

From: Ray Mazzeo <r.mazzeo@rednissmead.com>
Sent: Thursday, February 15, 2024 4:41 PM
To: Mathur, Vineeta <VMathur@StamfordCT.gov>
Cc: David Pinto <d.pinto@rednissmead.com>
Subject: 66 Stillwater

Good afternoon Vineeta,
Attached are the few updated/supplemental items that were requested at the hearing on 2/5. Enclosed please find:

1. Affordability Plan prepared by Pacific House Inc. dated 2/14/24
2. Architectural plans updated (2/7/24) to show additional windows toward the rear of the building on both the north and south facades. These will be real (not artificial) windows located within the bedrooms, corridors, and stair tower of the building. Bike and trash enclosures were also updated. Please note the plans now include 4 Class A and 2 Class B bike spaces, as required. There is no EV space proposed as it is not required by the regulations or warranted by the anticipated demand of the tenants. If such demand exists in the future, the owner can always add that amenity.
3. Zoning Site Plan updated (2/14/24) to reflect the same bike and trash location and orientation. Please note that Usable Open Space dimensions were already depicted on this plan and remain.
4. Landscaping plan updated (2/10/24) to show detail for the 6' white vinyl fence. *Further revised on 2/16/24 to match civil plans.*

Please let us know if you have any questions or need anything further.
Thanks

RAY MAZZEO, AICP 

SENIOR PLANNER

(203) 327-0500 x15141

**We enhance properties and communities
through exceptional land use services.**

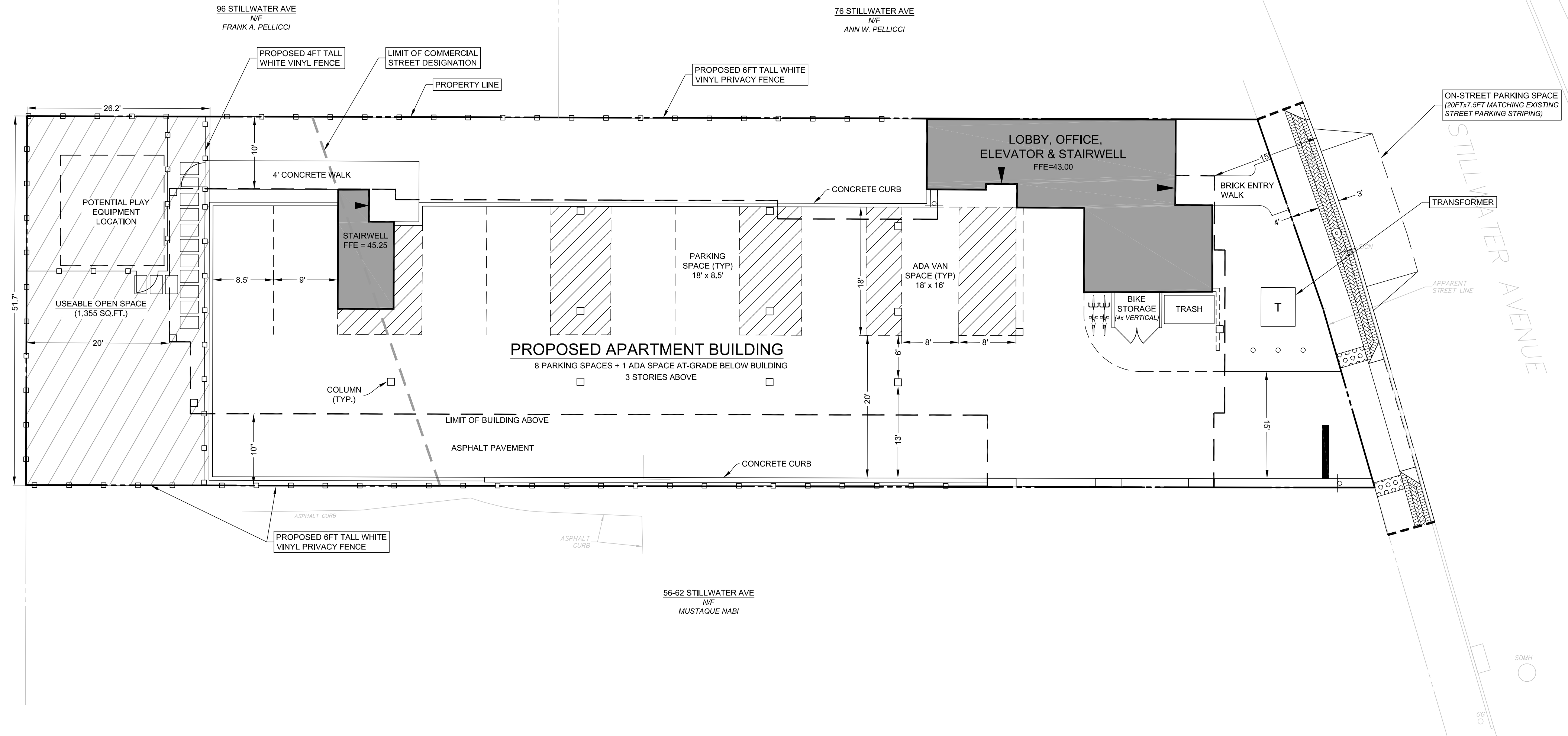
REDNISS
& MEAD



BLOCK: 36 ZONE: V-C

SCALE: 1" = 800'

ORIENTATION



- NOTES:**
- This drawing is intended only to determine zoning compliance related to the proposed apartment building development. This drawing is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by D'ANDREA SURVEYING & ENGINEERING entitled Topographic Survey dated December 18, 2019. Elevations depicted or labeled are based on NAVD-88.
 - Refer to Architectural plans prepared by AWA Design Group P.C., dated February 1, 2024, for information and design of the proposed building, including the layout of at-grade parking below the building.
 - Property lies in a V-C zone.
 - Area of the subject parcel: 9,347 sf (see survey referenced in note #2)
 - Refer to zoning compliance table prepared by Redniss & Mead, dated November 15, 2023.

3	2/14/24	REV. ADD BICYCLE STORAGE ENCLOSURE
2	2/1/24	REV. ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE
No.	Date	Revision

ZONING SITE PLAN
 DEPICTING
66 STILLWATER AVENUE
 STAMFORD, CT
 PREPARED FOR
MICA DEVELOPMENT CO. LLC

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissmead.com

SCALE: 0 10 20
 1"=10'

DRAWN BY: NGS CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389
February 14, 2024
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

SHEET No:
ZSP

Comm. No.: 10568

2/14/2024 10:56 AM M:\Projects\2024\000010568\DWG\10568 - Master.dwg

DRAWING INDEX

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ARCHITECTURAL DRAWINGS:

- A.000 TITLE SHEET
- A.101 FLOOR PLANS
- A.102 FLOOR PLANS
- A.103 ELEVATIONS
- A.104 ELEVATIONS & TYPICAL UNIT PLANS

NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3	02.5.24	
4	02.7.24	

PROPOSED RESIDENTIAL DEVELOPMENT
 66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:	
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RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
 401 Shippan Ave., Suite-202 Stamford, CT 06902
 Phone: 203-325-4121 Fax: 203-325-4123
 Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2014	A.000
DRAWN BY:	MG	
ISSUED:	11.16.23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
TITLE SHEET



FRONT ELEVATION
NTS

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE, STAMFORD, CT
 FOR
MICA DEVELOPMENT CO.

PROJECT DIRECTORY

DEVELOPER	LAND USE CONSULTANTS	SITE ENGINEER	LANDSCAPE ARCHITECT
MICA DEVELOPMENT CO. STAMFORD, CT 06905	REDNISS & MEAD 22 1ST ST, STAMFORD, CT 06905 PHONE: (203) 327-0500	REDNISS & MEAD 22 1ST ST, STAMFORD, CT 06905 PHONE: (203) 327-0500	ENVIRONMENTAL LAND SOLUTION INC 8 KNIGHT STREET #203 NORWALK, CT 06851 203-855-7879

DRAWING TITLE:
TITLE SHEET

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NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3	02.5.24	
4	02.7.24	

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

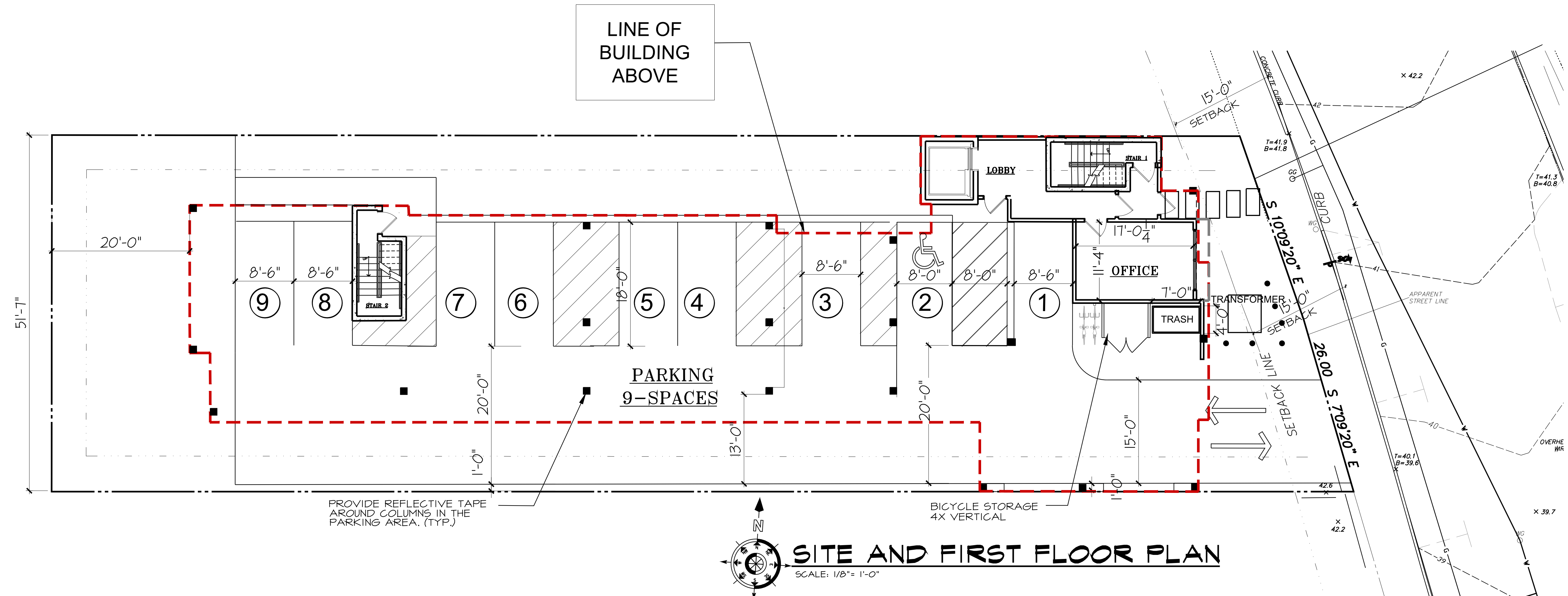
Consultant:

SEAL:

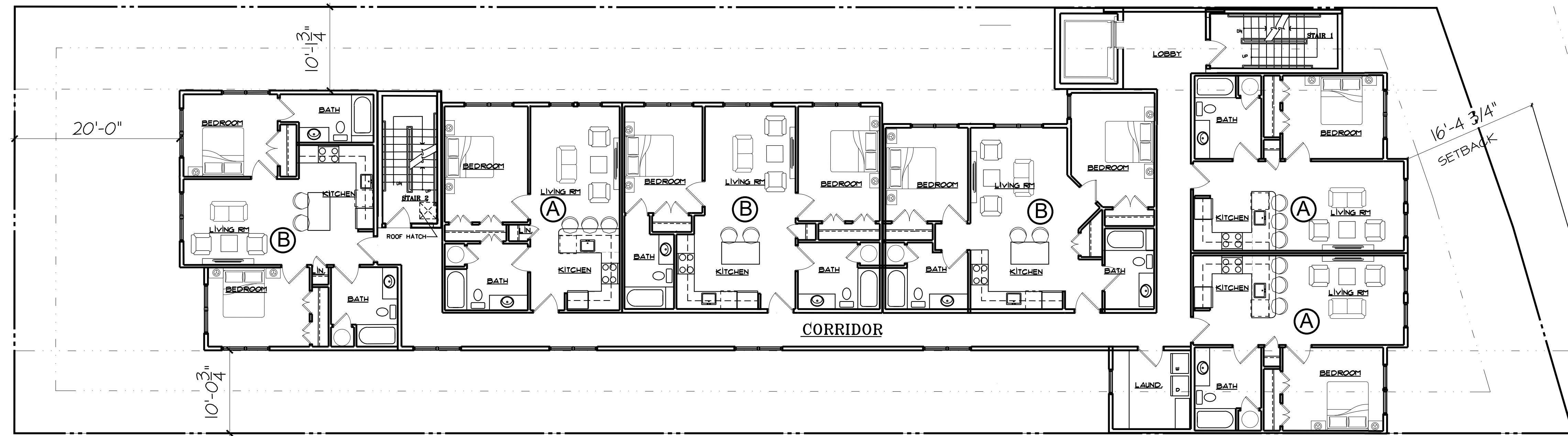
RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
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Phone: 203-325-4123 Fax: 203-325-4123
Web Site: AWAadg.com Email: awa@AWAdg.com

PROJECT NO.	2014	A.101
DRAWN BY:	MG	
ISSUED:	11.16.23	
SCALE AS NOTED		DWG. NO.

DRAWING TITLE:
FLOOR PLANS



SITE AND FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



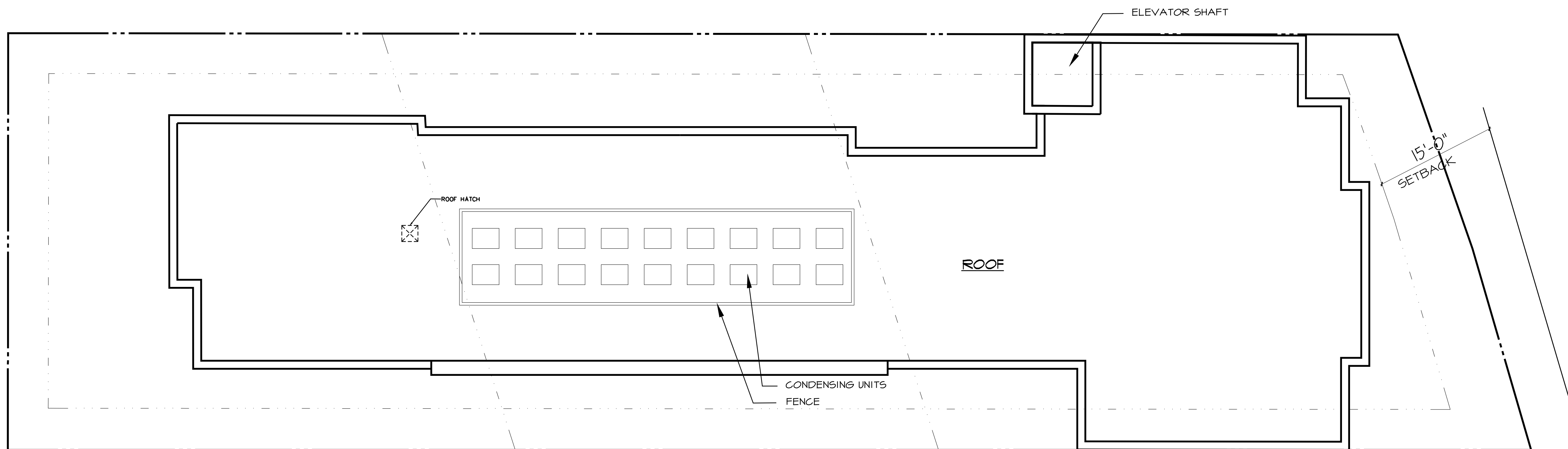
SECOND THRU FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL UNITS TO BE "TYPE B" ACCESSIBLE UNITS

PROPOSED RESIDENTIAL UNIT COUNT

UNIT TYPE	AREA	2ND FL	3RD FL	4TH FL	TOTAL UNITS
(A) ONE BED	± 544 SF	3	3	3	9
(B) TWO BED	± 768 SF	3	3	3	9
TOTAL		6	6	6	18

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ROOF PLAN
SCALE: 1/8" = 1'-0"

NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3	02.5.24	
4	02.7.24	

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

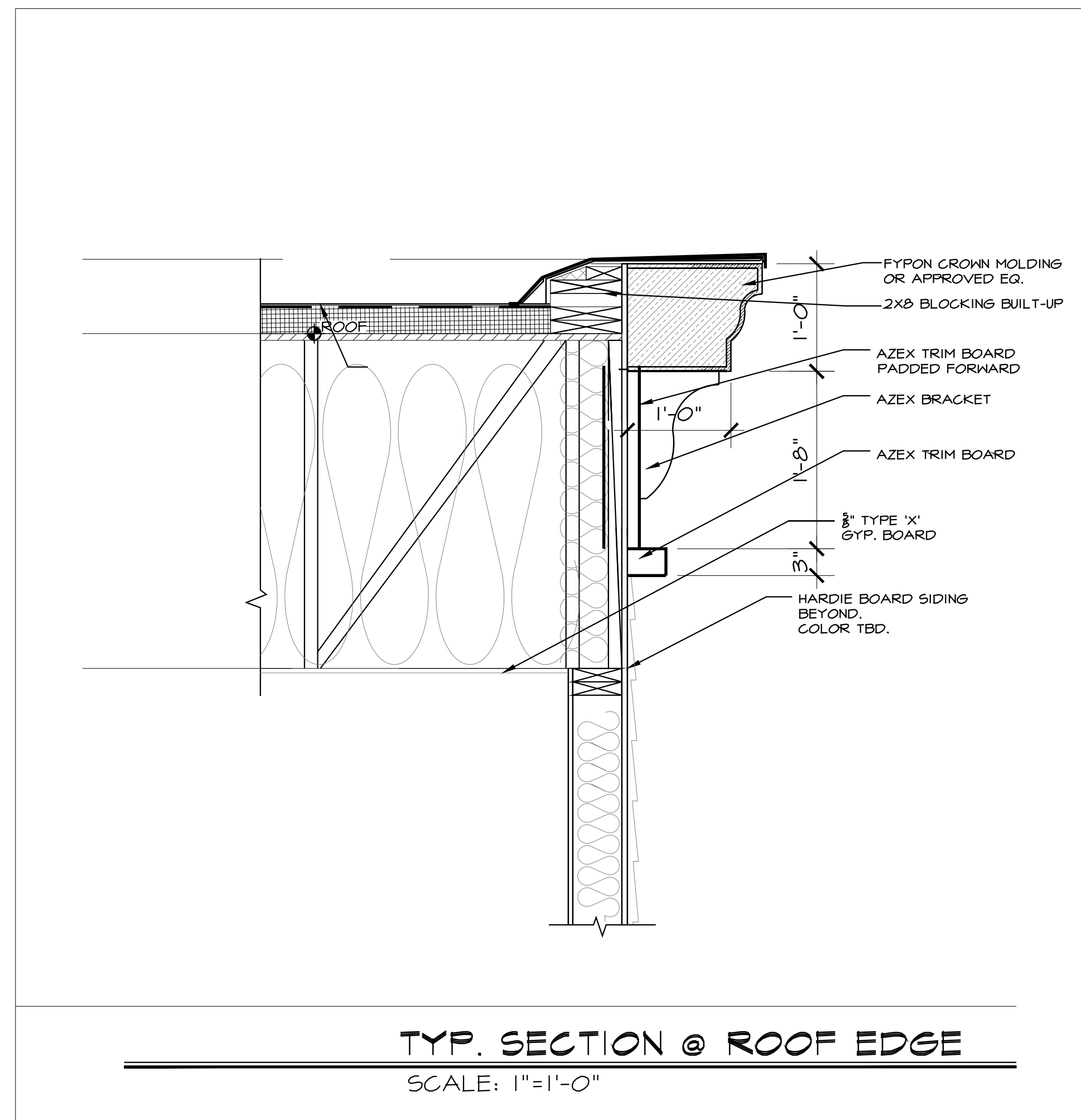
Consultant:

SEAL:	
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RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite 202 Stamford, CT 06902
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PROJECT NO.	2014	A.102
DRAWN BY:	MS	
ISSUED:	11.16.23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
FLOOR PLAN



TYP. SECTION @ ROOF EDGE
SCALE: 1" = 1'-0"



CROSS SECTION OF WINDOW
SCALE: 1" = 1'-0"
LINCOLN MTL. CLAD WINDOW
COLOR: BLACK

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NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3	02.5.24	
4	02.7.24	



FRONT ELEVATION
NTS



REAR ELEVATION
SCALE: 1/8" = 1'-0"

NO.	MATERIAL
①	HARDI-SIDING
②	AZAK TRIM
③	SPLIT FACE CONCRETE BLOCKS (DARK GREY)
④	METAL CLAD DOOR/WINDOW (BLACK)
⑤	METAL CAP
⑥	ARTIFICIAL WINDOW



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
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PROJECT NO. 2014
DRAWN BY: MG
ISSUED: 11.16.23
SCALE AS NOTED

A.103

DWG. NO.

DRAWING TITLE:
ELEVATIONS

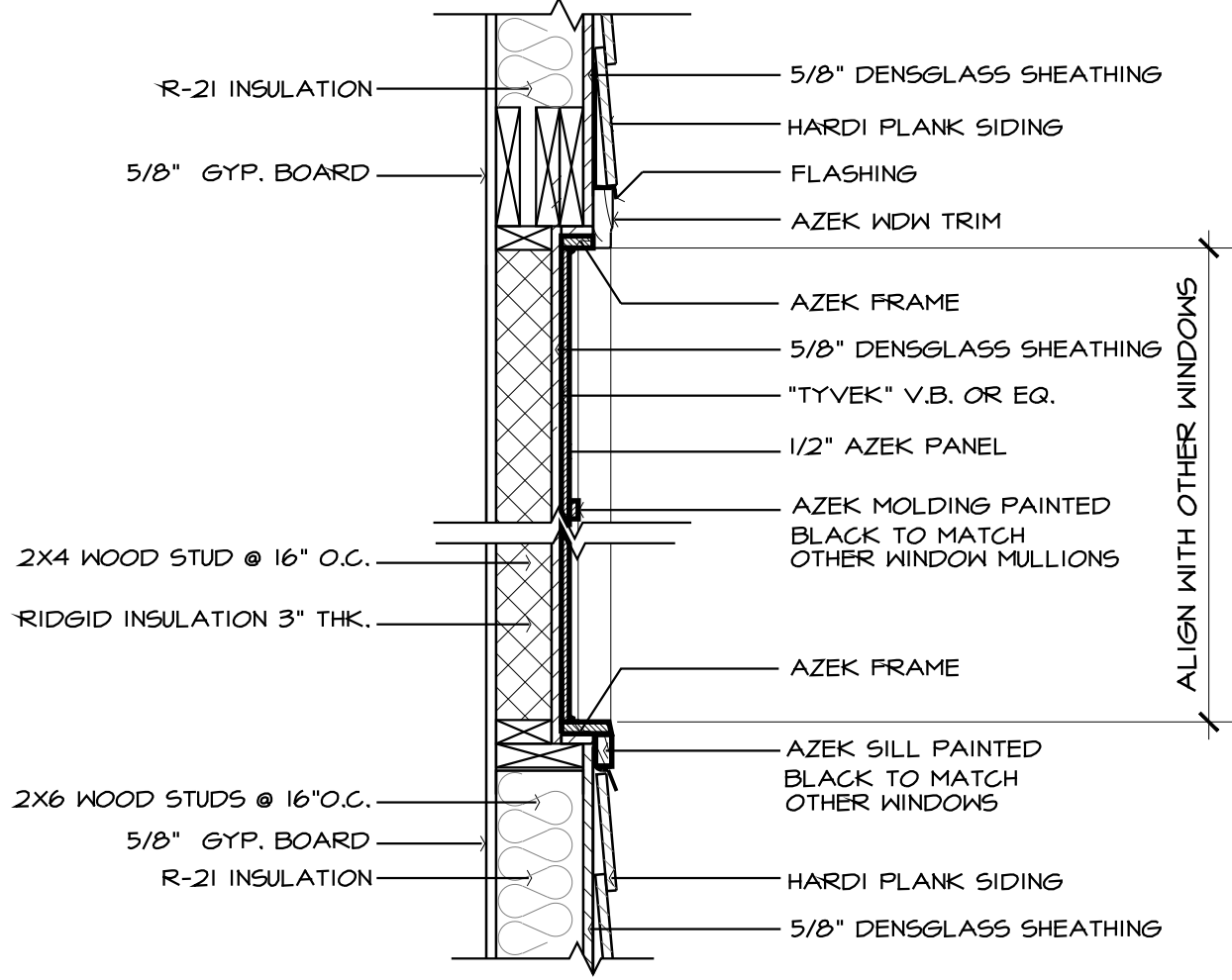
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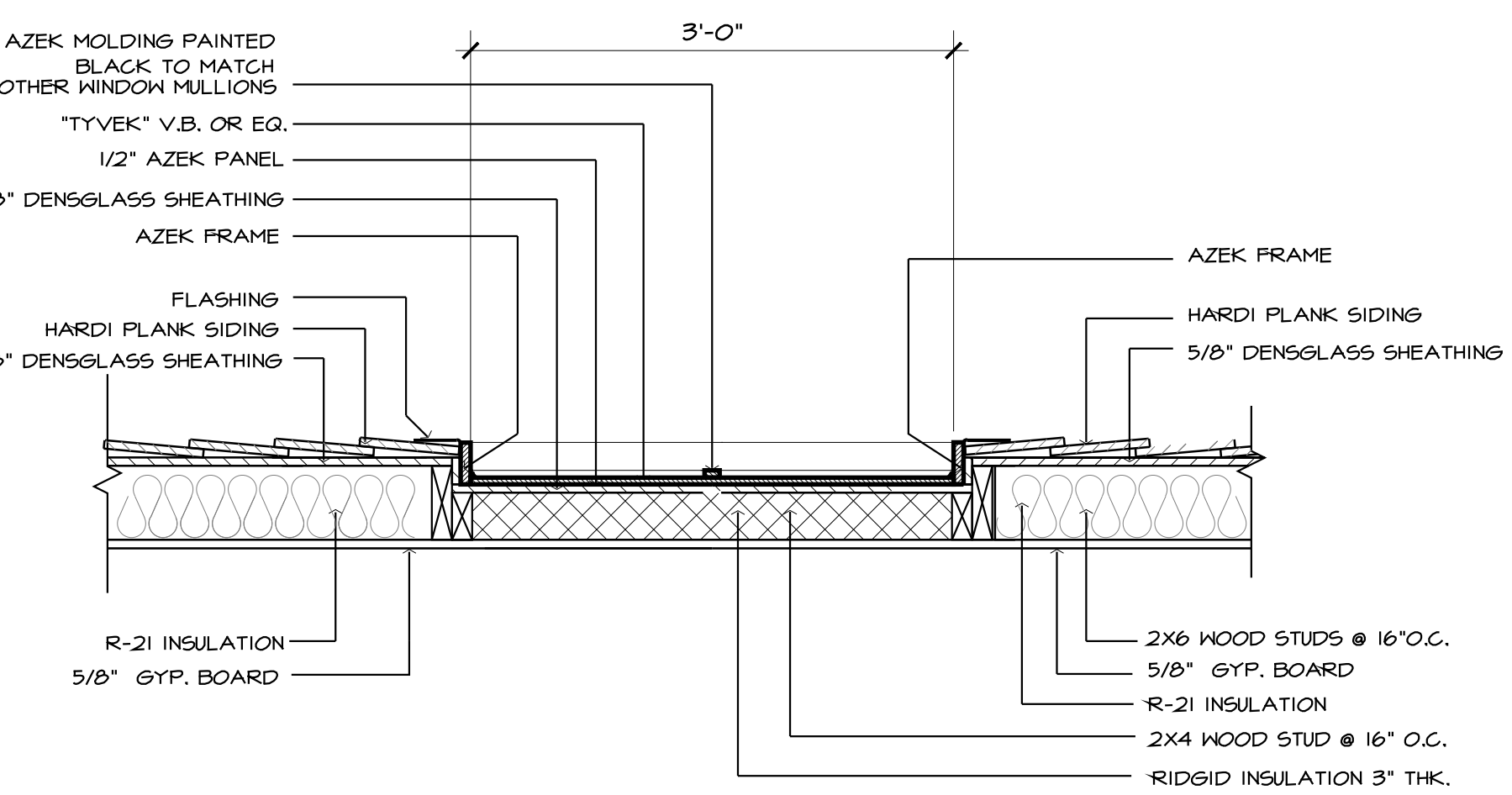
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

NO.	MATERIAL
①	HARDI-SIDING
②	AZAK TRIM
③	SPLIT FACE CONCRETE BLOCKS (DARK GREY)
④	METAL CLAD DOOR/WINDOW (BLACK)
⑤	METAL CAP
⑥	ARTIFICIAL WINDOW

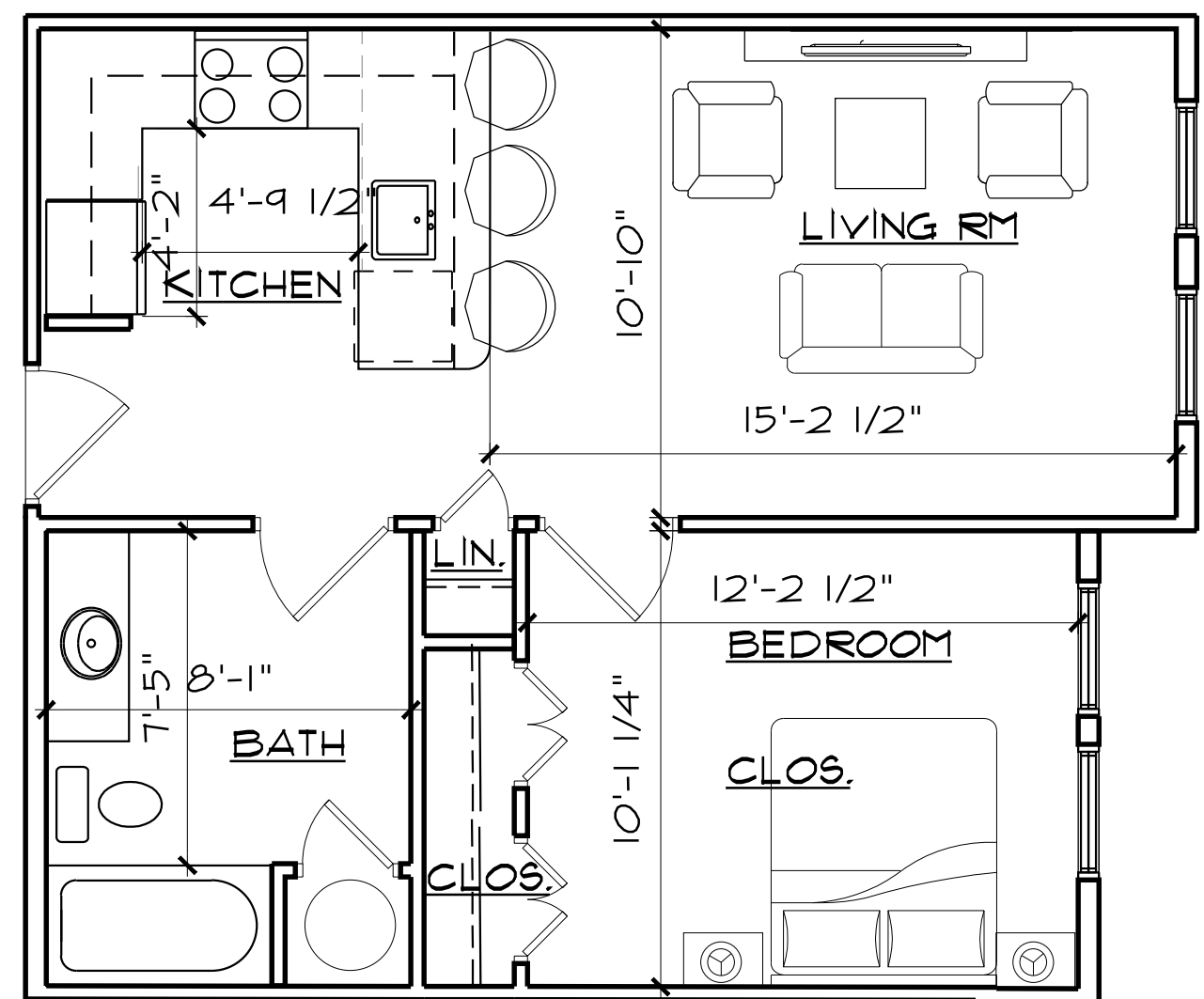
NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3	02.5.24	
4	02.7.24	



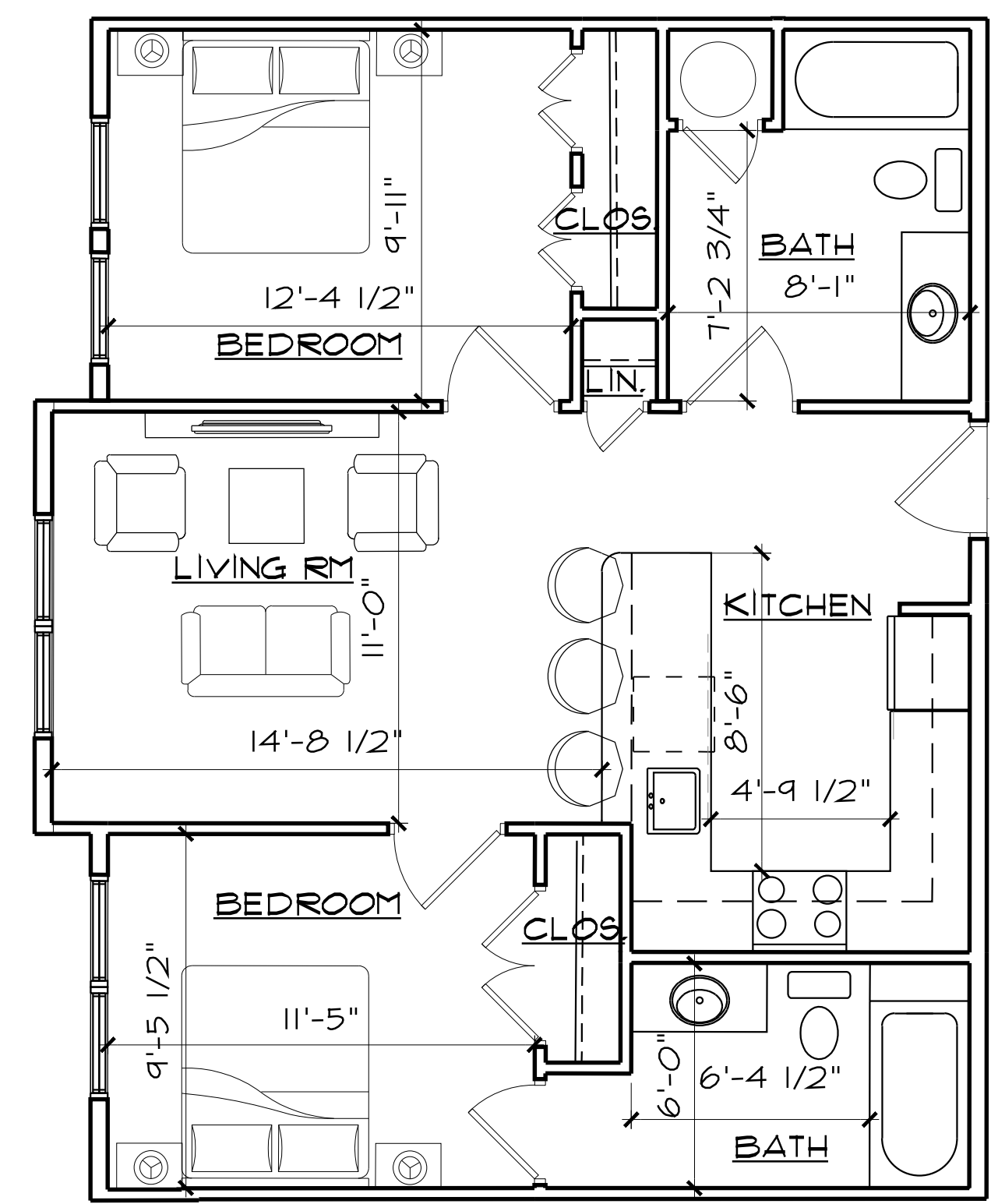
DETAIL @ ARTIFICIAL WINDOW
1" = 1'-0"



PLAN DETAIL @ ARTIFICIAL WINDOW
1" = 1'-0"



ONE BEDROOM
SCALE: 1/4" = 1'-0" AREA +/- 544 SF



TWO BEDROOM
SCALE: 1/4" = 1'-0" AREA +/- 768 SF

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
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PROJECT NO.	2014	A.104
DRAWN BY:	MG	
ISSUED:	11.16.23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
ELEVATION & TYPICAL UNIT PLANS

**AFFORDABILITY PLAN
66 Stillwater Avenue
STAMFORD, CONNECTICUT 06902**

**SUBMISSION TO CITY OF
STAMFORD ZONING BOARD**

**Submitted by:
Pacific House, Inc.**

INTRODUCTION

Pacific House, Inc. (contractor purchaser) submits this Affordability Plan to the City of Stamford Zoning Board for management of the affordable supportive housing units at the property known as 66 Stillwater Avenue, located in Stamford, Connecticut (the “Property”).

The Property will be new construction of 18-units of deeply affordable Permanent Supportive Housing (PSH) for individuals and families and first floor office space for Pacific House. The primary funding for the Property is expected to come from the CT Department of Housing which will require the units to be affordable to households at or under 50% of the Area Median Income for the Stamford region and remain affordable for a minimum of 30 years. These affordability requirements will be secured by a mortgage and restrictive covenant recorded on the land records.

I. Units Designated As Affordable

All 18 units shall be affordable to households at or below 50% of the Area Median Income for the Stamford region.

II. Affordability Period

Rental restrictions for the 18 supportive housing units shall remain in full force and effect for a minimum of 40 years. These restrictions shall be administered by Pacific House in accordance with this Plan and with written guidelines as adopted by the Zoning Board.

III. Entity Responsible For Administration And Compliance

This Affordability Plan will be administered by Pacific House, Inc. in accordance with this Plan. The mission of Pacific House (formerly Shelter for the Homeless) is to prevent and end homelessness. Pacific House provides safe and caring environments that serve mid and lower Fairfield County by providing temporary housing to homeless men and young adults, and permanent supportive housing for men, women and families tailored to meet their relevant needs and empowering them to help themselves achieve the greatest level of self-sufficiency. Since 1985, Pacific House has developed and operated 220 units of temporary and permanent housing serving the homeless. Pacific House provides all property management and support services to the housing in owns and operates in Danbury, Norwalk, and Stamford, CT.

Pacific House has the demonstrated affordable housing experience to successfully develop and operate 66 Stillwater Avenue, as well as provide the supportive services for future residents. The organization currently owns and manages 220 units of temporary shelter and permanent supportive housing units in Stamford and Norwalk including its 67-bed shelter facility in Stamford. In recent years, Pacific House has been a leader in moving clients from

temporary shelter beds to permanent supportive affordable rental housing with the development of Berkeley House, Beacon House, its Lighthouse I properties, and Parkview Supportive Housing in Norwalk.

IV. Reporting Requirements

Pacific House shall provide any reports as may be required by the City of Stamford. It is contemplated that the State of Connecticut through its various state agencies will be providing funding for both the construction and operation of the facility and will require all affordability and operational requirements of the facility.

V. Initial and Ongoing Tenant Eligibility

All 18 units shall be available to those earning not more than 50 percent of the median household income, adjusted for household size, of the Stamford Area Median Income (“AMI”). The median household income of the AMI will be determined using the statistics published and periodically revised by the U.S. Department of Housing and Urban Development (“HUD”). All tenants must also meet the homelessness eligibility as defined by HUD to be offered a supportive housing unit at 66 Stillwater Avenue as outlined in the attached Supportive Service Plan.

VI. Supportive Housing Outreach, Referral and Application Process

Pacific House operates several outreach programs through its Emergency Shelter, including efforts targeting veterans, young adults, and individuals experiencing homelessness on the streets. These initiatives are designed to identify those most in need and connect them with housing and support services. Additionally, we maintain a robust network of partner agencies that routinely refer and receive homeless clients for services. This network will play a crucial role in marketing our program to eligible consumers and identifying the more difficult-to-reach chronic homeless clients. We will leverage the experience and knowledge of our partner agencies to conduct outreach throughout the region, particularly through local "tier" meetings among providers, to transmit and gather information necessary for identifying the most vulnerable and problematic clients in need of our housing assistance program.

Pacific House outreach services support individuals initially through the Coordinated Access Network (CAN) 2-1-1, engaging in a comprehensive intake process. This process involves completing the CT Statewide Emergency Shelter Individual Intake questionnaire, which includes inquiries about various income sources. These sources encompass Unemployment Insurance, Earned/Employed Income, Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Private Disability Insurance, Retirement Income from Social Security, General Assistance (GA), Temporary Assistance for Needy Families (TANF), VA Non-Service-Connected Disability Pension, Pension or Retirement Income from a former job, Child Support, Alimony or other spousal support, Worker’s Compensation, or any other income streams.

This thorough intake application process ensures compliance with guidelines and protocols while also aligning with our commitment to equity and fairness. Once individuals complete this process and enter our facility, they become part of our case management system, where we strive to provide tailored support to meet their diverse needs and promote inclusivity.

VII. Maximum Rental Price

No tenant shall pay more than 30% of their documented income (if any) for supportive unit at 66 Stillwater Avenue. It is anticipated that most tenants will be supportive housing rental vouchers from state or federal sources.

VIII. Principal Residence

The units shall be occupied only as an applicant's/tenant's principal residence. Subleasing of the units shall be prohibited, and such prohibition shall be stated in the lease or lease rider.

IX. Change Of Income Or Qualifying Status Of Tenant Of Rental Unit

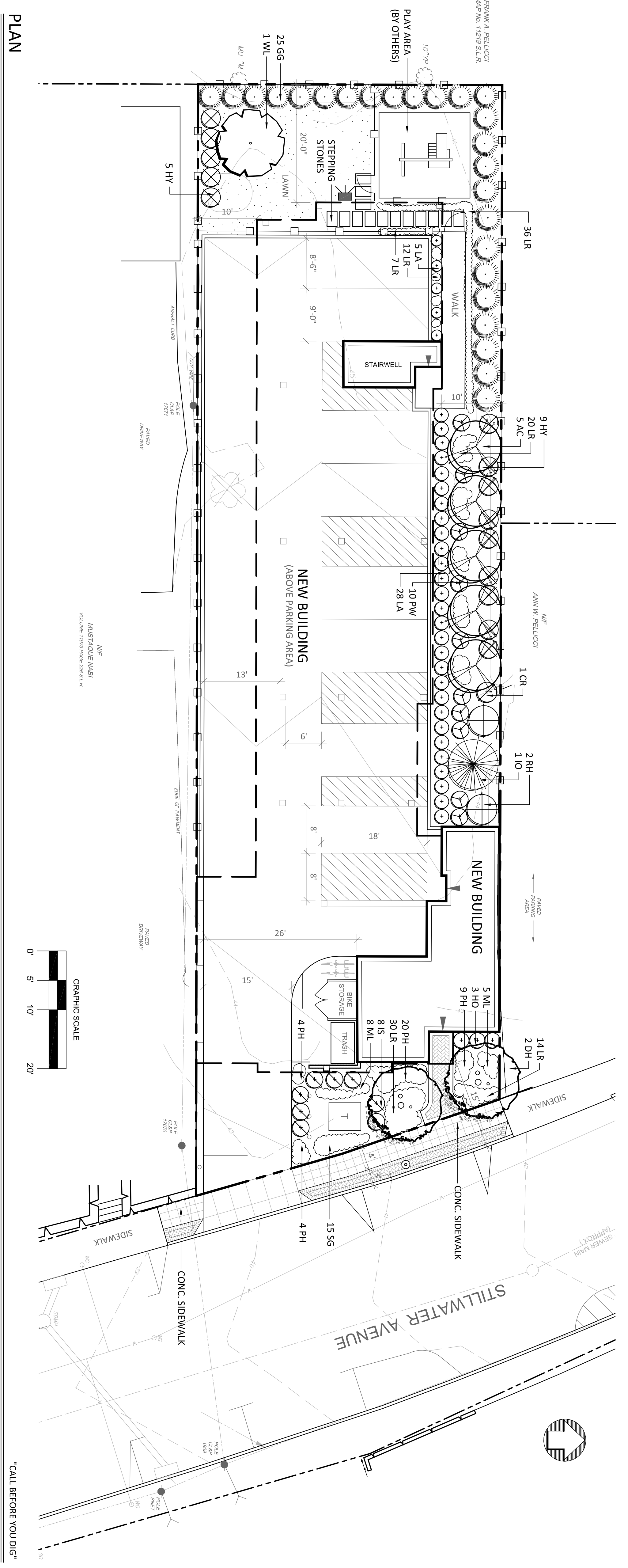
In the event a tenant's income changes to exceed the qualifying maximum, or if the tenant otherwise becomes disqualified to occupy the supportive unit, Pacific House will endeavor to secure other housing for the household.

X. Enforcement

A violation of this Affordability Plan shall not result in a forfeiture of title, but the Stamford Zoning Board shall otherwise retain all enforcement powers granted by the General Statutes or any Special Act, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the property and to examine the books and records of the property to determine compliance with this Plan.

XI. Amendment

This Affordability Plan may be amended by Pacific House with the consent of the City of Stamford.



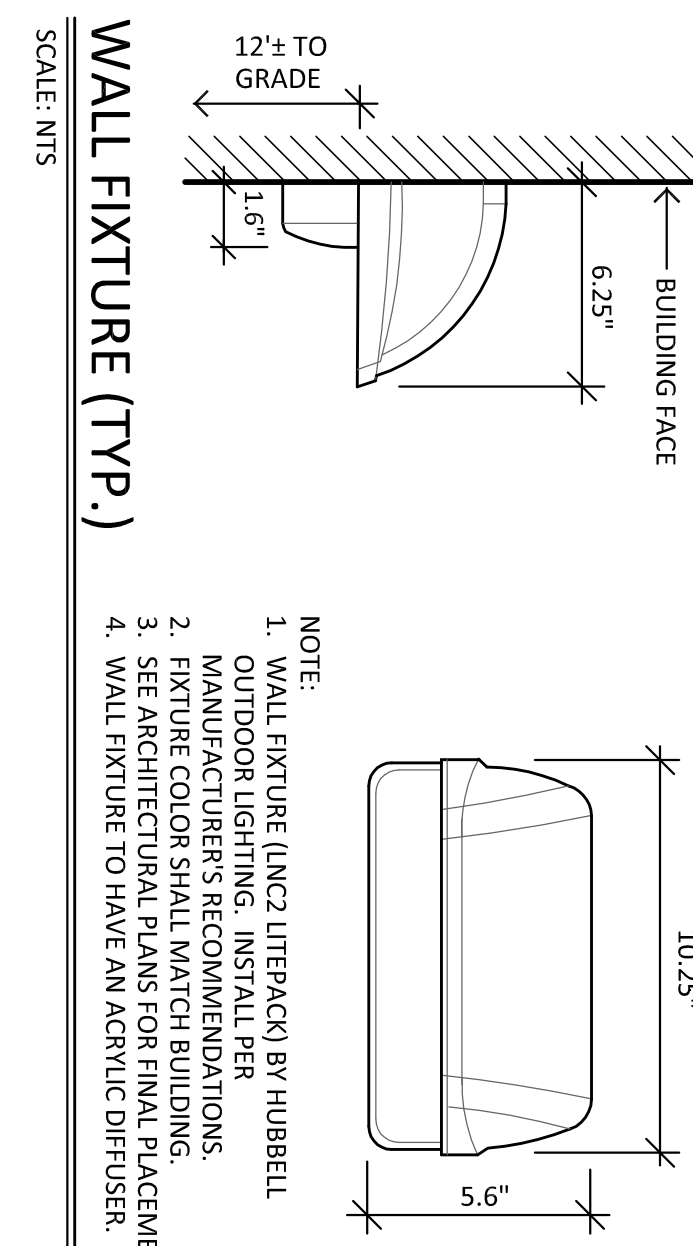
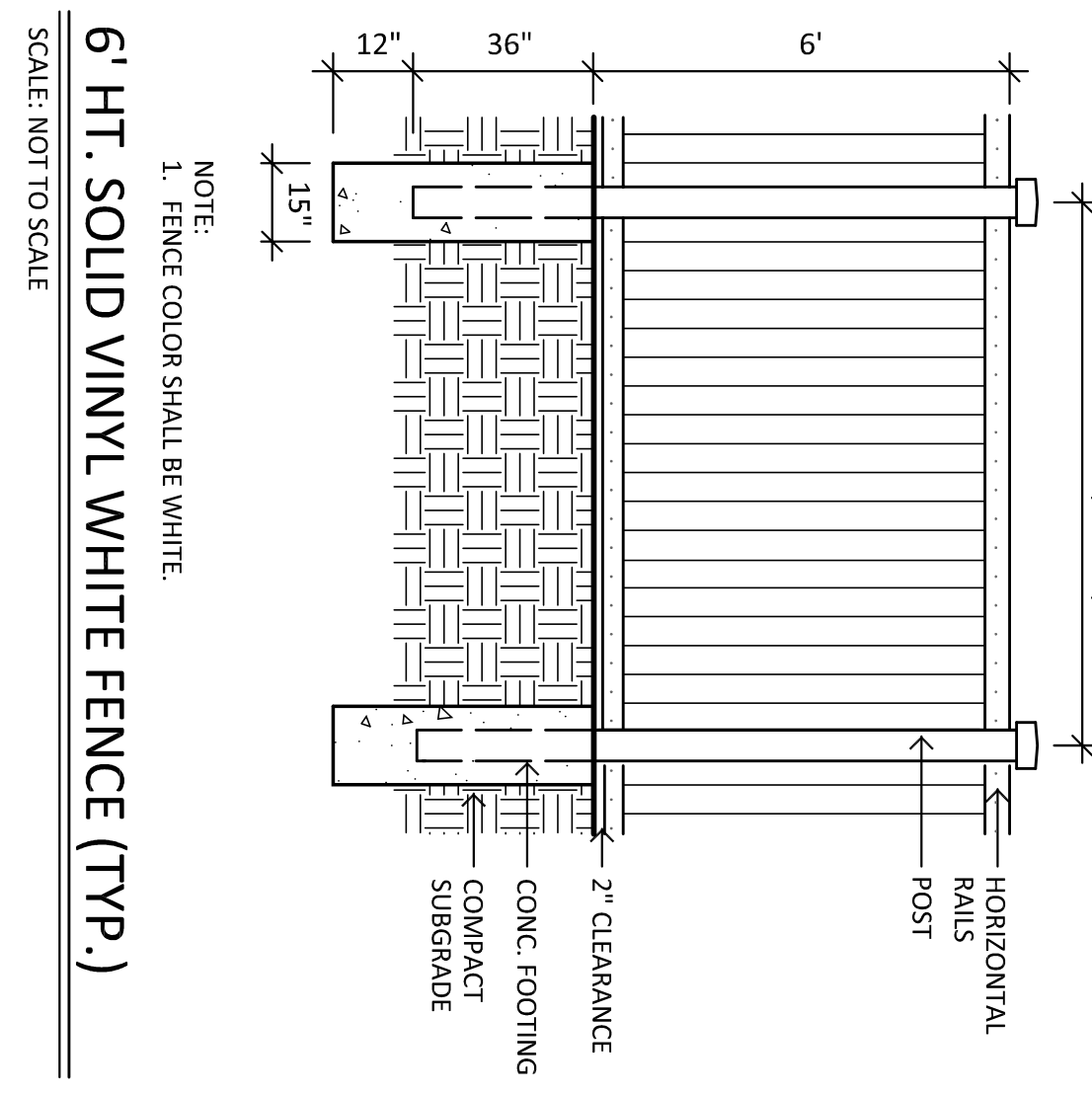
PLAN
SCALE: 1" = 10'

PLANT LIST

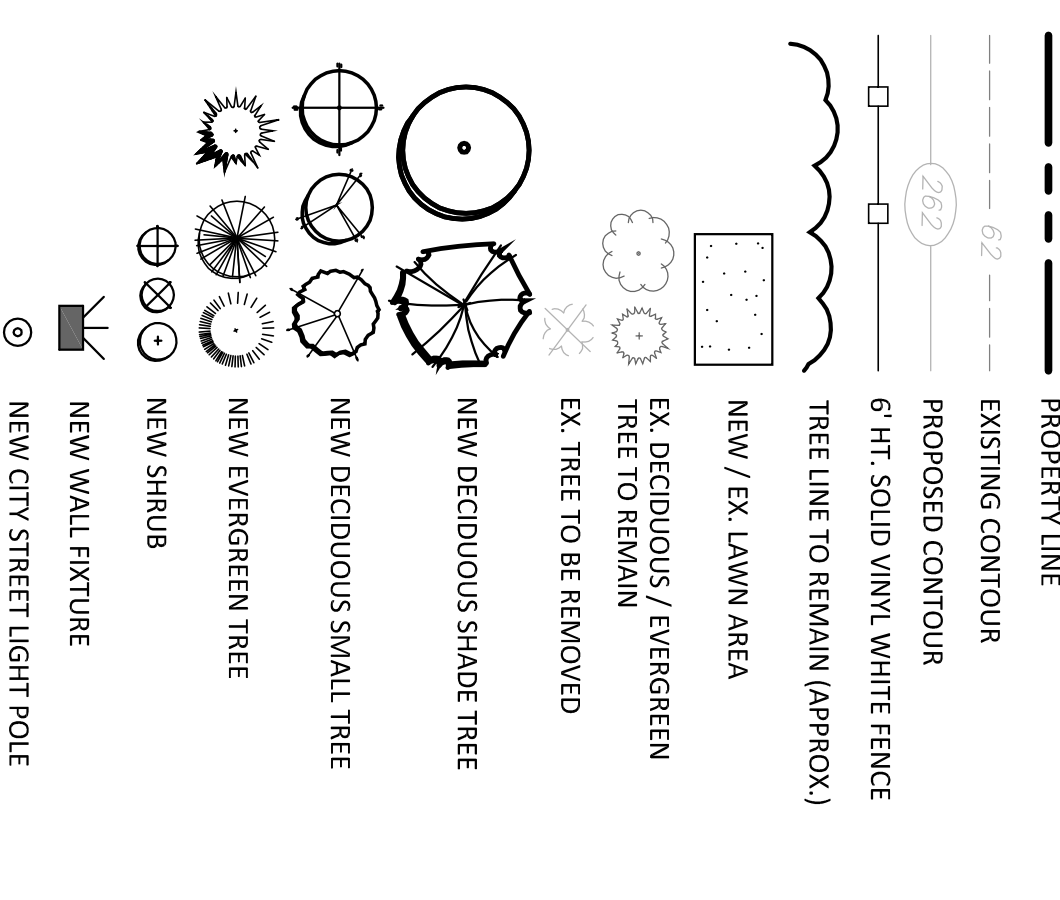
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	STREET TREE	TREE SIZE	REMARKS	PLANTING HEIGHT	MATURE HEIGHT
2	DH	BETULA NIGRA 'DURA HEAT'	DURA HEAT BIRCH	8-10' HT.	BBB	2	SMALL	MULTISTEM	8-10' HT.	30-35' HT.
5	AC	AMELANCHIER CANADENSIS	SHADRLOW	5-6' HT.	BBB	1	SMALL	MULTISTEM, WILDLIFE	5-6' HT.	18-22' HT.
1	WL	MAGNOLIA STELLATA 'WATERLILY'	WATERLILY STAR MAGNOLIA	6-7' HT.	BBB	0	SMALL	PINK, FRAGRANT	6-7' HT.	12-15' HT.
25	GG	THUA GREEN GIANT	AMERICAN HOLLY	5-6' HT.	BBB	0	MEDIUM	EVERGREEN	5-6' HT.	25-30' HT.
1	CR	CLETHRA ALNIFOLIA 'RUBY SPICE'	GREEN GIANT ARBOVITAE	3-4' HT.	CON.T.	N/A	MEDIUM	FRAGRANT, FAST GROWTH	3' HT.	30-35' HT.
1	HY	HYDRANGEA 'THE ORIGINAL'	RUBY SPICE CLETHRA	2-3' HT.	CON.T.	N/A	N/A	FRAGRANT, NATIVE, PINK	2.5' HT.	4' HT.
3	HO	LEX CRENAEA 'HOOGEENDONK'	THE ORIGINAL HYDRANGEA	2-3' HT.	CON.T.	N/A	N/A	BLUE FLOWER	2' HT.	3' HT.
8	IS	LEX CRENAEA 'STEEFS'	HOOGEENDONK HOLLY	3-4' HT.	CON.T.	N/A	N/A	EVERGREEN	3' HT.	6-7' HT.
10	PV	AZALEA 'PLEASANT WHITE'	PLEASANT WHITE AZALEA	18-24" HT.	CON.T.	N/A	N/A	WHITE FLOWER	2' HT.	3' HT.
33	LA	LEUCODIEN AXILLARIS 'SQUIRT'	SQUIRT LEUCODIEN	3-4' HT.	BBB	N/A	N/A	EVERGREEN	3-4' HT.	2' HT.
2	RH	RHOODOENDRON 'ALBUM ELEGANS'	ALBUM ELEGANS RHODO	3-4' HT.	BBB	N/A	N/A	EVERGREEN	3-4' HT.	6-8' HT.
119	LR	RHOODOENDRON 'MONROE WHITE'	MONROE WHITE RHODO	1 GAL.	1 GAL.	N/A	N/A	EVERGREEN, GRASS-LIKE	8-12" HT.	15-18" HT.
13	ML	MISCANTHUS SIN. 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GAL.	1 GAL.	N/A	N/A	ORNAMENTAL GRASS	18" HT.	4-5' HT.
15	SG	PANICUM VIRGATUM 'HANSE HERMS'	HANSE HERMS SWITCHGRASS	1 GAL.	N/A	N/A	N/A	NATIVE ORNAMENTAL GRASS	2' HT.	4' HT.
37	PH	PENNISETUM ALPECUROIDES 'HAMELIT'	DWARF HAMELIT GRASS	1 GAL.	N/A	N/A	N/A	ORNAMENTAL GRASS	12-15" HT.	18-24" HT.

GENERAL LANDSCAPE NOTES:

- SITE PLAN INFORMATION TAKEN FROM AN AUTOCADD FILE SUPPLIED BY REIDMS & WICHD.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS TURF SEED MIXTURE. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WHEAT FREE CLEAN TAN.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.



LEGEND



SITE LIGHTING NOTES (TYP.):

- SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
- LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
- THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
- LIGHT POLE COLOR AND FINISH SHALL BE DETERMINED BY THE CITY.
- LIGHTING UNDER ELEVATED BUILDING BY OTHERS AND IS NOT NOT SHOWN.

STREET TREE CHART

(FOR STREET TREES ON CITY LAND OR WITHIN 10' OF STREET/SCAPE PROPERTY LINE)

STREET/SCAPE ROAD AREA	TOTAL STREET FRONTAGE (LF)	REQUIRED STREET TREES (FRONTAGE/25)	STREET TREES EXISTING	STREET TREES PROPOSED	TREES SUBJECT TO FREE PAYMENT (STREET TREES REQUIRED - STREET TREES EX. - STREET TREES PROPOSED)	FEE IN LIEU REQUIRED (\$2500 PER TREE SUBJECT TO FREE PAYMENT)
STILLWATER AVENUE	54 ±	2.16	0	2	1	\$2500 x 1
SUBTOTAL:		(2.16 - 2.0 - 0.16)				\$2500

LANDSCAPE PLAN

PROJECT: 66 STILLWATER AVENUE STAMFORD, CONNECTICUT
DATE: 12.5.23
SCALE: AS SHOWN

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elslinc.net www.elslinc.net

ENVIROPLAN
PLANNING

DRAWING NO.: LP.1

6 FT. SOLID VINYL WHITE FENCE (TYP.)

SCALE: NOT TO SCALE

WALL FIXTURE (TYP.)

SCALE: NTS