

DiVesta Civil Engineering Associates, Inc.

September 17, 2020

Mr. Fred Doneit
Senior Planner
Planning & Zoning
Town of Darien
2 Renshaw Road
Darien, CT 06820

RECEIVED

SEP 24 2020

TOWN OF DARIEN
PLANNING & ZONING

Re: Keogh Residence – 88 Nearwater Lane, Darien, CT

Dear Mr. Doneit:

The following is offered in response to review comments prepared by Mr. Darren Oustafine, P.E. dated September 16, 2020 via email, regarding the above referenced property.

1. The plans have been revised to call out the river adjacent to the site, Darien River versus the Goodwives River.
2. So Noted.
3. The existing septic leaching galleries will be used for the stormwater. The galleries should be pumped and let rest until roof leaders are connected to them.
4. There is a note on the plan that any work in the Town right-of-way will require a road opening permit from DPW.
5. Please see the attached deed and re-subdivision map showing the “future” road. The owner is aware that they have the rights to ingress and egress across the “future” road per their deed. Please see the attached deed and map.
6. According to their deed they have rights to install utilities across the “future” road to Nearwater Lane. Please see the attached deed and map. There is a note on the plan that the connection to the existing sewer main in Nearwater Lane will require a permit from DPW.
7. So Noted.
8. So Noted.
9. So Noted.
10. According to their deed they have the right to ingress and egress across the “future” road to Nearwater Lane.
11. So Noted.
12. So Noted.
13. See response number 3 above.
14. Yes the house will be on a crawl space with smart vents and per the Architect’s plans.
15. So Noted.

16. A note has been added to the site plan that an as-built of the buried infrastructure and utilities shall be prepared by a licensed land surveyor and certified by a professional engineer.

We trust that we satisfactorily addressed the comments from Mr. Oustafine, PE dated September 16, 2020 via email.

Very Truly Yours,
DiVesta Civil Engineering Associates, Inc.

Douglas DiVesta

Douglas DiVesta, PE
President

DD/dd
20-052 – ltr Doneit 09-17-20

CC: J. Scalise

Subject

57
3B

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that we, DAVID A. EARLE and PENHRYN A. COOK, TRUSTEES OF THE BARBARA A. EARLE RESIDENCE TRUST, of the Town of Darien, County of Fairfield and State of Connecticut, for the consideration of Six Hundred Fifty Thousand Dollars (\$650,000.00) paid, grant to PATRICK ROBINSON and JENNIFER S. ROBINSON, of 88 Nearwater Lane, in the Town of Darien, County of Fairfield and State of Connecticut, as joint tenants with rights of survivorship, with TRUSTEE'S COVENANTS, all of our one-quarter (1/4) interest in the real property described in Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, we, DAVID A. EARLE and PENHRYN A. COOK, Trustees as aforesaid, have hereunto set our hands and seals this 4th day of April, 2007.

Signed, sealed and delivered in the presence of:

Martha McBride
Martha McBride

David A. Earle (L.S.)
David A. Earle, Trustee

Kathleen M. Parrett
Kathleen M. Parrett

Elton S. Brakeley
Elton S. Brakeley

Penhryn A. Cook (L.S.)
Penhryn A. Cook, Trustee

Mary Ann Walsh
MARY ANN WALSH

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

) ss. New Canaan April 2, 2007

Personally appeared DAVID A. EARLE, Trustee as aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed in such capacity and for the purposes therein stated, before me,

Mad Hully
Commissioner of the Superior Court/
Notary Public

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

) ss. New Canaan April 4, 2007

Personally appeared PENHRYN A. COOK, Trustee as aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed in such capacity and for the purposes therein stated, before me,

Conveyance

Mad Hully
Commissioner of the Superior Court/
~~Notary Public~~

State \$500.00 Town 1625.00
Dana E. Trappasa
Darien Town Clerk

SCHEDULE A

ALL THAT certain tract of land in area 1.73± acres, situated in the Town of Darien, County of Fairfield and State of Connecticut, shown and delineated as "Property of Earle 88 Nearwater Lane" on a certain map entitled "Map Showing Lot Line Revision and Lighting Easement for David Earle, Trustee 88 Nearwater Lane and James D. and Margaret N. Tweedy 108 Nearwater Lane, Darien, Conn" certified Substantially Correct by The Peter P. Myer Co., Nov. 17, 2006, which map is now on file in the office of the town Clerk of said Darien and numbered 4976, reference thereto is hereby made.

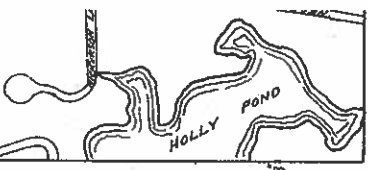
Together with a right of way for all lawful purposes of ingress and egress, including the installation of utilities, in common with Louise D. Tweedy, and others to whom such right has heretofore been granted and may hereafter be granted, in, over and upon said "Future Road Parcel C-3" as shown on Map No. 3745 on file in the Darien Town Clerk's office.

Together with all littoral and riparian rights appurtenant thereto in and to land below mean high water and in and to the waters of Goodwives River abutting said premises.

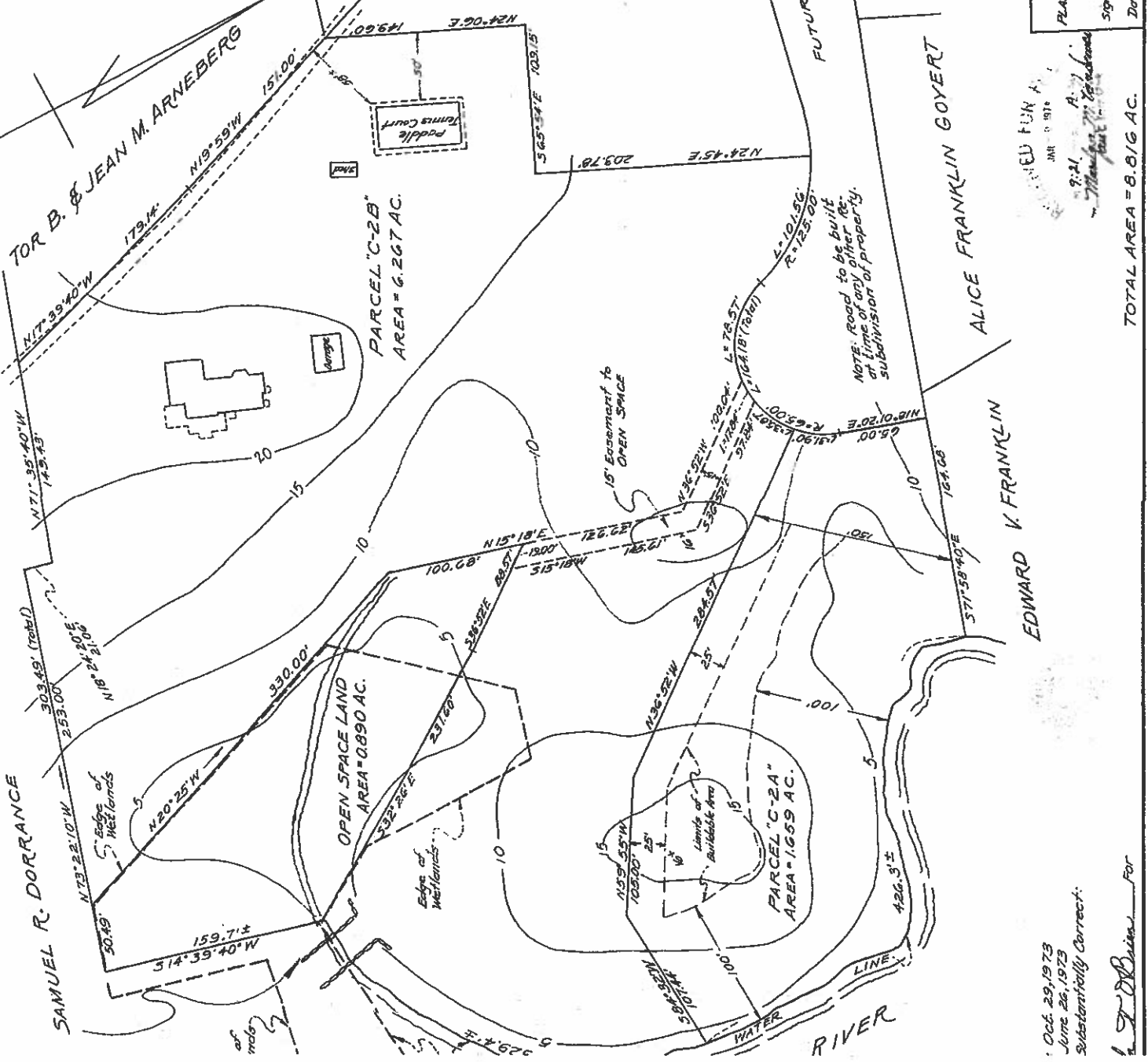
The premises are conveyed subject to the following:

1. Zoning and planning rules and regulations of the Town of Darien.
2. Taxes of the Town of Darien hereafter due and payable.
3. Easements and restrictions of record, if any.
4. Easement from David A. Earle and Penrhyn A. Cook, Co-Trustees of the Barbara A. Earle Residence Trust to James D. Tweedy and Margaret N. Tweedy dated November 27, 2006 and recorded in the Darien Land Records in Volume 1282 at Page 73.
5. Easement from Barbara Aymar Earle to James D. Tweedy and Margaret N. Tweedy dated April 9, 2007 and recorded in the Darien Land Records on April 9, 2007 in Volume 1287 at Page 236.
6. Notes on said Map No. 4976.

Received for record APR 11 2007 @ 4:15 pm
 Attest Donna E. Karzewski
 TOWN CLERK



- NOTES:**
1. Property shown hereon is located in R-1 Residence Zone.
 2. Refer to Maps Nos. 2572 and 3479 on file in the Darien Town Clerk's Office.
 3. Water supply from the 8" main in Nearwater Lane.
 4. The approval by the Commission of a resubdivision plan shall not be deemed to constitute or be evidence of acceptance by the town of any responsibility or liability whatsoever for the maintenance or condition of any street shown on said plan or for the effects of the drainage or other factors resulting from said subdivision on other properties.
 5. Property shown hereon is within the sewer district of the Town of Darien and will be served by the existing 8" Sanitary Sewer in Nearwater Lane. Parcel C-2B is now being served by the existing main in Nearwater Lane. Parcel C-2A shall be connected to the existing sewer main.
 6. Electric & telephone lines leading to Parcel C-2A shall be installed underground.
 7. Contours and elevations shown hereon are referred to the Town of Darien datum.
 8. The nearest hydrant for fire protection is shown on the locus.



**RESUBDIVISION
OF PROPERTY
LOUISE D. TH**

DARIEN, CON

Submitted for approval by:
Louise D. Tuscally, Owner
108 Nearwater Lane
Darien, Conn.

APPROVED BY THE
PLANNING & ZONING COMMISSION
TOWN OF DARIEN

Signed: [Signature]
Chairman
Date: Jan 9, 1974

FILED JUN 11 1974
TOWN OF DARIEN
9:31 A.M.
Municipal Building
Darien, Conn.

TOTAL AREA = 8.816 AC.
SCALE: 1" = 50' FT

Oct. 29, 1973
June 26, 1973
Substantially Correct:

[Signature] For
P. MYER CO., CIVIL ENGINEERS

RECEIVED FOR FILE
 11/18/2006
 Diana C. Johnson, A.S.P.

MAP SHOWING LOT LINE REVISION
 AND
 LIGHTING EASEMENT
 FOR

DAVID EARLE, TRUSTEE

88 NEARWATER LANE

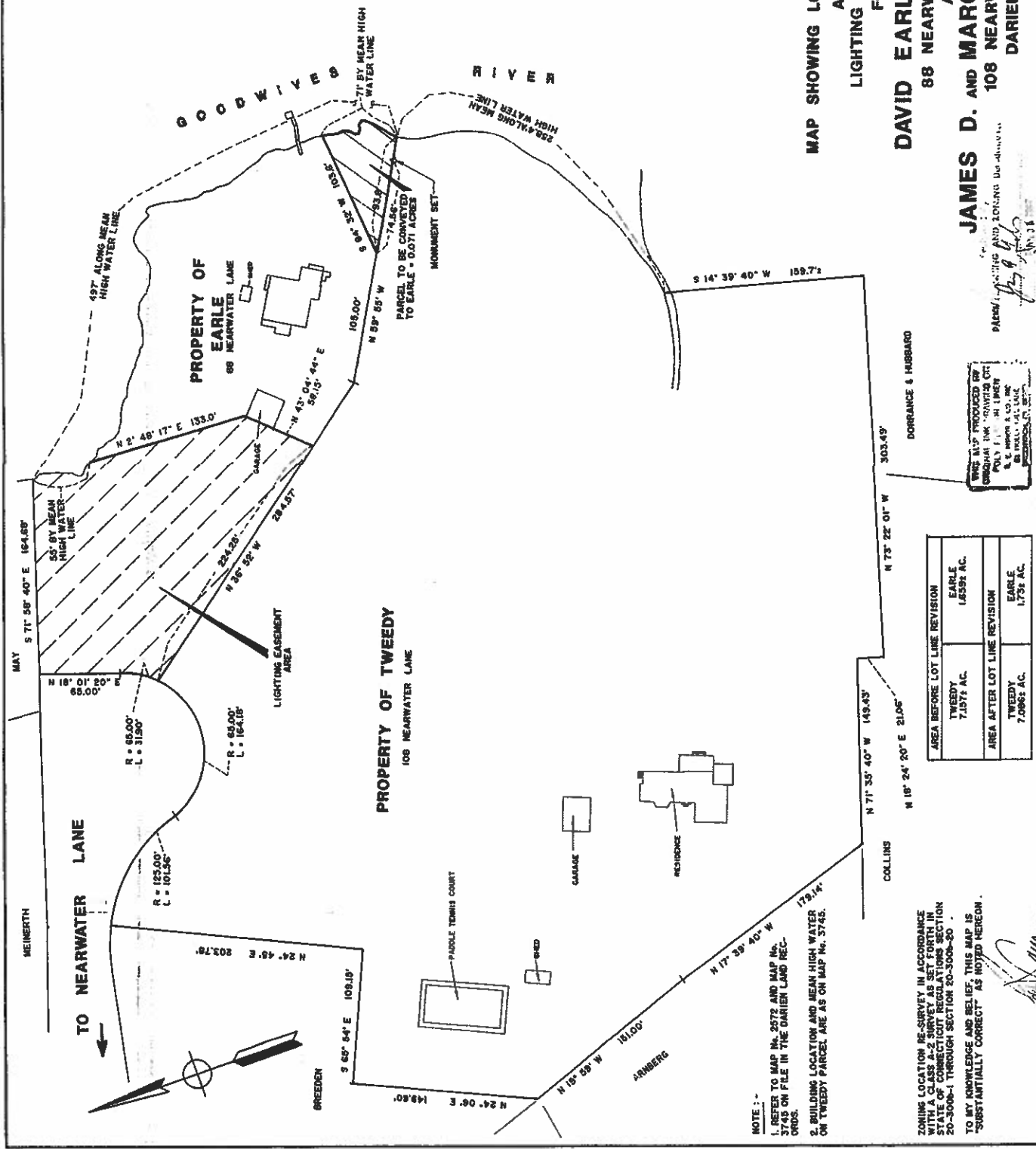
AND

JAMES D. AND MARGARET N. TWEEDY

108 NEARWATER LANE

DARIEN, CONN.

4976



AREA BEFORE LOT LINE REVISION	AREA AFTER LOT LINE REVISION
TWEEDY 7,157± AC.	TWEEDY 7,086± AC.
EARLE 1,658± AC.	EARLE 1,73± AC.

NOTE :-
 1. REFER TO MAP NO. 2675 AND MAP NO. 2676 ON FILE IN THE DARIEN LAND RECORDS.
 2. BUILDING LOCATION AND MEAN HIGH WATER ON TWEEDY PARCEL ARE AS ON MAP NO. 3745.

ZONING LOCATION RE-SURVEY IN ACCORDANCE WITH THE ZONING REGULATIONS SECTION 20-300B-1 THROUGH SECTION 20-300B-20.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

BY: _____ FOR:

THE PETER P. MYER COMPANY
 DARIEN, CONN. (203) 655-0630 NOV. 17, 2006.

SCALE 1" = 50' ±

11/17/06

D - 388
 COMPANY INC. & S.P.