



ECKERSON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE

March 9, 2020

Mr. Jeremy Ginsberg
Planning & Zoning Director
Town of Darien, CT
2 Renshaw Road
Darien, CT 06820

RE: Casazza Residence, 17 Brush Island Road, Darien, CT - Map# 56, Lot# 19

Dear Mr. Ginsberg,

Please find attached to this letter the following documents:

- Site Modifications Plan of 17 Brush Island Road prepared by Eckerson Design Associates, LLC dated March 5, 2020
- Portion of Site Development Plan for 17 Brush Island Road LLC, by McChord Engineers dated 8/22/2017
- Four sheets of photographs depicting items listed below with proposed improvements marked in red
- Construction detail of Sportgrass by Forever Lawn

As the landscape architect for the Casazzas, I respectfully request your consideration of the following additions and alterations to the site plan.

- 1) Stepping stone path from driveway to pool area
- 2) Artificial turf play area
- 3) Raised spa
- 4) Small patio expansion
- 5) Masonry firepit with surrounding patio
- 6) Redesign of low wall and steps

1. Stepping Stone Path

Currently a 3' wide gravel path with metal edging runs from the driveway to the pool patio. We are proposing to replace it with a 3' wide stepping stone path with 4"-6" grass joints. The proposed bluestone stepping stones are 3' x 2' x 2" thick and would be set on a sand and crushed stone base. The horizontal alignment of the walk changes slightly (see plan). There will be no change in grade.

2. Turf Play Area

We are proposing a 30' x 40' area of artificial turf called SportGrass Edge XP by Forever Lawn to replace existing lawn. The turf is installed over a crushed stone base. Infill material is to be sand. The edges are designed to be flush with the existing lawn so as to require minimal, if any, regrading.

Casazza Residence – 17 Brush Island Road
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3. Spa

We are proposing a raised spa to be built on the south side of the swimming pool in an area that is currently bluestone patio on concrete. The inside dimensions of the spa are 6' x 8'. The outside dimensions are 10' x 11'. The outside dimensions are sized to accommodate an automatic pool cover for safety and a fieldstone veneer to match the house foundation. There will be no change in grade or expansion of patio towards the water.

4. Small Patio Expansion

We are proposing to 'square off' a corner of patio close to the house to offset patio lost by the spa. This 12'-6" x 6' portion of proposed patio is to be bluestone on concrete to match the existing. This area is currently part gravel path and part planting bed. Slightly more than half of this patio expansion falls within the 100' CAM review area and slightly less than half is beyond.

5. Firepit and Patio

On the north side of the pool we are proposing a masonry firepit set on a bluestone patio on concrete. The patio dimensions are 19'-6" x 21'-6" (419.25 sq ft). The outside fire pit dimensions are 6' x 6'. The proposed firepit is 15" high and faced with fieldstone to match the house. There will be no change in grade. The current area is grass with bluestone stepping stones.

6. Low Wall and Steps

Large boulders currently form a low wall and steps at the northeast corner of the house. The boulders create an uneven surface and are placed awkwardly in the corner of the yard. We are proposing to replace the boulders with a low fieldstone wall and slab steps to create a safer path around the house. We are not proposing to change the grade at the top or bottom of the existing wall. We are just shifting the orientation of the wall and path.

Conclusion:

The proposed improvements are designed to have minimal impact on the site. They work with the existing grades. They are located in already disturbed and/or developed areas. None of the proposed elements disturb natural areas. We feel there will be no adverse impacts to the site.

Please do not hesitate to contact me with any questions.

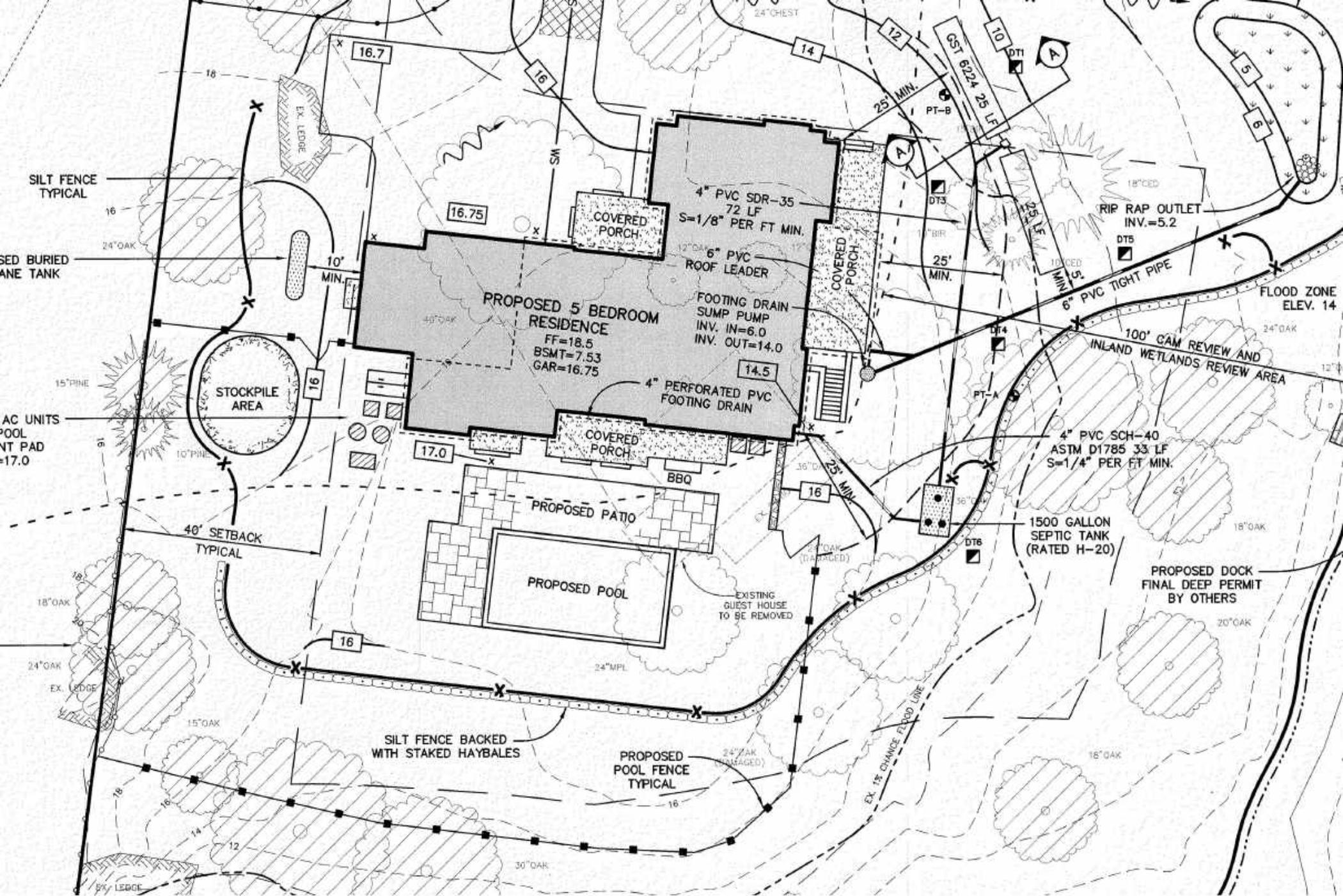
Sincerely,



Alice E. Eckerson, PLA, ASLA

Enc.

Cc: Mr. and Mrs. Casazza



Portion of Site Development Plan for 17 Brush Island Road, L.L.C.
 by McChord Engineering Associates (8.22.2017)



(1) Stepping Stone Path



(2) Artificial Turf Area



(3)Patio Expansion



(4) Spa Location



(5) Fire Pit and Patio



Existing Area



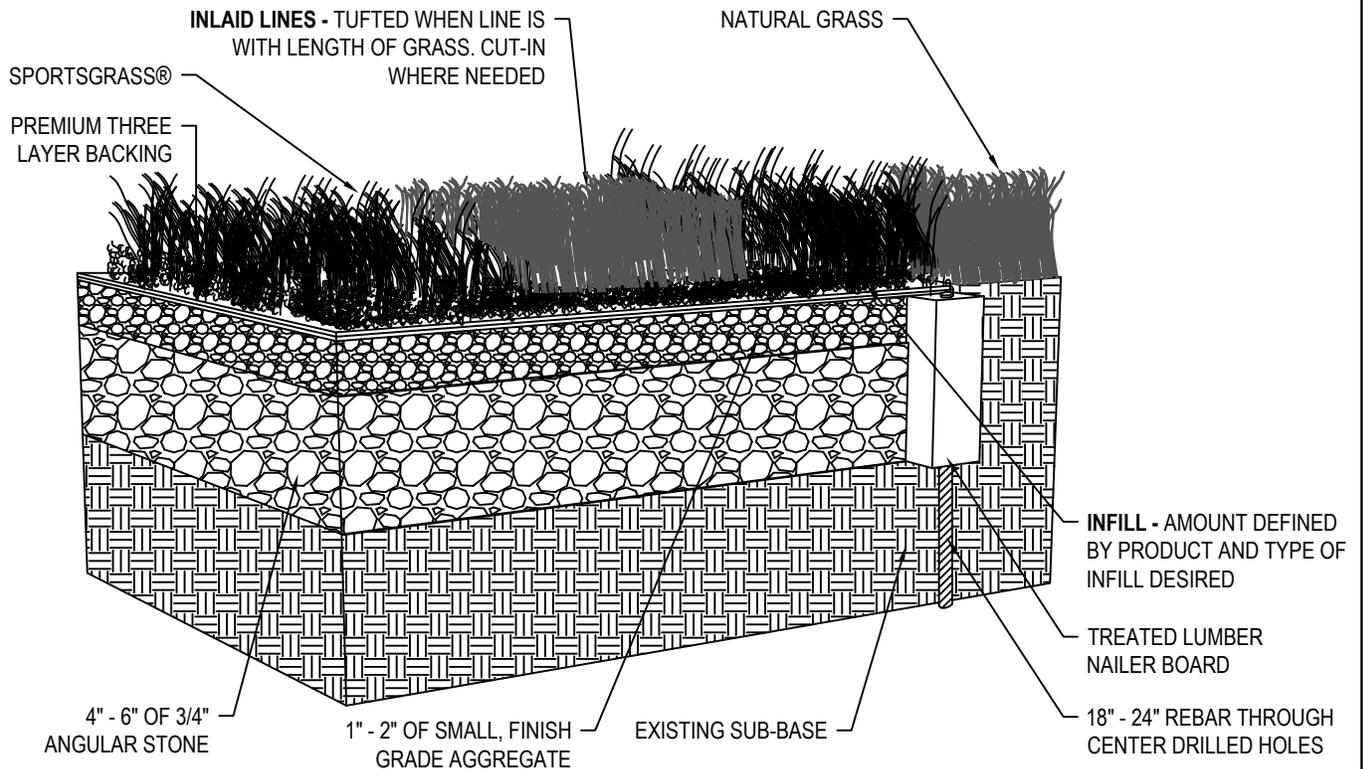
(6) Low Wall and Steps



Proposed Design

ForeverLawn®

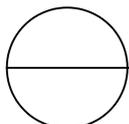
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PERSPECTIVE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1148-120



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