrawn
6. #AA-9041-12 Application for 4-Lot Subdivision -Withdrawn
7. #IWW-9243-12 Application for 4-Lot Subdivision -Withdrawn
8. #AA-9471-13 Application for 4-Lot Subdivision -Withdrawn
9. #IWW-9561-13 was approved by the Commission for a 4-lot subdivision on January 15, 2014.
10. #IWW-10321-16 was approved by approved by the Commission for a 3-lot subdivision on February 15, 2017.
11. #IWW/M-12239-25 was approved by the Conservation Commission for an amendment of wetland map #E09.

WPLO
This property is not regulated by the Waterway Protection Line Ordinance.

IWW Defined Resource (wetland or watercourse)
Inland wetlands occur on the subject property. They consist of two isolated areas comprising 5,752± s.f. (western wetland) and 1,956 ± (eastern wetland). The western wetland supports maintained lawn and is located at a toe slope in the central portion of the parcel. The eastern wetland is located on a back slope and is hydrologically connected to a wetland on the adjacent parcel to the south. Fill from a stone wall is prohibiting direct surface connection of these two wetland systems.

The eastern wetland receives water from northwest, west and southwest. In dry conditions the eastern wetland maintains a limited surface water pool along the stonewall at the property boundary. In very wet conditions, the eastern wetland fills and overflows its western edge, conveying stormwater downgradient southwesterly where it discharges into the western wetland along the southern property boundary. The western wetland discharges through a pipe running south under the Heather Hill roadway.

Wetlands Description:

a.) Soil Scientist Report, Inland Wetland / Watercourse Delineation, 41 Crescent Road, Westport, Connecticut, prepared for Aidan Hayes and Maeve O'Connor, prepared by LandTech, dated April 2, 2025.

Wetland soils found on the property

Ridgebury fine sandy loam (2): This soil unit consists of nearly level to gently sloping, poorly drained soil found in low areas and drainageways on drumlins and hills. This Ridgebury soil has a high water table at a depth of about 6 inches from fall until late spring. The permeability o the soil is moderate to moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Available water capacity is moderate, and runoff is slow. The soil dries out and warms up slowly in spring. Most areas have been cleared and are used for hay or pasture. A few areas are wooded, and some scattered areas are used for community development. The seasonal high water table and the slow or very slow permeability in the substratum limit this soil for community development, especially for on-site septic systems. Slopes of excavations are unstable when wet, and lawns are frequently soggy. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction. This soil is suitable for cultivated crops and trees. Artificial drainage is needed. Even when drained, however, the soil usually remains wet for several days after heavy rains, restricting use of farming equipment. The high water restricts the root growth of trees and many trees are uprooted during windy periods.

Leicester fine sandy loam (4): This nearly level poorly drained soil is in drainageways and depressions. Slopes range from 0 to 5 percent. Typically, this soil has a surface layer of black fine sandy loam seven (7) inches shtick. The subsoil is twenty-two (22) inches thick. This Leicester soil has a seasonal high water table at a depth of about 6 inches from fall until late spring. The permeability of the soil is moderate to moderately rapid. Runoff is slow, and available water capacity is moderate. The soil dries out and warms up slowly in spring. Most areas of this soil are wooded. A few areas are used for hay and pasture, and a few scattered areas are used for community development. The seasonal high water table limits this soil for community development; sites for on-site septic systems commonly need extensive filling and require special design and installation. Where suitable outlets are available, footing drains help prevent wet basements. Using siltation basins and quickly establishing plant cover help to control erosion and sedimentation during construction. Even when drained, the soil remains wet for several days after heavy rains, restricting the use of farming equipment. Wetness make this soil poorly suited for trees. The shallow rooting depth to the seasonal high water table causes the uprooting of many trees during windy periods.

Non-wetland soils found on the property

Hollis-Chatfield rock outcrop (75): This soil is a well drained and somewhat excessively drained soil found on hills and ridges. This soil complex is about 40% Hollis soil, 25% bedrock, 20% well drained Charlton soils, and 15% other soils. These soils have a moderate to moderately rapid permeability. Runoff is medium to rapid. The soils dry out and warm up in early spring. The major limitations of this oil for community development are the shallow depth to bedrock, the areas of exposed bedrock, and the stones and boulders on the surface.

Property Description and Relative Facts:

a. The Westport Wetlands Inventory, prepared by Flaherty Giavara Associates, P.C., dated June 1983 describes the off-site wetland as an "permanent streamside, floodplain with a wooded swamp.
b. The USGS Survey Quadrangle map for Westport, Connecticut indicates the wetland systems are isolated and not hydrologically connected to a permanent watercourse.
c. Landscape position of this parcel is a backslope. Land surface shape is linear/linear.
d. Wetland vegetation is dominated by a light forest and field.
e. The FEMA maps indicate that the property is located within Zone C.
f. Property does not exist within the Aquifer Protection Overlay Zone nor the
g. groundwater recharge area.

Proposed single family homes and associated improvements are shown on the submitted site plan to depict viable areas of future development on these parcels. The review of potential homes is not part of this application, and will be considered with any potential future applications.

Subdivision Proposed Site Conditions:

a. Subdivide lot 2.557 acres (111,389 sq. ft.)
b. Four Residential Lots – Lot #1 (retain existing house)= 25,096 sq. ft., Lot #2 = 24,739 sq. ft., Lot #3 = 21,820 sq. ft., Lot #4 = 21,820 sq. ft.
c. Conservation Open Space Easement across Lots #3 & #4
d. Overall Site Grading, including swales and walls/ curbing.
e. 20'-wide roadway accessed by Crescent Road with two hammerheads serving all four lots and maintaining access for the existing residence at 37 Crescent Rd. Electricity, sewage and water utilities and drainage features will be installed within the roadway.
f. Raingardens/ Stormwater Retention Basin, level spreaders and associated drainage

Construction of the roadway, installation of site drainage, excavating and grading are all outside of the upland review areas extending from both wetlands. The curbing/ walls associated with the roadway is within the 30' review area.

Conformance to Section 6 of the Inland Wetlands and Watercourses Regulations
6.1 GENERAL STANDARDS

a) disturbance and pollution are minimized;

b) minimize height, width, length of structures are limited to the minimum; dimension to accomplish the intended function;
c) loss of fish, other beneficial organisms, wildlife and vegetation are prevented;
d) potable fresh water supplies are protected from dangers of drought, overdraft, pollution, misuse and mismanagement;
e) maintain conservation, economic, recreational and aesthetic qualities;
f) consider historical sites

Discussion:

Staff would like to offer the following comments:

a. The Commission approved an application for 4-Lot Subdivision in 2014 and a 3-Lot Subdivision in 2017. This application as proposed is a one-lot site development increase from what was previously approved in 2017. A roadway and an additional residence has been incorporated. As was incorporated in previous designs, the project proposes raingardens/ stormwater basins and vegetated swales adjacent to the proposed roadway to treat stormwater runoff. Each lot will handle storm runoff from potential maximum coverage with underground detention units or pervious driveway stone reservoirs.
b. Large outcrops of ledge are located within or in close proximity to the footprints of the proposed residences. Test hole results indicate a shallow solum throughout the parcel. A contract with a hydrogeology firm (Haley and Aldrich) was retained at the time of the previous application review to assist the staff in evaluating the impact of the ledge removal and a report to the Commission was submitted on their findings and considered by the Commission in their findings and conditions of approval. Reports and testimony from Leggette, Brashears & Graham, Inc. consultant for the applicant was also considered during the 2014 and 2017 application reviews.
c. As indicated in the "Wetland Evaluation and Impact Assessment" submitted by the applicant, the wetland functions primarily as a discharge wetland. The wetlands receives seasonal and stormwater from overland flow and then allows infiltration for groundwater recharge.
d. A Conservation easement is proposed around the eastern wetland, only. The western wetland will have a stormwater filter buffer seeded with New England wild flower mix from 20' to 30' along its eastern edge. The "Site Grading & Drainage Plan" indicates general drainage patterns will be maintained. The applicant **does not** propose to maintain an uninterrupted path of surficial stormwater runoff from the eastern wetland towards the western wetland. Downgradient from the eastern wetland, improvements of pervious driveway and associated curbing are proposed.
e. The total impervious area for each parcel is specified in the Stormwater Management Report.
f. The NRCS Web Soil Survey classifies the on-site soil conditions as very limited for house construction with basements.

6.2 WATER QUALITY

a) flushing rates, freshwater sources, existing basin characteristics and channel contours will not be adversely altered;
b) water stagnation will neither be contributed nor caused;
c) water pollution will not affect fauna, flora, physical or chemical nature of a regulated area, or the propagation and habitats of fish and wildlife, will not result;

d) pollution of groundwater or a significant aquifer will not result (*groundwater recharge area or Aquifer Protection Overlay Zone*);
e) all applicable state and local health codes shall be met;
f) water quality will be maintained or improved in accordance with the standards set by federal, state, and local authority including section 25-54(e) of the Connecticut General Statutes
g) prevents pollution of surface water

Discussion:

The overall drainage plan incorporates low-impact design (LID) elements for stormwater infrastructure. The drainage plan utilizes raingarden retention basins, vegetated swales, rip rap scour hole and level spreader discharge points, underground infiltration units, pervious driveways and crush stone reservoirs. The driveway will be treated by the raingardens. Site discharge from offsite development to the north will be treated by a vegetated drainage swale. Individual residences will be treated by pervious driveways with stone reservoirs beneath or dedicated stormwater infiltration units. The raingarden, swale and select detention areas will discharge overflow volume (through level spreader or riprap scour hole) immediately upgradient from the western wetland located at the southern property boundary.

The raingardens will be installed 3.5 feet deep. The bottom elevation (130.5) will be established well above the groundwater level (elev. ~127'0, so it is not likely excavations for the raingardens will advance into the water table. Discharging groundwater to the surface should be reevaluated separately if each of the house is constructed with full size basements.

The stormwater management system is designed so that the all the drainage features on site will reduce peak runoff rates (cubic feet per second) for the 25-year and 100-year storms at the discharge points along Heather Hill and Crescent Road. Additionally, the report demonstrates that the designed systems will have the storage capacity to treat the water quality volume (WQV) for the first inch of runoff of the new surfaces.

6.3 EROSION AND SEDIMENT

a) temporary erosion control measures shall be utilized during construction and for the stabilization period following construction;
b) permanent erosion control measures shall be utilized using nonstructural alternatives whenever possible and structural alternatives when avoidable;
c) existing circulation patterns, water velocity, or exposure to storm and flood conditions shall not be adversely altered;
d) formation of deposits harmful to aquatic life and or wetlands habitat will not occur;
e) applicable state, federal and local guidelines shall be met.

Discussion:

The applicant has provided silt fence around the perimeter of the on-site wetlands and around each of the individual lots. Staff feels that individual site plan reviews should be required for construction on all lots, at which time the necessary erosion and sediment controls can be reviewed by staff to assure protection of the resource. All of the proposed excavation and grading will be located outside regulated areas.

Anti-tracking pads are proposed at the new roadway entrance and at each individual driveway. The plan indicates areas of soil stockpiling adjacent to the rain gardens and within each individual lot. Staff feels the single row of silt fence between the proposed rain garden and the western wetland should be improved to include a secondary row composed of staked haybales to ensure loose soils do not migrate toward the downgradient wetland during heavy rain events. E&S controls should be routinely monitored and replaced. Staff recommends weekly site inspections by a qualified professional during all activities relating to the roadway construction and installation of stormwater features. Site inspections should be required immediately after rain events exceeding 1.5 inches over 24 hours. Site inspections should cease when all features are installed and the loose sediments are stabilized. To reduce the creation of fissures, it is recommended that ledge removal for all site development activity should take place using a hoe ram/pneumatic hammer only.

6.4 NATURAL HABITAT STANDARDS

a) critical habitats areas,
b) the existing biological productivity of any Wetland and Watercourse shall be maintained or improved;
c) breeding, nesting and or feeding habitats of wildlife will not be significantly altered;
d) movements and lifestyles of fish and wildlife (plant and aquatic life)will not be significantly affected;
e) periods of seasonal fish runs and bird migrations shall not be impeded;
f) conservation or open space easements will be deeded whenever appropriate to protect these natural habitats.

Discussion:

Conservation Staff performed a preliminary review of the State of Connecticut DEEP Natural Diversity Database (NDDB) for potential presence of state-listed species on or adjacent to the subject property using the EZfile online tool. The review provided results of no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats documented within or in close proximity to the subject property. Staff recommends no further consultation for state listed species or sensitive habitats.

The majority of the property is maintained as mowed lawn. Currently the wetland area is not being mowed. The overall property is sparsely wooded. Six to seven mature trees will be removed to accommodate the proposed improvements of the roadway, site, grading, and stormwater infrastructure. Staff notes that the eastern wetland is proposed to be enhanced with plantings of white fir, red cedar, and white spruce amounting to 40 trees, sized 6'-7'-tall. This will establish a wooded buffer to the conservation easement. Any larger woody vegetation intended to remain on site should utilize tree protective fencing at canopy drip line to protect root zones. Vegetation within the actual wetlands will help improve water quality as well as enhance habitat potential as it would slow runoff velocity and provide biofiltration for surface stormwater infiltration. Staff recommends the 20' non-disturbance buffer around the western wetland be seeded or maintained as a no-mow or meadow area and allowed to naturalize to provide a buffer to the already vegetated wetland.

The landscape plan seeding notes indicate that the eastern wetland, raingarden #1, and the vegetated filter are intended to be mowed once a year to inhibit growth of woody vegetation. Staff sees that as acceptable for the stormwater features, but the eastern wetland is not currently mowed and should not be

mowed. Staff sees the planting of forest trees as beneficial to demarcating the wetland area or conservation easement. That demarcation should indicate to landscapers that the wetland area should not be mowed. Staff recommends that no mowing should occur within the "Conservation Open Space Easement." The intention should be to conserve the wetland and adjacent vegetation, not to mow it. The conservation easement should be demarcated with a post and rail fence. This should be reflected in revisions to the seeding notes. The rain garden and swale will be seeded with New England conservation seed mix and New England showy wildflower seed mix. Staff finds that to be acceptable. Staff recommends the applicant consider low-growing shrubs or clumping grasses within the swale and rain gardens. Staff recommends a performance bond for the cost of plants, seeding, and erosion controls. The portion of bond amount for the seeding and planting should be retained for 3 years to help ensure long-term success of the planted features.

6.5 DISCHARGE AND RUNOFF

a) the potential for flood damage on adjacent or adjoining properties will not be increased;
b) the velocity or volume of flood waters both into and out of Wetlands and Watercourses will not be adversely altered;
c) the capacity of any wetland or watercourse to transmit or absorb flood waters will not be significantly reduced;
d) flooding upstream or downstream of the location site will not be significantly increased;
e) the activity is acceptable to the Flood & Erosion Control Board and or the Town Engineer of the municipality of Westport

Discussion:

As previously testified to at the prior hearing, Staff had visually observed the overland runoff from the northeasterly wetland system to the southerly wetland system. The western wetland occasionally receives overland flow from the upgradient eastern wetland. This runoff pathway should be maintained. In the proposed design, runoff sheetflowing across lawn would pass over a pervious portion of driveway on Lot #2 and hit a portion of landscape wall or curbing. In review of previous iterations of the subdivision plan the Commission thought it important to maintain this flow pattern in perpetuity. Staff recommends the Commission discuss how the flow will be maintained with this proposed site layout and discuss if other configurations were considered. All as-built plan submissions should include all existing final grade topography to ensure the surface flow connection to and between the wetlands continue.

Increased development without proper consideration of storm water impacts can be a cumulative and significant source of pollution. As the number of opportunities for nonpoint pollutant sources increases and the distance decreases, the likelihood of water quality impact increases. The rain gardens proposed by the applicant will help provide the biofiltration for the impervious area of the site development.

To protect a wetland system from adverse impacts, pollutants need to be controlled at their source to the maximum extent feasible. Staff recommends the use of the maximum percentage of pervious surfaces and the encouragement of surface sheet flow for maximum biofiltration and infiltration opportunity in keeping with low impact development design concepts and the natural hydrologic cycle of the parcel. The site plan and drainage report demonstrate two of the proposed lots (#2 & #3) will be improved with pervious driveways with a call out of proposed impervious driveway on Lot #4. Lot # 1 will reconfigure its existing impervious driveway and maintain an impervious asphalt surface. Staff recommends all driveway surfaces to be proposed as pervious.

6.6 RECREATIONAL AND PUBLIC USES

a) access to and use of public recreational and open space facilities, both existing and planned, will not be prevented;
b) navigable channels and or small craft navigation will not be obstructed;
c) open space, recreational or other easements will be deeded whenever appropriate to protect these existing or potential recreational or public uses;
d) wetlands and watercourses held in public trust will not be adversely affected.

Discussion:

The current application will not have a significant impact on recreational and public uses.

Data/ Information Gaps, Questions, or Concerns

a. Is the landscape wall, curbing along the south side of the roadway and driveway for Lot #2 necessary? The plan indicates the curb/ wall has the same top and bottom elevation? Is that correct. Does that hard edge allow general stormwater runoff from the western wetland conveyance to the western wetland?
b. Can the applicant explain how the 20'-non disturbance buffer around the western wetland will be maintained? There is conservation easement proposed around the eastern wetland. Why is conservation easement not being proposed for the western wetland? Has the applicant considered a no-mow area or meadow maintenance plan within the 20' buffer? Has the applicant considered any features to demarcate the non-disturbance buffer?
c. Staff recommends the Commission determine how many times per year mowings should occur within areas to be maintained as raingarden, swale or biofilter areas.

Criteria to be considered by the Commission

Section 5.1(d) of the Regulations for the Protection and preservation of Wetlands and Watercourses of Westport refers to the irreversible and irretrievable loss of wetlands or watercourses which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resource, and any mitigation measures which may be considered as a condition of issuing a permit for such activity, but not limited to, measures to:

(1) prevent or minimize pollution or other environmental damage;
(2) maintain or enhance existing environmental quality; or
(3) In the following order of priority: restore, enhance, and create productive wetland

Possible Commission Decisions

1. No construction alternative.

2. Approve the application with conditions as needed and suggested above to assure this project will not adversely impact the Wetlands and Watercourses.

    a. Application submission and review for individual lot development can be considered by staff if all upland review areas and subdivision conditions of approval are adhered to. The application information shall include test hole data witnessed by the Engineering Department in the area of the proposed house foundations. This data will supply the engineers with site specific data, including depth to ledge, in order to plan for individual lot design accordingly.

    b. To reduce the creation of fissures, ledge removal for all site development activity shall take place using a hoe ram/pneumatic hammer only.

    c. The proposed swale on the northern edge of the proposed roadway shall be maintained by the Homeowner's Association and recorded on the land records prior to issuance of a Certificate of Compliance.

    d. All as-built plans submitted for individual lots at the time of request for Certificate of Compliance shall include all existing final grade topography to ensure a surface flow connection to and between wetlands.

    e. All Conservation Easement Areas shall be delineated in the field by a post and rail fence. A restrictive covenant shall be placed on the land records prior to issuance of a Conservation Certificate of Compliance for any of the new houses to be constructed. Said covenant shall prevent the cutting, clearing, filling, grading or construction of any structure within the easement area without authorization from the Conservation Commission.

    f. The Conservation Easement Area shall be shown on the recorded subdivision map. A licensed Land Surveyor shall delineate all Conservation Easement Areas in the field prior to any work commencement on-site.

    g. The permittee shall retain a a qualified professional to act as site monitor to provide weekly S&E inspection and project progress reports during the phases of site disturbance and construction. The site monitor shall provide weekly reports and additional reports after rainstorm events exceeding 1.5 inches of rainfall. Reporting shall cease once disturbed areas are stabilized.

    h. Submission of a performance bond estimate in the amount of the cost of plants, erosion control materials all raingardens and swales, the biofiltration seeding along the eastern edge of the western wetland and the Conservation Easement Area planting shall be submitted to the Conservation Department for review and approval prior to the issuance of a Zoning permit. Bond monies for rain gardens, conservation easement, and vegetated swale, and biofilter seeding and planting shall be held for a minimum of three growing seasons to assure plantings mature and establish an adequate vegetative community for water quality treatment.

    i. The surfaces for all driveways shall remain permeable in perpetuity. In addition, the driveway for Lot #2 shall be constructed with no curbing. Engineered Construction details

for the permeable driveways shall be submitted along with the individual site development proposals for the parcels. Deed restrictions for the permeable driveways including no curbing on Lot #2 shall be placed on the land records for each individual lot prior to the issuance of a Conservation Certificate of Compliance.

j. A Homeowner's Association shall be established for the subdivision. The Association shall adhere to the management and inspection practices outlined in the "Operation and Maintenance Plan, proposed by the applicant in the "Stormwater Management Report" dated May 14, 2026. The Operations and Maintenance plan shall be referenced in the Homeowners Association document to ensure all surface and subsurface drainage appurtenances and rain gardens, swales, level spreaders, pervious surfaces are properly and routinely serviced. Said document shall be submitted to the Conservation Department and the Town Attorney for review and approval and recording on the land records prior to the issuance of a Zoning permit for construction is issued.

k. All conditions of the "Amended Stipulation for Judgement" per order of the Superior Court at Stamford, Thomas Van Riper, ET AL vs Westport Conservation Commission ET AL, dated September 30, 2015 shall be included with this resolution and enforced as applicable.

CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

DRAFT
MINUTES
WESTPORT CONSERVATION COMMISSION
MAY 20, 2026

The May 20, 2026 Public Hearing of the Westport Conservation Commission was called to order at 7:00 p.m. in the Auditorium of the Westport Town Hall.

ATTENDANCE

Commission Members:

Josh Lewi, Chair
Timothy Kwong, Vice Chair
Diana McDowell, Secretary
Brian Whiting, Sergeant at Arms
Michele Carey-Moody
Marlene Macuda

Staff Members:

Colin Kelly, Conservation Director
Andrew Hally, Conservation Analyst
Susan Johnson, Admin. Asst. III

This is to certify that these minutes and resolutions were filed with the Westport Town Clerk within 7 days of the May 20, 2026 Public Hearing of the Westport Conservation Commission pursuant to Section 1-225 of the Freedom of Information Act.

_____
Colin Kelly
Conservation Director

Changes or Additions to the Agenda: The Commission may amend the agenda by a 2/3 vote to include items not requiring a Public Hearing. - **NONE**

PUBLIC HEARING

All members except Ms. Carey Moody visited the sites in preparation for the meeting.

1. **48 Cavalry Road:** Application #IWW/M-12314-26 by Moon Gardens LLC on behalf of Gina Coryell Fant Simon Tr. & Shari Lynn Fant-Simon Tr. to amend wetland boundary map #B16.

   Cindy Timinski presented the application on behalf of the property owners. She located the property for the Commission. She noted that the property is partially in Weston. The owners also own an adjacent property in Weston. The study is done for the area that overlaps into Weston.

   Mr. Kwong asked about the acceptance of the wetland boundary by the Town of Westport. He asked if the Town of Weston will accept it.

   Ms. Tyminski stated there will be application for this property in Westport and a separate application for the property in Weston.

   Mr. Hally stated the Commission cannot make a jurisdictional evaluation of the wetlands on properties in abutting towns.

   Mr. Kelly added that all properties within 500 feet of an abutting town must be notified of all regulated activities.

   Mr. Hally stated both soil scientists agree on the flagged wetland line. He recommended approval.

   Mr. Lewi asked for public comment. There was no public comment.

   Motion to close the hearing.

   Motion: **Kwong** **Second:** **Whiting**
   Ayes: **Kwong, Whiting, Carey Moody, Lewi, Macauda, McDowell**
   Nayes: **None** **Abstentions:** **None** **Vote:** **6:0:0**

Town of Westport
Conservation Commission
FINDINGS
Application #IWW/M-12214-26
48 Cavalry Rd
Assessor's Map: B16 Tax Lot: 081
Assessor's Map: B16 Tax Lot: 082 (portion of parcel within Westport)
Public Hearing: May 20, 2026

1. **Application Request:** Cindy Tyminski of Moon Gardens, LLC, on behalf of Gina Coryell Fant-Simon TR & Shari Lynn Fant-Simon TR, owner, is requesting to amend wetland map #B16 on Lot #081.
2. **Soil Scientist for Applicant:** Aleksandra Moch, Soil Scientist.
   Soil Scientist for Town of Westport: Mary Jaehnig, Pfizer-Jaehnig Soils, LLC
3. **Plans Reviewed:**
   a.) **Plot Plan**, prepared for Gina Fant-Simon & Shari Fant-Simon, 48 Cavalry Road, Westport, Connecticut, prepared by Leonard Surveyors, LLC, dated January 24, 2007, last revised April 10, 2026, Scale: 1"=30'.
4. **Past Permits:** None
5. **Wetlands Description:**

Wetland Delineation, for the property located at 48 Cavalry Road, Westport-Weston, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated May 1, 2025.

Wetland soils *found on the property*
Leicester fine sandy loam (4): This soil occurs on upland drainageways and depression landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The drainage class is poorly drained. This Leicester soil has a seasonal high water table at a depth of about 6 inches from fall until late spring. Most areas of this soil are wooded. The seasonal high water table limits this soil for community development; sites for on-site septic systems commonly need extensive filling and require special design and installation. Where suitable outlets are available, footing drains help prevent wet basements. Even when drained, the soil remains wet for several days after heavy rains. Wetness makes this soil poorly suited for trees. The shallow rooting depth to the seasonal high water table causes the uprooting of many trees during windy periods.
Pootatuck fine sandy loam (102): This map unit consists of moderately well drained flood plains soils. The parent material derives from a coarse-loamy alluvium. The depth to a restricted layer is more than eighty inches and the groundwater table varies from 16 to 30 inches. These soils are frequently flooded.

Non-wetland *soils found on the property*
Hinckley gravelly sandy loam (38): This excessively drained alluvial soil is on terraces, kames and eskers in valleys. The hazard for erosion is severe. The parent material consists of sandy and gravelly glaciofluvial deposits derived from schist, granite, and gneiss.
Udorthents- Urban Land Complex (306): This complex consists of moderately well drained to excessively drained soils that have been disturbed by cutting or filling, and areas that are covered by buildings and pavement. The complex is approximately 70 percent Udorthents, 20 percent Urban land, and 10 percent other soils. Udorthents are in areas that have been cut to a depth of two feet or more or are on areas with more than two feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

6. **Property Description and Facts Relative to the Map Amendment Application:**
   - **a.** The existing house was built in 1965. It is served by a septic system.
   - **b.** The residential area is partially within Westport and partially within Weston. The wetland line amendment is proposed only on B16 Tax Lot: 081, a parcel wholly within Westport, and the Westport portion of B16 Tax Lot: 082, which is split between both towns.
   - **c.** The property is 2.02 acres (88,198 sq. ft.) in size; located in Residential Zone AAA. The property is located in both Westport and Weston town boundaries.
   - **d.** The parcel is shown as located within the West Branch Saugatuck River watershed (subregional watershed ID # 7203-00. The West Branch Saugatuck River is located on the subject property. The wetlands are forested riparian wetlands along the edge of watercourses. The site drains to the southeast.
   - **e.** The property is situated in Flood Zone X as shown on F.I.R.M. Panel 09001C0411F Map revised to June 17, 2010.
   - **f.** The property **is not** within the Aquifer Protection Overlay Zone.
   - **g.** Property **is not within** the Coastal Area Management Zone.
   - **h.** The Waterway Protection Line is established 15' from the surveyed wetland boundary and the 25- year flood boundary.
   - **i.** The wetland and watercourse area is approximated to be **~42,392.53 sq. ft.** across both Westport parcels in the Town's GIS system.
   - **j.** The flagged wetland area within Westport is **~20,640 sq. ft.,** as specified on the Plot Plan.
7. **Discussion:**
   The applicant submitted a "Wetland Delineation" report by Aleksandra Moch, Soil & Wetland Scientist dated May 1, 2025. The report documents Ms. Moch's investigation of the soils on the site. Wetland and floodplain soils were found on the site, identified as Leicester fine sandy loam (4) and Pootatuck fine sandy loam (102). The Soil Scientist Report identifies a two watercourses, lawned floodplain and wetland, and forested riparian wetlands.

   The sketch map provided with the report from May 1, 2025, identifies the location of the wetland boundary. The Westport wetland flag locations for the wetland are identified on the survey as WF #1 to WF #47 and FPS#1 to FPS#5. The "Plot Plan" identifies surveyed wetland areas totaling ~20,640sq. ft. Wetland and watercourse area

was approximated to be ~42,393 sq. ft. in the Town's GIS system. The difference represents a 21,753 sq. ft. reduction of wetland area.

The Town of Westport retained the services of Mary Jaehnig, Pfizer-Jaehnig Soils, LLC to review the proposed wetland boundary findings. Ms. Jaehnig conducted an on-site investigation on May 11, 2026 and submitted a letter, dated May 11, 2026, stating the general agreement with Ms. Moch's report.

With the finding of the two concurring soils scientists, The Commission adopts the new wetland line.

Town of Westport
Conservation Commission
RESOLUTION
Application #IWW/M-12314-26
48 Cavalry Road
Assessor's Map: B16 Tax Lot: 081
Public Hearing: May 20, 2026

In accordance with Section 8.0 of the Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport, and on the basis of the evidence of record, the Conservation Commission resolves to ***APPROVE*** *Application* ***#IWW/M-12314-26*** *by* ***Cindy Tyminski of Moon Gardens, LLC****, applicant, on behalf of,* ***Gina Coryell Fant-Simon TR & Shari Lynn Fant-Simon TR****, owner, to amend wetland Map: B16 Tax Lot: 081 on the property located at 48 Cavalry Road with the following conditions:*

1.) Conformance to the plans titled:
a.) Plot Plan, *prepared for Gina Fant-Simon & Shari Fant-Simon, 48 Cavalry Road, Westport, Connecticut, prepared by Leonard Surveyors, LLC, dated January 24, 2007, last revised April 10, 2026, Scale: 1"=30'.*

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.

Motion: Whiting Second: McDowell
Ayes: Whiting, McDowell, Macauda, Kwong, Lewi, Carey-Moody
Nayes: None Abstentions: None Votes: 6:0:0

2. 183 Hillspoint Road: Application #WPL-12312-26 by Moon Gardens LLC on behalf of Lori & David Popkin to construct a new single-family residence, attached garage, driveway, inground swimming pool, patio, and stormwater drainage system. Work is within the WPLO area of the Sherwood Mill Pond.

Cindy presented on behalf of the property owners. She oriented the Commission to the location of the property on the Mill Pond. The proposal has received Flood and Erosion Control Board approval. They need to obtain approvals from ZBA and P&Z. The DEEP found the application consistent with the CAM act. The entire lot is within the CAM Zone, the 100-year flood zone and the WPLO area. All proposed development will be 25 feet from the tidal wetlands. She reviewed the proposed plan. She reviewed the elevations from Hillspoint Road and the water. She reviewed the landscape plan, which includes a tidal meadow and includes a maintenance plan for the meadow.

Mr. Lewi acknowledged the benefit of the tidal wetland plantings. He asked what the plan would be for the phragmites.

Ms. Tyminski stated the phragmites management is a part of the maintenance plan.

Mr. Hally asked Ms. Tyminski to discuss the maintenance plan.

Ms. Tyminski read the maintenance plan into the record.

Mr. Hally noted fescue may not be native to our coastal environment and suggested substitution with high marsh vegetation. His concern is that this area should not be reverted back to lawn. He also suggested that more trees should be added to the plan.

Ms. Tyminski agreed.

Mr. Hally discussed the invasive removal. Phragmites, in particular, are difficult to remove. The owners are developing the upland area. The tidal wetland area is full of phragmites on this property and adjacent properties. He asked how they will deal with diamond back terrapin during construction.

David Popkin, property owner, stated they will be checking the site daily and removing the turtles in the prescribed way to ensure safety of the turtles.

Mr. Hally suggested that once the silt fence is properly installed, it would be difficult for the terrapin to get into the construction area. He asked if the Commission would be comfortable with the owner/builder following the guidelines for checking for the terrapin and its safe removal from the site.

It was the sense of the Commission that they would.

Mr. Kelly noted the Sherwood Mill Pond Committee submitted a letter to First Selectman relating to use of pesticides next waterways within Westport. He noted that spraying of chemicals is under the authority of the DEEP and the Conservation Department is notified of approved applications. Applicators and their employees must hold proper certificates.

Mr. Hally stated that he suggests a performance bond for the proposed plantings and the invasive management plan.

Mr. Kelly asked for a discussion about the parking and stock piling during construction.

Ms. Tyminski stated the existing drive, and parking area will serve as the construction entrance.

Mr. Kelly suggested the southern drive should also be established.

Mr. Hally asked if a construction sequence is needed.

It was the sense of the Commission due to the tight site conditions that a construction sequence should be submitted.

The Commission and staff discussed the meadow area. This is an area they do not want to be more than two times a year but also, they do not want it to become a shrubby brush area. There should be no use of fertilizers within the planted area. The revised management plan should be submitted to staff for review and approval. Staff supported placing the maintenance plan for the meadow on the land records for future homeowners.

Mr. Popkin stated that he is coming to the Commission with the meadow plan and trying to remove all the impervious area.

Mr. Lewi asked for public comment. There were no public comments.

Mr. Whiting asked for clarification of what staff is asking for on the land records.

Mr. Kelly indicated that this would be like an Operations and Management Plan for the Meadow Management Plan.

Motion to close the hearing

Motion: **Carey Moody** **Second:** **McDowell**
Ayes: **Carey Moody, McDowell, Kwong, Lewi, Macauda, Whiting**
Nayes: **None** **Abstentions:** **None** **Vote:** **6:0:0**

Town of Westport
Conservation Commission
FINDINGS
Application #WPL-12312-26
183 Hillspoint Road
Assessor's Map: E05 Tax Lot: 093
Public Hearing: May 20, 2026

1. **Applicant:** Cindy Tyminski of Moon Gardens LLC
2. **Owner of Record:** Lori and David Popkin
3. **Application Request:** Applicant is proposing to construct a new single-family residence, attached garage, driveway, inground swimming pool, patio, and stormwater drainage system. Work is within the WPLO area of the Sherwood Mill Pond.
4. **Plans Reviewed:**
   a. **Existing Conditions Improvement/ Location Survey**, prepared for Lori L. & David A. Popkin, 183 Hillspoint Road, Westport, Connecticut, prepared by the Walter H. Skidd Land Surveyor LLC, dated December 02, 2025, and last revised March 27, 2026, Scale: 1" = 20'.
   b. **Proposed Conditions Improvement/ Location Survey**, prepared for Lori L. & and David A. Popkin, 183 Hillspoint Road, Westport, Connecticut, prepared by the Walter H. Skidd Land Surveyor LLC, dated December 02, 2025, and last revised April 02, 2026, Scale: 1" = 20'.
   c. **Site Plan, Details & Notes**, Proposed Site Improvements Plan for a Single Family Dwelling, prepared for Lori & David Popkin, 183 Hillspoint Road, Westport, CT, prepared by Chappa Site Consulting, LLC, dated March 31, 2026, Scale: 1" = 20'. Sheet 1 of 1.
   d. **Conservation Landscape Plan,** Popkin Residence, prepared for David & Lori Popkin, 183 Hillspoint Road, Westport, CT, prepared by Karla Van Duyn Landscape Architecture, dated April 8, 2026 Scale: 1" = 20', Sheet L1.
   e. **Drainage Computations (Report)**, for the Proposed Single Family Dwelling and Site Improvements at 183 Hillspoint Road, Westport, CT, prepared for Lori & David Popkin, prepared by Chappa Site Consulting, LLC, dated March 31, 2026.
   f. **Wetland Delineation**, for the property located at 183 Hillspoint Road, Westport, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated January 10, 2026.
   g. **Popkin Residence**, prepared for Lori L. & David A. Popkin, 183 Hillspoint Road, Westport, Connecticut, prepared by Ro & CO Archtitecture, dated March 16, 2026, Scale: As Noted.

i.	Cover Sheet	Sheet C-1.0
ii.	General Notes, Res Check, Flashing Details	Sheet C-1.0
iii.	Lower Level Plan	Sheet A-1.0
iv.	First Floor Plan	Sheet A-1.1
v.	Second Floor Plans / Attic & Roof Plans	Sheet A-1.2
vi.	Attic Floor Plan	Sheet A-1.3
vii.	Roof Plan	Sheet A-1.4
viii.	Elevations	Sheet A-2.0
ix.	Elevations	Sheet A-2.1
x.	Front Rendering	Sheet A-2.2
xi.	Rear Rendering	Sheet A-2.3

5. **Previous Permits Issued**: No previous permits issued for 183 Hillspoint Rd.
6. **Property Description:**

a. **Location of 25-year flood boundary:** 9 ft. contour interval. Property is located entirely within the Waterway Protection Line Ordinance (WPLO) boundary.
b. **Property is situated in Flood Zones AE (el. 13') and VE (el. 14')** as shown on F.I.R.M. Panel 09001C0551G Map revised to July 8, 2013.
c. **Proposed First Floor Elevation of House:** 16.2 ft.
d. **Proposed Garage Floor Elevation:** 7.0 ft.
e. **Proposed Pool Elevation:** ~7.5 ft.
f. **Proposed Spa Coping Elevation:** ~12.75 ft.
g. **Proposed Top of Landscape Wall Elevation:** 8.8 - 9 ft.
h. **Proposed Bottom of Landscape Wall Elevation**: 8.0 ft.
i. **Proposed Pool Equipment, Air Conditioning, and Generator Pads Elevation:** 14.1 ft.
j. **Gross Lot Area:** 1.198 acres (52,170 sq. ft.)
k. **Base Lot Area:** 26,429 sq. ft.
l. **Existing Site Coverage: 22.14%** (5,852.2 sq. ft.)
m. **Proposed Site Coverage: 19.96%** (5,274.5 sq. ft.)
n. **Existing Building Coverage: 13.43%** (3,550.2 sq. ft.)
o. **Proposed Building Coverage: 12.33%** (3,258.2 sq. ft.)
p. **Existing Average Grade: El. ~9.1'**
q. **Proposed Average Grade: El. ~8.9'**
r. **Maximum Allowable Excavation & Fill:** 1,223 cu. yd.
s. **Proposed Excavation & Fill Volume:** ~430 cu. yd.
t. **Tidal Wetland Area:** 32,176 sq. ft.
u. **Sewer Line:** The proposed residence will be serviced by municipal sewer.

7. **Aquifer**: Property underlain by Sherwood Island Aquifer which is a coarse-grained stratified drift aquifer. The property is NOT within the Town's wellfield protection zone.
8. **Coastal Area Management**: The subject property is located within the Coastal Area Management (CAM) zone. The coastal resource is identified as Coastal Flood Hazard Area. Coastal Flood Hazard Areas are defined as land areas inundated during coastal storm events. A-zones are subject to still-water flooding during "100-year" flood events. Coastal Hazard Areas serve as flood storage areas. They are, by their nature, hazardous areas for structural development, especially residential type uses.
9. **Coastal Resources**: The coastal resources onsite include the coastal hazard area, coastal waters, estuarine embayment, nearshore waters, offshore waters, and tidal wetlands. Sherwood Millpond is an estuarine embayment, which is connected to near shore and offshore waters. The site does not contain any wetland or waterway resources. Sherwood Millpond contains tidal wetlands, located on the subject property. The eastern two thirds of the property is occupied by tidal wetlands and intertidal zone of Sherwood Millpond.
10. **Proposed Storm Water Treatment**: The applicant proposes a drainage system that is composed of twelve units or 96 linear feet of precast concrete stormwater galleries within a crushed stone reservoir. In addition to the galleries but not accounted for in the drainage report, is a pervious driveway and pervious patio constructed with shallow gravel subbase to help treat driveway and patio runoff. Four units or 48 linear feet of galleries will be located beneath the pervious patio surface. The other four units will be located north of the proposed house and west of the proposed pool.
11. **Discussion:**

The WPL Ordinance requires that the Conservation Commission consider the following when reviewing an application:

" An applicant shall submit information to the Conservation Commission showing that such activity will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystems of the waterway, including but not limited to: impact on ground and surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and the natural rates and processes of erosion and sedimentation."

The application proposes to demolish the existing house and associated improvements on the property and construct a FEMA-compliant, two-story, single-family residence, new single-family residence, attached garage, pervious driveway, inground swimming pool, spa, pervious patio and other minor associated improvements.

Overall, the site plan depicts moving the limit of development 10-15ft landward (east), further from the coastal resources than the footprint of the existing development, which The Commission finds as a moderate benefit. Additionally, the applicant proposes an extensive tidal wetland and upland planting plan, which The Commission finds as a significant benefit to water quality and natural habitat.

The proposed residence will be built to conform to FEMA standards with the first habitable floor (el. 16.2) constructed above the 100-year base flood elevation (el. 13'). The site plan demonstrates the flood vents are within one foot of the adjacent grade. The architectural drawings show the adjacent proposed grade around the garage is ~7.0'. The building plan proposes a minimum of eleven (11) flood vents for the 2,176 sq. ft. area within the ground level of the residence. Each of the flood vents is sized to account for 200 sq. ft. of coverage. In a memo addressed to the Flood and Erosion Control Board dated April 28, 2026, Engineer for the Town Edward Gill stated, "*Adequate flood openings have been provided for the enclosed area beneath the BFE, but there are two rooms separated by interior walls, each with only one flood opening provided. To meet FEMA standards, a second flood opening shall be added to each interior room on a different wall from those currently proposed. Additionally, the space enclosed in the vestibule exceeds the area that can be adequately vented by one flood opening and would require one additional vent for that reason as well. Revised architectural plans showing these changes shall be required prior to the issuance of a Zoning Permit.*"

Water, sewer, gas and electricity utilities are shown below grade. The plan proposes to install a generator and air conditioning unit(s) on pads along the western side of the proposed residence. The proposed generator & AC pads are proposed at an elevation of 14.1', which is above base flood elevation. The Commission finds that there is significant site activity within a small work area directly adjacent to tidal wetlands and surface water. The Commission requires a construction sequence plan to ensure there is not too much simultaneous disturbance on the site.

Water Quality Considerations:

The potential for the proposed project to have an adverse impact on the preservation of natural resources and the ecosystem of the adjacent waterways should focus on stormwater quality impacts and percentage of impervious area. Proposed site coverage is to be **19.96%**, which is within the 10-25% cover that is expected to impact water quality. The 2023 Connecticut Stormwater Manual provides research that water quality experiences degradation when coverage in a watershed exceeds 10%. As the Sherwood Millpond Watershed is densely developed, the coverage exceeds the percentage in which water quality can be assumed to be impacted.

Sediment release from loose soil is one of the most significant potential impacts from demolition, excavation and grading activities. Sediment releases during storm or flood events can result in temporary and long-term impacts to water quality. The Commission finds there will be minor grading at the front (west) of the property to create a new contour along the property boundary. The total amount of proposed excavation and fill is ~430 cubic yards which is less than the 1,223 cubic yards allowable by Town of Westport standards. The plan depicts a single soil stockpiling at the north end of the property with a single layer of silt fence around the soil stockpile area. The Commission assumes the excavated soil will have to be removed from site to account for the decreased average site grade.

Site excavations may encounter groundwater influenced by the tidal range of Sherwood Mill Pond, and the excavations may become inundated. The site plan depicts a stormwater dewatering bag immediately west of the proposed pool excavation. The Commission finds that the pool excavation is ~27 from the tidal wetlands associated with the pond. The Commission finds the single dewatering bag contained within silt fence or haybales would be sufficient at controlling discharge water and suspended sediment from being transported into Sherwood Millpond and the tidal wetlands. The Commission requires that the contractor contact the Conservation Department for an inspection of the dewatering system prior to the commencement of excavation activities. E&S controls include a construction entrance, a single row of silt fence at the limit of disturbance, and a soil stockpile. Town Engineering Staff and the Flood & Erosion Control Board found the level of S&E to be sufficient.

Stormwater calculations are provided within the Drainage Report. The twelve (96 linear feet) 12"-high, pre-cast concrete units provide enough storage to treat the first inch of runoff from the impervious areas proposed onsite, which is considered the Water Quality Volume (WQV). The stormwater retention volume provided, 502.8 cubic feet (cu. ft.), meets the 501.33-cu. ft. of storage required for the 6,016 sq. ft. of proposed impervious surface. The Commission requires that the design engineer witness and certify all site drainage and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance. It is the Commission's practice to explore opportunities for low impact, sustainable design (LISD) to be utilized within the WPL. Permeable driveway surfaces help instantaneously absorb and infiltrate stormwater during rain events. The applicant proposed that the driveway and pool patio be constructed as pervious, The Commission requires the pervious driveway and pool patio remain pervious in perpetuity with a restrictive covenant recorded on the land record. The Commission finds that the development plan proposes moderate site disturbance and recommends the Commission require a narrative outlining the sequence of earthwork, construction, and planting to help limit the amount of simultaneous site disturbance.

Natural Habitat Considerations:

The applicant performed a full consultation through the State of Connecticut DEEP Natural Diversity Database (NDDB) for potential presence of state-listed species on or adjacent to the subject property using the EZfile online tool. The state determination (#202606001) provided results of potential habitat for following state species of special concern; Northern diamondback terrapin (*Malaclemys terrapin terrapin*), yellow-crowned night-heron (*Nyctanassa violacea*), glossy ibis (*Plegadis falcinellus*), Atlantic seasnail (Liparis atlanticus), sand tiger shark (*Carcharias taurus*), radiated shanny (*Ulvaria subbifurcata*), and little blue heron (*Egretta caerulea*). The review listed two state threatened species: great egret (*Ardea alba*) and snowy egret (*Egretta thula*).

For all listed species other than diamondback terrapin, the report found no significant risk of impacts and listed best management practices (BMPs). The determination specifically called out several BMPs for protecting and relocating diamondback terrapin if observed onsite.

The project does not propose work within water, bulkheading/ seawalls, disturbance of tidal wetlands or increasing encroachment towards any natural resources. The Commission finds that, in the interest of maximizing nesting habitat on the property, the waterward limit of silt fence should be installed as close to the limit of disturbance as is practicable. The Commission requires that the Conservation Department be contacted to approve the limit of E&S on the property prior to the commencement of site disturbing activities. The Commission will allow for the property owner or site construction Staff to identify or remove terrapins from work areas, following the BMPs provided in the State NDDB consultation.

Sediment release from loose soil is one of the most significant potential impacts from the proposed project activities. Sediment releases during storm or flood events can result in temporary and long-term impacts to water quality. Impacted water quality may negatively affect the shellfish and aquatic vegetative community of Sherwood Mill Pond and its tidal wetlands.

Existing intertidal and wetland vegetation on site was identified my Wetland Scientist Aleksandra Moch. Ms. Moch identified groundsel tree, high tide bush, seaside goldenrod, sea lavender, and phragmites. The Commission finds there is a necessity for invasive plant management for phragmites and Japanese knotweed. Existing trees include maples, white oaks, and copper beach. Four trees are proposed to be removed to facilitate locating the proposed improvements.

The Conservation Landscape Plan indicates that a tidal buffer planting 25' deep extending for the tidal wetland boundary landward to the house. The buffer area will be planted with 18 trees consisting of swamp white oak, red maple, river birch, eastern red cedar, and pitch pine. The buffer will be bolstered with 37 native shrubs consisting of serviceberry, summersweet, inkberry, northern bayberry, highbush blueberry, and arrowwood. The rest of the buffer area will be seeded with creeping red fescue and switchgrass. The Commission discussed with the applicant alternate trees to provide more shading and alternate seed mixes to diversify the ground cover and ensure survival. The Commission finds the planting to be greatly beneficial to adding native vegetation adjacent to the natural habitat of Sherwood Mill Pond. The plants should provide habitat and forage for passerine birds and pollinating insects that exist around the tidal estuarine basin. The planting should be useful in intercepting and

infiltrating stormwater that would otherwise run across the roadway into the intertidal zone of Sherwood Mill Pond. The Commission requires a bond for the cost of the planting to be held for one year with a lesser portion of the three years for long-term monitoring.

During the site visit The Commission observed that there were areas adjacent to the wall and yard dominated by phragmites and Japanese knotweed. Both invasive species populate quickly overtaking native plantings. Both species are particularly resilient to mechanical removal and herbicide treatment. The Commission requires an invasive management plan. The Commission finds that red fescue may not be an appropriate grass to incorporate into a tidal meadow management plan. The Commission requires the permittee submit a meadow maintenance plan to be submitted to the land record to ensure long term health of the coastal meadow. The Commission requires a performance bond for the planting to be held for one growing season to ensure vitality of the plants and a portion held for long term treatment and monitoring of invasive species. The Commission required that the site meadow management plan be recorded on the land record.

Overall, with the proper installation of site drainage, native plantings, and S&E controls, The Commission finds that there will be minimal risk of adverse impacts to water quality and natural habitat within the Waterway Protection Line.

Town of Westport
Conservation Commission
CONDITIONS OF APPROVAL
Application #WPL-12312-26
183 Hillspoint Road
Assessor's Map: E05 Tax Lot: 093
Public Hearing: May 20, 2026

Project Description: To construct a new single-family residence, attached garage, driveway, inground swimming pool, patio, and stormwater drainage system. Work is within the WPLO area of the Sherwood Mill Pond.

Owner of Record: Lori and David Popkin
Applicant: Cindy Tyminski of Moon Gardens LLC

In accordance with Section 30-93 of the *Waterway Protection Line Ordinance* and on the basis of the evidence of record, the Conservation Commission resolves to **APPROVE** Application **# WPL-12312-26** with the following conditions:

STANDARD CONDITIONS OF APPROVAL

1. Permits are not transferable without the prior written consent of the Conservation Commission.
2. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
3. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
4. If an approval or permit is granted by another Agency and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit the application for further consideration by the Commission for a decision before work on the activity is to take place.
5. The Conservation Department shall be notified at least **forty-eight (48)** hours in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
6. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor who shall employ the best management practices to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the applicant or agent weekly and after rains and all deficiencies must be remediated with twenty-four hours of finding them.

7. The applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourse.
8. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
9. All plants proposed in regulated areas must be non-invasive and native to North America.
10. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
11. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
12. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which development in the course or are caused by the work.
13. Any material, man-made or natural which is in any way disturbed and/or utilized during the work shall not be deposited in any wetlands or watercourse unless authorized by this permit.
14. A final inspection and submittal of an "as built" survey is required prior to the issuance of a Certificate of Compliance.
15. All on-site dumpsters shall be covered at the end of each workday and or when not in use.
16. Conformance to the Flood and Erosion Control Board **May 06, 2026** conditions of approval.
17. Conformance to the previously adopted **"Standard Pool Conditions"** for pools located near wetlands or watercourses as applicable and as enumerated below:
    a. The pool is to be serviced by a diatomaceous earth, sand/cartridge, or some other kind of re-circulating, closed filter system.
    b. Pool chemicals should be stored in an enclosed container in an enclosed area preferably above the 100-year flood elevation. Pool equipment should be located at or above the 100-year flood elevation.
    c. When pools are proposed in an area that abuts a waterway or wetland, a vegetated buffer should be maintained between the pool and the waterway or wetland.
    d. Alternative use of chlorine for sanitation should be sought from the pool company. These include: salt chlorine generators, ozonators, ionizers, or mineral purifiers.
    e. Pools should be covered over the winter or when they will not be in use for long periods of time, i.e. three (3) or more months.
    f. When discharging pool water at the end of the season for winterization, no direct discharge to a watercourse or wetland is allowed; a 50ft separating distance with some kind of energy dissipation at end of hose is required. The pool water to be discharged shall have a pH between 6.5 and 8.5. The chlorine level shall be less than 0.1 mg/l and not cause foaming or discoloration of the receiving waters.

SPECIAL CONDITIONS OF APPROVAL

18. Conformance to the Plans Entitled:
    a. **Existing Conditions Improvement/ Location Survey**, prepared for Lori L. & David A. Popkin, 183 Hillspoint Road, Westport, Connecticut, prepared by the Walter H. Skidd Land Surveyor LLC, dated December 02, 2025, and last revised March 27, 2026, Scale: 1" = 20'.
    b. **Proposed Conditions Improvement/ Location Survey**, prepared for Lori L. & and David A. Popkin, 183 Hillspoint Road, Westport, Connecticut, prepared by the Walter H. Skidd Land Surveyor LLC, dated December 02, 2025, and last revised April 02, 2026, Scale: 1" = 20'.
    c. **Site Plan, Details & Notes**, Proposed Site Improvements Plan for a Single Family Dwelling, prepared for Lori & David Popkin, 183 Hillspoint Road, Westport, CT, prepared by Chappa Site Consulting, LLC, dated March 31, 2026, Scale: 1" = 20'. Sheet 1 of 1.
    d. **Conservation Landscape Plan,** Popkin Residence, prepared for David & Lori Popkin, 183 Hillspoint Road, Westport, CT, prepared by Karla Van Duyn Landscape Architecture, dated April 8, 2026 Scale: 1" = 20', Sheet L1.
    e. **Drainage Computations (Report)**, for the Proposed Single Family Dwelling and Site Improvements at 183 Hillspoint Road, Westport, CT, prepared for Lori & David Popkin, prepared by Chappa Site Consulting, LLC, dated March 31, 2026.
    f. **Wetland Delineation**, for the property located at 183 Hillspoint Road, Westport, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated January 10, 2026.

g. **Popkin Residence**, prepared for Lori L. & David A. Popkin, 183 Hillspoint Road, Westport, Connecticut, prepared by Ro & CO Archtitecture, dated March 16, 2026, Scale: As Noted.

i.	Cover Sheet	Sheet C-1.0
ii.	General Notes, Res Check, Flashing Details	Sheet C-1.0
iii.	Lower Level Plan	Sheet A-1.0
iv.	First Floor Plan	Sheet A-1.1
v.	Second Floor Plans / Attic & Roof Plans	Sheet A-1.2
vi.	Attic Floor Plan	Sheet A-1.3
vii.	Roof Plan	Sheet A-1.4
viii.	Elevations	Sheet A-2.0
ix.	Elevations	Sheet A-2.1
x.	Front Rendering	Sheet A-2.2
xi.	Rear Rendering	Sheet A-2.3

19. The proposed driveway and pool patio shall be constructed as permeable. The driveway and patio shall remain permeable in perpetuity with said restriction placed on the land records prior to issuance of a Conservation Certificate of Compliance.

20. Design Engineer shall witness and certify all site drainage features prior to the issuance to the Conservation Certificate of Compliance

21. The contractor shall notify the Conservation Department prior to construction activities to visually inspect the dewatering system and E&S controls. If necessary, staff may require other dewatering controls and/or adjust the usage onsite.

22. The permittee shall submit a planting performance bond to cover the wholesale cost of any proposed planting prior to the issuance of a Zoning Permit. The bond amount shall be held for one whole growing season to ensure vitality of the plants.

23. An invasive plant management plan shall be submitted prior to the issuance of a Zoning permit. A portion of the bond shall be retained for 3 years to ensure long-term health of the plants and a multi-year treatment and monitoring of invasive species. The permittee shall retain a qualified professional to submit year-end monitoring reports for each of the three years.

24. The planting plan shall be fully implemented prior to the issuance of a Conservation Certificate of Compliance.

25. Any fuel tanks shall be anchored to FEMA standards.

26. The permittee shall submit a meadow maintenance plan, subject to Conservation Staff approval prior to the issuance of a Zoning Permit. The meadow maintenance plan shall be noted on the final as-built survey and recorded on the land record.

27. The permittee shall submit a construction sequence narrative prior to the issuance of a Zoning Permit.
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. This approval may be revoked or suspended if the applicant exceeds the conditions or limitations of this approval or has secured this application through inaccurate information.

Motion: Kwong **Second: Whiting**
Ayes: Kwong, Whiting, Macauda, Lewi, McDowell, Carey-Moody
Nays: None **Abstentions: None** **Vote: 6:0:0**

3. **14 Spriteview Avenue:** Application #WPL-12316-26 by John Hilts on behalf of Jeffrey Manchester to replace a deteriorated timber crib seawall with a new timber crib seawall and install a ramp and floating dock. Work is within the WPL area of the Saugatuck River.

John Hilts presented the application to replace a deteriorated timber crib seawall with a new timber crib seawall and install a ramp and floating dock. This project is an in-kind, in-place replacement. All work was authorized by the Army Corps of Engineers and CT DEEP. The town easement process has been completed. The project was approved by the Flood and Erosion Control Board.

Mr. Kwong asked about the open area in the timber wall.

Mr. Hilts stated there will be no work in this area.

Mr. Hally asked what measure will be taken to ensure no impact on the spartina at base of the timber wall

Mr. Hilts stated that all work will be done from land. If something falls in the water can go in at low tide and pick up.

Mr. Hally noted that standard conditions would apply.

Mr. Kelly asked why they are constructing a timber wall rather than other materials.

Mr. Hilts stated that other material would require heavy machinery. The site is stable.

Mr. Kelly asked about the life expectancy of the new wall.

Mr. Hilts stated that if properly constructed, the life expectancy of the new timber wall would be 25-30 years.

Mr. Lewi asked for public comment. There were no public comments.

Motion to close the hearing.

Motion: **Kwong** **Second:** **Lewi**
Ayes: **Kwong, Lewi, Carey Moody, Macauda, McDowell, Whiting**
Nayes: **None** **Abstentions:** **None** **Vote:** **6:0:0**

Town of Westport
Conservation Commission
FINDINGS

Meeting Date **5/20/2025** **LOCATION -** **14 Spriteview Avenue**

APPLICANT - John Hilts on behalf of Jeffrey Manchester

Appl. # WPL-12316-26 **Flood Zone** AE **100yr Flood Elev.** 13.0' **Floodway? (y/n)** no

Regulated Waterbody: Saugatuck River/ Saugatuck Canal
Waterway Protection Line Ordinance:
Section 30-93 of the Waterway Protection Line Ordinance states that the applicant shall submit information to the Conservation Commission showing that such activity will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystem of the waterway, including but not limited to impact on ground and surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and the natural rates and processes of erosion and sedimentation.

Proposal Description: To replace a deteriorated timber crib seawall with a new timber crib seawall and install a ramp and floating dock. Work is within the WPLO area of the Saugatuck Canal and Saugatuck River.

Property Description: The property at 14 Spriteview Avenue contains a single-family residence. The timber seawall, pier ramp, and floating dock will be within the Town-owned Saugatuck Canal. The applicant was granted a waiver by the Town of Westport Board of Selectmen to construct the dock on town property, dated 03-25-26. At present, the shoreline is structurally improved with a timber seawall. The previous dock that served 14 Spriteview

Avenue was removed in 2025. The new dock and ramp will consist of two timber pilings, 8'x13.5' timber dock, 3'x15' aluminum ramp. The seawall will be reconstructed of 8"x8" timbers.

Statement of Problem: Work landward of the Coastal Jurisdiction Line and within the WPLO jurisdictional boundary of the Saugatuck River includes the seawall and temporary disturbance of demolition excavation, stockpiling and reconstruction.

Previous Applications/Permits Filed: None

WPLO Regulatory issues:

Will the activity cause water pollution, erosion and/or environmentally related hazards to life and property?	No. The Commission finds that the applicant will construct a new ramp and new floating dock with skids that allows for a 18" clearance on the underside from the river bottom. Moderate earth disturbance may occur with the deconstruction of the existing timber wall. Thus, water pollution from suspended sediment is a potential risk that can be contained with a sediment boom or silt fence. The proposed temporary soil stockpile should be contained with silt fence. The pier ramp and structure will be within a tidal canal, which does not have any current aside from tidal fluctuation. The introduction of the structures within the canal will not affect the capacity of the canal to manage tides or stormwater. No hazards to life and property are anticipated.
Will the activity have an adverse impact on the preservation of the natural resources and ecosystems of the waterway?	No. The Commission finds that the existing vegetation is minimal with lawn extending to the top of wall and some saltmarsh cordgrass at the base of the wall. A small amount of vegetation within the project area downgradient of the CJL may be temporarily disturbed and then restored. The submerged tidal habitat featuring spartina alterniflora will be minimally disturbed.
Will the activity have an adverse impact on ground and surface waters, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and/or decomposition?	No. The Commission finds that the marsh substrates will remain undisturbed, so it is expected de minimis sediment disturbance will occur. Per the conditions of the state general permit the floating dock must be installed with float stops. The bottom of the floating dock will exist 18" above the substrate. Runoff into the canal is not expected to increase.
Will the activity have adverse impact on habitat diversity, viability and productivity and the natural rates and processes of erosion and sedimentation?	The Commission finds that there will be minimal impact on habitat diversity. The existing natural habitat is a heavily modified intertidal zone that features limited intertidal vegetation at the base of the existing wall. The benthic community of the canal will not be disturbed, as the dock is floating and not anchored to the bottom. There is some spartina growth within the area of the dock that may be minimally impacted. Some of the plants within the work area will potentially be encroached upon.

Issues applicable to all applications:

Stormwater management / Plans	None required by the Westport Engineering Department
Grading	N/A
Sedimentation and Erosion Controls	Limit distance of work within one low tide cycle.
FEMA Compliance	N/A
Water Quality Management	N/A

GENERAL notes and Comments:
CT DEEP Certificate of Permission #202507551-COP for Retention of pre-1995 dock for residential boating access and substantial maintenance to a pre-1995 bulkhead for flood and erosion control.

The Flood and Erosion Control Board reviewed the application at their hearing on May 06, 2026. The application was approved.

Conclusion: The Commission finds that the proposed retaining wall, platform, ramp, and floating dock do not significantly impact natural resources as they are protected by the Waterway Protection Line Ordinance if appropriate conditions are employed. The Commission finds that the proposed structures within the WPL are minimally obstructive to water movement and minimally disturbing to habitat and natural resources of Saugatuck Canal and Saugatuck River. Maintenance of the structures and adherence to the CT DEEP License should ensure that project is minimally impactful.

Town of Westport
Conservation Commission
CONDITIONS OF APPROVAL
Application #WPL-12316-26
14 Spriteview Avenue
Assessor's Map: B02 Tax Lot: 180
Public Hearing: May 20, 2026

Project Description: To replace a deteriorated timber crib seawall with a new timber crib seawall and install a ramp and floating dock. Work is within the WPLO area of the Saugatuck Canal and Saugatuck River.

Owner of Record: Jeffrey Manchester
Applicant: John Hilts

In accordance with Section 30-93 of the *Waterway Protection Line Ordinance* and on the basis of the evidence of record, the Conservation Commission resolves to **APPROVE** Application **# WPL-12316-26** with the following conditions:

STANDARD CONDITIONS OF APPROVAL

1. Permits are not transferable without the prior written consent of the Conservation Commission.
2. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
3. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
4. If an approval or permit is granted by another Agency and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit the application for further consideration by the Commission for a decision before work on the activity is to take place.
5. The Conservation Department shall be notified at least **forty-eight (48)** hours in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
6. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor who shall employ the best management practices to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the applicant or agent weekly and after rains and all deficiencies must be remediated with twenty-four hours of finding them.
7. The applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourse.
8. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.

9. All plants proposed in regulated areas must be non-invasive and native to North America.
10. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
11. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
12. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which development in the course or are caused by the work.
13. Any material, man-made or natural which is in any way disturbed and/or utilized during the work shall not be deposited in any wetlands or watercourse unless authorized by this permit.
14. A final inspection and submittal of an "as built" survey is required prior to the issuance of a Certificate of Compliance.
15. All on-site dumpsters shall be covered at the end of each workday and or when not in use.
16. Conformance to the Flood and Erosion Control Board May 06, 2026 conditions of approval.

SPECIAL CONDITIONS OF APPROVAL

17. Conformance to the Plans Entitled:
   A. Proposed General Plan View, prepared for Jeffrey Manchester, 14 Spriteview Avenue, Westport, CT, dated September 15, 2025, Scale: 1"=20'. Sheet 4 of 5
18. Contact Conservation Department at start of site work for inspection of installation methods.
19. Conduct excavation work during periods of low tide.
20. If plants must be displaced within the project area, plants should be replanted in adjacent areas, prior to the completion of the project.
21. Conformance to conditions of CT DEEP License: #202507551-COP

Motion: Carey-Moody **Second: McDowell**
Ayes: Carey-Moody, McDowell, Lewi, Whiting, Macauda, Kwong
Nays: None **Abstentions: None** **Vote: 6:0:0**

4. 101 Harbor Road: Application #WPL-12318-26 by Moon Gardens LLC on behalf of 101 Harbor Road LLC / Steven Perkins to construct a new single-family residence, attached garage, driveway, in-ground swimming pool, patio, and subsurface drainage system. Work is within the WPLO area of the Saugatuck River.

Cindy Tyminski presented the application on behalf of the property owner. She oriented the Commission to the property's location. She described the existing conditions of a non-FEMA compliant house built in 1958, which will be demolished. They propose to construct a FEMA compliant residence with garage, pervious driveway, pool, native landscape and drainage. The lot is unusually shaped and totals 8,100 s.f. The project has received approvals from ZBA and CAM as well as the Flood and Erosion Control Board. Ms. Tyminski reviewed landscape plan.

Mr. Lewi asked how many trees are being removed.

Ms. Tyminski stated two evergreen at the front of the property are being removed to make way for the reconfigured driveway.

Mr. Lewi asked if any of the trees are being replaced.

Ms. Tyminski stated the planting plan includes Amelanchier. She reminded the Commission that the site is only 8,100 s.f. She does not know where they could place canopy trees.

Mr. Hally stated that within the WPLO area the Commission is looking for localized compensatory plantings. He acknowledged the challenges of the site for placement of large canopy trees but supports requiring some additional canopy trees.

Mr. Lewi added that it is the practice of the Commission to require replacement trees for those that are removed.

The commission discussed trees. Concern is that want a tree that is a salt tolerant

Mr. Lewi asked for public comment. There was no public comment.

Motion: **Kwong** **Second:** **Lewi**
Ayes: **Kwong, Lewi, Carey Moody, Macauda, McDowell, Whiting**
Nayes: **None** **Abstentions:** **None** **Vote:** **6:0:0**

Town of Westport
Conservation Commission
FINDINGS
Application #WPL-12318-26
101 Harbor Road
Assessor's Map: B02 Tax Lot: 139
Public Hearing: May 20, 2026

1. **Applicant:** Cindy Tyminski of Moon Gardens LLC
2. **Owner of Record:** 101 Harbor Road LLC
3. **Application Request:** Applicant is proposing to construct a new single-family residence, attached garage, driveway, in-ground swimming pool, patio, and subsurface drainage system. Work is within the WPLO area of the Saugatuck River.
4. **Plans Reviewed:**
   a. **"Plot Plan,** prepared for Perkins Saugatuck LLC, 101 Harbor Road, Westport, Connecticut", prepared by Leonard Surveyors, LLC, Dated: December 14, 2010, last revised November 20, 2025, Scale 1" = 10'.
   b. **Site Plan, Details & Notes**, Proposed Site Improvements Plan for a Single Family Dwelling, prepared for Perkins Saugatuck LLC, 101 Harbor Road, Westport, CT, prepared by Chappa Site Consulting, LLC, dated December 18, 2026, Scale: 1" = 10'. Sheet 1 of 1.
   c. **Conservation & CAM Landscape Plan,** for 101 Harbor Road, Westport, Connecticut, prepared by Moon Gardens, dated January 15, 2026, Scale: 1" = 10'.
   d. **Drainage Computations (Report)**, for the Proposed Single Family Dwelling and Site Improvements at 101 Harbor Road, Westport, CT, prepared for Perkins Saugatuck LLC, prepared by Chappa Site Consulting, LLC, dated December 18, 2025.
   e. **Wetland Delineation**, for the property located at 101 Harbor Road, Westport, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated February 27, 2024.
   f. **New Single Family Residence**, 101 Harbor Road, Westport, CT, prepared by Tanner White Architects, LLC, dated January 12, 2026, Scale: As Noted.

xii.	Title Sheet	Sheet T-1
xiii.	Title Sheet	Sheet T-2
xiv.	Arch. Notes and Basement Plan	Sheet A-101
xv.	1st Floor Architectural Plan	Sheet A-102
xvi.	2nd Floor Architectural Plan	Sheet A-103
xvii.	Attic Architectural Plan	Sheet A-104
xviii.	Roof Architectural Plan	Sheet A-105
xix.	Attic Calc	Sheet A-106
xx.	Exterior Elevations	Sheet A-201
xxi.	Exterior Elevations	Sheet A-202
xxii.	3D View	Sheet A-203
xxiii.	3D View	Sheet A-204
xxiv.	Sections	Sheet A-301
xxv.	Sections	Sheet A-302
xxvi.	Sections	Sheet A-303

5. **Property Description:**

a. **Location of 25-year flood boundary:** 9 ft. contour interval. Property is located entirely within the Waterway Protection Line Ordinance (WPLO) boundary.
b. **Property is situated in Flood Zones AE (el. 13') and VE (el. 14')** as shown on F.I.R.M. Panel 09001C0551G Map revised to July 8, 2013.
c. **Proposed First Floor Elevation of House:** 16.75 ft.
d. **Proposed Garage Floor Elevation:** 7.6 ft.
e. **Proposed Pool Elevation:** ~7.5 ft.
f. **Proposed Pool Equipment, Air Conditioning, and Generator Pads Elevation:** 14.1 ft.
g. **Lot Area:** 0.187 acres (8,135 sq. ft.)
h. **Existing Site Coverage: 53.76%** (4,373 sq. ft.)
i. **Proposed Site Coverage: 49.06%** (4,000 sq. ft.)
j. **Existing Building Coverage: 37.52%** (3,052 sq. ft.)
k. **Proposed Building Coverage: 30.83%** (2,508 sq. ft.)
l. **Existing Average Grade: El. ~7.6'**
m. **Proposed Average Grade: El. ~7.7'**
n. **Maximum Allowable Excavation & Fill:** 500 cu. yd.
o. **Proposed Excavation & Fill Volume:** ~150 cu. yd.
p. **Sewer Line:** The residence will be serviced by municipal sewer.

6. **Aquifer**: Property underlain by Canfield Island Aquifer which is a coarse-grained stratified drift aquifer. The property is NOT within the Town's wellfield protection zone.
7. **Coastal Area Management**: Property located within CAM zone. The coastal resources are identified as: Near Shore Waters, Shellfish Area and Coastal Flood Hazard Area. Nearshore Waters are those waters and their substrates lying between mean high water and a depth approximately by the ten-meter contour. Shellfish Area areas support an important source of food, provide recreational shellfishing opportunities, provide economic opportunities for the shellfish industry, and provide employment through the shellfish industry. Coastal Flood Hazard Areas are defined as those land areas inundated during coastal storm events. A-zones are subject to still-water flooding during "100-year" flood events. Coastal Hazard Areas serves as flood storage areas. They are, by their nature, hazardous areas for structural development, especially residential type uses.
8. **Proposed Storm Water Treatment**: The site plan proposes two areas totaling 7 units or 56 linear feet of precast 12" tall concrete storm water galleries, in the front and the rear of the proposed house. The applicant also proposed that the driveway, pool patio, and walkway all be constructed as pervious. The "Drainage Computations" report by Chappa Site Consulting states that the system will be able to store the first inch of runoff from the impervious areas of the site. The proposed drainage size exceeds the volume of water necessary to accommodate the Water Quality Volume (WQV).
9. **Previous Permits issued:**
   - WPL-10950-20: Dock Extension.
10. **Discussion:**

The WPL Ordinance requires that the Conservation Commission consider the following when reviewing an application:

> " An applicant shall submit information to the Conservation Commission showing that such activity will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystems of the waterway, including but not limited to: impact on ground and surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and the natural rates and processes of erosion and sedimentation."

The entire property lies within the WPLO boundary. The application proposes to construct a new single-family residence, attached garage, driveway, in-ground swimming pool, pool patio, and associated improvements. The property lies entirely within the WPLO boundary (elevation 9') of the Saugatuck River. The property abuts the lower estuarine portion of the Saugatuck River. The site survey depicts the tidal wetland line along the northern portion of the property. The intertidal zone is within the property boundary. The mean high water line, established at elevation 3.3' (NAVD88), and the coastal jurisdiction line (el. 5.3') is located along the seawall. The property is situated within flood zones AE (el. 13') and VE (el. 14'). The envelope of residential development is not within the VE zone.

Based on the existing spot elevations shown on the site survey, the property is relatively flat and gradually slopes down gradient from the center of the property easterly towards the Saugatuck River. The topography of the land around the proposed residence is generally flat. The site development plan proposes to minimally increase the average site grade from el. 7.6' to el. 7.7'. The change in grade necessitates an excavation and fill package of ~460 cu. yards of soil, which is less than the 500 cu. yd. allowable.

The existing improvements on the property include a residence, driveway, deck, spa, and walkway. A stormwater management system will be installed with two areas of subsurface stormwater storage. The pool coping will be established at el. ~7.5. The equipment pads will be established at elevation 14.1'. The Conservation & CAM Landscape Plan establishes a buffer planting along the limit of seawall that utilizes native trees, shrubs, and grasses. The Flood and Erosion Control Board approved the application on May 06, 2026.

Water Quality Considerations:

The potential for the proposed project to have an adverse impact on the preservation of natural resources and the ecosystem of the adjacent waterways should focus on stormwater quality impacts and percentage of impervious area. The proposed site coverage is ~49.06%, which exceeds the 10-25% cover that is expected to impact water quality. Coverage calculations are provided on the site plan. The 2023 Connecticut Stormwater Manual provides research that water quality experiences degradation when coverage in a watershed exceeds 10%. As the Saugatuck River Watershed is densely developed, the coverage exceeds the percentage in which water quality can be assumed to be impacted.

The site plan depicts one layer of perimeter silt fence beyond the limit of disturbance. A detail for typical silt fence installation is provided with the construction site plan, details and notes. The site plan specifies the utilization of a soil stockpile area enclosed by a single row of silt fence, in the southwest corner of the property. An anti-mud tracking pad will be installed at the existing driveway entrance along Harbor Road. Due to the close proximity and wide envelope of development on the property, The Commission requires a construction sequence be approved by Conservation Staff prior to the issuance of the Zoning permit.

The current house does not contain any existing underground stormwater storage retention. The new house, driveway, pool, and patios will have new dedicated subsurface, precast concrete drainage galleries sized to accommodate more than the proposed 3,650 sq. ft. of coverage.

The applicant provides drainage to treat the first inch of runoff from the impervious areas proposed onsite, which is considered the Water Quality Volume (WQV). Stormwater calculations are provided in the "Drainage Computations" report. The calculations demonstrate the 7 stormwater units (56 linear feet), has a storage volume of 310.1 cu. ft. which exceeds the 304.17 cu. ft. of volume required by Town drainage standards for the first 1" of runoff from the new development. The site plan also identifies pool patio, walkway, and driveway to be constructed as pervious. The Commission requires that the driveway, patio, and walkway remain pervious in perpetuity, recording a restrictive covenant on the land records.

The drainage plan demonstrates that the stormwater runoff volume from the roof will be collected by roof leaders conveyed through underground pipes towards the underground detention areas around the house. General site runoff will naturally sheet flow down gradient toward the watercourse and tidal wetland. The Commission finds that the overall stormwater management system as a significant benefit by reducing the runoff volume sheet flowing toward the tidal wetland. The Commission requires that the design engineer witness and certify all site drainage and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.

The Commission finds stormwater quality across the property has the potential to improve with the inclusion of the stormwater detention areas and pervious surfaces. The features should help mitigate any potential impacts to surface water quality within the Saugatuck River site runoff. The Commission finds that the new development may improve the way the site transmits flood waters by capturing more overall site stormwater runoff.

In a memo to the Flood & Erosion Control Board dated April 30, 2026, Ted Gill of the Town Engineering Department detailed that the proposed activity would not have any adverse impacts with respect to grading, drainage, or sedimentation and erosion controls.

Natural Habitat Considerations:

The Commission references a preliminary review of the State of Connecticut DEEP Natural Diversity Database (NDDB) for potential presence of state-listed species on or adjacent to the subject property using the EZfile online tool. The review provided results of potential habitat for following state species of special concern; Northern diamondback terrapin (*Malaclemys terrapin terrapin*), yellow-crowned night-heron (*Nyctanassa violacea*), glossy ibis (*Plegadis falcinellus*), Atlantic seasnail (Liparis atlanticus), blueback herring (*Alosa aestivalis*), sand tiger shark (*Carcharias taurus*), radiated shanny (*Ulvaria subbifurcata*), and little blue heron (*Egretta caerulea*). The review listed two state threatened species: great egret (*Ardea alba*) and snowy egret (*Egretta thula*). There is no proposed development immediately adjacent to the water or within the water column, there is minimal potential impact to any listed aquatic species. The Commission finds that the proposed planting plan aims to establish herbaceous plants that would not enhance habitat for coastal birds. The Commission finds that there will be no impacts to listed coastal birds. At present, The Commission does not require further consultation to evaluate impact to listed species.

Additionally, there is no proposed development immediately adjacent to the water or within the water column, there is minimal potential impact to any listed aquatic species. The Commission finds that the landscape plan aims to maintain and enhance native and salt tolerant vegetation, benefiting passerine birds and pollinating insects. The Commission finds that there will be no impacts to listed coastal birds. Conservation Staff determined the proposed planting plan will significantly enhance habitat value of the tidal wetlands and intertidal zone.

Two mature pine trees in the front yard will be removed to facilitate the driveway and drainage system. The landscape plan indicates that the Conservation planting will be installed with four serviceberry, 10 bayberry, 32 bearberry, and 24 switchgrasses. The Commission finds the planting to be significantly beneficial for wildlife, in providing forage and shelter, while maintaining an existing stand of spartina and mature trees in the rear (east) of the property. Though, The Commission finds there is opportunity to plant some canopy trees on the property in addition to the four serviceberry. The Commission finds that the planting be subject to a performance bond, to be held for one year to ensure vitality of the plants.

Sediment release from loose soil is one of the most significant potential impacts from the proposed project activities. Sediment releases during storm or flood events can result in temporary and long-term impacts to water quality. Impacted water quality may negatively affect the shellfish and aquatic vegetative community of the Saugatuck River and tidal wetland.

The Commission finds that the risk of sediment release into the resources is mitigated by the utilization of the row of silt fence around the project area, and a row of silt fence around the soil stockpile, and construction entrance. With the mitigating controls and designs, the potential for short term and long-term adverse impacts from the proposed development to the natural habitat is minimal.

Town of Westport
Conservation Commission
CONDITIONS OF APPROVAL
Application #WPL-12318-26
101 Harbor Road
Assessor's Map: B02 Tax Lot: 139
Public Hearing: May 20, 2026

Project Description: To construct a new single-family residence, attached garage, driveway, in-ground swimming pool, patio, and subsurface drainage system. Work is within the WPLO area of the Saugatuck River.

Owner of Record: Cindy Tyminski of Moon Gardens, LLC

Applicant: 101 Harbor Road LLC

In accordance with Section 30-93 of the *Waterway Protection Line Ordinance* and on the basis of the evidence of record, the Conservation Commission resolves to APPROVE Application # WPL-12318-26 with the following conditions:

STANDARD CONDITIONS OF APPROVAL

1. Permits are not transferable without the prior written consent of the Conservation Commission.
2. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
3. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
4. If an approval or permit is granted by another Agency and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit the application for further consideration by the Commission for a decision before work on the activity is to take place.
5. The Conservation Department shall be notified at least forty-eight (48) hours in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
6. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor who shall employ the best management practices to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the applicant or agent weekly and after rains and all deficiencies must be remediated with twenty-four hours of finding them.
7. The applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourse.
8. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
9. All plants proposed in regulated areas must be non-invasive and native to North America.
10. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
11. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
12. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which development in the course or are caused by the work.
13. Any material, man-made or natural which is in any way disturbed and/or utilized during the work shall not be deposited in any wetlands or watercourse unless authorized by this permit.
14. A final inspection and submittal of an “as built” survey is required prior to the issuance of a Certificate of Compliance.
15. All on-site dumpsters shall be covered at the end of each workday and or when not in use.
16. Conformance to the Flood and Erosion Control Board May 06, 2026 conditions of approval.
17. Conformance to the previously adopted “Standard Pool Conditions” for pools located near wetlands or watercourses as applicable and as enumerated below:
    a. The pool is to be serviced by a diatomaceous earth, sand/cartridge, or some other kind of re-circulating, closed filter system.
    b. Pool chemicals should be stored in an enclosed container in an enclosed area preferably above the 100-year flood elevation. Pool equipment should be located at or above the 100-year flood elevation.
    c. When pools are proposed in an area that abuts a waterway or wetland, a vegetated buffer should be maintained between the pool and the waterway or wetland.
    d. Alternative use of chlorine for sanitation should be sought from the pool company. These include: salt chlorine generators, ozonators, ionizers, or mineral purifiers.
    e. Pools should be covered over the winter or when they will not be in use for long periods of time, i.e. three (3) or more months.
    f. When discharging pool water at the end of the season for winterization, no direct discharge to a watercourse or wetland is allowed; a 50ft separating distance with some kind of energy dissipation at end of hose is

required. The pool water to be discharged shall have a pH between 6.5 and 8.5. The chlorine level shall be less than 0.1 mg/l and not cause foaming or discoloration of the receiving waters.

SPECIAL CONDITIONS OF APPROVAL

18. Conformance to the Plans Entitled:

- **a.** "**Plot Plan**, prepared for Perkins Saugatuck LLC, 101 Harbor Road, Westport, Connecticut", prepared by Leonard Surveyors, LLC, Dated: December 14, 2010, last revised November 20, 2025, Scale 1" = 10'.
- **b.** **Site Plan, Details & Notes, Proposed Site Improvements Plan** for a Single Family Dwelling, prepared for Perkins Saugatuck LLC, 101 Harbor Road, Westport, CT, prepared by Chappa Site Consulting, LLC, dated December 18, 2026, Scale: 1" = 10'. Sheet 1 of 1.
- **c.** **Conservation & CAM Landscape Plan**, for 101 Harbor Road, Westport, Connecticut, prepared by Moon Gardens, dated January 15, 2026, Scale: 1" = 10'.
- **d.** **Drainage Computations (Report)**, for the Proposed Single Family Dwelling and Site Improvements at 101 Harbor Road, Westport, CT, prepared for Perkins Saugatuck LLC, prepared by Chappa Site Consulting, LLC, dated December 18, 2025.
- **e.** **Wetland Delineation**, for the property located at 101 Harbor Road, Westport, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated February 27, 2024.
- **f.** **New Single Family Residence**, 101 Harbor Road, Westport, CT, prepared by Tanner White Architects, LLC, dated January 12, 2026, Scale: As Noted.

xxvii.	**Title Sheet**	**Sheet T-1**
xxviii.	**Title Sheet**	**Sheet T-2**
xxix.	**Arch. Notes and Basement Plan**	**Sheet A-101**
xxx.	**1st Floor Architectural Plan**	**Sheet A-102**
xxxi.	**2nd Floor Architectural Plan**	**Sheet A-103**
xxxii.	**Attic Architectural Plan**	**Sheet A-104**
xxxiii.	**Roof Architectural Plan**	**Sheet A-105**
xxxiv.	**Attic Calc**	**Sheet A-106**
xxxv.	**Exterior Elevations**	**Sheet A-201**
xxxvi.	**Exterior Elevations**	**Sheet A-202**
xxxvii.	**3D View**	**Sheet A-203**
xxxviii.	**3D View**	**Sheet A-204**
xxxix.	**Sections**	**Sheet A-301**
xl.	**Sections**	**Sheet A-302**
xli.	**Sections**	**Sheet A-303**

19. The proposed driveway, patio, and walkway must be constructed as permeable.
20. The driveway patio and walkway shall remain permeable in perpetuity with said restriction placed on the land records prior to issuance of a Conservation Certificate of Compliance.
21. Design Engineer shall witness and certify all site drainage any permeable surfaces proposed for this project (driveway, walkways, and patios) and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
22. The planting plan shall be revised to include additional trees to within the WPL. The number and species shall be subject to Staff approval.
23. The applicant shall submit a performance bond for the planting plan to be held one full growing season to ensure vitality of the plants. The bond shall be paid prior to the issuance of a Zoning Permit.
24. The permittee shall submit a construction sequence to be approved by Conservation Staff prior to the issuance of the Zoning Permit.
25. Any fuel tanks to be installed shall be anchored in compliance with FEMA standards

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. This approval may

be revoked or suspended if the applicant exceeds the conditions or limitations of this approval or has secured this application through inaccurate information.

Motion: Lewi Second: Whiting
Ayes: Lewi, Whiting, Macauda, Kwong, Carey-Moody, McDowell
Nays: None Abstentions: None Vote: 6:0:0

5. **6 Ambler Road West:** Application #IWW,WPL-12320-26 by Greg & Karen Hawes for legalization of backyard recreational area including expanded patio with pergola and a golf practice green. Work is within the upland review area and the WPLO area of an unnamed tributary of Muddy Brook.

   Aleksandra Moch presented the application on behalf of the property owner. Legalization application. 1 acre site is bisected by wetland and watercourse. Work done was golf area, pergola and driveway extension.

   Greg Hawes, owner, apologized for the unpermitted work. They have been in the home for 36 years and the work was done incrementally without awareness of wetland regulations. He described a tree that previously fee and damaged a neighboring property. This motivated later tree removals. He noted the delays in engaging a consultant to work on addressing the violation.

   Ms. Moch discussed the restoration plan, which includes 8 trees, 58 shrubs, and 235 herbaceous plants along the watercourse corridor within a 10-foot buffer. The plan also includes invasive species removal. She suggested this buffer could be expanded up to 15 feet in some areas but would have to be graduated to landscape. She presented a wetland values and function analysis submitted earlier in the day.

   Juan Paredes, PE discussed the stormwater management details of the proposal. They are proposing gravel reservoirs adjacent to the driveway extension and patio. The calculations meet water quality volume and 25-year storm peak discharge reduction. There was positive feedback from Ted Gill, PE of Engineering.

   Mr. Lewi confirmed the synthetic turf is counted in impervious surface.

   Mr. Paredes agreed.

   Mr. Lewi noted the lawn around the putting green is still being fertilized and mowed.

   Ms. Moch stated there will be a buffer between the putting green and the wetland. The lawn is not a manicured sod lawn.

   Mr. Kwong asked for clarification of the pergola location.

   Ms. Moch oriented the Commission to the pergola and the location of the WPLO line, the 20-foot non-disturbance buffer and the 30-foot upland review area.

   Mr. Kelly noted that if this proposal had come in as an application, it would automatically come to the Commission for determination of the impact.

   Karen Hawes, owner, indicated they recognized that there were regulations on the watercourse but not the upland area.

   Mr. Kwong clarified that no one made them aware of the wetland regs when construction was done.

   Mr. Hally presented imagining from Near Maps dated Sept 2014 and Sept 2025 for the property. He highlighted the difference in canopy cover. He noted the Commission has to consider whether they would allow the activities if reviewing today. He indicated he believes the planting plan is a little lean.

Ms. Moch indicated they are open to comment.

Members of the commission discussed the location of the putting green.

Mr. Lewi suggested a straw poll to see how the Commission members felt about the application and whether more information is needed.

Mr. Whiting asked if removing the golf area would cause more damage to the wetlands.

Mr. Hally stated there would be large scale soil disturbance with the removal of the golf area. Currently there is limited sediment flow.

Mr. Kwong noted the golf area was previously a naturalized area. He would be in favor of removal of this feature.

Mr. Kelly agreed with Mr. Kwong that this was a naturalized area that now has an artificial area. The Commission has the control over how work would be done in this area.

Ms. Carey Moody asked what the most egregious part of the violation is.

Mr. Kelly stated the putting green and sand trap.

Mr. Lewi asked for a straw poll to see where the members stand with options being approve all, approve in part, deny all. He stated the straw poll is non-binding. He indicated he would approve in part.

Ms. Macauda indicated she would approve in part.

Ms. Carey Moody stated approve in part. She asked about the life span of putting green and would it be replaced.

Ms. McDowell indicated approve in part.
Mr. Whiting stated he had additional questions relating pergola and driveway but he would approve in part.

Mr. Kwong indicated he would deny.

Mr. Whiting asked for staff's thoughts on the extension of pergola and driveway.

Mr. Hally stated the driveway and pergola functions much like a bare patio and they are providing drainage mitigation directly adjacent to it.

Motion to **continue** the hearing to June 24, 2026 to allow for more information. Any additional information must be submitted by June 10, 2026.

Motion:	**McDowell**		**Second:**	**Lewi**	
Ayes:	**McDowell, Lewi, Carey Moody, Kwong, Macauda, Whiting**				
Nayes:	**None**	**Abstentions:**	**None**	**Vote:**	**6:0:0**

6. **110 Long Lots Road:** Application #IWW,WPL-12322-26 by Bryan Kerschner on behalf of 110 Long Lots LLC to construct a new single-family residence. Portions of the work are within the WPLO area of Muddy Brook.

Dean Martin, PE present the application on behalf of the property owner. There was a single-family residence on the property along with the inground pool and hot tub. Muddy brook runs through the southwest portion of the property. He reviewed the proposed plan with the relocated residence, septic and drainage locations. He noted the flood storage compensation through regrading. He noted the proposed house is relocated approximately 15-feet further from the wetland than the existing residence. There is no planting buffer plan proposed but are willing

to submit one. The site plan was reviewed by engineering with a minor revision required. The septic system was approved by the Health Department.

Mr. Lewi asked if the driveway and patios will be pervious.

Mr. Martin stated the driveway is proposed as impervious but could be pervious. The pool patio is existing and impervious. They intend to replace the redo the liner in place with no other work. The other patio could be pervious. He noted most of house is proposed within the 100-year flood.

Mr. Hally reviewed the staff report. He stated the house is essentially remaining in the same place, but basement elevation is higher than the existing. The footing drain located at front of house furthest from the watercourse. He would like to see a robust planting plan along Muddy Brook. He discussed treatment of the bamboo. He reviewed suggested proposed conditions of approval. He added the grading is meets the standard and under excavation and fill regulations.

Bryan Kerschner, agent for the owner, stated it is their intention to remove all bamboo.

Mr. Lewi asked for public comment. There was no public comment.

Motion: **Kwong** **Second:** **Macauda**
Ayes: **Kwong, Macauda, Carey Moody, Lewi, McDowell, Whiting**
Nayes: **None** **Abstentions:** **None** **Vote:** **6:0:0**

Town of Westport
Conservation Commission
FINDINGS
110 Long Lots Road
Application # IWW-WPL-12322-26
Assessor's Map: G10 Tax Lot: 073
Public Hearing: May 20, 2026

1. **Receipt Date:** **April 22, 2026**
2. **Application Classification:** **Plenary**
3. **Application Request:** The Bryan Kerschner, applicant, on behalf of 110 Long Lots, LLC, owners, is requesting to construct a new single-family residence. Portions of the work are within the upland review area and WPLO area of Muddy Brook.
4. **Plans reviewed:**
   a. **Improvement Location Survey, Proposed**, prepared for Paul McLaughlin, 110 Long Lots Road, Westport, Connecticut, prepared by Telep & Arcamone, dated April 17, 2025, last revised February 03, 2026, Scale: 1" = 20'.
   b. **Site Improvement Plan**, prepared for Kerschner Homes & Renovations LLC, 110 Long Lots Road, Westport, Connecticut, prepared by Grumman Engineering, LLC, dated September 28, 2025, last revised December 17, 2025, Scale: 1" = 20'.
   c. **Drainage Report**, prepared for Proposed Improvements located at 110 Long Lots Road, Westport, Connecticut, prepared by Grumman Engineering, LLC, dated September 26, 2025, revised December 18, 2025.
   d. **Residence Plans**, Proposed Single Family Residence, prepared for 110 Long Lots, LLC, 110 Long Lots Rd, Westport, CT, 06880, prepared by D. Peters Designs, LLC, dated February 04, 2025, last revised June 30, 2025.

i.	Title Sheet	Sheet A-1
ii.	Front Elevation	Sheet A-2
iii.	Rear Elevation	Sheet A-3
iv.	Left and Right Side Elevations	Sheet A-4
v.	Foundation	Sheet A-5
vi.	1st Floor	Sheet A-6

vii.	2nd Floor	Sheet A-7
viii.	3rd Floor	Sheet A-8
ix.	Roof Plan	Sheet A-9
x.	Details	Sheet A-10

5. IWW and WPLO Regulated Areas:

The property is regulated by the Inland Wetland and Watercourse Regulations (IWW). The property contains Muddy Brook and riverine wetlands associated with the perennial stream.

The IWW setbacks determined for this property include a:

50' upland review area for new single-family residence and septic system,
30' upland review area for a patio driveway, walkways, and retaining wall.
20' upland review area for drainage systems, excavation, filling, and grading.

The Commission is applying a buffer of 100' for the presence of steep slopes and/or excessive disturbance on the property. Most of the proposed development is between steep slopes to the western part of the property and the wetland and watercourse in the southeastern portion of the property. Demolition and excavation on the property has created excessive disturbance and displacement of soil. The old foundation depression is filled with surface and what appears to be groundwater. The Commission finds the site staff have installed a well point to dewater the excavation and are discharging to a sediment bag over haybales.

The application is being reviewed under the Waterway Protection Line Ordinance. In a memo to the Flood and Erosion Control Board, dated May 01, 2026 Edward Gill of the Town's Engineering Department wrote "*The proposed activity is within the Flood Zone AE (El. 52.6-53.7). The proposed dwelling is outside of the Flood Zone. However, there is fill proposed within the flood zone, and that fill is below the BFE, particularly around the south side of the proposed driveway. The Site Plan shall be revised to include an analysis of any fill within the Flood Zone below the BFE, and compensatory storage in a comparable reach of the watercourse shall be required to bring the net cut and fill in the Flood Zone below the BFE to result in no change, or a net cut. Such change shall be required prior to the issuance of a Zoning Permit.*"

6. Previous Permits Issued: IWW/M-12302-26 Map Amendment

7. Background Information:

- **a.** The pre-existing house was built in 1955 and demolished in 2025. It is served by septic.
- **b.** The property is 1.070 acres (46,520 sq. ft.) in size; located in Residential Zone AA.
- **c.** The parcel is shown as located within the Muddy Brook watershed (subregional watershed ID #7000-16). Muddy Brook is located in the southeast corner of the subject property.
- **d.** Property is situated in the Floodway and Flood Zones AE as shown on F.I.R.M. Panel 09001C0414G Map revised to July 8, 2013
- **e.** The property is not within the Aquifer Protection Overlay Zone.
- **f.** Property is not within the Coastal Area Management Zone.
- **g.** The Waterway Protection Line is established 15' from the surveyed wetland boundary. The WPLO boundary is depicted on the survey.

8. Property Description:

- **a.)** Gross Lot Area: 1.07 acres (46,520 sq. ft.)
- **b.)** Base Lot Area: 43,709 sq. ft.
- **c.)** Proposed Site Coverage: 19.96% (5,274.5 sq. ft.)
- **d.)** Proposed Building Coverage: 12.33% (3,258.2 sq. ft.)
- **e.)** Existing Average Grade: El. ~55.5'
- **f.)** Proposed Average Grade: El. ~55.7'
- **g.)** Maximum Allowable Excavation & Fill: 2,023cu. yd.
- **h.)** Proposed Excavation & Fill Volume: ~980 cu. yd.
- **i.)** Base Flood Elevation: 53.0'
- **j.)** Proposed First Floor Elevation of House: 60.5'
- **k.)** Proposed Garage Floor Elevation: 54.5'
- **l.)** Proposed Basement Floor Elevation: ~50.5'

m.) Proposed Top of Landscape Wall Elevation: ~60.0 ft.

9. **Wetlands Description:**
Wetland Delineation (report), for the property located at 110 Long Lots Road, Westport, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated February 24, 2025.

Wetland soils *found on the property*
Leicester fine sandy loam (4): This soil occurs on upland drainageways and depression landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The drainage class is poorly drained. This Leicester soil has a seasonal high water table at a depth of about 6 inches from fall until late spring. Most areas of this soil are wooded. The seasonal high water table limits this soil for community development; sites for on-site septic systems commonly need extensive filling and require special design and installation. Where suitable outlets are available, footing drains help prevent wet basements. Even when drained, the soil remains wet for several days after heavy rains. Wetness makes this soil poorly suited for trees. The shallow rooting depth to the seasonal high water table causes the uprooting of many trees during windy periods.

Non-wetland *soils found on the property*
Hinckley gravelly sandy loam, 3 to 15 percent slopes (38C):
The Hinckley series occurs in eskers, kames, outwash plains or terraces. This excessively drained soil is underlined by a compacted restrictive layer at the depth of more than eighty inches. The parent material is a sandy and gravelly glaciofluvial deposits derived from granite and/or schist and/or gneiss. The depth of the groundwater table is more than eighty inches.
Canton and Charlton fine sandy Loam (60B): This complex consists of gently sloping to moderately sloping, well drained soils intermingled with areas of bare, hard exposed bedrock. The complex is on side slopes and crests of upland hills and ridges. The soils and outcrops are so intermingled that it was not practical to map them separately.

10. **Conformance to Section 6 of the Inland Wetlands and Watercourses Regulations**
6.1 GENERAL STANDARDS
a) disturbance and pollution are minimized;
b) minimize height, width, length of structures are limited to the minimum; dimension to accomplish the intended function;
c) loss of fish, other beneficial organisms, wildlife and vegetation are prevented;
d) potable fresh water supplies are protected from dangers of drought, overdraft, pollution, misuse and mismanagement;
e) maintain conservation, economic, recreational and aesthetic qualities;
f) consider historical sites

Discussion:
The Soil Scientist Report identifies a perennial stream (Muddy Brook) as well as a riparian wetland in the southeastern corner of the property. The subject property contains a forested stream corridor with a narrow margin of riverine wetland on either side. Muddy Brook is a perennial stream that supports multiple species of fish, amphibians, and macroinvertebrates. The CT ECO Fish Community Data Viewer (https://maps.cteco.uconn.edu/viewers/) reports species of banded killifish, fourspine stickleback, nine spine stickleback, northern crayfish, spiny-cheek crayfish, big water crayfish, stickleback, creek chub, pumpkinseed sunfish and American eel. So long as the site S&E controls are periodically monitored and maintained, The Commission does not anticipate any negative impacts to fish and wildlife habitat or native vegetation.

The previous home had been demolished in 2025. The pool remains, as it is planned to be rehabilitated as part of the overall site plan. The project sits in a state of extensive soil disturbance, with large foundation exaction filled with water and 10'-high soil stockpiles along the property edge. Site development plans depict a new single family residence w/ basement, driveway, septic system, porch, patios, walkways and retaining wall. The proposed garage addition and driveway are within the upland review area of the onsite and offsite wetlands. Only a corner of the proposed residence is within the 50' upland review area though all disturbance and development is downgradient of steep slopes to the west, and The Commission is applying a 100' review area from the limit of wetlands. The building and driveway footprint will generally be within the same location as the previous home.

The closest limit of disturbance to the wetlands will be the driveway, site grading, the installation of drainage system, and the retaining wall. The applicant does not make an effort to minimize the size of structures though the applicant is limiting the scope of disturbance by proposing to retain and restore the existing pool.

The applicant does not provide a mitigation planting to protect or enhance the wetland or watercourse. The Commission requires a buffer planting 15-20 from the limit of wetland.

6.2 WATER QUALITY

a) flushing rates, freshwater sources, existing basin characteristics and channel contours will not be adversely altered;
b) water stagnation will neither be contributed nor caused;
c) water pollution will not affect fauna, flora, physical or chemical nature of a regulated area, or the propagation and habitats of fish and wildlife, will not result;
d) pollution of groundwater or a significant aquifer will not result (*groundwater recharge area or Aquifer Protection Overlay Zone*);
e) all applicable state and local health codes shall be met;
f) water quality will be maintained or improved in accordance with the standards set by federal, state, and local authority including section 25-54(e) of the Connecticut General Statutes
g) prevents pollution of surface water

Discussion:
Wetlands on the property are associated with Muddy Brook. The surface water quality classification for Muddy Brook (Connecticut Environmental Conditions Online, http://www.cteco.uconn.edu/), is Class A water for Inland Surface Water Class. The Class A designation indicates that the water is suitable habitat for fish, other aquatic life, wildlife, and recreation.

Staff referenced UConn's CLEAR Local Watershed Assessment Tool. The subject property is located within the Muddy Brook local watershed basin. The local watershed basin (local basin # 7000-16) for Muddy Brook has a combined condition index (CCI) score of 0.19. A CCI score of less than 0.43 indicates the watershed basin may be significantly impaired. The Tool defines Muddy Brook's Recovery Status as "Mitigation", identifying that watershed condition can be improved with mitigation efforts such as restoring tree canopy and restoring riparian zones along watercourses.

The application proposes one new area for site stormwater drainage within the proposed driveway. The drainage report states the proposed pervious driveway is designed to slightly reduce peak runoff rates and volume from the 25-year storm and be able to store the first 1" of rainfall from all the proposed development (water quality volume). Stormwater calculations are provided within the Drainage Report. The 21 (168 linear feet) 24"-high, pre-cast concrete units provide enough storage to treat the first inch of runoff from the impervious areas proposed onsite, which is considered the Water Quality Volume (WQV). The stormwater retention volume provided, 951 cubic feet (cu. ft.), meets the 692.1-cu. ft. of storage required for the 6,725 sq. ft. of proposed impervious surface. The Commission requires that the design engineer witness and certify all site drainage and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance. It is the Commission's practice to explore opportunities for low impact, sustainable design (LISD) to be utilized at properties containing wetlands. Permeable driveway surfaces help instantaneously absorb and infiltrate stormwater during rain events. The Commission finds that the driveway and pool patio could be constructed as pervious, The Commission requires the driveway and patio be pervious and remain pervious in perpetuity with a restrictive covenant recorded on the land record. The Commission finds that the development plan proposes moderate site disturbance and recommends the Commission require a narrative outlining the sequence of earthwork, construction, and planting to help limit the amount of simultaneous site disturbance.

The Commission finds the highest risk of potential impacts to water quality would be temporary impacts due to potential sediment releases during excavation grading and filling associated with the development closest to the wetland boundary. The moderate amount of earth disturbance adjacent to the wetland boundary may present the risk of destabilized areas being inundated during storm events, facilitating erosion, accelerating sediment transport, and expanding distribution of suspended sediment. Inspection and maintenance of silt fence, anti-

tracking pad, and soil stockpile(s) will help mitigate short term impacts to water quality. With the stormwater installed, The Commission does not anticipate adverse long-term impacts to water quality resulting from the proposed temporary site disturbance.

The Commission finds that the basement will be installed within the groundwater table. The site engineer has addressed the potential for groundwater in the basement with the installation of a sump and footing drain. The sump will be pumped by force main upgradient to a footing drain at the top of the slope in the southwestern corner of the property. The Commission requires that the Commission discuss the potential for the sump and footing drain to fail. The Commission discussed the necessity for a basement. The Commission discussed the potential of the footing drain to constantly discharge rock ledge.
In a memo from the Town of Westport Engineering Division dated May 01, 2026, Ted Gill, PE, stated "The site plan depicts silt fencing, stockpile areas, and an anti-tracking pad construction entrance. As such, the proposed activity complies with Town of Westport standards.

6.3 EROSION AND SEDIMENT

a) temporary erosion control measures shall be utilized during construction and for the stabilization period following construction;
b) permanent erosion control measures shall be utilized using nonstructural alternatives whenever possible and structural alternatives when avoidable;
c) existing circulation patterns, water velocity, or exposure to storm and flood conditions shall not be adversely altered;
d) formation of deposits harmful to aquatic life and or wetlands habitat will not occur;
e) applicable state, federal and local guidelines shall be met.

Discussion:
The applicant has provided sediment and erosion controls on the site plan, which incorporates the use of a single row of silt-fencing all along the limit of disturbance, a single row of silt fence around the temporary stockpile, and an anti-mud tracking pad at the proposed construction entrance. The site plan provides details for the listed S&E controls.

The Commission finds the proposed basement floor will be established around elevation 50.5-52.5'. The excavation for the foundation will be located between test pit locations TH#21, TH#22 and TP#103. In those test pits, advanced to 93", 102", and 90", groundwater was encountered at 74", 102, and 80". The Commission finds that during multiple site inspections, the foundation excavation had been filled with groundwater. The Commission finds that excavation dewatering is necessary. At present, site staff is maintaining a dewatering well point that is being pumped to a dewatering bag within haybales. The Commission requires the dewatering bag is routinely monitored and replaced when necessary.

The Commission finds the greatest risk of potential impacts from sedimentation is during the excavation and material stockpiling. Stormwater can transport loose sediments downgradient towards the wetlands. The silt fence, stockpile, and tracking pad should be adequate for controlling sedimentation in the wetland and associated watercourse.

In a memo from the Town of Westport Engineering Division dated May 01, 2026, Ted Gill, PE, stated "*The site plan depicts silt fencing, stockpile areas, and an anti-tracking pad construction entrance. As such, the proposed activity complies with Town of Westport standards.*

6.4 NATURAL HABITAT STANDARDS

a) critical habitats areas,
b) the existing biological productivity of any Wetland and Watercourse shall be maintained or improved;
c) breeding, nesting and or feeding habitats of wildlife will not be significantly altered;
d) movements and lifestyles of fish and wildlife (plant and aquatic life) will not be significantly affected;
e) periods of seasonal fish runs and bird migrations shall not be impeded;
f) conservation or open space easements will be deeded whenever appropriate to protect these natural habitats.

Discussion:
The Commission references a preliminary review of the State of Connecticut DEEP Natural Diversity Database (NDDB) for potential presence of state-listed species on or adjacent to the subject property using the EZfile online tool. The review provided results of no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats documented within or in close proximity to the subject property. The Commission requires no further consultation for state listed species or sensitive habitats.

The Commission finds there is no buffer planting plan proposed along the wetland boundary. The plan does not propose to establish any plants downgradient of driveway and residence. To help mitigate potential impacts from increase of impervious coverage and encroachment towards the wetland, The Commission requiresthat The Commission require a 15-20ft wide buffer planting to be installed along the limit of wetland edge from wetland flag WF-3 east to WF-10, comprised of trees, shrubs and herbaceous cover. The Commission finds the planting plan would help offset the development adjacent to wetlands and waterbody. The dense buffer planting would help absorb, diffuse, and infiltrate stormwater runoff, while trapping suspended sediment from entering the wetlands and waterbody. The Commission could approve the application with the condition that a buffer planting plan be approved by staff prior to the issuance of a Zoning permit. The Commission requires planting performance bond to be held for one year to ensure the vitality of the plants.

6.5 DISCHARGE AND RUNOFF

a) the potential for flood damage on adjacent or adjoining properties will not be increased;
b) the velocity or volume of flood waters both into and out of Wetlands and Watercourses will not be adversely altered;
c) the capacity of any wetland or watercourse to transmit or absorb flood waters will not be significantly reduced;
d) flooding upstream or downstream of the location site will not be significantly increased;
e) the activity is acceptable to the Flood & Erosion Control Board and or the Town Engineer of the municipality of Westport

Discussion:
The proposed stormwater system within the driveway is sized to handle the first inch of runoff for water quality as well as meeting the Town of Westport Drainage Standards for a 25-year storm event. Peak runoff rates will be reduced from 2.22 cfs (cubic feet per second) to 2.11 cfs. The Commission finds this proposed system will be an improvement over the existing site condition without drainage.

The site plan indicates there will be moderate grading around the house. Grading will mostly concentrate in establishing new contours around the proposed residence. The new contours generally maintain the existing drainage patterns with grades sloping downward to the north and east to allow for stormwater runoff to sheet flow to the adjacent roadways and wetland. The Flood and Erosion Control Board is concerned with how the new grades will impact flood storage capacity. The In a memo from the Town of Westport Engineering Division dated May 06, 2026, Ted Gill, PE, stated “The proposed grading substantially complies with Town of Westport requirements. However, some grading changes will be necessary for FEMA purposes.” The site grades around the proposed addition will match existing site grades, and therefore, it is not anticipated to have an impact on the adjacent or adjoining properties.
The site condition with an engineered stormwater management system is much more beneficial than existing conditions with no site drainage features.

As stated above, The Commission requires a robust vegetated buffer, installed 15-20ft deep, extending from the wetland boundary. The plating should be composed of trees, shrubs and herbaceous cover to enhance the existing wetland and watercourse function of absorbing and dissipating flood waters.

6.6 RECREATIONAL AND PUBLIC USES

a) access to and use of public recreational and open space facilities, both existing and planned, will not be prevented;
b) navigable channels and or small craft navigation will not be obstructed;
c) open space, recreational or other easements will be deeded whenever appropriate to protect these existing or potential recreational or public uses;

d) wetlands and watercourses held in public trust will not be adversely affected.

Discussion:
The proposed activities will not significantly impact recreational and public uses.

Town of Westport
Conservation Commission
CONDITIONS OF APPROVAL
110 Long Lots Road
IWW-WPL-12322-26
Assessor's Map: G10 Tax Lot: 073
Prepared: May 6, 2026, revised May 14, 2025
Public Hearing: May 20, 2026

Project Description: To construct a new single-family residence. Portions of the work are within the upland review area and WPLO area of Muddy Brook.

Owner of Record: 110 Long Lots, LLC
Applicant: Bryan Kerschner

In accordance with Section 6 of the Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport and Section 30-93 of the Waterway Protection Line Ordinance and on the basis of the evidence of record, the Conservation Commission resolves to APPROVE Application #IWW,WPL-12322-26 with the following conditions:

Completion of the regulated activity shall be within FIVE (5) years following the date of approval. Any application to renew a permit shall be granted upon request of the permit holder unless the Commission finds there has been a substantial change in circumstances which requires a new permit application, or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than TEN (10) years.

STANDARD CONDITIONS OF APPROVAL

1. Permits are not transferable without the prior written consent of the Conservation Commission.
2. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
3. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
4. If an approval or permit is granted by another Agency and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit the application for further consideration by the Commission for a decision before work on the activity is to take place.
5. The Conservation Department shall be notified at least **forty-eight (48)** hours in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
6. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor who shall employ the best management practices to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the applicant or agent weekly and after rains and all deficiencies must be remediated with twenty-four hours of finding them.
7. The applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourse.
8. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
9. All plants proposed in regulated areas must be non-invasive and native to North America.
10. Trees to remain are to be protected with tree protection fencing prior to construction commencement.

11. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
12. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which development in the course or are caused by the work.
13. Any material, man-made or natural which is in any way disturbed and/or utilized during the work shall not be deposited in any wetlands or watercourse unless authorized by this permit.
14. A final inspection and submittal of an "as built" survey is required prior to the issuance of a Certificate of Compliance.
15. All on-site dumpsters shall be covered at the end of each workday and or when not in use.
16. Conformance to the Flood and Erosion Control Board May 20, 2026 conditions of approval.

SPECIAL CONDITIONS OF APPROVAL

17. Conformance to the Plans Entitled:
a. **Improvement Location Survey, Proposed,** prepared for Paul McLaughlin, 110 Long Lots Road, Westport, Connecticut, prepared by Telep & Arcamone, dated April 17, 2025, last revised February 03, 2026, Scale: 1" = 20'.
b. **Site Improvement Plan,** prepared for Kerschner Homes & Renovations LLC, 110 Long Lots Road, Westport, Connecticut, prepared by Grumman Engineering, LLC, dated September 28, 2025, last revised December 17, 2025, Scale: 1" = 20'.
c. **Drainage Report,** prepared for Proposed Improvements located at 110 Long Lots Road, Westport, Connecticut, prepared by Grumman Engineering, LLC, dated September 26, 2025, revised December 18, 2025.
d. **Residence Plans, Proposed Single Family Residence,** prepared for 110 Long Lots, LLC, 110 Long Lots Rd, Westport, CT, 06880, prepared by D. Peters Designs, LLC, dated February 04, 2025, last revised June 30, 2025.

i.	**Title Sheet**	**Sheet A-1**
ii.	**Front Elevation**	**Sheet A-2**
iii.	**Rear Elevation**	**Sheet A-3**
iv.	**Left and Right Side Elevations**	**Sheet A-4**
v.	**Foundation**	**Sheet A-5**
vi.	**1st Floor**	**Sheet A-6**
vii.	**2nd Floor**	**Sheet A-7**
viii.	**3rd Floor**	**Sheet A-8**
ix.	**Roof Plan**	**Sheet A-9**
x.	**Details**	**Sheet A-10**

18. The applicant shall submit a planting plan that establishes a 15-20ft wide buffer planting to be installed along the limit of pond edge from wetland flag WF-3 east to WF-10. The planting shall consist of native trees, shrubs and herbaceous cover.
19. All plantings proposed in the Planting Plan shall be installed by hand. The plantings shall be installed prior to the issuance of a Conservation Certificate of Compliance.
20. The Site Development plan shall be revised to include proposed elevations, grade contours, coverage calculations and excavation and fill values.
21. The applicant shall submit a planting bond to cover the cost of any proposed planting prior to the issuance of a Zoning Permit or a performance bond to cover the cost of plantings and sediment and erosion controls prior to the issuance of a Zoning Permit. The bond amount shall be held for one whole growing season to ensure vitality of the plants.
22. The design engineer shall witness and certify all site drainage and submit said certification to the Conservation Department prior to the issuance of a Conservation Certificate of Compliance.
23. The driveway shall be constructed as pervious and remain pervious in perpetuity with said restriction placed on the land records prior to issuance of the Conservation Certificate of Compliance.
24. The applicant shall submit a construction sequence prior to the issuance of a Zoning Permit.

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. This approval may be revoked or suspended if the applicant exceeds the conditions or limitations of this approval or has secured this application through inaccurate information.

Motion: Kwong **Second: McDowell**
Ayes: Kwong, McDowell, Lewi, Macauda, Whiting, Carey-Moody
Nays: None **Abstentions: None** **Vote: 6:0:0**

WORK SESSION:

1. Receipt of applications

Mr. Kelly stated there were four applications to be received:

- **3 Partrick Lane:** Application #IWW/M-12329-26 by Robert Daly on behalf of Kara Curtis to amend wetland boundary map #B12.
- **41 Crescent Road:** Application #IWW-12342-26 by LandTech on behalf of Aidan Hayes & Maeve O'Connor for a proposed 4 lot subdivision. This is a referral to the Planning & Zoning Commission due to regulated activities on the property.
- **48 Cavalry Road:** Application #IWW,WPL/E-12343-26 by Moon Gardens LLC on behalf of Gina Coryel Fant Simone Tr. & Lynn Shari Fant Simon Tr. for a proposed new single family residence, greenhouse, and associated site development. Portions of the work are within the upland review area setbacks.
- **55-57 Greens Farms Road:** Application #IWW/M-12344-26 by Timothy Hollister of Hinkley Allen on behalf of TC Greens Farms LLC to amend wetland boundary map #D06.

Mr. Kelly stated there are two WPLO applications that do not have to be received:

- **15 Duck Pond Road:** Application # WPL-12331-26 by RI Pools on behalf of Eric & Tracie Coburn to construct a pool, retaining wall, patios, and equipment on a raised pad. Portions of the work are within the WPLO area of the Saugatuck River.
- **5 Minard Drive:** Application #WPL-12332-26 by RI Pools on behalf of Scott and Stephanie Mastocciolo to construct a pool, patio, and equipment on a raised pad. Portions of the work are within the WPLO area of the Saugatuck River.

Motion to receive.

Motion: **Kwong** **Second:** **Lewi**
Ayes: **Kwong, Lewi, Carey Moody, Macauda, McDowell, Whiting**
Nayes: **None** **Abstentions:** **None** **Vote;** **6:0:0**

2. Approval of April 22, 2026 meeting minutes.

The April 22, 2026 meeting minutes were approved as submitted.

Motion: **Whiting** **Second:** **Lewi**
Ayes: **Whiting, Lewi, Carey Moody, Kwong, McDowell**
Nayes: **None** **Abstentions:** **Macauda** **Vote;** **5:0:1**

3. Approval of April 29, 2026 Work Session minutes.

The April 29, 2026 meeting minutes were approved as submitted.

Motion: **Whiting** **Second:** **Lewi**
Ayes: **Whiting, Lewi, Carey Moody, McDowell**
Nayes: **None** **Abstentions:** **Kwong, Macauda** **Vote:** **4:0:2**

4. Other Business
   a. Mr. Kelly reminded members **51 Marion Road** has a field trip on Friday, May 22, 2026 and public hearing on May 27, 2026.

The May 20, 2026 Public Hearing of the Westport Conservation Commission adjourned at 10:20 p.m.

Motion:	**Carey Moody**		**Second:**	**McDowell**	
Ayes:	**Carey Moody, McDowell, Kwong, Lewi, Macauda, Whiting**				
Nayes:	**None**	**Abstentions:**	**None**	**Vote:**	**6:0:0**

CONSERVATION COMMISSION
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

DRAFT
MINUTES
WESTPORT CONSERVATION COMMISSION
MAY 27, 2027

The May 27, 2027 Public Hearing of the Westport Conservation Commission was called to order at 7:00 p.m. in Room 201/201A of the Westport Town Hall.

ATTENDANCE

Commission Members:

Josh Lewi, Chair
Brian Whiting, Sergeant at Arms
Marlene Macauda
Paul Davis, Alternate
Pat Shea, Alternate

Staff Members:

Colin Kelly, Conservation Director
Andrew Hally, Conservation Analyst
Susan Johnson, Admin. Asst. III
Nathan Hartshorne, Conservation Compliance Officer

This is to certify that these minutes and resolutions were filed with the Westport Town Clerk within 7 days of the May 27, 2026 Public Hearing of the Westport Conservation Commission pursuant to Section 1-225 of the Freedom of Information Act.

_____
Colin Kelly
Conservation Director

Changes or Additions to the Agenda: The Commission may amend the agenda by a 2/3 vote to include items not requiring a Public Hearing. **– NONE**

Public Hearing:

1. **51 Marion Road:** Application #IWW,WPL-12317-26 by Danielle & Patrick Ryll to legalize pond restoration work done without permits. The work was done within the upland review area, the wetland and the WPLO area of an unnamed tributary to Stony Brook.

   Patrick Ryll presented the application. He acknowledge there was a lot of ecological work was done on the property without the right permitting process in place. He stated he and his wife were here in front of the Commission to rectify the situation. He discuss Kate Throckmorton's report in reference to the wetland plantings. He referred to Ted Gill's report to the Flood and Erosion Control Boad. He stated that all fill originated on his property. He asked the Commission to approve the proposal as proposed. He noted there was some confusion about the dollhouse shed and the footbridges. He stated they were already on the property when they purchased it in Octobober 2020.

   Mr. Lewi asked what was the rationale for the placement of the chicken coop within the 30-foot setback.

   Mr. Ryll stated the chicken coop was on the property when they purchased it. The coop was shared with the neighbors at 49 Marion Road. It was moved to the current location to allow the chicken to have more room to roam. They have not had more than 4 to 6 chickens. They have not had chickens in a couple of years. He collects any dropping that would get near the water. The droppings in the compost pile. He noted there a large number of birds making use of the pond.

   Danielle Ryll asked what would be the best location for the chicken coop.

   Mr. Lewi indicated the chicken coop should be relocated outside the wetlands.

   Mr. Ryll noted the chicken coop is a raised structure with hay that prevents waste from getting to the pond.

   Mr. Davis discussed the footbridge. The staff report indicates Mr. & Mrs. Ryll were the owners when at least one of footbridges were installed.

   Mr. Ryll stated that is incorrect.

   Mrs. Ryll stated she has pictures of footbridges and shed from visit August 2020 when they first looked at house prior to their purchase in October 2020.

   Mr. Hally discussed the feasibility of footbridge.

   Mr. Kelly stated there is precedent to allow installation of footbridges under specifical conditions from a previous Commission.

   Mr. Lewi asked about Mr. Ryll's disagreement with Ms. Throckmorton's report.

   Mr. Ryll stated he disagrees with Ms. Throckmorton's assertion that there is a decline of woody vegetation based on fill activity.

   Mr. Hally asked if it was Mr. Ryll's position there has been no fill on the property.

   Mr. Ryll stated that there has been fill for soil enrichment.

   Mr. Hally stated that a regulated activity has occurred with the fill activity. The pond was dug out. The trees along the waters edge may be impacted by adding fill on top of the root system to add plantings. In the areas where there are leaf bags stacked there is no understory. Another applicant wanting to treat invasive removal

would have to come to the Commission for approval for potential impact. He would not recommend place enclosed bags of leave together but rather spread them out so they can come in contact with the ground but also with oxygen to compound the decomposition.He indicate the same goes for the piles of wood.

Mr. Kelly discussed the deposition of fill as described in the regulation. He noted that this is what Mr. Hally was describing and he is in agreement with the description.

Mr. Ryll indicated his disagreement with what staff's assertion to the definition of fill.

Ms. Shea stated she applauds applaud what what Mr. Ryll is trying to accomplish; however; the activity is pro se violation. She indicated there should be a way to do what he wants to accomplish.

Mr. Hally added staff and the Commission are in favor of the idea of installing native plants. It is the manner in which it Mr. Ryll chose to do it. The focus is on the areas of the deposition of fill including the logs along the watercourse, haybales in the dam, deposition of leaves within the wetlands and the berms. He stated there is no reason of the deposition of fill.

Mr. Ryll stated he has no idea of what to say.

Mr. Hally stated the Commission has not discussed the patio expansion. The shed and footbridges were in place when Mr. & Mrs. Ryll purchased the property.

Mr. Ryll stated the property has a wider variety of native plants than any other property in Fairfield County.

Mr. Hally read May 6, 2026 Flood and Erosion Control Board minutes for 51 Marion Road into the record.

Kate Throckmorton, LA highlighted her peer review for 51 Marion Road with the Commission She stated she is familiar with permaculture techniques. The purpose of permaculture is to improve soil for agriculture purposes. She epressed concerns with the use in this residential use. She addressed Mr. Ryll's comment about decline of vegetation due to deposition of fill. The area where the leaf bags are there was invasive species. Now no oxygen is getting to the ground. Large amount of fill has been place on the slope and up to 12 to 18 inches over the root flair, which can cause long term degeneration of the large trees surrounding the pond. That fill will cause compaction of soil and lessen oxygenation of the roots. She discussed her recommendations as written in her report.

Mr. Hally asked about Ms. Throckmorton's years of experience.

Ms. Throckmorton stated she has been a landscape architect since 1989 and been with Environmental Land Services for 25 years.

Mr. Hally asked if she has worked extensively in Fairfield County.

Ms. Throckmorton stated yes.

Mr. Hally stated Ms. Throckmorton's experience was the reason for looking to ELS for peer review of the health of the wetland and landscape.

Mr. Davis confirmed the patio is included in review.

Mr. Kelly stated yes.

Mr. Whiting asked about the impact of the vegetable garden.

Ms. Throckmorton stated it is unregulated activity.There is no impact going on.

Mr. Hally stated when looking at an application, he looks for the impacts. In this case, it is the chicken coop's location and the deposition of fill. The plantings are native.

Mr. Kelly reviewed photos taken from 2 years ago and last year.

Ms. She asked if staff agrees with Ms. Throckmorton's recommendations.

Mr. Kelly stated yes. He clarified he is a regulator. He would want to see things brought back to pre fill conditions.

Mr. Hartshorne indicated that the fill is really the biggest issue. Before any project, he goes out and inspects. He doe not know what was removed.

Ms. Shea noted that people generally mean well. They want things to look pretty.

Mr. Hally discussed how would staff looks at an impact.

Ms. Shea asked what staff would like to see happen.

Mr. Kelly stated the patio can be legalized with plantings,the berm at the waters edge removed, the temporary dam lowered to the original structure, and the removal of the leaf bags and the wood piles.

Mr. Davis asked about the vegetable garden.

Mr. Kelly stated there is no impact.

Mr. Lewi asked for public comment.

Eva Niver, 49 Marion Road, the footbridges aned shed were in existence prior to Rylls buying the property. She stated the work done by the Rylls in their opinion is a benefit of the neighborhood.

There was no other public comment.

Mr. Hally reviewed the staff report.

Mrs. Ryll thanked the Commission. She reminded them the shed and footbridge were on the property when they purchased their home.

Mr. Ryll stated they have no plants because of the Cease ad Correct Order. The next step is to lay seeds and plants. He noted the dam was destroyed by the previous owner and water level goes down. He would replace the dam at a cost of thousands of dollars. He added that he as studied permaculture for the past 5 years. He indicated he will do whatever the Commission asks.

Mr. Lewi indicated he believes that the recommendations stated the property should be restored to 2020 conditions. The shed and footbridges were entered into the record that they were in existence prior to the Ryll's ownership. Patio can be legalized.

Ms. Shea asked that Mr. Kelly expand on his suggestions for Recommendation #4 in Ms. Throckmorton's report.

Mr. Kelly stated that he would require the removal of the berm at waters edge.

Mr. Ryll asked for further explanation.

Mr. Kelly stated the removal can be resolved but but not interfere with a future approval with proper authorizations. The woody debris along the pond's edge is not a natural condition. The Commission have all fill removed or allow some to remain to allow Mr. Ryll to practice his hobby.

Mr. Ryll stated the neighbor concern is low water level in front of their property.

Mr. Whiting asked about the patio.

Mr. Hally stated during a normal review, the Commission would have asked for the patio to be impervious. He stated the Flood Board did not require additional drainage for the patio. He asked what kind of additional mitigation would the Commission like to see for the patio expansion.

It was the sense of the Commission that additional plantings would be required.

Mr. Ryll noted that the patio is surrounded by native plantings.

Mr. Lewi reviewed Ms. Throckmorton's 6 recommendations with the Commission to get a sense of the Commission.

- Dollhouse Shed – allow to keep with line of gravel at drip line 6" wide X 6" deep;
- Patio – legalize with planting plan shall provide detail of plantings;
- Coop – relocate outside of setback and WPLO;
- Removal of woody debris – restoring banks and area to original grade;
- Haybale dam – temporary controls shall be removed to the original structure. Homeowner has right to apply for future changes;
- Plantings – stabilizing and revegetating the slopes and backs that need to be restored.
- Footbridge - conformance to FECB requirements; and
- Vegetable garden – no adverse impact

Mr. Ryll stated the work can be done by hand and that he would be able to complete the removal this year.

Ms. Throckmorton stated staff should be visiting the site to determine the trees are protected and to maintain the slope bank and to reestablish the bank with seed and mulch. She indicated removal of soil from around the tree flairs should be first step.

Mr. Ryll asked to keep the area where the rice paddy is located and turn it into a wetland pond.

Mr. Kelly stated the activity does not meet the wetland regulation standards.

Mr. Hartshorne stated he does planting plans regularly. They have4 to be specific on the steps. He believes the Best Management Practice would be to have an expert lay out the plan and be onsite to agree that the removal of fill is at grade.

Mr. Kelly asked when the Cease & Correct Order will be released.

Mr. Hartshorne read the Cease & Correct Order letter into the record. The letter inndicated all required work must be completed in order to be released.

Ms. Throckmorton recommended two 6 month check-ins to see the progress since Mr. Ryll indicated that he could complete the work this year.

Mr. Lewi asked if all Commission has all information that they need to make a decision.

Motion to close the public hearing.

Motion:	**Shea**		**Second:**	**Davis**	
Ayes:	**Shea, Davis, Lewi, Macauda, Whiting**				
Nayes:	**None**	**Abstentions:**	**None**	**Vote:**	**5:0:0**

Town of Westport
Conservation Commission
FINDINGS
Application #IWW-WPL-12317-26
51 Marion Road (& 53+55 Marion Rd)
Assessor's Map: B08 Tax Lots: 061, (& 062+063)
Public Hearing: May 27, 2026

1. **Receipt Date:** **April 22, 2026**
2. **Application Classification:** **Plenary**
3. **Application Request:** Danielle & Patrick Ryll, applicants & owners, are requesting to legalize unpermitted activities of constructing structures, filling, grading, and other land disturbance pursuant to Town of Westport Conservation Department Notice of Violation dating January 08, 2026. Unpermitted activities occurred on 51 Marion Rd, 53 Marion Rd and 55 Marion Rd. The applicants have been authorized by the property owners 53 and 55 to include the unpermitted work on their properties. The work was completed within the upland review area and the WPLO area of an unnamed watercourse which drains to Stony Brook.
4. ***IWW and WPLO Regulated Areas:***
   The property is regulated by the Inland Wetland and Watercourse Regulations (IWW). The property contains a wetland and watercourse that eventually drain to Stony Brook.

   The IWW setbacks determined for this property, for regulated activities already completed, include:

   30' upland review area for a playset, patio, chicken coop, decorative shed,
   20' upland review area for footbridges, vegetable garden, excavation, filling, and grading.

   All activity is at least partially within the respective setbacks.

   The Waterway Protection Line Ordinance dictates that the WPL boundary be established 15 linear feet from the limit of wetland. The WPL extends 15 linear feet from the limit of surveyed wetland.
5. **Previous Permits Issued:** AA-WPLE-12299-26 Addition (work in progress)
6. **History of Unpermitted Activity and Enforcement Action** (as observed with historic aerial imagery and as documented by the Conservation Staff):
   - **1964:** House built at 51 Marion Rd
   - **10/16/20:** Danielle and Patrick Ryll purchase property.
   - **2021:** Expanded rear patio and constructed vegetable garden and playset.
   - **2022-2023:** Moved the chicken coop to the north side of the pond.
   - **2023:** Began armoring bank with logs.
   - **3/23/23:** Emailed with Patrick Ryll about unpermitted patio.
   - **3/24/23:** Spoke with Patrick Ryll on phone and sent email about permit application.
   - **9/27/23:** Observed new violations at 51 Marion while doing inspection of neighboring property at 57 Sylvan.
   - **9/27/23:** NH Sent email to Patrick Ryll.
   - **11/3/23:** AH spoke with Patrick Ryll on phone about the violations.
   - **2023-2024:** Constructed wood frame around the playset. Armoring banks and deposition of soil and leaf bags continued. Created soil berms.
   - **11/14/25:** NH Emailed Patrick Ryll that contractor had come to Conservation office to discuss a permit for an addition and there were still outstanding violations on the property.
   - **11/19/25:** NH, CK, and AH met with Patrick Ryll on site and discussed the violation.
   - **02/06/26:** Show Cause Hearing
7. **Background Information:**
   a. The existing house was built in 1964. The current owners have owned the property since 2020.
   b. The property at 51 Marion is 1.020 acres (43,843 sq. ft.) in size; located in Residential Zone AA.
   c. The parcel is shown as located within the Stony Brook watershed (subregional watershed ID #7200-31). Stony Brook is located offsite, 1,850' northeast of the subject property. The onsite stream flows towards Stony Brook.

d. Property is situated in the Floodway and Flood Zones X (area of minimal hazard) as shown on F.I.R.M. Panel 09001C0394F Map revised to June 18, 2010.
e. The property is not within the Aquifer Protection Overlay Zone.
f. Property is not within the Coastal Area Management Zone.
g. The Waterway Protection Line is established 15' from the surveyed wetland boundary. The WPLO boundary is depicted on the survey,

Improvement / Location Survey, Map of Property, prepared for Patrick and Danielle Ryll, 51 Marion Road, Westport, Connecticut, prepared Water H. Skidd Land Surveyor, LLC, dated January 26, 2024, last revised December 9, 2025, Scale: 1" = 20'.

8. Wetlands Description:

Wetland Delineation (report)*, for the property located at 51 Marion Road, Westport, Connecticut, prepared by Aleksandra Moch, Soil & Wetland Scientist, dated January 20, 2024. The surveyed wetland boundary is indicated on the site survey with data points label from WF#1 to WF#17.*

Wetland soils found on the property

Ridgebury, Leicester, and Whitman soils, extremely stony (3): This soil unit consists of poorly drained and very poorly drained soils found in depressions and drainageways on uplands and in valleys. Stones and boulders cover 5% to 35% of the surface. This unit consists of three soil types mapped together because they have no major differences in use and management. The soils have a seasonal high water table at or near the surface from fall to spring. The permeability of Ridgebury and Whitman soils is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The permeability of the Leicester soils is moderate or moderately rapid throughout. Available water capacity is moderate in all three soils. Runoff is slow on all three, and water is ponded on the surface of some areas of the Whitman soils. The high water table, ponding, and the stones and boulders on the surface limit these soils for community development. Excavations are commonly filled with water. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction.

Non-wetland soils found on the property

Canton and Charlton soils, 8 to 15 percent slopes (60B):
This complex consists of gently sloping to moderately sloping, well drained soils intermingled with areas of bare, hard exposed bedrock. The complex is on side slopes and crests of upland hills and ridges. The soils and outcrops are so intermingled that it was not practical to map them separately.

Udorthents, smoothed (308): This component occurs on leveled land and fill landforms.

9. As part of the application the Conservation Staff, as agents for The Commission required the past and present work be reviewed by a third-party Ecologist. The ecologist retained by the Town of Westport is Kate Throckmorton of Environmental Land Services, LLC. Mrs. Throckmorton summarized her findings in a report entitled,

Third-Party Review for Inland Wetland Application, 51 Marion Road, Westport CT, prepared by Environmental Land Services, LLC, dated May 11, 2026.

In her report Mrs. Throckmorton establishes all of the unpermitted activity and evaluates impacts for wetland function and value for each improvement or disturbance.

10. Conformance to Section 6 of the Inland Wetlands and Watercourses Regulations

6.1 GENERAL STANDARDS

a) disturbance and pollution are minimized;
b) minimize height, width, length of structures are limited to the minimum; dimension to accomplish the intended function;
c) loss of fish, other beneficial organisms, wildlife and vegetation are prevented;
d) potable fresh water supplies are protected from dangers of drought, overdraft, pollution, misuse and mismanagement;
e) maintain conservation, economic, recreational and aesthetic qualities;
f) consider historical sites

Discussion:

The subject property contains a forested / lawned wetland and ponds/ stream. The Wetland Delineation report, prepared by Aleksandra Moch describes a freshwater pond and forested/ lawned wetland which flows over an

onsite and drains into a stream channel. The pond is a man-made impoundment that was dug out and damned up from existing wetlands when the neighborhood was developed in the 1960s. The pond flows minimally toward a stream channel on the downstream side of the dam. The stream drains northeasterly under Sylvan Road North and Pequot Trail until it empties into Nash's Pond, an impoundment of Stony Brook. There is wetland within the riparian margins of the pond. The wetland is forested and presently and historically been maintained as lawn.

The applicant has outlined his activities, and their processes, principles/ philosophy. The applicant has documented activities of hügelkultur, fruit growing, native plant gardening, bank stabilization, maintaining a sugar maple grove, maintaining a cypress and magnolia swamp, rice paddy cultivation, and creating a turtle basking area. The Commission finds the main unpermitted activities within regulated areas are patio expansion, deposition of material (placement of logs, soil, leaves, bags of leaves, haybales), and placement of structures. The applicant proposes to retain all improvements and practices in current state.

The Commission finds that disturbance was not minimized. Naturalized pond banks and flood plain were heavily modified with deposition of logs, sticks, leaves and soil. Encroachment of structures was not minimized. The sheds and chicken coop are within the 30' upland review area. It is uncertain whether there is any impact to fish or other aquatic organisms, but long-term breakdown of the modified banks may have some impact to habitat or water quality. The Commission finds the removal of invasive species and the planting of native species as being beneficial for conservation, economic, recreational and aesthetic qualities.

In her third-party review of impacts, Kate Throckmorton of Environmental Land Services, LLC found potential impacts from all disturbance by:

1. Diversion of surface water drainage/dewatering,
2. Loss of flood water storage,
3. Erosion/loss of material into regulated area,
4. Sedimentation, from loss deposition runoff.
5. Disturbance of adjacent aquatic habitats, and
6. Alteration of riparian habitats and vegetation.

The Commission finds footbridges as not impactful if the dimensions are minimized and they do not have permanent footings. The Engineering Department recommends they be floatable and anchored with chain. The Conservation Department recommends that foot bridges be established a foot above ordinary high water to allow for the passage of debris during heavier storm events. The Commission states the applicant should follow Flood Board's recommendations if the foot bridges should be removed.

6.2 WATER QUALITY

a) flushing rates, freshwater sources, existing basin characteristics and channel contours will not be adversely altered;
b) water stagnation will neither be contributed nor caused;
c) water pollution will not affect fauna, flora, physical or chemical nature of a regulated area, or the propagation and habitats of fish and wildlife, will not result;
d) pollution of groundwater or a significant aquifer will not result (*groundwater recharge area or Aquifer Protection Overlay Zone*);
e) all applicable state and local health codes shall be met;
f) water quality will be maintained or improved in accordance with the standards set by federal, state, and local authority including section 25-54(e) of the Connecticut General Statutes
g) prevents pollution of surface water

Discussion:

There is no drainage report submitted with the application. Though, Engineering Staff reviewed the application and did not require a dedicated drainage system for the associated improvements. In a memo addressed to the Flood & Erosion Control Board, dated April 29, 2026, Ted Gill, PE of the Town's Engineering Division stated "*The proposed activity does not require subsurface drainage. Any engineered solutions for the pond, including but not limited to permanent work on the spillway, will require the applicant to retain the services of a Professional Engineer.*"

The project **did not involve, nor does it propose,** excavating into groundwater or treating stormwater runoff. Therefore, review of the project as it pertains to Section 6.2 should focus on short term and long-term adverse impacts or improvements to **surface water** of the unnamed waterbody and the greater Stony Brook watershed.

The wetlands and watercourse on the property drain south toward Stony Brook. The surface water quality classification for Stony Brook is (Connecticut Environmental Conditions Online, http://www.cteco.uconn.edu/), located offsite to the southwest, is Class A water for Inland Surface Water Class. The Class A designation indicates that the water is suitable habitat for fish other aquatic life and wildlife and recreation.

Staff referenced UConn's CLEAR Local Watershed Assessment Tool. The subject property is located within the Stony Brook local watershed basin. The local watershed basin (local basin # 7200-31) for Stony Brook has a combined condition index (CCI) score of 0.1. A CCI score of less than 0.43 indicates the watershed basin may be significantly impaired. The Tool defines Stony Brook's Recovery Status as "Mitigation", identifying that watershed condition can be improved with mitigation efforts such as restoring tree canopy and restoring riparian zones along watercourses.

The Commission finds that surface water quality may be impacted by placement of the chicken coop adjacent to the watercourse. Chicken feces running off into the surface water may introduce bacteria and increase nutrients to the water which could quicken the natural process of pond eutrophication. The Commission finds there is opportunity to locate the chicken coop on other parts of the property where waste cannot as easily be washed into the watercourse. The Commission requires the chicken coop be removed entirely or moved outside the 30' upland review area. Other sources of surface water pollution can originate from decaying leaves, logs, and soil mounds adding turbidity to the water. Conversely, water quality can be improved with addition of native plants along the margins of the waterbody. The homeowners have greatly improved the density of native plants along the lawned edge. The Commission requires removal of the bank debris and soil mounds and stabilization with additional planting of native plants. The patio was constructed as impervious surface. Without a specific recommendation from Engineering or the Flood and Erosion Control Board, The Commission does not require drainage or impervious surface to account for the addition patio area.

6.3 EROSION AND SEDIMENT

a) temporary erosion control measures shall be utilized during construction and for the stabilization period following construction;
b) permanent erosion control measures shall be utilized using nonstructural alternatives whenever possible and structural alternatives when avoidable;
c) existing circulation patterns, water velocity, or exposure to storm and flood conditions shall not be adversely altered;
d) formation of deposits harmful to aquatic life and or wetlands habitat will not occur;
e) applicable state, federal and local guidelines shall be met.

Discussion:

The majority of earth disturbance has been completed though there is still on-going berming and planting going on, outside of upland review areas. Temporary S&E controls such as silt-fence and haybales were not deployed for the earth disturbance associated with berming, planting, and deposition of leaf bags. The Conservation Departments does not typically request S&E controls for planting activity only or placement of structures without footings.

The Commission finds that disturbance is mostly stabilized and that impacts from Erosion and Sediment should focus on long-term impacts from the bank modifications and degradation of log bulkheads. Kate Throckmorton of ELS found that filling and grading around tree roots can cause the trees to decline and die off at an accelerated rate which would comprise the integrity of the bank and accelerate long term bank erosion, contrary to what the applicant has intended. Likewise, the sunken garden and rice patty possess similar potential to destabilize the bank and provide certain pathways for erosion to originate. The Commission requires the applicant restore the bank to original grade with technical oversite from a qualified professional.

If The Commission required the homeowners to restore certain areas to pre-exisitng conditions, The Commission will require such E&S controls as silt fence, haybales, and sediment booms within the pond, prior to the start of

work. The Commission requires the decorative shed to have a 6-inch deep by 6-inch wide gravel drip edge to collect shed roof runoff at the ground surface and help reduce runoff to the watercourse.

In a memo addressed to the Flood & Erosion Control Board, dated April 29, 2026, Ted Gill, PE of the Town's Engineering Division stated, "The activity includes work to utilize on site organics to replenish topsoil, and to stabilize pond banks with native plantings. In addition to the requirements that those plantings may be subject to under the standards of the Conservation Department and Commission, if they are intended to arrest soil erosion, they must be planted with adequate diversity and density and maintained adequately. If in the future any engineered solutions for erosion are required, a design prepared by a Professional Engineer will be required."

6.4 NATURAL HABITAT STANDARDS

a) critical habitats areas,
b) the existing biological productivity of any Wetland and Watercourse shall be maintained or improved;
c) breeding, nesting and or feeding habitats of wildlife will not be significantly altered;
d) movements and lifestyles of fish and wildlife (plant and aquatic life) will not be significantly affected;
e) periods of seasonal fish runs and bird migrations shall not be impeded;
f) conservation or open space easements will be deeded whenever appropriate to protect these natural habitats.

Discussion:

The Commission references a preliminary review of the State of Connecticut DEEP Natural Diversity Database (NDDB) for potential presence of state-listed species on or adjacent to the subject property using the EZfile online tool. The review provided results of no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats documented within or in close proximity to the subject property. The Commission requires no further consultation for state listed species or sensitive habitats.

In her third party review of impacts, Kate Throckmorton of Environmental Land Services, LLC stated,

"*This is a temporary habitat improvement without detrimental impacts to the wetlands. Most of the pond edge has been replanted with native plants. Reduction of lawn area hand removal of nonnative invasive plants and installation of native plants are a benefit to the wetlands. Expanding native plants in wetlands and buffer are known practices for expanding wetland function, habitat and water quality. The plant list provided are appropriate choices. However, quantities and sizes should be provided for the record.*"

The Commission was satisfied with the amount and density of planting between the patio expansion and watercourse. The Commission required a detailed plant list to describe the existing native vegetation within the buffer on the lawned side of the pond. The Commission required that any areas to be restored within the wetland/ watercourse and review areas to be stabilized with native plants and seed mix.

6.5 DISCHARGE AND RUNOFF

a) the potential for flood damage on adjacent or adjoining properties will not be increased;
b) the velocity or volume of flood waters both into and out of Wetlands and Watercourses will not be adversely altered;
c) the capacity of any wetland or watercourse to transmit or absorb flood waters will not be significantly reduced;
d) flooding upstream or downstream of the location site will not be significantly increased;
e) the activity is acceptable to the Flood & Erosion Control Board and or the Town Engineer of the municipality of Westport

Discussion:

The Commission finds the completed work has very minimal risk of impact as it relates to discharge and runoff. The watercourse experiences varying water levels but Engineering Staff determined that armoring the banks and creating a temporary dam of haybales would not create new flooding hazards or alter the velocity or volume of flood waters. In a memo addressed to the Flood & Erosion Control Board, dated April 29, 2026, Ted Gill, PE of the Town's Engineering Division stated, "*The deposition of material on site appear to be limited to organics, used with the intention of them breaking down into topsoil for soil remediation. As long as fill is not imported to the site, organics are not buried under non-organic soil, the work otherwise falls within the threshold of landscape grading,*

and no adverse drainage impacts are caused on neighboring properties, the work would not have any engineering requirements." The capacity to store flood waters was likely increased with the temporary haybale dam. The Flood and Erosion Control Board approved the application at the May 06, 2026 meeting with a condition that "*Part of the work to be legalized under this application includes three footbridges over watercourses on the property. These shall either be fitted with both flotation and an anchor system to prevent them from becoming debris for downstream drainage structures in the case of a flood, or they shall be removed.*" The Commission recommends adherence to Flood Board's requirement.

6.6 RECREATIONAL AND PUBLIC USES

a) access to and use of public recreational and open space facilities, both existing and planned, will not be prevented;
b) navigable channels and or small craft navigation will not be obstructed;
c) open space, recreational or other easements will be deeded whenever appropriate to protect these existing or potential recreational or public uses;
d) wetlands and watercourses held in public trust will not be adversely affected.

Discussion:
The proposed activities will not significantly impact recreational and public uses.

Waterway Protection Line Ordinance (WPLO)

Section 148-9 of the Waterway Protection Line Ordinance states that the applicant shall submit information to the Conservation Commission showing that such activity will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystem of the waterway, including but not limited to impact on ground and surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and the natural rates and processes of erosion and sedimentation.

The gardens, filling, and grading are all activities that occurred within the WPL. The Flood and Erosion Control Board approved the application at the May 06, 2026 meeting. Their only concern as it related to flooding hazards was that the dam should be formalized with a design from a professional engineer. The Commission has already evaluated impacts to water quality and natural habitat in the text above. The Commission has no specific assessment of impacts in the specific review of WPLO that has not already been addressed by IWW review.

Conclusion
The Commission moved to approve the legalization of footbridges, shed with gravel drip edge, patio, playset, native plantings, vegetable garden, and relocation of the chicken coop outside of the upland review area. The Commission moved to deny the deposition of material and excavation within the watercourse, requiring the removal of woody debris along the pond banks, the removal of haybales from the dam structure and pond, the removal of sunken garden, rice paddy, leaf bags, and soil berms within the 20-ft non-disturbance buffer, and the restoration of filled and excavated areas to original grades.

Town of Westport
Conservation Commission
CONDITIONS OF APPROVAL
Application #IWW-WPL-12317-26
51 Marion Road (& 53+55 Marion Rd)
Assessor's Map: B08 Tax Lots: 061, (& 062+063)
Public Hearing: May 27, 2026

Project Description: To legalize unpermitted activities of constructing structures, filling, grading, and other land disturbance pursuant to Town of Westport Conservation Department Notice of Violation dating January 08, 2026. Unpermitted activities occurred on 51 Marion Rd, 53 Marion Rd and 55 Marion Rd. The applicants have been authorized by the property owners 53 and 55 to include the unpermitted work on their properties. The work was completed within the upland review area and the WPLO area of an unnamed watercourse which drains to Stony Brook.

Owner of Record and Applicant: Patrick and Danielle Ryll

In accordance with Section 6 of the Regulations for the Protection and Preservation of Wetlands and Watercourses of Westport and Section 30-93 of the Waterway Protection Line Ordinance and on the basis of the evidence of record, the Conservation Commission resolves to **APPROVE IN PART/ DENY IN PART** Application #IWW,WPL-12317-26 with the following conditions:

The Commission **APPROVES** the legalization of footbridges, shed, patio, playset, native plantings, vegetable garden, and relocation of the chicken coop with standard and special conditions. The Commission **DENIES** the deposition of material and excavation within the watercourse. The Commission **REQUIRES** the removal of woody debris along the pond banks, the removal of haybales from the dam structure and pond, the removal of leaf bags and soil berms within the 20-ft non-disturbance buffer, and the restoration of filled and excavated areas to original grades.

Completion of the regulated activity shall be within FIVE (5) years following the date of approval. Any application to renew a permit shall be granted upon request of the permit holder unless the Commission finds there has been a substantial change in circumstances which requires a new permit application, or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than TEN (10) years.

STANDARD CONDITIONS

1. Permits are not transferable without the prior written consent of the Conservation Commission.
2. It is the responsibility of the applicant to obtain any other assent, permit or license required by law or regulation of the Government of the United States, State of Connecticut, or of any political subdivision thereof.
3. If an activity also requires zoning or subdivision approval, special permit or special exception under section 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit shall commence until such approval is obtained.
4. If an approval or permit is granted by another Agency and contains conditions affecting wetlands and/or watercourses, the applicant must resubmit the application for further consideration by the Commission for a decision before work on the activity is to take place.
5. The Conservation Department shall be notified at least **forty-eight (48)** hours in advance of the initiation of the regulated activity for inspection of the erosion and sediment controls.
6. All activities for the prevention of erosion, such as silt fences and hay bales shall be under the direct supervision of the site contractor who shall employ the best management practices to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the applicant or agent weekly and after rains and all deficiencies must be remediated with twenty-four hours of finding them.
7. The applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourse.
8. Organic Landscaping practices are recommended as described by the Northeast Organic Farming Association.
9. All plants proposed in regulated areas must be non-invasive and native to North America.
10. Trees to remain are to be protected with tree protection fencing prior to construction commencement.
11. The bottom of all storm water retention structures shall be placed no less than 1 foot above seasonal high groundwater elevation.
12. The applicant shall immediately inform the Conservation Department of problems involving sedimentation, erosion, downstream siltation or any unexpected adverse impacts, which development in the course or are caused by the work.
13. Any material, man-made or natural which is in any way disturbed and/or utilized during the work shall not be deposited in any wetlands or watercourse unless authorized by this permit.
14. A final inspection and submittal of an “as built” survey is required prior to the issuance of a Certificate of Compliance.
15. All on-site dumpsters shall be covered at the end of each workday and or when not in use.
16. Conformance to the Flood and Erosion Control Board May 06, 2026 conditions of approval.

SPECIAL CONDITIONS

17. The permittee shall install a 6”-deep by 6”-wide gravel drip edge around the decorative shed.
18. The permittee shall provide a detailed list of existing native plantings to legalize the impervious patio.

19. The permittee shall place chicken coop outside the 30' regulated area on the subject property.
20. The permittee shall remove all woody debris, haybales, soil, and leaf bags from watercourse and 20' non-disturbance. The applicant shall restore disturbed areas to original or surrounding grade, including excavated areas and berm areas.
21. The permittee shall retain a qualified expert to identify original grade and establish best management practices for restoration activity. The expert's plan shall be subject to Staff approval.
22. Temporary dam controls (haybales) shall be removed. All temporary manipulation of the water level shall cease. Should the homeowner permanently formalize a new dam design, the homeowners shall retain a professional engineer.
23. The restored area shall be planted with native plants and seed mix. All plantings proposed in the restoration plan shall be installed by hand. The plants or seeding shall be installed prior to the issuance of a Conservation Certificate of Compliance.
24. Staff shall provide the Commission bi-annual review and status update of work.

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. This approval may be revoked or suspended if the applicant exceeds the conditions or limitations of this approval or has secured this application through inaccurate information.

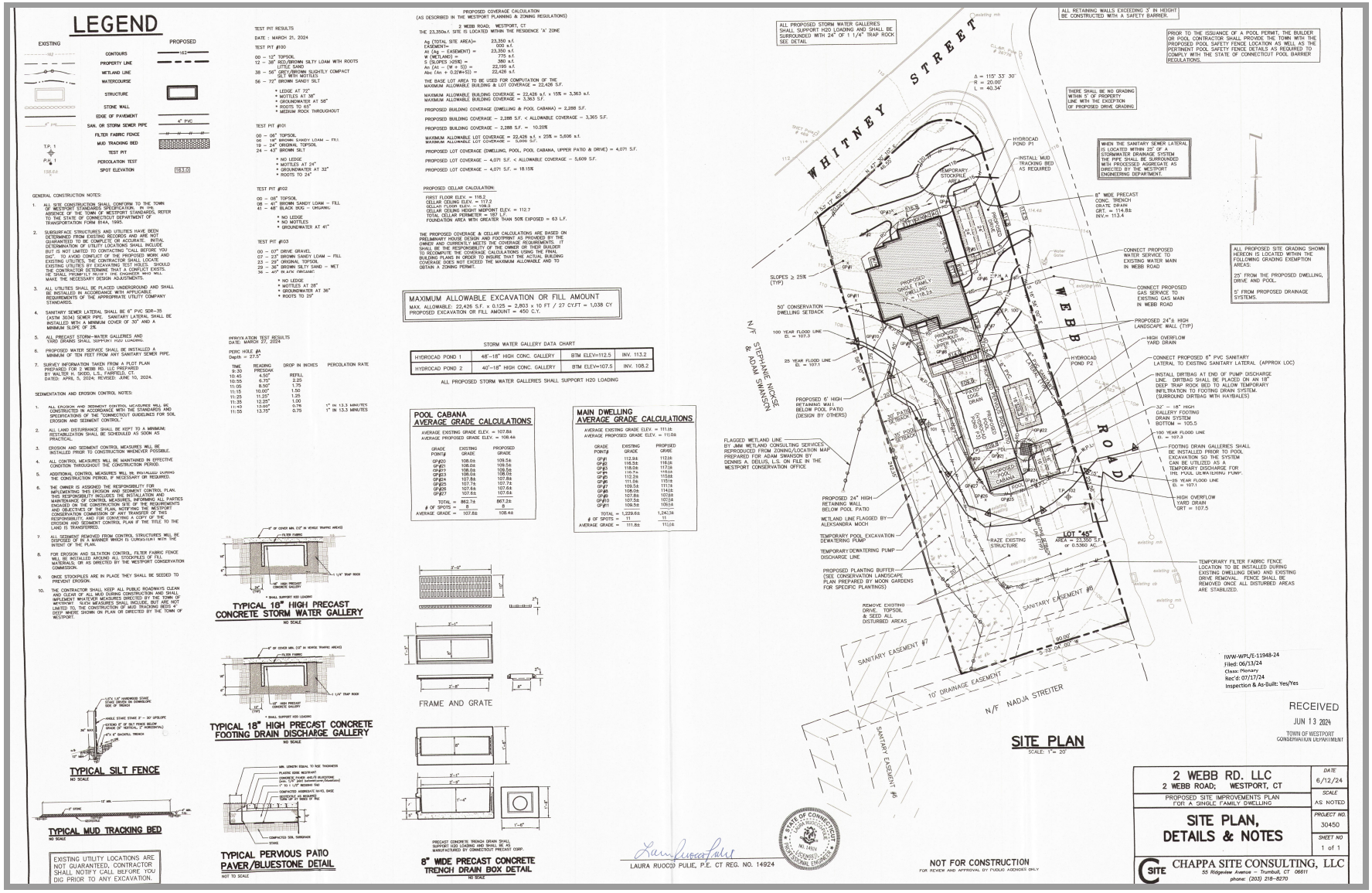
Motion: Lewi **Second: Shea**
Ayes: Lewi, Shae, Macauda, Whiting, Davis
Nays: None **Abstentions: None** **Vote: 5:0:0**

Work Session:

1. Receipt of applications **- NONE**
2. Other Business **- NONE**

The May 27, 2026 Public Hearing of the Westport Conservation Commission adjourned at 10:15 p.m.

Motion: Lewi **Second: Whiting**
Ayes: Lewi, Whiting, Davis, Macauda, Shea
Nayes: None **Abstentions: None** **Vote: 5:0:0**


LEGEND
EXISTING
PROPOSED
CONTOURS
PROPERTY LINE
WETLAND LINE
WATERCOURSE
STRUCTURE
STONE WALL
EDGE OF PAVEMENT
SAN. OR STORM SEWER PIPE
FILTER FABRIC FENCE
MUD TRACKING BED
TEST PIT
PERCOLATION TEST
SPOT ELEVATION
GENERAL CONSTRUCTION NOTES:
SEDIMENTATION AND EROSION CONTROL NOTES:
TEST PIT RESULTS
DATE : MARCH 21, 2024
TEST PIT #100
TEST PIT #101
TEST PIT #102
TEST PIT #103
PERC HOLE #A
PROPOSED COVERAGE CALCULATION
(AS DESCRIBED IN THE WESTPORT PLANNING & ZONING REGULATIONS)
2 WEBB ROAD; WESTPORT, CT
PROPOSED CELLAR CALCULATION:
MAXIMUM ALLOWABLE EXCAVATION OR FILL AMOUNT
STORM WATER GALLERY DATA CHART
HYDROCAD POND 1
48"-18" HIGH CONC. GALLERY
BTM ELEV=112.5
INV. 113.2
HYDROCAD POND 2
40"-18" HIGH CONC. GALLERY
BTM ELEV=107.5
INV. 108.2
ALL PROPOSED STORM WATER GALLERIES SHALL SUPPORT H20 LOADING
POOL CABANA
AVERAGE GRADE CALCULATIONS
MAIN DWELLING
AVERAGE GRADE CALCULATIONS
ALL PROPOSED STORM WATER GALLERIES SHALL BE SURROUNDED WITH 24" OF 1 1/4" TRAP ROCK SEE DETAIL
ALL RETAINING WALLS EXCEEDING 3' IN HEIGHT BE CONSTRUCTED WITH A SAFETY BARRIER.
PRIOR TO THE ISSUANCE OF A POOL PERMIT, THE BUILDER OR POOL CONTRACTOR SHALL PROVIDE THE TOWN WITH THE PROPOSED POOL SAFETY FENCE LOCATION AS WELL AS THE PERTINENT POOL SAFETY FENCE DETAILS AS REQUIRED TO COMPLY WITH THE STATE OF CONNECTICUT POOL BARRIER REGULATIONS.
THERE SHALL BE NO GRADING WITHIN 5' OF PROPERTY LINE WITH THE EXCEPTION OF PROPOSED DRIVE GRADING
WHEN THE SANITARY SEWER LATERAL IS LOCATED WITHIN 25' OF A STORMWATER DRAINAGE SYSTEM THE PIPE SHALL BE SURROUNDED WITH PROCESSED AGGREGATE AS DIRECTED BY THE PROJECT ENGINEERING DEPARTMENT.
ALL PROPOSED SITE GRADING SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING GRADING EXEMPTION AREAS:
25' FROM THE PROPOSED DWELLING, DRIVE AND POOL.
5' FROM PROPOSED DRAINAGE SYSTEMS.
WHITNEY STREET
WEBB ROAD
N/F STEPHANE NICKSE & ADAM SWANSON
N/F NADJA STREITER
SITE PLAN
SCALE: 1" = 20'
TYPICAL 18" HIGH PRECAST CONCRETE STORM WATER GALLERY
TYPICAL 18" HIGH PRECAST CONCRETE FOOTING DRAIN DISCHARGE GALLERY
TYPICAL SILT FENCE
TYPICAL MUD TRACKING BED
TYPICAL PERVIOUS PATIO PAVER/BLUESTONE DETAIL
FRAME AND GRATE
8" WIDE PRECAST CONCRETE TRENCH DRAIN BOX DETAIL
EXISTING UTILITY LOCATIONS ARE NOT GUARANTEED, CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG PRIOR TO ANY EXCAVATION.
LAURA RUOCCO PULIE, P.E. CT REG. NO. 14924
NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY
IWW-WPL/E-11948-24
Filed: 06/13/24
Class: Masonry
Rec'd: 07/17/24
Inspection & As-Built: Yes/Yes
RECEIVED
JUN 13 2024
TOWN OF WESTPORT
CONSERVATION DEPARTMENT
2 WEBB RD. LLC
2 WEBB ROAD; WESTPORT, CT
DATE 6/12/24
PROPOSED SITE IMPROVEMENTS PLAN FOR A SINGLE FAMILY DWELLING
SCALE AS NOTED
SITE PLAN, DETAILS & NOTES
PROJECT NO. 30450
SHEET NO 1 of 1
CHAPPA SITE CONSULTING, LLC
55 Ridgeview Avenue – Trumbull, CT 06611
phone: (203) 218-8270



Sweet Gum fastigiate



River Birch



False Blue Indigo



White Atlantic Cedar



Blue Muffin Arrowwood



Blue Flag Iris



Hummingbird Summersweet



Gembox Inkberry



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
3	BNH	*Betula nigra 'Heritage'*	River Birch	10-12'
1	CT	*Chamacyperis thyroides*	Atlantic White Cedar	12-14'
5	LSS	*Liquidamber styraciflua 'Slender Silhouette'*	Sweet Gum	10-12'
SHRUB				
6	CAH	*Clethra alnifolia 'Hummingbird'*	Summersweet	3 gal
10	IGB	*Ilex glabra 'Gem Box"*	Inkberry	3 gal
3	VBM	*Viburnum dentatum 'Blue Muffin'*	Arrowwood	3 gal
PERENNIAL				
13	IV	*Iris versicolor*	Blue Flag Iris	1 gal
5	BA	*Baptisia australis*	False Blue Indigo	1 gal

moon gardens
designs • consulting

Conservation Landscape Plan
for
2 WEBB RD LLC

2 Webb Road
Westport, Connecticut

Date: June 12, 2024
Scale: 1" = 20'
Basemap prepared by: Chappa Site Consulting, LLC
dated June 12, 2024

NOTE: All invasives to be removed from site including but not limited to: Euonymus alatus, Lonicera sp., & Wisteria japonica.

New England Wetmix (Wetland Seed Mix)

Botanical Name	Common Name	Indicator
Carex vulpinoidea	Fox Sedge	OBL
Carex scoparia	Blunt Broom Sedge	FACW
Carex lurida	Lurid Sedge	OBL
Carex lupulina	Hop Sedge	OBL
Poa palustris	Fowl Bluegrass	FACW
Bidens frondosa	Beggar Ticks	FACW
Scirpus atrovirens	Green Bulrush	OBL
Asclepias incarnata	Swamp Milkweed	OBL
Carex crinita	Fringed Sedge	OBL
Vernonia noveboracensis	New York Ironweed	FACW+
Juncus effusus	Soft Rush	FACW+
Aster lateriflorus (Symphyotrichum lateriflorum)	Starved/Calico Aster	FACW
Iris versicolor	Blue Flag	OBL
Glyceria grandis	American Mannagrass	OBL
Mimulus ringens	Square Stemmed Monkey Flower	OBL
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	OBL

New England Wetmix (Wetland Seed Mix)
New England Wetland Plants, Inc. South Hadley, MA
2500 SF/LB









The following attachment is not a PDF, so a link to the native file format is being provided instead:

2025.08.14 _5_.HEIC (LINK)

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2025.08.14 _2_.HEIC (LINK)

The following attachment is not a PDF, so a link to the native file format is being provided instead:

2025.08.14 _1_.HEIC (LINK)