<table>
<thead>
<tr>
<th>Final Subdivision PLPZ #202000112</th>
<th>Marival, LLC 3 lot subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong> 20 Cognewaugh Road</td>
<td></td>
</tr>
<tr>
<td><strong>Zone:</strong> R-12</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Areas:</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Existing</td>
</tr>
<tr>
<td><strong>Gross Lot Area</strong></td>
<td>1.18 acres</td>
</tr>
<tr>
<td><strong>ZLA</strong></td>
<td></td>
</tr>
<tr>
<td>Lot 1</td>
<td>13,621 sq. ft.</td>
</tr>
<tr>
<td>Lot 2</td>
<td>13,001 sq. ft.</td>
</tr>
<tr>
<td>Lot 3</td>
<td>14,493 sq. ft.</td>
</tr>
<tr>
<td>Lot 3 accessway</td>
<td>2194 sq. ft.</td>
</tr>
<tr>
<td><strong>Open Space Parcel ‘P’:</strong></td>
<td>7800 sq. ft. (15.1 %)</td>
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</tbody>
</table>

**APPLICATION SUMMARY**  
An application for final subdivision was submitted to the Planning & Zoning Commission to subdivide a 1.18-acre parcel into three lots where Lot 1 will contain 13,621 sq. ft., Lot 2 will contain 13,001 sq. ft. and Lot 3 will contain 17,137 sq. ft. of which 2194 is located within the accessway, with a shared Open Space parcel of 7800 sq. ft., on a property located at 20 Cognewaugh Road in the R-12 zone. The applicant requests approval from the Planning and Zoning Commission for this final subdivision application per Sections 6-258, 6-260, 6-261, 6-266, 6-287, 6-296, 6-302 and 6-304 of the Town of Greenwich Subdivision Regulations (GSR), and Section 6-205 of the Building Zone Regulations (BZR).

**ISSUES / COMMENTS**
1. **DPW** -- DPW issued comments dated 6/24/2020 which require revisions prior to Subdivision approval. Revisions to the Drainage Summary Report are necessary along with confirmation of the sight line distance for the new driveway for the Urban Collector road of Cognewaugh Road. Easement language is required for the drainage systems and driveways.
2. **Conservation** -- Comments dated 6/22/2020 were submitted. There are concerns for removal of mature trees and a recommendation to preserve trees, replant those removed and to submit landscaping and restoration plans for the Open Space. It is recommended that the house layout be revised in order to minimize removal of the rock outcroppings.
3. **Zoning** -- Comments dated 6/22/2020 indicate the need for a plan/survey with setbacks and Zoning data.
4. **Sewer** – No revisions are required prior to P+Z approval. Comments dated 6/22/2020 include items to be addressed during the Building Permit phase.

5. **Inland Wetlands** -- Inland Wetlands Agency signed off on an IWWA Questionnaire on 5/4/2020 indicating there are no regulated wetland areas on site and no permit is required.

6. **Architectural plans for the new houses were not submitted nor were landscaping plans.**

7. The Commission should determine if the proposed open space parcel is sufficient to comply with Sec. 6-296, 6-297 and 6-298 of the GSR.

8. The following note should be placed on any final subdivision map. “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility” [Sec. 6-269(15)]

**DEPARTMENT COMMENTS**

Zoning Enforcement - Attached  
Engineering - Attached  
Sewer – Attached  
Conservation - Attached  

**EXISTING CONDITIONS**

The 1.18 acre property in Cos Cob is currently improved with two detached dwellings, two driveways, a pool and decorative entry walls and pillars. The site has rock ledge outcrops and is relatively well vegetated. A preliminary subdivision #1906 was reviewed in the past however it was not moved to final.

**Background/Title Search**

The applicant has submitted deed history dating back to 1910 for the parcel. The current 1.18 acre parcel was then part of a 10.5 acre tract of land. Assessors Map No 383 is referenced in the Title search and shows the current configuration of the parcel. In the year 1945, 2 acres of the original 10.5 acre parcel were conveyed from Beatrice Stillwell to The Monteleones. In 1969, 0.817 of an acre of the 2 acres was conveyed from the The Monteleones to The Manettis, creating the current 1.18 subject parcel. The two dwellings on site were built in 1949 according to the Tax Card.

**PROPOSED SUBDIVISION.**

The development plans show that the two houses, two driveways, walls and pool will be demolished. The parcel is proposed to be divided into three lots for construction of three single family dwellings with rear patios. Large areas of rock ledge will need to be removed for construction of the three houses. One new curb cut is proposed to accommodate a shared drive off of Cognewaugh. The applicant has to submit confirmation of the sight distance for an Urban
Collector road based on DPW Comments. A survey should be submitted to confirm setbacks and frontage requirements.

The open space parcel is shown in the northwest corner where one of the houses used to sit. There are six trees there that will be saved. The walls in the open space will remain in place. Grading is proposed in the Open Space.

There are no landscaping or restoration plans submitted for the Open Space or any of the lots. Architectural plans have not been submitted. 16 trees are shown to be removed from the site. Based on Section 6-296, each of the front yards must keep two 2” dia. Trees or must plant two such trees. Will Lot 2 conform with this Section? Lot 1 has a row of conifers that are shown to remain in place which will provide screening from the street.

Sec. 6-296. Natural features; preservation. (a) The natural features of the site should be preserved to the fullest extent, and the felling of trees should be held to a minimum. The developer shall leave not less than two (2) naturally growing trees with trunk diameter not less than two (2) inches in the front yard of each lot, or shall plant two (2) trees with trunk diameter of not less than two (2) inches in the front yard of each lot. The developer or his assignee shall maintain these trees for at least two (2) years and replace any that die.

DPW Comments
Drainage plans have been submitted as part of this subdivision application and indicate that the redevelopment will result in 13,956 square feet of total impervious for the site, which is a reduction from the current conditions. Storm water will be treated via two areas of porous asphalt and three structural subsurface LID storm water retention systems. The report indicates that the stormwater drainage design will result in a reduction of runoff volume and flow rates to points of concern.
DPW issued comments dated 6/24/2020 which require revisions prior to Subdivision approval. Revisions to the Drainage Summary Report are necessary along with confirmation of the sight line distance for the new driveway for the Urban Collector road of Cognewaugh Road. Easement language is required for the drainage systems and driveways.

Sedimentation and Erosion Control
The Sedimentation and Erosion Control plans shows an anti tracking entrance will be installed at the site of the new driveway and that the street will be periodically swept. There are stockpile locations designated on each lot to be protected by a ring of silt fencing. Silt fencing will be installed on each of the sites in optimal areas to protect off site properties.

APPLICABLE REGULATIONS
Sections 6-258, 6-260, 6-261, 6-266, 6-287, 6-296, 6-297, 6-302 and 6-304 of the Subdivision Regulations (GSR), and Section 6-205 of the Building Zone Regulations (BZR).
☑️ Ok for Zoning Permit Sign-off with the following revisions:

☒ Resubmit the following prior to Site Plan/ Subdivision approval:
   The applicant needs to provide a survey showing the required zoning information such as lot dimensions, shape, setbacks and right of way widths.

☐ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture
Date: 6/24/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(3)  Department Project No. PLPZ202000112
Submittal Received Date: 6/15/2020

Submittal Reviewed For: Planning and Zoning
Traffic Review Requested: No  Review Type: Final Subdivision

PLAN SET INFORMATION

Plan Title: Marival, LLC  Project Address: 20 Cognewaugh Road
Engineering Firm: Rocco V. D'Andrea, Inc.  Original Plan Date: 5/7/2020

Latest Plan Revision Date: 

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Report Date: 5/7/2020
Latest Report Revision Date: 

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 6/24/20

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Final Subdivision Approval

1. The subdivision map must be submitted for review.
2. The following notes shall be on the subdivision map:
   a. Upon approval of this subdivision plan, the owners agree with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the centerline of any drainage facility (20 feet total), ditch or stream shown hereon are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose or otherwise alter or improve, such drainage facility. However, any drainage line, ditch or stream, whether or not depicted hereon and not within an established easement, may be relocated by owner with prior approval of the Inland Wetlands & Watercourses Agency.
   b. The grantee of any parcel having a watercourse agrees to maintain the watercourse so as to permit the free flowing of water therein, after obtaining approval for the required work from the Inland Wetlands & Watercourses Agency. If any grantee fails to maintain the watercourse the Town of Greenwich shall have the privilege of entering upon the property to perform the required work and the cost thereof shall be paid by the owner of the parcel in default.
c. The drainage design for each parcel shall meet the standards of the Town of Greenwich Drainage Manual in effect at the time a building permit application is submitted. The full standards of the Town of Greenwich Drainage Manual shall be met. No waivers or exceptions will be granted for any of the standards.

d. Development of each parcel shall require submission of a Drainage Summary Report along with Construction Plans for review by Planning and Zoning and DPW-Engineering Division prior to issuance of a building permit.

3. A draft of the drainage maintenance agreement between all the lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.

4. A draft of the drainage easement needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.

5. A drainage easement needs to be completed between Lots 1, 2, and 3 prior to the submission of the subdivision map on the Town of Greenwich Land Records.

6. A draft of the driveway easement needs to be submitted for review by Planning & Zoning and the Law Department prior to final subdivision approval.

7. A driveway easement needs to be completed between Lots 1, 2, and 3 prior to the submission of the subdivision map on the Town of Greenwich Land Records.

8. A revised Form SC-100 needs to be submitted.

9. A revised Form SC-107 needs to be submitted.

10. Cognewaugh Road is an Urban Collector and requires a minimum sight distance of 250-feet. Based on the submitted sight distance plan the proposed driveway only provides a sight distance of 150-feet in each direction. The required 250-foot sight distance must be met. The following additional information must be submitted to determine if a sight distance of less than 250-feet is acceptable.

   a. A sight distance plan must be created for each of the existing driveways for the maximum sight line in each direction with no obstructions.

   b. The sight distance plan for the proposed driveway must be reviewed and revised to show the maximum sight line in each direction with no obstructions.

   c. To proceed with keeping the proposed driveway with a deficient sight distance will require the following to be submitted:

      i. A stopping sight distance analysis based on the roads design speed can be submitted to show the provided sight distance for the proposed driveway is greater than the stopping sight distance based on the design speed.

      ii. A speed study must be completed in the vicinity of the proposed driveway to determine the 85th percentile speed to determine the design speed.

   d. If the required submitted documents for the stopping sight distance shows the proposed driveway sight lines are less than the stopping sight distance based on the design speed a request for a waiver for the sight distance can be submitted. The waiver submittal will be reviewed by a committee consisting of the Commissioner of Public Works, Deputy Commissioner of Public Works, Highway Superintendent, Highway Division Permit Reviewer, and the Engineering Division Reviewer.

11. The Drainage Summary Report will be reviewed once the proposed driveway location has been approved. The following are initial comments:

   a. The submitted report needs to include the deep test holes and saturated hydraulic conductivity test results on the required Form SC-101 for all proposed stormwater and groundwater BMPs. The site is classified as having “D” soils which requires that all the necessary saturated hydraulic conductivity test be completed.

   b. It appears Porous Asphalt System #2 is located in an area of ledge removal and will not be given credit for RRV.

   c. The proposed patios will need to be directed to a stormwater BMP to address the WQV.

   d. Any impervious areas that are proposing to meet the simple disconnect (all standards must be met) must include the following on the LID Sheet or on a separate plan within the report:

      i. The plan must clearly show how each area meets the required disconnection standard.

      ii. Once an area is used another impervious area cannot get credit for the same or overlapping area.

      iii. The impervious area being discharged must be shown and include a callout with the total area.

      iv. The pervious receiving area must be shown and include a callout with the total area (must be twice the size of the impervious area directed to it).

      v. The slope across the pervious area must be shown (maximum slope is 5%).

      vi. The travel length across the pervious area must be shown (minimum length is 40-feet).

      vii. A callout shall be included that states if the standard has been met or not met.
viii. All areas that do not meet the standard must have an explanation included in the report as to why the area should be considered for acceptance.

12. The construction plan set will be reviewed once the proposed driveway location has been approved. The following are initial comments:
   a. Existing Conditions Survey Sheet
      i. The survey must show all information within the right-of-way along the property frontage. This is needed for potential improvements that may be needed to meet the required sight distance of 250-feet. Additional survey may be needed within the right-of-way beyond the property frontage if modifications within the right-of-way outside of the property frontage is required.
   b. Site Plan Sheets
      i. Show excavation and fill quantities in a table.
      ii. Show all permeable pavements with the following in the callout:
         1. Permeable surface type (unilock eco-pavers, porous asphalt, gravel pave 2, etc.).
         2. Permeable Pavement surface thickness.
         3. Permeable Pavement surface area.
         4. Bottom of no. 8 stone elevation.
         5. Bottom of no.57 stone elevation.
         6. Bottom of no.2 stone elevation.
         7. Underdrain/outlet pipe sizes, material, and invert elevations.
   c. Driveway Profile & Sight Distance Sheet
      i. See comments above about sight distance requirements.
      ii. Show width of driveway at property line.
      iii. Show width of driveway at edge of road.
      iv. Show width of driveway at fifty-foot intervals to the rear parking court.
      v. Show the distance from the garage door to the common driveway travel lane for Lot No.2.
      vi. The profile shall include slopes, spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.
      vii. Show slope of driveways for first five feet on profile (required minimum slope is +3% to 6%).
      viii. Show slope of driveways for next twenty feet on profile (required maximum slope is 4% when remaining slope ≥ 10%).
      ix. Show slope of driveways for the remaining distance to garage on profile (required maximum slope is 8% for commercial, 12% residential (two or more family), and 15% for residential).
      x. Show all vegetation (trees, bushes, shrubs, etc.) along the property line and within the Right-of-Way.
      xi. Show all structures (utility poles, walls, fences, etc.) along the property line and within the Right-of-Way.
      xii. Callout all vegetation (trees, bushes, shrubs, etc.) to be removed for the required sight distance to be met.
   d. Building/House Section or Elevation Sheet
      i. Show one section or elevation of the building/house.
      ii. Show all elevations to the deepest footings on section/elevation.
      iii. Show existing and proposed grade elevation on section/elevation.
      iv. Show existing mottling elevation on section/elevation.
      v. Show existing groundwater elevation on section/elevation.
      vi. Show existing ledge elevation on section/elevation.
      vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

13. An Operations and Maintenance Plan Report must be submitted for each of the lots and include the following:
   b. Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. A maintenance log form must also be included. A draft must be completed prior to Final Site Plan Approval. The final version must be submitted with the request for Certificate of Occupancy.
c. Exhibit B: Improvement Location Survey showing a location of the Property and an accurate location of each stormwater management practice affected by this Declaration. This must be submitted prior to the issuance of the Certificate of Occupancy.

d. The Maintenance Declaration will need to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

Standard Conditions for Each Submittal

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g. P&Z, IWWA, and DPW Building and Highway Divisions).

2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

Standard Conditions of Approval

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
MEMORANDUM

TO: Marisa Anastasio, Senior Planner
FROM: Aleksandra Moch, Environmental Analyst
DATE: June 22, 2020
RE: Marival, LLC, 20 Cognewaugh Road PLPZ 2020 000112

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration.

1. The proposed subdivision sets aside an open space parcel. The depicted area contains a man-made waterfall and a portion of the existing residence. Some of the landscape walls will be maintained and the areas affected by the removal of the water feature and the existing residence will be regraded. The proposal does not contain a restoration plan for this area beyond regrading. The following elements are recommended for inclusion in a restoration plan.
   - The existing shrubs, which are in good health and lack invasive characteristics, should be transplanted into the open space area.
   - The disturbed areas should receive at least 6” of topsoil before any planting. Deep topsoil will help provide a good base for plant growth and other functions such as moisture retention, storm water infiltration, support for microbial communities and more.
   - To balance the mostly ornamental character of the current landscape, additional plants planted within the open space should be native and consist of trees, shrubs and herbaceous ground cover.

2. As mentioned in the drainage report, the area supports numerous rock outcrops making the future development rather challenging. Rock removal is non-avoidable for each of the dwellings. Deep, 10-foot basements will require up to 20 feet of blasting into the rock formation. Such deep rock penetration may not only result in intercepting of groundwater, resulting in higher discharge from footing drains, but also damage root system of the existing trees. Oaks are especially sensitive to rock blasting and ground vibration. It is recommended the applicant consider design of the dwellings which better fit the geography and eliminate the basements.
3. Several large trees, predominantly oak trees, will be removed from the site during the construction activities. Mature trees offer much larger biologically active surfaces providing more intensive photosynthesis, carbon sequestration, support for wildlife, and storm water management than newly planted, smaller trees.

Clear justification for their removal and a demonstration that reasonable accommodations cannot be made to retain them should be provided. If preservation is not feasible, replacing them with new trees at a ratio of 2:1 and a cluster of 3-5 shrubs for each tree removed should be included. The mixture of trees and shrubs should contain at least 25% of native species.

4. The area is infected with a highly invasive Japanese knotweed. This species mainly spreads by rhizomes. A special care should be taken when moving soil to prevent their spread. For that reason, no soil should be transported out of the site.

5. A thick cover of English ivy not only covers a large areas of the ground, but also climbs the trees. The trees designated to be preserved should be freed from the ivy. Trees and ivy rely on the same supply of water and nutrients, ivy being more aggressive in obtaining them. It crowds tree branches, blocks sunlight, and weighs branches down, putting it at a higher risk of breaking. Ivy invasion also weakens a tree, making it a target for opportunistic pests.

6. The flag lot in the back has a level spreader which is located very close to the property line. The residence located at the adjacent property (8 Fedo Lane) is situated very close to the common property line so there is a concern the discharge may cause flooding around the dwelling. In addition, the proposed grading within the open space will result in storm water runoff being directed towards the neighbor.

7. Kudos to the site engineer for decreasing the impervious surface and proposing the use of a permeable driveway.

cc: Conservation Commission
Date: June 22, 2020

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ 202000112: 20 Cognewaugh Road, Marival, LLC

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
• Three-lot subdivision.

Sewer Division Comments:
Comments to be addressed during P&Z phase:
• None.

Comments to be addressed during Sewer and Building Permit phase:
• Please coordinate directly with the Sewer Division for all necessary Sewer Permits.
• Currently parcel 08-3150/S has two dwellings on it: 20 Cognewaugh Road and 22 Cognewaugh Road. 20 Cognewaugh Road and 22 Cognewaugh Road connected to sewer on 5/5/2009, but were not issued Sewer Finals as the sewer easement documentation and septic tank abandonment forms were not submitted and/or approved.
• Marival LLC (Lenihan & Pedlow) obtained Sewer Disconnect Permits (PRSD201803473 and PRSD201803474) for 20 Cognewaugh Road and 22 Cognewaugh Road on 11/29/2018. These Sewer Disconnect Permits will expire on 12/6/2020. The CCTV inspections of the two laterals were completed earlier this year, but to date no DVDs of the existing sewer laterals have been submitted for review. Please submit DVDs of the CCTV inspections to the Sewer Division for review.
• The proposed site development utility plan will need to be revised. The proposed plan shows a shared private sewer main for the proposed three single family dwellings. Currently, 20 and 22 Cognewaugh Road on this parcel have separate sewer laterals to the main on Cognewaugh Road. The third dwelling that is proposed should have its own sewer lateral installed out to the sewer main on Cognewaugh Road. Please coordinate directly with the Sewer Division for requirements during permitting. The Sewer Division will not approve of a shared 8-inch private main for the three single family dwellings connecting to the Town sewer manhole as shown on the proposed plans. Please revise accordingly.
• Any sanitary sewer laterals that cross another lot/parcel is required to have the necessary sewer easement(s) developed. Please coordinate directly with the Sewer Division during Sewer Permitting.
• Each lot’s dwelling will require its own sewer lateral connection to the sewer main. Please coordinate directly with the Sewer Division during Sewer Permitting.
• Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.
• Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.
SUBDIVISION APPLICATION

Project Name: MARIVAL LLC SUBDIVISION
Project Address: 20 COGNEWAUGH ROAD, COSCOB, CT 06807
Property Owner(s): MARIVAL LLC
Tax Account Number(s): 08-3150/5 Zone(s): R-1Z Lot Area: 51,560 S.F.

Please select all relevant items below:

☐ Preliminary ☒ Subdivision

☐ Coastal ☐ Resubdivision

☒ Final

No. of Lots: Zone:

Existing: ONE Existing: R-1Z
Proposed: THREE * Proposed: R-1Z

Total Area of Property Area of Land
(s.f. or acres): 51,560 S.F. * Reservation: 7829 S.F. = 15.2 %
1.1836 ACRE$ 

☐ Property is within 500 feet of a Municipal Boundary of (for notification)

☐ 10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

Reserved Land Area as Percent of Total Land Area: 15.2%

Previous SB #: PSB 1906

GLR Map # of any previously filed subdivisions or surveys: N/A

Check as applicable: ☐ septic ☒ well ☒ sewer ☐ public water

Health Permit needed and received?

IWWA Permit received? _______________ IWWA Permit #:

To be completed by P&Z staff only:
Check # _______________ Check Amount: $

Application # ______________________ PZ Subdivision App 2018
RESIDENTIAL

VALUATION RECORD

Assessment Year 10/01/2005 10/01/2010 10/01/2015 10/01/2016 10/01/2017 10/01/2018

VALUATION
Market L 1585400 1141200 1036600 1036600 1036600 1036600 1036600
B 197600 189500 238300 238300 238300 238300 238300
T 1783000 1330700 1274900 1274900 1274900 1274900 1274900

70% Assessed B 1109780 798840 725620 725620 725620 725620 725620
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LAND DATA AND CALCULATIONS

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GEN: ADDED 'S' ON 2/22/05 - TB

Supplemental Cards
TRUE TAX VALUE 1036600

Supplemental Cards
TOTAL LAND VALUE 1036600
PHYSICAL CHARACTERISTICS
Style: Cape
Occupancy: Single family
Story Height: 1.5
Finished Area: 1820
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles
Framing: Std for Class
Pitch: Not available

FLOORING
Slab: 2
Sub and joists: 1.0, 1.5, 2.0
Riser Allowance: 2.0

EXTERIOR COVER
Vinyl: 1.0, 1.5, 2.0

INTERIOR FINISH
Normal for Class: 2.0

ACCOMMODATIONS
Finished Rooms: 7
Bedrooms: 3
Formal Dining Rooms: 1
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower Full Part: 1
Upper Upper: 1

PLUMBING
# 4 Fixt. Baths: 1 4
3 Fixt. Baths: 1 3
Kit Sink: 1 2
TOTAL: 9

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA

SPECIAL FEATURES

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<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Strt Hgt</th>
<th>Const Type Grade</th>
<th>Year Eff</th>
<th>Year Cond</th>
<th>Base Rate</th>
<th>Features</th>
<th>Adj Rate</th>
<th>Size or Area</th>
<th>Computed Value</th>
<th>Phys Obs Market</th>
<th>Depr Dep</th>
<th>Adj Comp</th>
<th>Value</th>
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SUMMARY OF IMPROVEMENTS

Data Collector/Date: SD 04/13/2005
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 131080 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 157080

(LCM: 150.00)
## VALUATION RECORD

- **Assessment Year**
- **Reason for Change**

## VALUATION

**Site Description**

## LAND DATA AND CALCULATIONS

<table>
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<tr>
<th>Land Type</th>
<th>Rating or Soil ID</th>
<th>Measured -or- Actual Frontage</th>
<th>Table -or- Effective Frontage</th>
<th>Prod. Factor -or- Depth Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
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</tbody>
</table>
PHYSICAL CHARACTERISTICS
Style: Ranch
Occupancy: Single family
Story Height: 1.0
Finished Area: 1656
Attic: None
Basement: 1/4

ROOFING
Material: Asphalt shingles
Framing: Std for Class
Pitch: Not available

FLOORING
Slab: B, L, 1.0
Base Allowance: L, 1.0

EXTERIOR COVER
Vinyl: 1.0

INTERIOR FINISH
Normal for Class: 1.0

ACCOMMODATIONS
Finished Rooms: 6
Bedrooms: 3
Formal Dining Rooms: 1
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - oil
Lower Pull Part
Bsmnt 1 Upper Upper

PLUMBING
#
3 Fixt. Baths: 2
Kit Sink: 1
TOTAL: 8

REMODELING AND MODERNIZATION

SPECIAL FEATURES
<table>
<thead>
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<th>Description</th>
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<td>MAS: STK</td>
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</table>

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
</table>

Data Collector/Date: SD 04/13/2000
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 131060 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 81300
AFFIDAVIT

STATE OF CONNECTICUT  )
COUNTY OF FAIRFIELD  )
                      ) : GREENWICH

I, Anthony L. D’Andrea, being first duly sworn, do hereby certify that on May 12, 2020, I caused to be mailed, postage prepaid, to those persons whose names are set forth, attached hereto, a copy of the notice attached hereto. Said persons were the record owners, as of December 10, 2019, of property abutting the property belonging to Marival, LLC for whom an application has been filed with the Greenwich Planning & Zoning Commission seeking Final Subdivision approval of a three-lot subdivision.

Anthony L. D’Andrea, PE&LS

Subscribed and sworn to before me on
May 12, 2020

Alicia D. Melillo
Notary Public
My Commission Expires 4/30/2021
May 5, 2020

Town of Greenwich
Planning and Zoning Commission
101 Field Point Road
Greenwich CT 06830

Re: 20 Cognewaugh Road
Marival, LLC
Subdivision

To Whom It May Concern:

As duly authorized representative of Marival, LLC, I hereby authorize Rocco V. D’Andrea, Inc. to submit a plan to the Greenwich Planning and Zoning Commission, and other land-use agencies of the Town, for approval to subdivide the property known as 20 Cognewaugh Road into three lots and Open Space.

Sincerely,

[Signature]

Marival, LLC
CERTIFICATE OF MAILING
20 Cognewaugh Road
Cos Cob, Greenwich CT
Tax Acct. #08-3150/S
May 12, 2020

1) Tax Acct. #08-3159/S
David J. Kahng
30 Cognewaugh Road
Cos Cob CT 06807

2) Tax Acct. #08A-1388/S
Ingrid Lenihan, Trustee
12 Fox Hollow Lane
Cos Cob CT 06807

3) Tax Acct. #08-3833/S
Nirmal Patel
24 Cognewaugh Road
Cos Cob CT 06807

4) Tax Acct. #08A-1970/S
Ruben & Sheila Fernandez
12 Cognewaugh Road
Cos Cob CT 06807

5) Tax Acct. #08-3007/S
Jason Wahlberg
Anne Marie Russo
17 Cognewaugh Road
Cos Cob CT 06807

6) Tax Acct. #08-3245/S
(8 Fado Lane)
Kenneth Allen
Laura McGeachy
20 Toms Road
Stamford CT 06906

7) Tax Acct. #08-1885/S
David Karson
27 Cognewaugh Road
Cos Cob CT 06807

8) Tax Acct. #08A-1321/S
Stephen and Lori Rozmus
10 Fox Hollow Lane
Cos Cob CT 06807
May 12, 2020

Re: Greenwich Planning and Zoning Commission
Marival, LLC
20 Cognewaugh Road
Parcel ID: 08-3150 / S

Dear Adjacent Property Owner:

Our office is representing Marival, LLC, owners of property located at 20 Cognewaugh Road. On behalf of our client, we have filed an application with the Greenwich Planning and Zoning Commission (P&Z) seeking approval to subdivide the subject parcel into three building lots and one Open Space parcel.

This letter serves as written notice of the application, for Final Subdivision approval.

If you have any questions concerning the above matter, please contact our office, or the office of the Greenwich Planning and Zoning Commission.

Sincerely,

ROCCO V. D'ANDREA, INC.

[Signature]

AlD:adm
19AVP&ZNotice

cc: Marival, LLC
Greenwich Planning and Zoning Commission
Ingrid M. Lenihan & Christopher Pedlow
20 Cognewaugh Road
Cos Cob, CT 06807

Title Report

Prepared by: Andrew R. Melillo
PO Box 549
Riverside, CT 06878

Prepared for: Marival, LLC
12 Fox Hollow Lane
Cos Cob, CT 06878

May 11, 2020
Abstract: The property known as 20 Cognewaugh Road in Cos Cob, also identified by Parcel ID# 08-3150/S on Assessor Map No. 383, was originally part of a 10.544 acre tract, then became a 2.00 acre tract of land, and now consists of 1.183 acres of land. The present owner of the 1.183 tract of land, known as 20 Cognewaugh Road, is Marival, LLC. This tract was conveyed to Marival, LLC by Ingrid Lenihan and Christopher Pedlow. Lenihan and Pedlow acquired the same tract of 1.183 acres from the US Bank National Association, Trustee after the Guiza family foreclosed on the property in 2006. The Guiza family acquired the 1.183 acre tract from Patsy Monteleone who was one of two of the original proprietors of the original 2.00 acre tract of land. There was a quit claim of the 2.00 acre tract made to John Monteleone and Linda Monteleone from Patsy Monteleone and Rose Monteleone, but after a court judgment, that quit claim instrument was declared null and void, and full ownership remained with Patsy Monteleone and Rose Monteleone. Upon Rose’s death, Patsy sold the 1.183 acres to the Guiza family. The conveyance that changed the lot from 2.00 acres of land to 1.183 was when the Monteleone’s conveyed about .817 acres, of the original 2.00 acre tract, to Ernest and Elda Manetti (landowners to their south and south west). It was this conveyance that altered the tract of land to its present size, even though subsequent conveyances between the Monteleone family continued to use the 2.00 acre description after the said conveyance to the Manetti’s had been transacted. Patsy and Rose Monteleone acquired the 2.00 acre tract of land from Beatrice Stillwell in 1945 (Volume 398 page 565 GLR). Beatrice Stillwell had acquired a 10.544 acre tract of land from Phoebe L. Morrell Burns, Alice J. Morrell, and Milo H. Morrell in 1924. The grantors having inherited it from Harriet E. Morrell in 1910. It was from this 10.544 acre tract of land, that Beatrice conveyed the 2.00 acres from that original tract to the Monteleone’s. To see a complete chain of title from the Morrell’s to the present owner, see Appendix A. To view the various mortgage instruments, lien instruments, etc historically relevant to this property, refer to Appendix B. For a current Tax Card, as well as, previous Tax Assessor information refer to Appendix C.
Chain of Title
Deed History

5.11.2020

FCW Deed from Ingrid Lenihan and Christopher Pedlow to Marival, LLC dated 18 Sep 2018 recorded 23 Oct 2018 in Volume 7442 page 30 GLR.

FCW Deed from U.S. Bank National Association, Tr. To Ingrid Lenihan and Christopher Pedlow dated 31 Jul 2018 recorded 12 Sep 2018 in Volume 7429 page 96 GLR.

Cert. of Foreclosure from Jairo Guiza to Mortgage Electronic Registration Systems, Inc. dated 6 Jun 2018 recorded 13 Jun 2018 in Volume 7395 page 54 GLR.

QC Deed from Jairo Guiza to Jairo Guiza, Eduardo Guiza, and Martha Guiza dated 13 Oct 2006 recorded 17 Oct 2006 in Volume 5274 page 204 GLR.

FCW Deed from Eduardo Guiza and Martha Guiza to Jairo Guiza dated 13 Oct 2006 recorded 17 Oct 2006 GLR.


FCW Deed from Beatrice Stillwell to Patsy Monteleone and Rose Monteleone dated 2 Aug 1945 recorded 2 Aug 1945 in Volume 398 page 565 GLR.

FCW Deed from Phoebe L. Morrell Burns, Alice J. Morrell, and Milo H. Morrell to Beatrice Stillwell, wife of Albert G. Stillwell dated 27 Feb 1924 recorded 25 Mar 1924 in Volume 206 page 361 GLR.

FCW Deed from Phoebe L. Morrell Burns, Alice J. Morrell, and Milo H. Morrell to Beatrice Stillwell, wife of Albert G. Stillwell dated 13 Sep 1923 recorded 13 Sep 1923 in Volume 199 page 239 GLR.

QC Deed from Harriet E. Morrell to Phoebe L. Morrell Burns, Alice J. Morrell, and Milo H. Morrell dated 23 Mar 1910 recorded 1 May 1911 in Volume 130 page 327 GLR.
To all People Whom these Presents shall Come, Greeting:

Know Ye, That

We, INGRID LENIHAN and CHRISTOPHER PEDLOW, presently of the Town of
Greenwich, County of Fairfield and State of Connecticut (the “Releasors”),

for the consideration of NO CONSIDERATION

received to our full satisfaction of

MARIVAL LLC, a Connecticut limited liability company with an office located in of the Town
of Greenwich, County of Fairfield and State of Connecticut (the “Releasee”)

do remise, release, and forever QUITCLAIM unto the said

MARIVAL LLC,

its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as
we, the said Releasors, have or ought to have in or to

All that certain piece or parcel of land located in the Town of Greenwich, County of
Fairfield, and State of Connecticut, and more particularly described on SCHEDULE A attached
hereto and made a part hereof.

Said property commonly known as 20 Cognewaugh Road, Cos Cob, Connecticut.

To Have and to Hold the premises, with all the appurtenances, unto the said
Releasee, its successors and assigns forever, so that neither We, the Releasors, nor our heirs nor
any other person under us or them shall hereafter have any claim, right or title in or to the
premises, or any part thereof, but therefrom We are and they are by these presents forever
barred and excluded.
In Witness Whereof, I have hereunto set my hand and seal this 18th day of September, 2018.

Signed, Sealed and Delivered in presence of

Lisa Blosio

INGRID LENIHAN

Kristina E. Kelly

CHRISTOPHER PEDLOW

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD ) ss. Stamford

On this 18th day of September, 2018, before me, the undersigned officer, personally appeared, INGRID LENIHAN and CHRISTOPHER PEDLOW, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

Latest address of Grantee:

No. and Street 12 Fox Hollow Lane

City Cos Cob

State CT Zip 06807
SCHEDULE A

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognowaugh Road, and running thence southerly along the westerly line of Cognowaugh Road S. 32 degrees 11' W. 18.3 feet, S.13 degrees 13' W. 78.9 feet S.0 degrees 02' E.
50.2 feet S.17 degrees 17' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S.11 degrees 46' E. 31.6 feet, thence along land of M. Bonvenuto, et ux, to and along land of Cummin N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N.56 degrees 02' W. 31.5 feet ad N. 52 degrees 02' W. 90.95 feet to land now or formerly of Mannetti; 38' E. 219.77 feet to a point; thence southerly along land now formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.

BEING the same premises as conveyed by Special Warranty Deed dated July 31, 2018 from U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1, Owren Loan Services, its Attorney-in-Fact, to Ingrid Lenihan and Christopher Pedlow and recorded on the Greenwich Land Records in Volume 7429 at Page 96.
Return to:
Ingrid Lenihan and Christopher Pedlow
12 Fox Hollow Lane
Cos Cob, CT 06807

SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1 ("Grantor") Ocwen Loan Servicing, LLC, its Attorney-in-Fact, C/o Ocwen Loan Servicing LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 for consideration paid ($1,212,000.00) One Million Two Hundred Twelve Thousand Dollars and No Cents and other valuable consideration, the sufficiency of which is hereby acknowledged, grant to Ingrid Lenihan and Christopher Pedlow ("Grantee") of 12 Fox Hollow Lane, Cos Cob, CT 06807, the following described property.

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognewaugh Road, and running thence southerly along the westerly line of Cognewaugh Road S. 32 degrees 11' W. 18.3 feet, S.13 degrees 13' W. 78.9 feet S.0 degrees 02' E. 50.2 feet S.17 degrees 17' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S.11 degrees 46' E. 31.6 feet, thence along land of M. Bonvenuto, et ux, to and along land of Cummin N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 56 degrees 02' W. 31.5 feet ad N. 52 degrees 02' W. 90.95 feet to land now or formerly of Mannetti; 38' E. 219.77 feet to a point; thence southerly along land now formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.

Property Address: 20 Cognewaugh Road, Cos Cob, CT 06807-1722

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto said Grantee, its successors and assignees forever, to it and its own proper use and behalf.

AND ALSO, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assignees, that Grantor has not done or suffered anything whereby the said real property has been encumbered in any way whatsoever, except as aforesaid.
Signed on 31st day of July, 2018
by:

Seller: U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1, by Ocwen Loan Servicing, LLC, its Attorney-in-Fact

Name: Rafael Gonzalez
Title: Contract Management Coordinator

Witness: Brian Ader
Witness: Katherine Burgos

State of Florida)
County of Palm Beach, )

On 7-3-18, personally appeared before me, Rafael Gonzalez, Contract Management Coordinator, for Ocwen Loan Servicing, LLC, its Attorney-in-Fact, for U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1 that as such Signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself.

In witness whereof I hereto set my hand.

Notary Public State of Florida
Aaron Friedlander
My Commission FF 987288
Expires 04/28/2020

Property Address: 20 Cognewaugh Road, Cos Cob, CT 06807-1722
DOCKET NO.: FST-CV-16-6030404-S

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-1

V.

JAIRO GUIZA, ET AL.

: SUPERIOR COURT

: JUDICIAL DISTRICT OF

: STAMFORD-NORWALK

: AT STAMFORD

: JUNE 6, 2018

CERTIFICATE OF FORECLOSURE

TO ALL WHOM IT MAY CONCERN;

THIS CERTIFIES THAT a Mortgage from JAIRO GUIZA to MORTGAE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN HOME MORTGAGE on premises known as 20 COGNEWAUGH ROAD, Greenwich, CT 06807, dated October 13, 2006 and recorded on October 17, 2006 in Volume 5274, Page 184 of the Greenwich Land Records was foreclosed upon the complaint of U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1 as Plaintiff, against JAIRO GUIZA, EDUARDO GUIZA and MARTHA GUIZA owners of the equity of redemption in said mortgaged premises, and PEOPLE'S UNITED BANK, SANTANDER BANK, F/K/A SOVEREIGN BANK, SHEMIN NURSERIES, SUSAN E. IACOVACCI, THOMAS M. IACOVACCI, STATE OF CONNECTICUT, DEPARTMENT OF REVENUE SERVICES, EDUARDO OSSIO, GIANINNA ALFARO, STAMFORD RADIOLOGICAL ASSOCIATES, P.C., ASSET ACCEPTANCE, LLC having an interest therein, in the Superior Court of Stamford-Norwalk at Stamford, within and for the County of Fairfield, State of Connecticut returnable on November 29, 2016.

The premises foreclosed is described in Schedule A attached hereto. The time limit for redemption in
said Judgment of Foreclosure has passed, and the title to said premises became absolute in U.S. Bank
National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1 whose
address is c/o OCWEN, 1661 Worthington Road, West Palm Beach, FL 33416, on June 5, 2018.

Plaintiff

Matthew F. Bristol

McCalla Raymer Leibert Pierce, LLC
Its Attorneys
50 Weston Street
Hartford, CT 06120
860-808-0606
Juris No. 101589

PURSUANT TO FEDERAL LAW, THIS LAW FIRM IS A DEBT COLLECTOR. WE ARE
ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE
IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS
DEBT, THIS COMMUNICATION IS NOT AN ATTEMPT TO COLLECT THE
DEBT AGAINST YOU PERSONALLY, BUT IS NOTICE OF A POSSIBLE
ENFORCEMENT OF THE LIEN AGAINST THE COLLATERAL PROPERTY.
SCHEDULE A
PROPERTY DESCRIPTION

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognawaugh Road, and running thence southerly along the westerly line of Cognawaugh Road S. 32 degrees 11' W. 16.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0 degrees 02' E. 50.2 feet S. 17 degrees 17' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S. 11 degrees 45' E. 31.6 feet, thence along land of M. Bonvento, et ux, to and along land of Cummin N. 70 degrees 56' W. 50.4 feet N. 05 degrees 17' W. 30.35 feet N. 58 degrees 02' W. 31.5 feet ad N. 52 degrees 02' W. 90.85 feet to land now or formerly of Mannetti; 38' E. 218.77 feet to a point; thence southerly along land now formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.
Quit Claim Deed

(Statutory Form)

Know Ye, that I, JAIRO GUIZA of the Town of Fairfield, County of Fairfield and State of Connecticut, for the consideration of ONE DOLLARS ($1.00) and other valuable consideration paid, grants to JAIRO GUIZA, EDUARDO GUIZA AND MARTHA GUIZA as tenants-in-common whose mailing address is 20 Cognebaugh Road, Cos Cob, CT 06807

with QUITCLAIM COVENANTS:

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mans so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognebaugh Road, and running thence southerly along the westerly line of Cognebaugh Road S. 32 degrees 11' W. 18.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0 degrees 02' E. 50.2 feet S. 17 degrees 17' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S. 11 degrees 46' E. 31.6 feet, thence along land of M. Bonavento, et ux, to and along land of Cunnnin N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 56 degrees 02' W. 31.5 feet ad N. 52 degrees 02' W. 90.85 feet to land now or formerly of Mammolli; 38' E. 219.77 feet to a point; thence southerly along land now formerly of Vado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.

SUBJECT TO:
1. Real Estate taxes on the Grand List of October 1, 2005 as they become due payable.
2. Sewer use charges to the Town of Greenwich all they become due and payable.

In Witness Whereof, I have set my hand and seal this 13th day of October, 2006

Signed, Sealed and Delivered in the presence of:

Eugene M. Kimmel

Daniela Ahle

State of Connecticut 
County of Fairfield

The foregoing instrument was acknowledged before me this 13th day of October, 2006, by Jairo Guiza.

Eugene M. Kimmel
Commissioner of the Superior Court

Received for Recorr 11/17/2006 at 2:30 P.M. and recorded by

Town Clerk
Warranty Deed
(Statutory Form)

Know Ye, that we, EDUARDO GUIZA, by his attorney-in-fact and

MARTHA GUIZA of the Town of Cos Cob, County of Fairfield and State of Connecticut, for the

consideration of ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS AND 00/100

($1,800,000.00) and other valuable consideration paid, grant to JAIRO GUIZA whose mailing address

is 681 Judd Street, Fairfield, CT 06825 with WARRANTY COVENANTS:

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and
improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and
more particularly bounded and described as follows: Beginning at a point formed by
the intersection of the division line between land of Patsy Monteleone and Rose
Monteleone and land now or formerly of Mitchell Land Company with the westerly line
of Cognewaugh Road, and running thence southerly along the westerly line of
Cognewaugh Road S. 32 degrees 11' W. 18.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0
degrees 02' E. 50.2 feet S. 17 degrees 17' E. 27.1 feet S. 25 degrees 03' E. 21.4 feet and
S. 11 degrees 46' E. 31.6 feet, thence along land of M. Bonvemuto, et ux, to and along
land of Cummin N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 56
degrees 02' W. 31.5 feet ad N. 52 degrees 02' W. 90.95 feet to land now or formerly of
Mannetti; 38' E. 219.77 feet to a point; thence southerly along land now formerly of Fado
to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38
degrees 08' E. 47.8 feet, N. 77 degrees 06' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and
S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more
or less.

SUBJECT TO:
1. Real Estate taxes on the Grand List of October 1, 2005 as they become due
payable.
2. Sewer use charges to the Town of Greenwich as they become due and payable.

In Witness Whereof, I have set my hand and seal this 13th day of October, 2006

Signed, Sealed and Delivered in the presence of:

Antoinette R. Kaine

EDUARDO GUIZA, by his attorney-in-fact

MARTHA GUIZA

$ 4,500, Conveyance Tax Received

Town Clerk of Greenwich

The foregoing instrument was acknowledged before me this 13th day of October, 2006,
by Eduardo Guiza, by his attorney-in-fact and Martha Guiza.

$ 19,500, Conveyance Tax Received

Town Clerk of Greenwich

Received for Record on OCT 17 2006 at 2:34 PM and Recorded by Town Clerk
On all People to Whom these Presents shall Come, Greeting:

Know ye, that

PATSY MONTELEONE of 20 Cognewaugh Road,
Cos Cob, Connecticut

herein referred to as the Grantees,

for the consideration of One Dollar ($1.00) and other valuable consideration

received to the full satisfaction of the Grantees, hereby give, grant, bargain, sell and convey to

EDUARDO GUIZA and MARTHA GUIZA, both of 20 Cognewaugh Road,
Cos Cob, Connecticut

herein referred to as the Grantees,

and unto the survivor of them and unto such survivor's heirs and assigns forever

ALL that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situate in the Town of Greenwich, at North Mianus, so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose

Monteleone and land, now or formerly of Mitchell Land Company, with the westerly line of Cognewaugh Road and running thence southerly along the westerly line of Cognewaugh Road S. 11° 11' W. 16.3 feet,
S. 13° 13' W. 78.9 feet, S. 0° 02' E. 50.2 feet, S. 17° 17' E. 27.1 feet, S. 25° 30' E. 21.4 feet and S. 11° 46' E. 31.6 feet, thence along land of M. Bonaventura, et al., to and along land of Cumini N. 56° 55' W. 50.4 feet, N. 65° 17' W. 30.35 feet, N. 56° 02' W. 21.5 feet, N. 52° 22' W. 46.2 feet, N. 39° 15' W. 22.2 feet, N. 41° 39' W. 44.9 feet, and N. 52° 02' W. 90.95 feet to land now or formerly of Mannetti; thence northerly along land now or formerly of said Mannetti N. 27° 30' E. 218.77 feet to a point; thence southerly along land now or formerly of Fado to and along land now or formerly of Monteleone S. 61° 32' E. 30.6 feet, S. 38° 08' E. 47.8 feet, N. 77° 6' E. 2.15 feet, S. 40° 33' E. 107.0 feet and S. 48° 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.

Said premises are conveyed subject to the following:

1. Any and all restrictions or limitations imposed or to be imposed by any governmental authority, including without limitations, building or set back lines, zoning and planning rules and regulations, inland and tidal wetlands regulations, historic district regulations and ordinances of the municipality and district, if any, in which the premises are situated, as well as any public or private law.


3. Any present or future assessments or charges for sewer construction or improvement and/or sewer plant construction or enlargement which assessment or charges the Grantees assume and agree to pay.

4. Covenants, restrictions and easements of record, if any.

5. Such state of facts as an accurate and up-to-date survey and personal inspection of the premises might disclose

[Signatures]

Conveyance Tax received

Town Clerk of Greenwich

Conveyance Tax notched

Town Clerk of Greenwich
To Have and to Hold the premises hereby conveyed with the appurtenances thereof, unto the Grantees and unto the survivor of them and unto such survivor's heirs and assigns forever, to their proper use and behoof, and the Grantors do for themselves, their heirs, successors and assigns, covenant with the Grantees and with the survivor of them and with such survivor's heirs and assigns, that at and until the enrolling of these presents, the Grantors are well seized of the premises as a good indefeasible estate in FEE SIMPLE; have good right to grant and convey the same in manner and form as herein written and the same are free from all incumbrances whatsoever, except as herein stated.

And Furthermore, the Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantees and to the survivor of them and to such survivor's heirs and assigns against all claims and demands whatsoever, except as herein stated.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereby this 17th day of March 1991.

Signed, Sealed and Delivered in the presence of

JOSEPH A. ITALIA

PATSY MONTELEONE

State of Connecticut County of FAIRFIELD } SS. Greenwich March 25, 1991

The foregoing instrument was acknowledged before me this 25th day of March 1991, by PATSY MONTELEONE

JOSEPH A. ITALIA

Commissioner of the Superior Court

Received for Record MAR 26 1991 at 12:12 M. and recorded in Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that I, MARY KENNEDY, Conservator of the Estate of ROSE MONTELEONE, Incapable, by virtue of an Order of the Probate Court for the District of Greenwich dated June 6, 1989, and in consideration of ONE ($1.00) DOLLAR and other value received to my full satisfaction of PATSY MONTELEONE, of 20 Cognowath Road, Cos Cob, Connecticut, do give, grant, bargain, sell and confirm unto the said Grantee, all of the right, title, interest, claim and demand which the said Incapable person now has, or which I, as such Conservator, now have, in and to the following described real estate, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

An undivided one-half interest in and to:

ALL that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situate in the Town of Greenwich, at North Mianus, so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land, now or formerly of Mitchell Land Company, with the westerly line of Cognowath Road and running thence southerly along the westerly line of Cognowath Road S. 32 deg. 11' W. 18.3 feet; S. 13 deg. 13' W. 78.9 feet; S. 0 deg. 02' E. 50.2 feet; S. 17 deg. 17' E. 27.1 feet; S. 25 deg. 30' E. 21.4 feet and S. 11 deg. 46' E. 31.6 feet, thence along land of M. Bonvento, et al., and along land of Cumin N. 70 deg. 56' W. 50.4 feet, N. 65 deg. 17' W. 30.35 feet, N. 56 deg. 02' W. 31.5 feet, N. 52 deg. 22' W. 46.2 feet, N. 39 deg. 15' W. 22.2 feet, N. 41 deg. 39' W. 44.9 feet, and N. 52 deg. 02' W. 331.65 feet to land of Hartley, thence northerly and easterly along land of said Hartley to and along land now or formerly of the Mitchell Land Company, N. 81 deg. 37' E. 9.3 feet, N. 87 deg. 28' E. 52.6 feet, N. 57 deg. 10' E. 98.3 feet, N. 72 deg. 39' E. 42.2 feet, N. 61 deg. 47' E. 22.7 feet, S. 62 deg. 30' E. 52.5 feet, S. 51 deg. 19' E. 21.4 feet, S. 61 deg. 32' E. 61.2 feet S. 38 deg. 08' E. 47.8 feet, N. 71 deg. 09' W. 215 feet, S. 40 deg. 35' E. 107.0 feet and S. 48 deg. 07' E. 37.0 feet to the point of beginning and containing 2,000 acres.

Being the same premises described in a Quit Claim Deed recorded in the Greenwich Land Records in Book 1208 at Page 175.

Said premises are conveyed subject to the following:

1. Any and all restrictions or limitations imposed or to be imposed by any governmental authority, including without limitations, building or set back lines, zoning and planning rules and regulations, inland and tidal wetlands regulations, historic district regulations and ordinances of the municipality and district, if any, in which the premises are situated, as well as any public or private law.

2. Second half of the Town of Greenwich taxes on the List of October 1, 1988 due and payable in January, 1990, which taxes the Grantee assumes and agrees to pay.

the Grantee assumes and agrees to pay.

3. Any present or future assessments or charges for sewer construction or improvement and/or sewer plant construction or enlargement which assessment or charges the Grantee assumes and agrees to pay.

4. Covenants, restrictions and easements of record, if any.

5. Such state of facts as an accurate survey and up-to-date survey and personal inspection of the premises might disclose.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever, to him and his proper use and benefit forever. And I, the said Conservator, do hereby covenant with the said Grantee, his heirs and assigns, that I have full power and authority, as aforesaid, to grant and convey the above described premises in manner and form aforesaid, and for myself and my successors and assigns do further covenant to warrant and defend the same to the said Grantee, his heirs and assigns, against the claims of any person whomsoever, claiming by, for or under me as Conservator, as aforesaid.

IN WITNESS WHEREOF, I, as such Conservator, have hereunto set my hand and seal this 2nd day of November, 1989.

Signed, Sealed and Delivered in the Presence of:

VERONICA C. STAPFELD
STEPHANIE D'AVITLIO

STATE OF CONNECTICUT ) SS: Greenwich
COUNTY OF FAIRFIELD )

November 2nd, 1989

Personally appeared MARY KENNEDY, Conservator of the Estate of ROSE MONTELEONE, Incapable, Signer and Sealer of the foregoing Instrument, who acknowledged that she executed the same in the capacity and for the purpose therein stated, and that the same is her free act and deed, before me.

VERONICA C. STAPFELD
Commissioner of Superior Court

Received for Record NOV 2 1989

[Signature] Town Clerk
STATE OF CONNECTICUT

CV 88-089621 S

PATSY MONTELEONE and
ROSE MONTELEONE, of
28 Cognewaugh Road
Cos Cob, Connecticut

v.

JOHN MONTELEONE, of
39 Vernon Place,
Stamford Connecticut, and
LINDA MONTELEONE of 22
Cognewaugh Road,
Cos Cob, Connecticut

JUDICIAL DISTRICT OF
STAMFORD/NORWALK
AT STAMFORD

DATED: August 14, 1989

Present: Hon. William B. Lewis, Judge

JUDGMENT

This action, by writ and complaint, claiming title to real
estate being settled in plaintiffs by resulting trust, title to
real estate being settled in plaintiffs by constructive trust,
setting aside of a quit claim deed, money damages in excess of
fifteen thousand dollars, punitive damages, and such other
equitable relief as may be just and proper, came to this Court on
September 6, 1988, thence to September 9, 1988 when defendants
made appearance, thence to March 29, 1988 when the parties
appeared and were at issue to Jules Lang, Attorney Trial Referee
which trial concluded on May 23, 1989, and thence to May 30, 1989
when the said Attorney Trial Referee found the issues for the
plaintiffs as more particularly appears on file.
The Court, on Motion, entered Judgment in accordance with the report of the said Attorney Trial Referee and ordered the establishment of a constructive trust, and reconveyance of real property, on July 17, 1989.

The action came thence to August 14, 1989 when the plaintiffs filed a Motion to Open Judgment and Modify Remedy, and thence to the present time when the parties appeared and were fully heard on the Motion.

The Court having heard the parties finds that the Motion should be and the same is granted.

Whereupon it is adjudged that Judgment shall enter for plaintiffs in accordance with the report of the said Attorney Attorney Trial Referee and it is ordered that the Quit Claim Deed, attached hereto and made a part hereof is void, cancelled and set aside, revesting title to the said premises to plaintiffs.

The Court

I hereby certify that the foregoing Judgment File conforms to the Judgment entered by the Court.

The Plaintiffs

I hereby certify that the foregoing Judgment File conforms to the Judgment entered by the Court.

The Defendants
STATE OF CONNECTICUT
SUPERIOR COURT

CERTIFICATION OF TRUE COPY

COUNT OR UNIT

☐ G.A. No. ☐ JUDICIAL DISTRICT ☐ HOUSING SESSION ☐ OTHER

Stamford/ Norwalk   Stamford
PART OF CASE
Patsy Monteleone et al vs John Monteleone et al
CV 88 0096021 S

Frederick E. Miller, Jr.   Assistant Clerk of said Superior Court and Keeper of the records thereof, DO HEREBY CERTIFY that the within and foregoing is a true copy of the JUDGMENT.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at the above location on August 22, 1988.

[Signature]
Ass't. Clerk
To all People to whom these Presents shall come, Greeting.

Know Ye, That WE, PATSY MONTELEONE and ROSE MONTELEONE,

Have assented to the Release,

Aforesaid, from JOHN MONTELEONE and LILITA MONTELEONE,

of the sum of one hundred dollars to be paid by the said JOHN MONTELEONE and LILITA MONTELEONE, to the said PATSY MONTELEONE and ROSE MONTELEONE.

In consideration of the said sum of one hundred dollars, the said JOHN MONTELEONE and LILITA MONTELEONE do freely, fully, and absolutely release and discharge the aforesaid PATSY MONTELEONE and ROSE MONTELEONE from and against all manner of claims, demands, and assessments whatsoever, which said JOHN MONTELEONE and LILITA MONTELEONE have against the said PATSY MONTELEONE and ROSE MONTELEONE.

This of the seal day of January, in the year of our Lord, one thousand nine hundred and sixty-six.

JOHN MONTELEONE

LILITA MONTELEONE

TOWN OF GREENWICH

The said John Monteleone and Lilita Monteleone, or either of them, and each of them, is and are hereby authorized, in the name of the above-mentioned John Monteleone and Lilita Monteleone, to receive, retain, and pay over to the said John Monteleone and Lilita Monteleone the sum of one hundred dollars, as aforesaid.

This of the seal day of January, in the year of our Lord, one thousand nine hundred and sixty-six.

JOHN MONTELEONE

LILITA MONTELEONE

State of Connecticut, County of Fairfield

The above instrument was acknowledged before me, on the 23rd day of February, in the year of our Lord, one thousand nine hundred and sixty-six.

JOHN B. LOVE

Notary Public

Received for Record AUG 24, 1966

AS 29. M. Allen. Rapley (Sec.) Town Clerk.
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That WE, PATSY MONTELEONE AND ROSE MONTELEONE

herein designated as the Releasor,

received to Releasor's full satisfaction from JOHN MONTELEONE AND LINDA MONTELEONE

herein designated as the Releasee,

does by these presents remise, release and forever Quit-Claim unto the said Releasor and to the Releasor's heirs, successors and assigns forever, all that right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to all that certain tract, piece, or parcel of land, with the buildings and improvements thereon, situate in the Town of Greenwich, at North Mianus, so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of the Grantees and land, nor or formerly, of the Mitchell Land Company, with the westerly line of Cognewaugh Road and running thence southerly along the westerly line of Cognewaugh Road S. 37 deg. 11' W. 18.3 feet, S. 13 deg. 13' W. 78.9 feet, S. 0 deg. 02' E. 50.2 feet, S. 17 deg. 17' E. 27.1 feet, S. 25 deg. 30' E. 21.4 feet and S. 11 deg. 46' E. 31.6 feet, thence along land of M. Bonavento, ex ut., to and along land of Cummin N. 70 deg. 56' W. 50.4 feet, S. 65' W. 30.35 feet, N. 56 deg. 02' N. 31.5 feet, N. 52 deg. 22' W. 46.2 feet, N. 39 deg. 15' W. 22.2 feet, N. 41 deg. 39' W. 44.9 feet, and N. 52 deg. 02' W. 331.65 feet to land of Hartley, thence northerly and easterly along land of said Hartley to and along land now or formerly of the Mitchell Land Company, N. 81 deg. 37' E. 9.3 feet, N. 67 deg. 28' E. 53.6 feet, N. 57 deg. 10' E. 98.5 feet, N. 72 deg. 39' E. 42.2 feet, N. 61 deg. 49' E. 22.7 feet, S. 62 deg. 30' E. 82.6 feet, S. 51 deg. 19' E. 21.1 feet, S. 61 deg. 32'E. 61.2 feet and S. 38 deg. 08' E. 47.8 feet, N. 77 deg. 06' E. 2.15 feet, S. 40 deg. 33'E. 107.0 feet and S. 48 deg. 07' E. 37.0 feet to the point of beginning and containing 2.00 acres.

Together with all right, title, and interest in and to the highway, in front of and adjoining said premises to the center line thereof.

Being the same premises conveyed by Beatrice Stillwell, by Warranty Deed dated August 2, 1945, and recorded in Book 378 at Page 565 of the Greenwich Land Records.

Said premises are conveyed subject to zoning and planning rules and regulations of the Town of Greenwich, taxes of the Town of Greenwich and grants, covenants and easements of record.

NO CONVEYANCE TAX COLLECTED

Town of Greenwich

To Have and to Hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasor and to the Releasor's heirs, successors and assigns forever, that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In witness whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereon affixed this 23rd day of February 1981.

Signed, Sealed and Delivered in the presence of

[Signatures]

State of Connecticut, County of Fairfield

The foregoing instrument was acknowledged before me this 23rd day of February, 1981, by PATSY MONTELEONE and ROSE MONTELEONE.

[Signature]

Commissioner of the Superior Court

Received for Record 25 February 1981, at 9 o'clock 11 minutes and recorded by

[Signature]
To all People to Whom these Presents shall Come Greeting:

Know Ye, That we, PATSY MONTELEONE and ROSE MONTELEONE, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of Sixteen Thousand Dollars ($16,000),

received to our full satisfaction of ERNEST MANNETTI and ELDA B. MANNETTI, both of said Town of Greenwich,

do give, grant, bargain, sell and confirm unto the said ERNEST MANNETTI and ELDA B. MANNETTI, and unto the survivor of them, and unto such survivor’s heirs and assigns forever:

All that certain piece, parcel or tract of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows: Beginning at the point formed by the intersection of the division line between land of the grantors and land of Lowitz; and running thence along land of Lowitz N 61° 37' E 9.1 feet, N 67° 28' E 53.6 feet, and N 36° 10' E 98.3 feet, thence still along land of Lowitz to and along land of McMillan N 72° 39' E 42.2 feet and N 61° 44' E 22.7 feet, thence along land of Nilsen S 62° 30' E 52.5 feet and S 51° 19' E 21.1 feet, thence along land of Fado S 61° 32' E 30.6 feet, thence through land of the grantors S 27° 38' W 219.77 feet, thence along land of the grantees to and along the northerly end of Mannetti Lane to and along other land of the grantees N 52° 02' W 260.7 feet to the point of beginning, and containing 0.817 acres.

The general boundaries of the above described tract of land are: Northerly by land of McMillan, land of Nilsen and land of Fado; Easterly by land of the grantors; Southerly by land of the grantees and by Mannetti Lane; and Westerly by land of Lowitz.

Said premises are conveyed subject to the zoning and planning rules and regulations of the Town of Greenwich and to the second half of the tax of said Town on the List of October 1, 1968, which tax the grantees herein assume and agree to pay as part of the consideration hereof.

The grantees shall have no right of access to Copnavaugh Road through property of the grantors lying immediately east of the above-described premises.

$ 17.60 Conveyance Tax received

[Signature]

Town Clerk of Greenwich
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantee, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, we, the said grantor s, do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the enrolling of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinafore mentioned.

And Furthermore, we, the said grantor s, do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them, the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinafore mentioned.

In Witness Whereof, we have hereunto set our hand s and seal s this 28th day of August, in the year of our Lord nineteen hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

[Signatures]

Patsy Monte Leone
Rose Monte Leone

State of Connecticut
County of Fairfield

On this the 28th day of August, 1969, before me, Louis J. Iacovo, the undersigned officer, personally appeared PATSY MONTE LEONE and ROSE MONTE LEONE, known to me (or satisfactorily proven) to be the person s whose name s I subscribed to the within instrument and acknowledged that he y executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Louis J. Iacovo
A Commissioner of the Superior Court

Title of Officer
BOOK 308 WARRANTEE DEED

To all people to whom these Presents shall come, Greeting:

KNOW YE THAT I, BEATRICE STILLWELL, of the Town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One ($1) Dollar and other valuable considerations received to my full satisfaction of PATSY MONTLECHNE and ROSE MONTLECHNE husband and wife, both of the Town of Greenwich, County of Fairfield and State of Connecticut

Do grant, grant, bargain, sell and convey unto the said PATSY MONTLECHNE and ROSE MONTLECHNE all that certain tract, piece or parcel of land, located in the Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows:

Beginning at a point formed by the intersection of the division line between land of the grantor and land of the Mitchell Land Company with the westerly line of Cornwaugh Road, and running thence Southerly along the Wasterly line of Cornwaugh Road about 320 feet to a stone wall, thence northwesterly through land of the grantor along the approximate center line of said stone wall about 225 feet, thence still northwesterly in a straight line about 395 feet to land of Hartley, thence northerly and easterly, along land of Hartley to end along land of the Mitchell Land Company, about 566 feet to the point of beginning and containing about 2.0 acres, more or less.

Said premises are conveyed subject to the zoning laws, rules and regulations as established in and for the Town of Greenwich.

To have and to hold the above granted and bargained premises, with the appurtenances thereof unto them, the said grantees their heirs and assigns forever to them and their own proper use and behoof. And also I, the said grantor, do for my self, my heirs, executors, and administrators, successors and assigns of the said grantees, their heirs and assigns, forever free from all incumbrances whatsoever, except as above mentioned.

And Furthermore, I, the said grantor, do, by these presents, bind my self, my heirs, executors, and administrators, successors and assigns of the said grantees, their heirs and assigns, forever liable to warrant and defend the above granted and bargained premises to them, the said grantees, their heirs and assigns.

In Witness Whereof, I have hereunto caused to be set my hand and seal this 2nd day of August in the year of our Lord nineteen hundred and forty-five.

Signed, sealed and delivered, in presence of

Milo A. Mitchell

Albert Nordan

BEATRICE STILLWELL (L.S.)

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Reduced Size by United States Supreme Court

August 2 A.D. 1946.

Received for Record, Jan. 8, 1946.

A. M. and recorded by

Milo A. Mitchell, Commissioner of the Superior Court for Fairfield County.
upon default in the payment of any tax, assessment or insurance premium the holder hereof may pay the same and the amount of such payment or payments, with interest thereon shall be added to the principal amount and interest due hereon.

"Upon default in the payment of this note the undersigned agrees to pay the reasonable fees of the attorney of the holder of this note in any proceeding instituted to foreclose the mortgage which secures this note."

NOW THEREFORE, if said notes shall be well and truly paid according to their tenor then this deed shall be void; otherwise to remain in full force and effect.

SIGNED, SEALD AND DELIVERED

in presence of

Ralph L. Brushe

Fred Lightfoot

THE SELWOO CORPORATION (Seal)

by Henry C. Minchin (Seal)

President

Wildred A. Maclean (Seal)

Secretary

State of Connecticut,
County of Fairfield
Town of Greenwich

March 22nd, A. D. 1924.

Personally appeared THE SELWOO CORPORATION by Henry C. Minchin its President and Wildred A. Maclean its Secretary, both hereunto duly authorized, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, and the free act and deed, of said corporation, before me.

Ralph a. Brushe, Notary Public.

Received for record Mar. 24, 1924 at 4:56 P. M. and recorded by

Town Clerk.

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

KNOW YE, THAT WE, PHILIP L. MERRILL MUSICHE, ALICE J. MERRILL and MILLO M. MERRILL, all of the Town of Greenwich, County of Fairfield and State of Connecticut for the consideration of One ($1.00) Dollar and other good and valuable considerations received to our full satisfaction of HEATRICE STILLWELL (wife of Albert G. Stillwell) of the Town of Harrien, County and State aforesaid

DO GIVE, SELL, BARGAIN, SELL AND CONFIRM unto the said HEATRICE STILLWELL

All that certain tract, piece or parcel of land with the buildings thereon situated in said Town of Greenwich and bounded and described as follows, to wit:

Beginning at a point formed by the intersection of the westerly line of Valley Road with the northerly line of the highway Cat Rock Road, and running thence along the northerly line of said Cat Rock Road, the following courses and distances:

N. 74 degrees 29' W. 85.6 ft., E. 74 degrees 29' W. 19.4 ft., S. 88 degrees 52' W. 61.6 ft., S. 58 degrees 20' W. 7.0 ft., N. 76 degrees 36' W. 55.6 ft., W. 58 degrees 20' W. 35.9 ft., W. 39 degrees 07' W. 34.7 ft., N. 1 degree 38' E. 84.4 ft., N. 12 degrees 20' W. 23.5 ft., N. 34 degrees 15' W. 174.3 ft., N. 23 degrees 49' W. 13.0 ft., S. 6 degrees 42' W. 40.6 ft., N. 3 degrees 03' N. 54.4 ft., N. 16 degrees 25' W. 52.2 ft., E. 41 degrees 46' W. 35.1 ft., and N. 73 degrees 36' W. 36.3 ft. to land of Thaddeus E. Wakesman, thence along land of said Wakesman, the following courses and distances:

N. 32 degrees 50' W. 122.0 ft., N. 20 degrees 29' E. 20.6 ft., S. 53 degrees 04' E. 95.6 ft., N. 59 degrees 15' W. 35.0 ft., W. 7 degrees 13' E. 13.0 ft., N. 44 degrees 49' E. 27.3 ft., N. 53 degrees 33' E. 55.0 ft., N. 81 degrees 37' E. 43.3 ft., N. 67 degrees 28' W. 53.6 ft., N. 57 degrees 10' W. 98.5 ft., and N. 72 degrees 39' E. 42.2 ft., to land now or formerly of Amos Merrill, thence along land of said Merrill, the following courses and dis-
Bounded northerly by land of Aves Morrell, Easterly by Highway known as Cognewaugh Road and by Valley Road, Southerly by Cat Rock Road and westerly by land of Shaddesmus W. Waite and containing in area 10.544 acres.

Said premises are shown on a certain map entitled "Map of Property belonging to Albert C. Stillwell, Greenwich, Conn." made by S. N. Minor & Co., Civil Engineers, February 15th, 1924, together with all right, title and interest in and to the highways in front of and adjoining said premises to the center lines thereof.

Being the same premises which were conveyed by the Grantors to the Grantee by Warranty Deed dated September 13th, 1923 and recorded in the Greenwich Land Records in book 199 at page 239, and this Deed being given in confirmation of the above Deed, in order to give a more accurate description of said premises.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof unto her the said Grantee her heirs and assigns forever, to her and her heirs and assigns forever.

AND ALSO, we the said grantees do for ourselves, our heirs, executors and administrators, covenant with the said Grantee her heirs and assigns, that at and until the enrolling of these presents, we are well seized of the premises as a good indefeasible estate, in fee simple; and have good right to bargain and sell the same in manner and form as is above written, and that the same is free from all incumbrances whatsoever.

AND FURTHERMORE, we the said Grantees do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to her the said Grantee her heirs and assigns, against all claims and demands whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of February A.D. 1924.

SIGNED, SEALED AND DELIVERED
in the presence of

Phoebe L. Morrell Barnes (Seal)
Alice J. Morrell (Seal)
Milo H. Morrell (Seal)

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
TOWN OF GREENWICH

Personally appeared PHOEBE L. MORRELL BARNES, ALICE J. MORRELL and MEL H. MORRELL signers and sealers of the foregoing instrument and they acknowledged the
same to be their free act and deed, before me.

[Notary Seal]

Wm. G. Hugjes, Notary Public.

Received for record Mar. 25, 1924 at 9:20 A.M. and recorded by:

Town Clerk.

KNOW ALL MEN BY THESE PRESENTS, that I, MAX KARP, of the Village of Port Chester, Town of Rye, County of Westchester, and City of New York, the owner and holder of a certain note and mortgage for $2800.00 made by Antonio Troiano to me, dated April 28th, 1923, and the mortgage being recorded in the Greenwich Land Records in book 200 at page 439, do hereby acknowledge and declare, that the principal of said mortgage has been reduced to $2200, and that the interest thereon is paid to October 26, 1923.

I make this statement known that GEORGE KRATZER is about to purchase said premises, and is relying on the statement herein contained.

Dated at Greenwich, Connecticut March 24, 1924.

In presence of

Leonard A. Whelan

William H. Hirschberg

Max Karp

L. B.

Received for record Mar. 25, 1924 at 9:20 A.M. and recorded by:

Town Clerk.

THIS AGREEMENT made this day of February A.D. 1924 BETWEEN RICHARD C. WEBB of the Town of Greenwich, County of Fairfield, State of Connecticut party of the First Part, and FRANK X. JOSEPH of Town of Stamford, County of Fairfield, State of Connecticut, party of the Second Part;

WITNESSETH, that the said party of the First Part has let, and by these presents does grant, devise, and to farm let unto the said party of the Second Part, ALL that certain store or first floor with the land thereto belonging, known as the "Renown Market" situate at 273 Greenwich Avenue, Greenwich, Connecticut, together with the privilege to use the private right of way leading from Bruce Place to the rear of the said premises, together with the equipment and fixtures now in said store for the term of (10) years from the first day of April A.D. 1924 to the first day of April A.D. 1934, at the rent or sum of forty two thousand ($42,000.00) Dollars to be paid as follows, viz:

Three Hundred Fifty (350) Dollars on signing of Lease; and

Three Hundred Fifty (350) * on the 1st day of May, 1924, and the balance in monthly installments thereafter of Three Hundred Fifty (350) Dollars each on the first day of each and every month during said term in advance, the party of the second Part hereby agreeing to pay all water rents and charges for telephone, gas or electric light, during said term, in addition to said rent.

AND it is further agreed that if any rent shall be due and unpaid 10 days after same shall become due and payable or if default shall be made in any of the covenants herein contained, then this Lease shall thereupon, by virtue of this express stipulation herein, expire and terminate, and the party of the first Part may at any time thereafter, re-enter said premises and the same have and possess as of his former estate, and without such re-entry may recover possession thereof in the manner prescribed by the statute relating to summary process; it being understood that no demand for the rent, and no re-entry for condition broken as at common law, shall be necessary to enable the lessor to recover such possession pursuant to said statute relating to summary process, but that all right to any such demand, or any such re-entry is hereby expressly waived by the said party of the
BOOK 109 WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT we, PHOEBE L. MORRELL BURNES, ALICE J. MORRELL and MILC M. MORRELL, all of the Town of Greenwich, County of Fairfield and State of Connecticut

For the consideration of One (1) Dollar and other good and valuable considerations received to our full satisfaction of BEATRICE STILLWELL (wife of Albert G. Stillwell) of the Town of Darien, County and State aforesaid

DO giving, grant, bargain, sell and confirm unto the said BEATRICE STILLWELL

All that certain tract, piece or parcel of land with the buildings therein situated in said Town of Greenwich and bounded and described as follows, to wit: Northerly by land of Amos Morrell; Easterly by the highway leading from North Coe Cob.; Southerly by the highway and Westerly by highway and land of Thaddeus B. Waleson, and containing in quantity ten (10) acres more or less.

Together with all right, title and interest in and to the highways in front of and adjoining said premises to the center line thereof.

Being the same premises conveyed to the Grantees herein by Harriet N. Morrell by Quit Claim Deed dated March 23, 1910 and recorded in Book 130 at page 327 of the Greenwich Land Records, the said Phoebe L. Morrell Burnes at that time being unmarried and known as Phoebe L. Morrell.

The Grantee herein assures and agrees to pay the Town tax due and payable January 1, 1924.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto her the said grantee her heirs and assigns forever to her and their own proper use and behoof. And also we the said grantors, do for ourselves, ourheirs, executors, and administrators, covenant with the said grantee her heirs and assigns, that at and until the reserving of these presents, we are well seized of the premises, as a good indestructible estate in fee simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever. except as aforesaid.

And furthermore, we the said grantor a do, by these presents, blind ourselves and our heirs forever to warrant and defend the above granted and bargained premises to her the said grantee, her heirs and assigns, against all claims and demands whatsoever. except as aforesaid.

In Witness Whereof, We have hereunto set our hands and seals this 15th day of September A. D. 1923

Phoebe L. Morrell Burnes L. S.
Alice J. Morrell [L. S.]
Milo H. Morrell L. S.

W. Stanley Finney

STATE OF CONNECTICUT,
FAIRFIELD COUNTY,
September 13th, 1923

Personally appeared, PHOEBE L. MORRELL BURNES, ALICE J. MORRELL and MILC M. MORRELL, of the foregoing instrument, and acknowledged the same to be their free act and deed before me.

Received for Record, Sep. 13 1923

Notary Public.

[Signature]
Know all Men by these Presents, That I, HARRIET E. MORRELL
(f. wife of Amos Morrell) of the town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of One Dollar ($1.00) and other valuable considerations received in my full satisfaction of PHOEBE L. MORRELL, ALICE J. MORRELL and MILCO N. MORRELL all of said Town of Greenwich as Tenants in common,

do by these Presents, release, and forever Quit Claim unto the said PHOEBE L. MORRELL, ALICE J. MORRELL and MILCO N. MORRELL as Tenants in common all right, title, interest, claim, and demand, whatever, which I the said Releaser have or ought to have in or to All that certain tract piece or parcel of land with the buildings thereon situated in said town of Greenwich and bounded and described as follows to wit: Northly by land of Amos Morrell; Easterly by the highway leading from North Can Coop; southerly by the highway; and westerly by land of Thaddaeus H. Walsham, and containing in quantity Ten (10) acres, more or less.

Being the same premises conveyed to the grantor herein by Richard K. Morrell by deed of even date herewith.

Reserving to myself however the use occupancy and enjoyment of the above described premises for and during the term of my natural life.

To have and to hold the premises, with all the appurtenances, unto the said Relees their heirs and assigns forever, so that neither I the said Releaser nor my heirs, nor any other person under me or them, shall hereafter have any claim, right, or title in or to the premises, or any part thereof, but there from I and they are by these presents forever barred and excluded.

In Witness Whereof, I have hereunto set hand and seal the 23rd day of March A.D., 191 0

[Signature]

Harriet E X Morrell [L.s.]

STATE OF CONNECTICUT,
FAIRFIELD COUNTY,

SS. GREENWICH, March 23rd, 191 0,

Personally appeared, HARRIET E. MORRELL,

Signer and Sealer

of the foregoing instrument, and acknowledged the same to be her free act and deed before me.

Received for Record May 1st, 191 0
at 12 M 29 S 42 and recorded by

[Signature]

Notary Public
Appendix B
ASSIGNMENT OF MORTGAGE

KNOW YE THAT Mortgage Electronic Registration Systems, Inc., as Nominee for American Home Mortgage, its successors and/or assigns, ("Assignor"), having an office and place of business at 1901 E. Vroomans Street, Suite C, Danville, IL 61834/P.O. Box 2026, Flint, MI 48501-2026 for the consideration of One Dollar and other valuable considerations, does hereby assign to U.S. Bank National Association, as Trustee for MASTR Adjustable Rate Mortgages Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, ("Assignee") having an address c/o Homeward Residential, Inc., 1525 S. Belt Line Road, Coppell, TX 75019, its successors, and assigns forever, all the right, title, interest, claim, and demand whatsoever in the said Assignor has or ought to have in or to a certain mortgage from JAIRO GUIZA to Mortgage Electronic Registration Systems, Inc., as Nominee for American Home Mortgage dated the 13th day of October, 2006 and recorded on the 17th day of October, 2006 in Volume 3274 at Page 184 of the COS COB Land Records, in or to the property described in said mortgage deed situated in the Town of COS COB, County of Fairfield and State of Connecticut, without warranty or representation by, or recourse to, said Assignor.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Assignee, its successors and assigns forever, so that neither the Assignor nor its successors, nor any other person under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it is and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, on the 23rd day of AUGUST, 2012, said corporation has caused the same to be executed and delivered, and its corporate seal to be hereunto affixed in its behalf by

Rolanda Wagner

Mortgage Electronic Registration Systems, Inc., as Nominee for American Home Mortgage, its successors and/or assigns, is to be hereby made known. The said corporation, by virtue of its authority, has caused the same to be executed and delivered, and its corporate seal to be hereunto affixed in its behalf by

Rolanda Wagner

Assistant Secretary

Produced Florida Drivers License as identification

Lori Richard

Signed, sealed, and delivered

In the presence of:

Rolanda Wagner

STATE OF FLORIDA

COUNTY OF DUVAL

On this 23rd day of AUGUST, 2012, before me personally came

Rolanda Wagner

Assistant Secretary, Mortgage Electronic Registration Systems, Inc., as Nominee for American Home Mortgage, its successors and/or assigns, which executed the above instrument, that he/she is a duly commissioned Notary Public in and for the State of Florida, and that he/she has executed the above instrument:

Linda G Bayless

Notary Public

My Commission Expires 10-23-2015

PROPERTY:

20 COGNEWAUGH ROAD

COS COB, CT 06807

273709 Guest

Received for Record SEP 11, 2012 by M. Atloss, Town Clerk
ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting solely as nominee for AMERICAN HOME MORTGAGE, whose address is 6501 Irvine Center Drive, Irvine, CA 92618, does by these presents hereby grant, bargain, sell, assign, transfer, convey, set over and deliver unto U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1, whose address is 180 East Fifth Street, St. Paul, MN 55101, the following described mortgage, securing the payment of a certain promissory note(s) for the sum listed below, together with all rights therein and thereunder, all liens created or secured thereby, all obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such mortgage.

Original Borrower(s): JAIR GUIZA
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN HOME MORTGAGE
Date of Mortgage: 10/13/2006
Loan Amount: $1,440,000.00
Recording Date: 10/17/2006 Book: 5274 Page: 0184 Document #: 12164
Misc. Comments: ASSIGNMENT EFFECTIVE DATE 11/12/2008

SEE ATTACHED LEGAL DESCRIPTION

and recorded in the official records of the Town of Greenwich, State of Connecticut affecting Real Property and more particularly described on said Mortgage referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 11/29/2008.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting solely as nominee for AMERICAN HOME MORTGAGE

Witness: Korth Hapi
Linda Green
Vice President

Witness: Christina Huang
Linda Thorenson
Asst. Secretary
State of GA
County of Fulton

On this date of 12/29/2008, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named Linda Green and Linda Thoresen, known to me (or identified to me on the basis of satisfactory evidence) that they are the Vice President and Asst. Secretary respectively of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting solely as nominee for AMERICAN HOME MORTGAGE, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

[Signature]
Notary Public.

[Seal]

Brittany Snow
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
May 21, 2011

Received for Record on [JAN 8 2009] at 12:49 PM by [Attestation] Town Clerk
Return To:
American Home Mortgage
520 Broadhollow Road
Melville, NY 11747

Prepared By:
Wendy Henderson
538 Broadhollow Road
2nd Floor East
Melville, NY 11747

OPEN-END MORTGAGE DEED
MIN 100024200014596953

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated October 13, 2006, together with all Riders to this document.

(B) "Borrower" is Jairo Guiza

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) "Lender" is American Home Mortgage

Lender is a Corporation
organized and existing under the laws of State of New York
Lender's address is 538 Broad Hollow Rd, Melville, NY 11747

(E) "Note" means the promissory note signed by Borrower and dated October 13, 2006
The Note states that Borrower owes Lender One Million Four Hundred Forty Thousand
and 71/100 Dollars ($1,440,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than November 1, 2016

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the
Property."

(G) "Loan" means the sum evidenced by the Note, plus interest, any prepayment charges and late charges
due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following
Riders are to be executed by Borrower (check box as applicable):

✓ Adjustable Rate Rider
✓ Condominium Rider
✓ Balloon Rider
✓ Planned Unit Development Rider
✓ VA Rider
✓ Biweekly Payment Rider
✓ Second Home Rider
✓ 1-4 Family Rider
✓ Other(s) (specify)

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other
charges that are imposed on Borrower or the Property by a condominium association, homeowners
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check,
draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument,
computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an
account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine
transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" mean those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by
any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property;
(iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or
condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the
Loan.

(O) "Periodic Payment" means the regularly scheduled payment due for (i) principal and interest under the
Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its
implementing regulations, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time,
or any additional or successor legislation or regulation that governs the same subject matter. As used in this
Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a
"federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not
that party has assumed Borrower's obligations under the Note and/or this Security Instrument.
TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender, (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower in consideration of this debt does hereby grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the County of Fairfield:

(Type of Recording Jurisdiction) [Name of Recording Jurisdiction]

SEE ATTACHED LEGAL DESCRIPTION

Parcel ID Number: 08-3150/6
20 Cognevaugh Road

(Property Address)

TO HAVE AND TO HOLD this property unto MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all appurtenances, fixtures now or hereafter a part of the property. All replacements and additions shall also be conveyed by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to execute any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing and executing this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record, Borrower waives and will forever be discharged from all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT contains uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

Dated: [Date]

[Signature]

Form 2097-101
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Jairo Guiza
Borrower

Daniel Ahlk
Borrower

STATE OF CONNECTICUT, Fairfield County

The foregoing instrument was acknowledged before me this October 13, 2006
by Jairo Guiza

My Commission Expires:

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]
SCHEDULE A
PROPERTY DESCRIPTION

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognawaugh Road, and running thence southerly along the westerly line of Cognawaugh Road S. 32 degrees 11' W. 18.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0 degrees 02' E. 50.2 feet S. 17 degrees 17' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S. 11 degrees 48' E. 31.6 feet, thence along land of M. Bonventuro, et ux, to and along land of Cummin N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 56 degrees 02' W. 31.5 feet ad N. 52 degrees 02' W. 90.95 feet to land now or formerly of Mannetti; 38' E. 219.77 feet to a point, thence southerly along land now formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet N. 77 degrees 06' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.
OPEN-ENDED MORTGAGE DEED, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

Eduardo T. Guiza and/or Eduard Guiza, an individual, having an address at 20 Cognewaugh Road, Greenwich, CT ("E. Guiza"); Jarro Guiza, an individual, having an address at 20 Cognewaugh Road, Greenwich, CT ("E. Guiza"); and Martha Guiza, an individual, having an address at 20 Cognewaugh Road, Greenwich, CT ("M. Guiza"). M. Guiza, together with E. Guiza and J. Guiza, shall hereafter be, both individually and/or collectively, referred to as the "Mortgagor", and the owners of the premises described in Schedules A and B hereto. Tuthill Finance, a Limited Partnership d/b/a Tuthill Finance having an office at 60 Keats Drive, Fairfield, CT 06824 ("Mortgagor"), has loaned to, or has agreed to loan to, Mortgagor the aggregate principal amount of $650,000.00 pursuant to, and which is evidenced by, that certain Mortgage Promissory Note dated March 26, 2008 ("Note") of Mortgagor in that amount, with a final maturity date of April 1, 2023, when the full debt, if not paid or demanded earlier, shall be due and payable. A copy of the Note is attached hereto and incorporated herein as Schedule C for all purposes. Mortgagor, in order to secure the payment of the Note, has duly authorized the execution and delivery of this Mortgage.

RECITALS

WHEREAS, pursuant to the terms of the Note, Mortgagor has advanced, on the date hereof, to the Mortgagor, $618,417.90 of the principal amount evidenced by said Note, receipt of which is hereby acknowledged by the Mortgagor and each and every advance, if any, hereafter contemplated by or under the Note (and/or this Mortgage) shall only be made on the conditions and provisions specifically set forth in said Note, and

WHEREAS, buildings or improvements on certain premises commonly known as 291-293 Greenwich Avenue, Stamford, CT (the "Stamford Premises") are in the process of construction or repair, or to be erected or repaired; and whereas the said Mortgagor has agreed to make the loan herein described to be paid over to said Mortgagor in installments as the work progresses, the time and amount of each advancement to be at the sole discretion and upon the estimate of said Mortgagor, pursuant to the terms of the Note, so that when all of the work on said Stamford Premises shall have been completed to the satisfaction of said Mortgagor, said Mortgagor shall then pay over to said Mortgagor any balance necessary to complete the full loan of $650,000.00, and

WHEREAS, the indebtedness of all such future advances made to the Mortgagor under or in connection with the Note shall be evidenced by the Note and shall be secured by the lien of this Mortgage; and

WHEREAS, the Mortgagor agrees to complete the erection or repair of said buildings located at the Stamford Premises to the satisfaction of said Mortgagor within a reasonable time from the date hereof, or, at the latest on or before six (6) months from the date hereof.

CERTAIN DEFINITIONS

Mortgagor and Mortgagor agree that, unless the context otherwise specifies or requires, the following terms shall have the meanings herein specified, such definitions to be applicable equally to the singular and the plural forms of such terms, and impersonal pronouns shall be deemed to include the personal pronoun of the appropriate gender.

"Chattels" means all fixtures, fittings, appliances, accessions, acquisitions, apparatus, equipment, building materials and components, machinery and articles of personal property, of whatever kind or nature, including any and all replacements, substitutions or products thereof and additions thereto, now owned or hereafter acquired or now or at any time hereafter intended to be or actually affixed to,
SCHEDULE B
PROPERTY DESCRIPTION

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognewaugh Road, and running thence southerly along the westerly line of Cognewaugh Road S. 32 degrees 11' W. 18.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0 degrees 02' E. 50.2 feet S. 17 degrees 27' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S. 11 degrees 48' E. 31.6 feet, thence along land of M. Bonvenuto, et ux., to and along land of Cummin N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 56 degrees 02' W. 31.5 feet N. 52 degrees 22' W. 46.2 feet N. 39 degrees 15' W. 22.2 feet, N. 41 degrees 39' W. 44.9 and N. 52.02' W. 90.95 feet to land now or formerly of Mannetti; thence northerly along land now or formerly of said Mannetti N. 27 degrees 38' E. 219.77 feet to a point, thence southerly along land now formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.8 feet S. 38 degrees 06' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.
IN WITNESS WHEREOF, this Mortgage has been executed personally and/or by its respective duly authorized representative as of March 26, 2008.

Signed, sealed and delivered in the presence of:

Mortgagor:

Eduardo T. Guiza a/wa Eduardo Guiza, individually

Linda Guiza, individually

Martha Guiza, individually

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

As: Stamford
March 26, 2008

On this 26th day of March, 2008, before me, Matthew Klein, the undersigned officer, personally appeared Eduardo T. Guiza a/wa Eduardo Guiza, known to me (or satisfactorily proven) to be the person whose name he subscribed to the within instrument and duly acknowledged that he executed the same as his own free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand,

Matthew Klein
Notary Public
My Commission Expires
Commissioner of the Superior Court
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 26th day of March, 2008, before me, Matthew Klein, the undersigned officer, personally appeared Jairo Guiza, known to me (or satisfactorily proven) to be the person whose name he subscribed to the within instrument and duly acknowledged that he executed the same as his own free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

[Signature]
Notary Public
My Commission Expires:
Commissioner of the Superior Court

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 25th day of March, 2008, before me, Matthew Klein, the undersigned officer, personally appeared Martha Guiza, known to me (or satisfactorily proven) to be the person whose name she subscribed to the within instrument and duly acknowledged that she executed the same as her own free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

[Signature]
Notary Public
My Commission Expires:
Commissioner of the Superior Court

This instrument prepared by, and after recording please return to:

Benanti & Associates
350 Bedford Street, Suite 201
Stamford, CT 06901
Attention: Joseph F. Benanti, Esq.

[Signature]
[Company Name]
December 11, 2007

CONTRACT SUBMITTED TO
Mrs. Eduardo & Martha Guiza

WORK TO BE PERFORMED AT
281- Greenwich Ave
Stamford CT 06902

CONTRACT

We hereby propose to perform all the labor and provide all materials necessary for the completion of the remodeling work. Follow specifications and details in plans provided by customer.

SCOPE OF WORK

- Carpentry 38,000.00
- Sheetrock tape & priming 9,000.00
- Finish carpentry trim & doors 12,500.00
- Insulation wall & sealing 4,800.00
- Interior & exterior doors 3,900.00
- Carpet & hardwood floors 6,250.00
- Install tile in 3 bathrooms & kitchen floors 8,300.00
- Install vanity, sink, tub, toilets, medicine cabinets, in 3 bathrooms 4,800.00
- Finish exterior siding and trim 3,800.00
- Plumbing work as specifications 11,600.00
- Electric work 200amp service including switches, outlets, and fixtures 12,900.00
- HVAC Install 2 separate systems including hot water 14,500.00
- Install 2 sets of kitchen cabinets and formica countertops 10,800.00
- Paint all walls and trim inside and outside $148,350.00

6% CT Tax
$8,931.00
$157,281.00

Received for Record APR 2 2008 at 10:37 A.M. and recorded by Town Clerk
ASSIGNMENT OF RENTS AND LEASES

This assignment of rents and leases (this "Assignment") made as of the 15th day of March, 2008 by Eduardo T. Guiza al/a Eduardo Guiza, an individual, having an address at 20 Cognewaugh Road, Greenwich, CT ("E. Guiza"), Jairo Guiza, an individual, having an address at 20 Cognewaugh Road, Greenwich, CT ("J. Guiza"), and Martha Guiza, an individual, having an address at 20 Cognewaugh Road, Greenwich, CT ("M. Guiza"), M. Guiza, together with E. Guiza and J. Guiza, shall hereafter be, both individually and/or collectively, referred to as the "Mortgagor" to Tuttle Finance having an office at 801 Kalona Drive, Fairfield, CT 06824 (the "Mortgagee").

WHEREAS Mortgagor is the present owner of the premises described in Schedules A and B attached hereto and made a part hereof (hereinafter collectively called the "Premises"); and

WHEREAS Mortgagee is the holder of a mortgage dated March 26, 2008 hereinafter referred to as the "Mortgage" securing certain Mortgage Promissory Note dated March 26, 2008 in the original principal sum of $650,000.00 (the "Note"); and

WHEREAS Mortgagee, in connection with the aforesaid loan to Mortgagor as evidenced by the Note, has required an assignment of rents and leases to Mortgagee as additional security for said loan and Note;

NOW, THEREFORE, in consideration of said loan and Note and for other valuable consideration received, it is agreed as follows:

1. Mortgagor hereby presently and absolutely assigns, transfers and sets over to Mortgagee any and all oral and written leases, occupancy agreements, tenancies, licenses and rentals for any use and occupancy of any part or all of the Premises which are now in existence or which may exist at any time in the future during the term of this Assignment, and any renewals and extensions thereof, whether or not recorded, and including, without limitation, cash or securities hereunder to secure performance by the lessees or licensees of their respective obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such leases or licenses or applied to one or more of the installments of rent or payments coming due immediately prior to the expiration of such terms, and further including any guarantees of such leases or licenses (all of the foregoing collectively or separately referred to as the "Leases" or a "Lease"), intending hereby to assign to Mortgagee all of the Mortgagor's interest in the Leases, and all rents, royalties, issues, profits, revenue, income, insurance policies and all proceeds of any of the foregoing and all other benefits arising therefrom (the "Rents"); provided, however, that the Mortgagor shall have the right and the license to receive the Rents only so long as no Event of Default (as defined in the Mortgage) has occurred and continues to exist thereunder, except that the Mortgagee shall be entitled upon the date hereof to receive any and all insurance proceeds of any kind whatsoever relating to the Premises or any portion thereof, including, without limitation, the right to receive directly from the applicable insurance carrier or company or any other party upon any casualty occurrence or other event of any kind whatsoever relating to the Premises, or any portion thereof, which results in the disbursement or payment of any proceeds under any such insurance policy. Without limiting in any way whatsoever the generality of the foregoing or any other terms of this Assignment, Mortgagor hereby irrevocably appoints Mortgagee as its agent and attorney-in-fact to collect, compromise and settle any loss or claim payable under any insurance policies relating to the Premises or any portion thereof and to endorse any loss payment or return premium check in Mortgagee's name and to apply the proceeds thereof to the satisfaction of any and all indebtedness secured hereby (as provided in Section 2 below) in such manner as Mortgagee shall determine in its sole discretion. Mortgagor will give prompt notice to Mortgagee and to insurers of loss or damage to the Premises or any portion thereof and will promptly file proofs of loss with insurers. To the extent permissible under applicable law, the foregoing appointment is coupled with an interest, shall be irrevocable and shall terminate only upon the termination of this Assignment as provided in Section 12 below.

2. This Assignment is given as security for: (a) payment of any and all indebtedness due Mortgagee which is secured by the aforesaid Mortgage and/or by any other future mortgages securing any
IN WITNESS WHEREOF, Mortgagor has caused this Assignment to be executed and delivered by its duly authorized representative as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Mortgagor:

Eduardo T. Guiza and/or Eduardo Guiza, individually

Jairo Guiza, individually

Martha Guiza, individually
STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss. Stamford

March 24, 2008

On this the 24th day of March, 2008, before me, Matthew Klein, the undersigned officer, personally appeared Eduardo T. Guiza who is Eduardo Guiza, known to me (or satisfactorily proven) to be the person whose name he subscribed to the within instrument and duly acknowledged that he executed the same as his own free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

Notary Public
My Commission Expires:
Commissioner of the Superior Court

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss. Stamford

March 24, 2008

On this the 24th day of March, 2008, before me, Matthew Klein, the undersigned officer, personally appeared Jairo Guiza, known to me (or satisfactorily proven) to be the person whose name he subscribed to the within instrument and duly acknowledged that he executed the same as his own free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

Notary Public
My Commission Expires:
Commissioner of the Superior Court

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss. Stamford

March 24, 2008

On this the 24th day of March, 2008, before me, Matthew Klein, the undersigned officer, personally appeared Martha Guiza, known to me (or satisfactorily proven) to be the person whose name she subscribed to the within instrument and duly acknowledged that she executed the same as her own free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

Notary Public
My Commission Expires:
Commissioner of the Superior Court
SCHEDULE B
PROPERTY DESCRIPTION

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognawaugh Road, and running thence southerly along the westerly line of Cognawaugh Road S. 32 degrees 11' W. 18.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0 degrees 02' E. 50.2 feet S. 17 degrees 17' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S. 11 degrees 46' E. 31.6 feet, thence along land of M. Bonvenuto, et ux, to and along land of Cummin N. 70 degrees 58' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 66 degrees 02' W. 31.5 feet N. 52 degrees 22' W. 46.2 feet, N.30 degrees 15' W. 22.2 feet, N. 41 degrees 39' W. 44.9 and N. 52.02' W. 90.95 feet to land now or formerly of Mannetti; thence northerly along land now or formerly of said Mannetti N. 27 degrees 38' E. 219.77 feet to a point; thence southerly along land now formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.

Received for Record APR 2 2006 at 10h 38m A.M. and recorded by

Town Clerk
COLLATERAL ASSIGNMENT OF MORTGAGE AND OTHER DOCUMENTS AS SECURITY
FOR EXISTING INDEBTEDNESS AND FUTURE ADVANCES

TUTHILL FINANCE, a Limited Partnership having an address at 60 Katona Drive, Fairfield, Connecticut, herein designated "Assignor", acting herein by Jeffrey Wax, President, of WADCO, INC., the general partner of the Assignor, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid by SOVEREIGN BANK, a Massachusetts Banking Corporation, herein designated "Collateral Assignee", having an address of 75 State Street, 4th Floor, Boston, MA 02109 at or before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, transferred, set over, and conveyed and by these presents does hereby grant, bargain, sell, assign, transfer, set over and convey unto the Collateral Assignee all of the Assignor's right, title and interest in and to a certain note and mortgage in the original principle amount of $550,000.00 dated the 26th day of March, 2008, made by EDUARDO T. GUIZA A/K/A EDUARDO GUiza, JAIRO GUIZA AND MARTHA GUIZA to TUTHILL FINANCE upon the piece or parcel of land more particularly described in said mortgage being in the County of Fairfield, Town of Greenwich and State of Connecticut, also known as 20 Compass Road, Greenwich, CT 06830.

TOGETHER with the note, debt, bond or other obligation described in, or secured by, said mortgage and other documents, and the money or proceeds due and to become due thereon with interest.

AND, this Assignment is intended and given as security for any and all loans and advances made by Collateral Assignee prior to, on, or after the date of this Assignment to or for the account of Assignor (and/or any related parties), and any interest, obligations, liabilities, indebtedness, payments, costs, fees, charges and expenses now or hereafter chargeable against Assignor (and/or any related parties) or owing by Assignor (and/or any related parties) to Collateral Assignee (including, but not limited to, the payment and performance of all indebtedness, obligations and liabilities arising under a certain Commercial Revolving Credit Agreement dated September 7th, 2006 between Collateral Assignee, Assignor and People's Bank (the "Agreement"), a certain Security Agreement dated September 7th, 2006 between Collateral Assignee, Assignor and People's Bank (the "Security Agreement"), a certain Promissory Note dated September 7th, 2006 in the original principal amount of $20,000,000.00 executed by Assignor in favor of Collateral Assignee, and a certain Promissory Note dated September 7th, 2006 in the original principal amount of $12,000,000.00 executed by Assignor in favor of People's Bank [collectively the "Note"] and any amendments, modifications, extensions or renewals of said Agreement, Security Agreement and/or Note, whether any of the foregoing are direct or indirect, joint or several, primary or secondary, absolute or contingent, due or to become due, guaranteed or secured, now existing or hereafter arising, and no matter how or when arising, including, without limitation, the performance and fulfillment by Assignor (and/or any related parties) of all terms, conditions, promises, covenants and provisions contained in said Agreement, the Security Agreement, the Note or any other present or future loan agreements, security agreements, promissory notes, mortgages, assignments, agreements, documents or instruments of any kind, whatsoever executed or delivered in favor of the Collateral Assignee by Assignor (and/or any related parties) or any obligations or liabilities of any kind whatsoever imposed or binding on the Assignor (and/or any related parties) by operation of law or otherwise. The extent of the encumbrances or indebtedness and the term thereof can be obtained by inquiry of the Collateral Assignee.

AND, Collateral Assignee does not by this Assignment or otherwise assume any of the obligations of any kind whatsoever of Assignor or any other party under the assigned mortgage, the assigned note or any
other documents, agreements or instruments of any kind whatsoever executed and/or delivered in connection therewith and Collateral Assignee shall not be responsible in any way whatsoever for the performance by Assignor or any other party of the terms and conditions of the assigned mortgage, the assigned note or any other documents, agreements or instruments of any kind whatsoever executed and/or delivered in connection therewith.

AND, the Assignor hereby makes, constitutes and appoints the Collateral Assignee, the true and lawful attorney of the Assignor, irrevocable, in the Assignor’s name or otherwise (as provided in the Agreement and Security Agreement or any related documents or agreements), to have, use and take all lawful ways and means for the recovery of the money, debt and/or other obligations secured and/or described by this Assignment together with interest, and upon payment thereof to discharge the same as fully as the Assignor might or could do if this Assignment has not been made.

TO HAVE AND TO HOLD the same unto said Collateral Assignee and its successors and assigns forever.

THE COLLATERAL ASSIGNEE IS NOT ACTING AS A NOMINEE OF THE MORTGAGOR, AND THE MORTGAGE CONTINUES TO SECURE A BONA FIDE OBLIGATION.

IN WITNESS WHEREOF, the Assignor has duly executed this Assignment this 29th day of April, 2008.

Signed, Sealed and Delivered in the presence of

[Signature]

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this 29th day of April, 2008, before me personally appeared JEFFREY WAIN to me known, who acknowledged that he is the duly authorized President of Wainco, Inc., the General Partner of TUTHILL FINANCE, a Limited Partnership, the entity described in and which executed the foregoing instrument and that he, being authorized to do so, signed his name thereto for the purposes therein by and on behalf of said Corporation, as the General Partner of said Partnership, as the recite act and deed, and on behalf, of said Partnership for the purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand.

JOETTE HANSEN
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 2011

Received for Record MAY 15, 2008 at 9h56m A.M. and recorded by

Town Clerk
Return: Jacobs & Rozich, LLC
P.O. Box 1952
New Haven, CT 06509

DOCKET NO. FST-CV-08-5007390-S

SHEMIN NURSERIES
Plaintiff(s)

Vs

EDUARDO GUIZA
Defendant(s)

SUPERIOR COURT

JUDICIAL DISTRICT OF

STAMFORD AT STAMFORD

March 12, 2009

JUDGMENT LIEN

THIS IS TO CERTIFY, that SHEMIN NURSERIES of the City of Greenwich County of Fairfield and State of Connecticut on March 2, 2009 in the Superior Court held at STAMFORD within and for the Judicial District of STAMFORD did obtain a judgment against E.G. CONTRACTING INC. EDUARDO GUIZA of the City/Town of Greenwich, County of Fairfield and State of Connecticut for the sum of Ten thousand five hundred fifty nine and 30/100 ($10,559.30) Dollars damages and Three hundred forty four and 28/100 ($344.28) Dollars costs of suit, which judgment remains wholly (partially) unsatisfied, and to secure said sums, and the lawful interest therein, a judgment lien in favor of the Plaintiff(s) is hereby placed upon the following described real estate of the Defendant(s), pursuant to the statute in such case made and provided, being all that certain piece or parcel of land, together with all improvements thereon, situated in the Town of Greenwich County of Fairfield and State of Connecticut

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

This lien if filed within (4) months after such judgment was rendered, and the same real estate herein described was attached in said action on
Dated at New Haven, Connecticut, on March 12, 2009

SHEMIN NURSERIES

By

Kenneth M. Rozich
Attorney(s)
Duly Authorized

P.O. Box 1502
New Haven, CT 06509
(203) 772-4134
Schedule "A"

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Montalbano and Rose Montalbano and land now or formerly of Mitchell Land Company with the western line of Cogswaugh Road, and running thence southerly along the western line of Cogswaugh Road S. 32 degrees 11' W. 18.5 feet; S. 13 degrees 13' W. 78.9 feet; S. 0 degrees 07' E. 50.3 feet; S. 17 degrees 17' E. 27.1 feet; S. 25 degrees 30' E. 21.6 feet and S. 11 degrees 46' E. 31.6 feet, thence along land of M. Duffner, et al, to and along land of Cummins N. 70 degrees 50' W. 50.4 feet; N. 65 degrees 17' W. 30.35 feet; N. 56 degrees 02' W. 31.5 feet; N. 52 degrees 02' W. 90.95 feet to land now or formerly of Massetti; S. 38' E. 219.77 feet to a point, thence southerly along land now or formerly of Palo to and along land now or formerly of Montalbano S. 61 degrees 32' E. 50.6 feet; S. 38 degrees 04' E. 17.8 feet; N. 77 degrees 06' E. 2.15 feet; S. 40 degrees 33' E. 107.0 feet and S. 45 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.

Received for Record  MAR 19 2009 at 10:22:56 M. Attest

Town Clerk
RETURN TO:
Adam J. Blenk
Wolf, Rees, Kweskin & Kuriansky, LLP
600 Summer Street
Stamford, CT 06901

DN# FST-CV-09-6002165S

THOMAS M. IACOVACCI and
SUSAN E. IACOVACCI

V.

EG CONTRACTING INC. D/B/A EG
CONTRACTORS, INC. and
EDUARDO GUIZA D/B/A EG
CONTRACTORS, INC.

SUPERIOR COURT
JUDICIAL DISTRICT OF
STAMFORD
AT STAMFORD

APRIL 15, 2010

JUDGMENT LIEN

THIS IS TO CERTIFY that Thomas M. Iacovacci and Susan E. Iacovacci, did on April 8, 2010, obtain a judgment in its favor against Eduardo Guiza, whose last known address is 20 Cognewaugh Road, Cos Cob, Connecticut. Said judgment is in the sum of $87,017.67, plus costs, the total of which is due and owing. To secure said sum, a judgment lien in favor of Thomas M. Iacovacci and Susan E. Iacovacci is placed upon the following described real property, located at 20 Cognewaugh Road, Cos Cob, Connecticut, and more particularly described in Schedule A attached hereto.
This lien is made pursuant to the Connecticut General Statutes § 52-380a. This is to
 certify further that, pursuant to Connecticut General Statutes § 52-351a, a copy of this judgment
 lien has been sent by U.S. Mail, postage prepaid, and by Certified Mail, Return Receipt
 Requested to Eduardo Guiza, whose last known address is 20 Cognowaugh Road, Cos Cob,
 Connecticut, 06807.

 Dated at Stamford, Connecticut, this 15th day of April, 2010.

 THE PLAINTIFFS
 THOMAS M. IACOVACCI and
 SUSAN E. IACOVACCI

 By
 Adam J. Blank, Esq
 WOFSEY, ROSEN, KWESKIN &
 KURIANSKY, LLP
 600 Summer Street
 Stamford, Connecticut 06901
 Tel: 327-2300
 Juris No.: 68550
ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Minus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Patsy Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognewaugh Road, and running thence southerly along the westerly line of Cognewaugh Road S. 32 degrees 11' W. 18.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0 degrees 02' E. 50.2 feet S. 17 degrees 30' E. 21.4 feet and S. 11 degrees 46' E. 31.6 feet, thence along land of M. Bonvenuto, et ux., to and along land of Cummington N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 56 degrees 02' W. 31.5 feet ad N. 52 degrees 02' W. 90.95 feet to land now or formerly of Mannetti; 38' E. 219.77 feet to a point; thence southerly along land now formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet; S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 37.0 feet to the point of beginning and containing 1.183 acres, more or less.
STATE OF CONNECTICUT
DEPARTMENT OF REVENUE SERVICES
TAX LIEN

Taxpayer's Name: Eduardo Guiza & Martha Guiza
Case# 482281
Tax Periods Ending: Income-12/06, 12/07

I, CALVIN A. MELLOR, Duly Appointed DIRECTOR OF COLLECTION & ENFORCEMENT acting herein under authority of the Connecticut General Statutes, do hereby certify that the State of Connecticut holds a lien in the amount of $18,981.17 for taxes arising under Chapter(s) 229 on the following described parcel(s) of land together with any building or improvements thereon, recorded in the name of:

Eduardo Guiza & Martha Guiza

in the Land Records of the Town of Greenwich, County of Fairfield in Volume(s) 5274 at Page(s) 204

Dated at Hartford, Connecticut, July 13, 2011

Calvin A. Mellor
Authorized Signature

Debtor(s) Mail Address:
20 Cognewaugh Road
Cos Cob, Ct. 06807-1722

C&E - R623 (Rev. 12/03)

File Your Taxes Electronically.
WWW.ct.gov/DRS
AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

Received for Record JUL 18 2011 at 11:32AM Attest: Town Clerk
UNITED STATES DISTRICT COURT
DISTRICT OF CONNECTICUT
(NEW HAVEN OFFICE)

EDUARDO OSSIO
AND GIANNINNA ALFARO
Plaintiffs

V.

EDUARDO GUIZA
D/B/A EG CONTRACTORS, INC.
Defendant

CIVIL ACTION NO:

3:12-CV-0073 (MRK)

MAY 1, 2012

JUDGMENT LIEN CERTIFICATE

THIS IS TO CERTIFY THAT EDUARDO OSSIO AND GIANNINNA ALFARO of 19 Noble Street, Stamford, CT 06902, on the 26th day of April, 2012, in the United States District Court for the Judicial District of Connecticut, obtain Judgment in their favor in the above-captioned action against Eduardo Guiza D/B/A EG Contractors, Inc., whose last known address is 20 Cognewaugh Road, Cos Cob, Connecticut 06807, in the amount of ONE HUNDRED THOUSAND DOLLARS AND 00/100 ($100,000.00), profits in the amount of TWENTY FOUR THOUSAND EIGHT HUNDRED FORTY FOUR DOLLARS AND 98/100 ($24,844.98), interest on the investment through April 16, 2012, in the amount of FORTY-SIX THOUSAND FIVE HUNDRED TWENTY SIX DOLLARS AND 08/100 ($46,526.08), interest on the profit through April 16, 2012, in the amount of THIRTEEN THOUSAND NINE HUNDRED NINETY FIVE DOLLARS AND 21/100 ($13,995.21), cost and fees in the amount of ONE THOUSAND FIVE HUNDRED FORTY FIVE DOLLARS AND 20/100 ($1,545.20), for a total of ONE HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED ELEVEN AND 47/100 ($186,911.47), and to secure said sums and the lawful interest thereon, a Judgment Lien in favor of Eduardo Osso and Gianinna Alfaro is hereby placed upon Eduardo Guiza' interest in the real estate known as:

20 Cognewaugh Road, Cos Cob, CT 06807

Dated at Meriden, Connecticut this 1st day of May, 2012.

[Signature]

NOTICE TO THE DEBTOR:

A copy of this notice was filed with the Greenwich Town Clerk

CERTIFICATE OF SERVICE

THIS IS TO CERTIFY that on May 1, 2012, a copy of the foregoing was sent, via U.S. Mail, first-class, postage prepaid, to all counsel and pro se parties as listed below:

Eduardo Guiza D/B/A EG Contractors, Inc
CR 9, 535.41
Bogota, Colombia

Eduardo Guiza D/B/A EG Contractors, Inc
20 Cognewaugh Road
Cos Cob, CT 06807

[Signature]

MAY 04 2012

[Signature] M. Attest

Town Clerk
JUDGMENT LIEN CERTIFICATE

Judgment Debtor: Eduardo Guiza
Judgment Creditor: Stamford Radiological Associates, P.C.
Court: Centralized Small Claims, Connecticut
Docket Number: SCC-366288
Date of Judgment: December 20, 2010
Amount Due On Judgment: $4,286.35
Costs: $75.00
Payments: $0.00
Total Amount Due: $4,361.35

Real Property

Owner: Eduardo Guiza
Martha Guiza
Jairo Guiza

Address: 20 Cognewaugh Road
Cos Cob, CT 06807

Volume: 5274  Page: 204

Pursuant to this Certificate, a lien is placed on the above property. This Lien is being filed in the office of the Town Clerk.

A copy of this lien is being mailed to the Judgment Debtor by first Class Mail.

Dated at Waterbury, Connecticut this 4th day of May, 2012.

AAB L06345

By
Joseph P. Latino
21 West Main Street, 4thFloor
P.O. Box 2715
Waterbury, CT 06722
(203) 759-2104
Attorney for: Stamford Radiological Associates, P.C.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR

Received for Record MAY 07 2012 7:23 A.M. Attest: Town Clerk
RETURN DATE: AUGUST 14, 2012: SUPERIOR COURT
EDUARDO OSSIO AND
GIANINNA ALFARO

V

EDUARDO GUIZA DBA
EG CONTRACTORS, INC., ET AL

AT STAMFORD

JULY 30, 2012

LIS PENDENS

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given of a foreclosure wherein EDUARDO OSSIO and GIANINNA ALFARO, are individuals with a mailing address of 19 Noble Street, Stamford, Connecticut 04112 are the Plaintiffs and EDUARDO GUIZA DBA EG CONTRACTORS, INC., is a resident of the country of Colombia and his last known residence was at CR 9 # 58-47, Bogota, Colombia: MARTHA GUIZA AND JAIRO GUIZA of 20 Cognewaugh Road, Cos Cob, Connecticut: STAMFORD RADIOLOGICAL ASSOCIATES, P.C., Agent for service at P. Trebing 106 Main St., New Canaan, CT 06840: US BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-1 of 60 Livingston Ave., St. Paul, Minnesota 55107: SOVEREIGN BANK AS THE ASSIGNEE ON A MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT ON THIS REAL ESTATE FROM TUTHILL FINANCE of 3237 Berlin Turnpike, Newington, CT 06111: SHEMIN NURSERIES, INC. of 42 Old Ridgebury Rd., Danbury, CT 06810: THOMAS M. IACOVACCI AND SUSAN IACOVACCI of 26 Sutton Place, Stamford, CT: STATE OF CONNECTICUT DEPARTMENT OF REVENUE SERVICES of 25 Sigourney Street, Suite 2, Hartford, CT 06106 and TOWN OF GREENWICH of 101 Field Point Road, Greenwich, CT 06830 are the Defendants, brought by a Complaint dated July 25, 2012, and made returnable to the Superior Court for the Judicial District of Norwalk at Stamford on August 14, 2012, which action is brought to foreclose on a Judgment lien recorded May 4, 2012 on the Greenwich, CT land records.

The real estate affected by the foreclosure is described as:

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich at North Mianus so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of Peter Monteleone and Rose Monteleone and land now or formerly of Mitchell Land Company with the westerly line of Cognewaugh Road, and running thence southerly along the westerly line of Cognewaugh Road 32 degrees 11' W. 18.3 feet, S. 13 degrees 13' W. 78.9 feet S. 0 degrees 02' E. 50.2 feet S. 17 degrees 17' E. 27.1 feet S. 25 degrees 30' E. 21.4 feet and S. 11 degrees 46' E. 31.6 feet, thence along land of M. Bonvenuto, et ux. and along land of Cummin N. 70 degrees 56' W. 50.4 feet N. 65 degrees 17' W. 30.35 feet N. 56 degrees 02' W. 31.5 feet and N. 52 degrees 02' W. 90.95 feet to land now or formerly of Mannetti; 38' 213.77 feet to a point; thence southerly along land now or formerly of Fado to and along land now or formerly of Monteleone S. 61 degrees 32' E. 30.6 feet S. 38 degrees 08' E. 47.8 feet, N. 77 degrees 6' E. 2.15 feet S. 40 degrees 33' E. 107.0 feet and S. 48 degrees 07' E. 31.6 feet to the point of beginning and containing 1.183 acres, more or less, of which Defendant Eduardo Guiza dba EG Contractors, Inc. was the record owner. This property is commonly known as 20 Cognewaugh Road, Cos Cob, Connecticut 06807.
Dated at Meriden, Connecticut this 30th day of July, 2012:

EDUARDO OSSIO
GIANINNA ALFARO
PLAINTIFFS

Kenneth J. Krayeske, Esq.
BROWN & WELSH, P.C.
530 Preston Avenue, P.O. Box 183
Meriden, Connecticut 06450
Telephone: (203) 235-1651
Fax: (203) 235-9600
Juris No. 100074
Their Attorneys

Received for Record: JUL 31 2012
At: 11:50 A.M. Attest: Town Clerk
Loan #61-01-20052

KNOW ALL MEN BY THESE PRESENTS: That First County Bank, a Corporation chartered by the State of Connecticut, and doing business in the Town and City of Stamford, County of Fairfield, in said State, does hereby release and discharge a certain mortgage from 

Paul Homelee & Rose Homelee

to the said FIRST COUNTY BANK, dated October 20th, 1976, recorded in the Land Records of the Town of Greenwich, in the County of Fairfield, and State of Connecticut, in volume 269 at page 281, at which reference may be had:

IN WITNESS WHEREOF, First County Bank, by 

Joseph P. Horaney, its Vice President

duly authorized, has hereunto set its hand and seal this 20th day of March 1976.

First County Bank

By

Joseph P. Horaney

Its Vice President

Signed, sealed and delivered in presence of

Monica J. Brown

Hilda Y. Moh

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared

Joseph P. Horaney, Vice President

signer and sealer of the foregoing instrument, and acknowledged same to be the free act and deed of First County Bank before me.

Bessie, M. Raphael

Notary Public

Received for Record

MAR 26 1976

at 12:10 P.M. Accepted by

P. Martin

Town Clerk.
Notice is hereby given of the pendency of a civil action between the above named parties made returnable to the Superior Court, Judicial District of Stamford/Norwalk at Stamford on September 6, 1988; which action is in five counts. The FIRST COUNT is an action claiming resulting trust; the SECOND COUNT is an action claiming constructive trust; the THIRD COUNT is an action claiming reformation and setting aside of a deed, as does the FOURTH COUNT. The FIFTH COUNT is an action claiming conversion.

The civil action involves the property more particularly described in Schedule A attached hereto and made a part hereof.

In said action the following relief is claimed:

1. Title of the property being settled in the plaintiffs in fee simple as against the defendants by resulting trust;

2. Title to the property being settled in plaintiffs in fee simple as against defendants by constructive trust;

3. Setting aside of the said quit claim deed executed by plaintiffs as grantors and defendants as grantees;

4. Money damages in excess of $15,000.00 exclusive of interest and costs;
5. Punitive damages on the alleged conversion;
6. Such other equitable relief as is just and proper.

THE PLAINTIFFS

[Signature]

by

Daniel H. Benjamin
441 Summer Street
Stamford, CT 06901
(203) 324-3221
Juris #100073

8-11-98

ATTEST: Paul Verille
PAUL VERILLE, DEPUTY SHERIFF
FAIRFIELD COUNTY
STATE OF CONNECTICUT
SCHEDULE A

All that certain tract, piece, or parcel or land, with the buildings and improvements thereon, situate in the Town of Greenwich, at North Mianus, so-called, and more particularly bounded and described as follows: Beginning at a point formed by the intersection of the division line between land of the Grantors and land, now or formerly, of the Mitchell Land Company, with the westerly line of Cognenwaugh Road and running thence southerly along the westerly line of Cognenwaugh Road S. 32 deg. 11' W. 18.3 feet, S. 13 deg. 13' W. 78.9 feet, S. 9 deg. 02' E. 50.2 feet, S. 17 deg. 17' E. 27.1 feet, S. 25 deg. 30' E. 21.4 feet and S. 11 deg. 46' E. 31.6 feet, thence along land of M. Bonvenuto, et ux., to and along land of Cummin N. 70 deg. 56' W. 58.4 feet, N. 65 deg. 17' W. 38.35 feet, N. 56 deg. 02' W. 31.5 feet, N. 52 deg. 22' W. 48.2 feet, N. 39 deg. 15' W. 22.2 feet, N. 41 deg. 39' W. 44.9 feet, and N. 52 deg. 02' W. 331.65 feet to land of Hartly, thence northwesterly and easterly along land of said Hartly to and along land now or formerly of the Mitchell Land Company, N. 81 deg. 37' E. 9.3 feet, N. 67 deg. 28' E. 53.6 feet, N. 57 deg. 10' E. 98.5 feet, N. 72 deg. 39' E. 42.2 feet, N. 61 deg. 44' E. 22.7 feet, S. 62 deg. 30' E. 52.5 feet, S. 31 deg. 19' E. 21.1 feet, S. 61 deg. 32' E. 61.2 feet S. 18 deg. 08' E. 47.8 feet, N. 72 deg. 06' E. 2.15 feet, S. 48 deg. 33' E. 107.0 feet and S. 48 deg. 07' E. 37.8 feet to the point of beginning and containing 2.06 acres.

Together with all right, title, and interest in and to the highway, in front of and adjoining said premises to the center line thereof.

Being the same premises conveyed by Beatrice Stillwell, by Warranty Deed dated August 2, 1945, and recorded in Book 198 at Page 565 of the Greenwich Land Records.

AUG 11 1988
Received for Record at 11:45 A.M. and recorded in Book 582 at Page 225.
To all People to whom these Presents shall Come, Greeting:

KNOW YE, That Patsy Monteleone and Rose Monteleone,

of the Town of Greenwich, in the County of Fairfield, and State of Connecticut, hereinafter called the Grantee, for the consideration of Forty Thousand Dollars ($40,000.00) received to his full satisfaction of THE STAMFORD SAVINGS BANK, a corporation organized and existing under the laws of the State of Connecticut, located and doing business in the City of Stamford, County of Fairfield, and State of Connecticut, hereinafter called the Grantor, does give, grant, bargain, sell and convey unto the said THE STAMFORD SAVINGS BANK, the following described premises, together with all buildings and improvements thereto, including all appurtenances, in a good and fit condition.

Beginning at a point formed by the intersection of the dividing line between the premises herein described and land of Angelo Montesano with the western side of Cognewaug Road, and running thence along said land of the grantors N 70° 56' West 50.4 feet and N 65° 17' W 30.35 feet and N 56° 02' W 31.5 feet and N 52° 22' W 16.2 feet and N 39° 15' W 22.2 feet and N 42° 39' W 11.9 feet; and running thence along land of Ernest Mannetti at UX N 52° 02' E 90.95 feet and N 27° 30' E 219.77 feet; and running thence along land now or formerly of John J. Fado, Jr. S 61° 32' E 20.6 feet and S 38° 53' E 17.6 feet and S 77° 06' E 2.15 feet; and running thence along land of Stephanie Roberts Twizell S 4° 33' E 107.0 feet and S 45° 07' E 37.0 feet, and running thence along Cognewaug Road S 32° 11' W 16.3 feet and S 13° 13' W 78.9 feet and S 0° 02' E 50.2 feet and S 17° 17' E 27.1 feet and S 25° 30' E 21.4 feet and S 11° 46' E 31.6 feet to the point or place of beginning.

Together with all right, title and interest of the grantors in and to the highway, Cognewaug Road, in front of and adjoining said premises to the center line thereof.

Said premises are subject to the zoning and planning rules and regulations of the Town of Greenwich.

To have and to hold the above granted and bargained premises with the privileges and appurtenances thereto unto the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

And furthermore, the said Grantee does by these presents bind himself and his heirs, executors, administrators, successors and assigns, either present or to be hereafter constituted, unto and into the covenants and conditions of the said premises, as a good indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written, and that the same is free of all hindrances whatsoever, except any above mentioned.

2008-5-31 UNITED
and John and Linda Monteleone are

The condition of this Deed is such that, whereas the Grantor is indebted to the Grantee in the principal sum of **Forty Thousand** dollars ($40,000.00) payable at its office in said Stamford, Connecticut, as evidenced by the promissory note of the Grantor payable to the Grantee, a copy of which note is as follows:

$ 40,000.00

October 20, 1976

Stamford, Conn.

FOR VALUE RECEIVED, we jointly and severally promise to pay to THE STAMFORD SAVINGS BANK the sum of forty thousand dollars ($40,000.00), with interest at the rate of 9% per annum on the unpaid balance. Said principal and interest shall be payable together as follows: two equal monthly payments of not less than three hundred thirty-five and 68/100 dollars each, payable on the first day of each calendar month, commencing with the first payment on December 1, 1976, and continuing until the whole of said principal sum and interest shall have been paid, and said payments shall be applied in the following manner:

1. To the payment of interest then due on the unpaid balance of the principal sum.
2. To the part payment of the unpaid balance of principal.

Upon default in the payment of any such installment or default in the performance of any of the agreements or provisions in the mortgage securing this note, for a period of 30 days, or if this note shall become due and payable pursuant to any provision in said mortgage, all the remainder of said debt shall become due and payable at the option of the holder hereof, without necessity for demand or notice, together with all costs of collection, including reasonable attorneys' fees.

The maker or makers hereof shall have the privilege of paying the unpaid balance of this note or an amount equal to one or more monthly principal payments next due, at any time before maturity.

This note is secured by a first mortgage of even date herewith on property in the Town of


Patry Monteleone (L.S.)
Rose Monteleone (L.S.)
John Monteleone (L.S.)
Linda Monteleone (L.S.)
Whereas the Grantor has agreed and does hereby agree

1. To pay all taxes and assessments of any type or nature upon said premises.

2. To keep all buildings on said premises insured against loss or damage by fire and other hazards and contingencies in such manner and to such companies and for such amounts as may be satisfactory to the Grantee.

3. To keep all buildings on said premises in good repair, and to commit or permit no waste, and also to keep said property free from all mechanics' liens.

4. That the whole of the indebtedness, both principal and interest, shall become due and payable at the option of the holder hereof, upon the sale or conveyance of the said premises.

5. To pay all costs, charges and expenses, including reasonable attorneys' fees, incurred by the Grantee in any foreclosures of this mortgage or other legal proceeding for the collection of the debt hereby secured.

Now, therefore, if all agreements hereabove contained shall be fully performed, and said note paid in all respects according to its tenor, then this deed shall be void, otherwise to remain in full force and effect.

The covenants hereon contained shall bind, and the benefits and advantages shall come to, the respective heirs, executors, administrators, successors and assigns of the Grantor and Grantee. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand and seal this __th day of __________, 1976.

Signed, sealed and delivered in the presence of:

[Signatures]

STATE OF CONNECTICUT, COUNTY OF FAIRFIELD

STAMFORD, October 20, 1976

Personally appeared Patsy Monteleone and Rose Monteleone, signers & sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

[Signature]

A Commissioner of the Superior Court
Appendix C
RESIDENTIAL

Assessment Year 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019
VALUATION L 1036600 1036600 1036600 1036600 1036600 1036600
Market B 238300 238300 238300 238300 238300 238300
T 1274900 1274900 1274900 1274900 1274900 1274900
VALUATION L 725620 725620 725620 725620 725620 725620
70% Assessed E 166810 166810 166810 166810 166810 166810
T 892430 892430 892430 892430 892430 892430

LAND DATA AND CALCULATIONS

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Supplemental Cards
TRUE TAX VALUE 1036600

Supplemental Cards
TOTAL LAND VALUE 1036600
### VALUATION RECORD

#### Assessment Year

#### Reason for Change

### VALUATION

#### Site Description

### LAND DATA AND CALCULATIONS

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Supplemental Cards

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Referenced To North Manor Sanitary Sewer System Final Benefit Map Based On The 1/10/06 Grand List
RESIDENTIAL

VALUATION RECORD

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<td>$94,900.00</td>
</tr>
<tr>
<td>$72,150.00</td>
<td>$114,700.00</td>
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</table>

LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Zoning</th>
<th>Legal Description</th>
<th>Legal Access</th>
<th>Res. Single</th>
<th>12,649.84</th>
<th>1.0000</th>
</tr>
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<tbody>
<tr>
<td>Residential Land</td>
<td>12,649.84</td>
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TOTAL LAND VALUE: $114,700.00
<table>
<thead>
<tr>
<th>Site Description</th>
<th>Valuation Record</th>
</tr>
</thead>
<tbody>
<tr>
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## Valuation Record

### Assessment Year

### Reason for Change

### Valuation

## Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured</th>
<th>Table</th>
<th>Price, Rate</th>
<th>Effective</th>
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</tbody>
</table>

Supplementary Facts:

**Total Land Value**
MAPS

Assessor Map # 383
Town of Greenwich
Department of Public Works – Engineering Division
Town Hall – 101 Field Point Road, Greenwich, CT 06830
Phone 203-622-7767 – Fax 203-622-7747

Engineer of Record Certification

Project Name: Residential Development

Project Address: 20 Cognewaugh Road

Engineer's Name: Anthony L. D'Andrea, PE

Engineering Firm's Name: Rocco V. D'Andrea, Inc.

Street Address: 6 Neil Lane City: Riverside State: CT Zip: 06878

Phone: 203-637-1779 Fax: 203-637-1770 Email: ald@rvdi.com

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:

Final Subdivision Review Set, Residential Development, 20 Cognewaugh Road Greenwich, Connecticut, Prepared For Marival, LLC

Stormwater Management Report Last Revision Date: 5-7-20

Number of Plan Sheets: 9 Last Revision Date: 5-7-20


Engineer's Signature

Date

Engineer's Seal

Form SC-100

February 2014
**DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION**

**PRE-CONSTRUCTION**

Property Address: 20 Cognewaugh Road

Building Permit No.: ____________________

Tax Account No.: 08-3150/S

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

Engineering Firm: Rocco V. D’Andrea, Inc.

Design Plans Date: 5/7/20

Drainage Report Date: 5/7/20

**PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Property Area</td>
<td>51,560</td>
</tr>
<tr>
<td>Total Proposed Site Disturbance Area (SF)²</td>
<td>42,500</td>
</tr>
<tr>
<td>Total Impervious Area Under Existing Conditions (SF)³</td>
<td>15,941</td>
</tr>
<tr>
<td>Total Impervious Area Under Proposed Conditions (SF)³</td>
<td>13,956</td>
</tr>
<tr>
<td>Total Disconnected Impervious Area Under Proposed Conditions (SF)⁴</td>
<td>13,236</td>
</tr>
<tr>
<td>Total Directly Connected Impervious Area Under Proposed Conditions (SF)⁵</td>
<td>720</td>
</tr>
</tbody>
</table>

¹ The entire property area (i.e. parcel/lot area) based on property address and tax account number.

² The entire area being disturbed for the proposed construction activity (foundations, buildings, houses, stormwater systems, septic systems, pools, patios, accessory structures, vegetative soil cover modifications, etc.). The project disturbance area (delineated with construction/silt fence) shall be depicted on the design, construction, and mitigation plans, and shall be installed on-site prior to commencing land disturbance activities.

³ Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

⁴ All impervious surfaces that are directed to stormwater BMPs that meet the water quality volume (WQV) standard will be considered disconnected impervious cover. Acceptable stormwater BMPs are Bioretention (infiltrating/filtering), Constructed Stormwater Wetlands, Extended Dry Detention Basins (infiltration required), Gravel Wetlands, Constructed Wet Stormwater Ponds, Sand/Organic Filters (sand filters, tree filters, stormwater planters, etc.), Infiltration Systems (drywells, Cultecs, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, andDisconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

⁵ Subtract the Total Disconnected Impervious Area Under Proposed Conditions (SF) from the Total Impervious Area Under Proposed Conditions (SF).

Engineer’s Signature: ____________________ Date: 5/7/20

[Seal]
DRAINAGE SUMMARY STATEMENT

For

"Residential Development"

Located at

20 Cognewaugh Road
Greenwich, Connecticut

Prepared For

Marival, LLC

May 7, 2020

Anthony L. D’Andrea, PE & LS
CT License No. 9673
# Table of Contents

## Table of Contents

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   1.2. Land Use Regulations  
   1.3. Site Inventory & Evaluation  
   1.4. Development Envelope  
   1.5. LID Control Strategies  
2. Structural BMPs  
   2.1. Water Quality Volume and TSS Removal  
   2.2. Runoff Reduction Volume  
   2.3. Groundwater Recharge Volume  
   2.4. Peak Runoff Attenuation  
3. Conclusion

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Watershed Map - Proposed Conditions  
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FEMA FIRM Map

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Stormwater Management Standards Calculations  
Soil Evaluation Test Result Forms  
Storm Drainage System Conveyance Calculations  
Level Spreader Outlet Sizing Calculations  
Stage – Area – Storage Tables  
HydroCAD Peak Flow and Volume Summary  
HydroCAD Analysis – Existing Conditions  
HydroCAD Analysis – Proposed Condition

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Exhibit A  
Exhibit B  
Exhibit C  
Exhibit D  
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Appendix B  
Appendix C  
Appendix D  
Appendix E  
Appendix F  
Appendix G  
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Appendix I  
Appendix J
Introduction & LID Techniques

1.1. Project Narrative

Marival, LLC, owners of 20 Cognewaugh Road in Greenwich, are proposing to subdivide the subject parcel into three building lots and one Open Space Parcel. The subject property is approximately 1.1836 acres in size, located in the R-12 residential zone. The parcel is located approximately 400 feet north of the intersection with Valley Road. According to FEMA FIRM Map No. 09001C0512G (revised July 8, 2013), the parcel lies within Flood Hazard Zone “X”.

Currently, the parcel supports two single-family dwellings, two asphalt/gravel driveways, patios, a pool, and numerous ledge outcroppings. The property slopes from the northern and southern property lines down into a valley within the central portion of the parcel. The valley conveys runoff to the east towards Cognewaugh Road and to the west towards properties abutting Fox Hollow Lane. For a depiction of existing conditions, refer to a survey entitled “Topographic Survey depicting property at 20 Cognewaugh Road, Greenwich, Connecticut, Prepared for Marival, LLC” as prepared by Rocco V. D’Andrea, Inc., dated November 5, 2019.

The owners are proposing to remove the existing dwellings and ancillary features, subdivide the property and construct three new dwellings. Other improvements will include the construction driveways patios, subsurface stormwater management facilities with associated storm drainage piping, installation of various underground utilities and associated site grading, retaining walls and landscaping. For a depiction of the proposed development, refer to a plan set entitled “Final Subdivision Review Set ‘Residential Development’, 20 Cognewaugh Road, Greenwich, Connecticut, Prepared for Marival, LLC” as prepared by Rocco V. D’Andrea, Inc., dated May 7, 2020.

Impervious area will decrease slightly from 15,941 S.F. to 13,956 S.F. The new impervious areas will be treated by two (2) sections of porous asphalt and three structural LID subsurface retention systems.

During the construction phase of the project, treatment of storm water runoff will be provided by temporary sedimentation and other erosion control measures as outlined within the Final Subdivision Review Set. This includes the installation of silt fencing, an anti-tracking pad and tree protection. Periodic on-site inspections will be performed to ensure that these measures are maintained in effective working order. Once construction is complete and all disturbed areas are properly graded, seeded and stabilized, the proposed sedimentation and erosion control measures will be removed.

1.2. Land Use Regulations

The subject parcel is located in the “R-12” zone. All applicable zoning setbacks and regulations will be adhered to.
1.3. Site Inventory & Evaluation

The site consists of two dwellings, a detached garage, two asphalt/gravel driveways, patios, a pool, and numerous outcroppings of ledge. The property slopes from the northern and southern property lines down into a valley within the central portion of the parcel. The valley conveys runoff to the east towards Cognewaugh Road and to the west towards properties abutting Fox Hollow Lane.

The NRCS Web Soil Survey depicts the natural soil characteristics of the property as containing primarily Hollis-Chatfield-Rock outcrop complex with a HSG rating of “D”. Refer to Exhibit C for the USDA soil delineation map and hydraulic soil group ratings for the site. Refer to the Development Plan for the test pit location and Appendix D for the soil results forms.

Existing drainage patterns will generally be maintained under post-construction conditions.

1.4. Development Envelope

Due to the size, layout, topography of the property and scope of work proposed, the development envelope will encompass approximately 85% of the subject parcel. Sediment and erosion controls will be installed around the proposed development envelope prior to the start of construction to minimize the impact to the surrounding areas.

1.5. LID Control Strategies

In the watershed analysis of existing and proposed conditions, the site has been divided into various sub-drainage areas discharging to multiple POCs, “points of concern.” The analysis is limited to the subject parcel. The post-construction runoff rates (with LID-BMPs) are decreased to POC A and POC B. POC A is the eastern property line along Cognewaugh Road. POC B is the western property line. Refer to Exhibit “A” for a depiction of the existing conditions drainage areas and flow paths.

2. Structural BMPs

2.1. Water Quality Volume and TSS Removal

Refer to Appendix “C” for Water Quality Volume calculations. The proposed LID BMPs will provide adequate storage to retain and infiltrate the water quality volume of the contributing runoff from the proposed impervious improvements.

Retention of the Water Quality Volume from newly constructed impervious areas will provide the minimum 80% removal of total suspended solids (TSS), which exceeds Town standards. Refer to the bottom of Appendix “C” for TSS removal calculations.

This volume will be retained and infiltrated by the proposed LID BMPs. Refer to Appendix “C” for 72-Hour Drawdown Calculations.
2.2. Runoff Reduction Volume

The proposed development will not result in an increase in runoff volume from the site for the 1-year storm event towards all points of concern, as compared to existing conditions. Refer to Runoff Reduction Volume calculations in Appendix “C.”

2.3. Groundwater Recharge Volume

The groundwater recharge standard has been satisfied through the stormwater infiltration capabilities of the proposed LID BMPs. Refer to Appendix “C” for Groundwater Recharge Volume Calculations.

2.4. Peak Runoff Attenuation

The proposed development will decrease peak runoff flow rates to less than pre-construction conditions to all points of concern. Refer to Appendices “H” and “J”. The decrease in peak runoff flow rates meets the standard of reduction for all storms up to the 25-year storm.

3. Conclusion

The proposed improvements to the property at 20 Cognewaugh Road will decrease the impervious coverage on the site. However, with the use of the LID BMPs and site grading there will be a reduction in stormwater runoff volume and flow rates to all points of concern.

The proposed development will meet the water quality volume, TSS removal, runoff reduction volume, and groundwater recharge volume standards of the Town of Greenwich Drainage Manual. The proposed development incorporates pre-treatment and attenuation of runoff to the maximum extent practical. If the development is constructed as depicted on the proposed plans, there will be no adverse impacts to adjoining properties, the subject parcel, or to the on-site wetland, due to the proposed improvements.
Exhibit "A"

Watershed Map - Existing Conditions
Exhibit “B”

Watershed Map - Proposed Conditions
Exhibit “C”

NRCS Websoil Survey
### MAP LEGEND

<table>
<thead>
<tr>
<th>Area of Interest (AOI)</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soils</td>
<td>C/D</td>
</tr>
<tr>
<td></td>
<td>D</td>
</tr>
<tr>
<td></td>
<td>Not rated or not available</td>
</tr>
</tbody>
</table>

#### Water Features
- Streams and Canals

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

#### 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

### 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
Survey Area Data: Version 19, Sep 13, 2019

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

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

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

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony</td>
<td>D</td>
<td>0.1</td>
<td>8.4%</td>
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<tr>
<td>75E</td>
<td>Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes</td>
<td>D</td>
<td>1.0</td>
<td>91.6%</td>
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</tbody>
</table>

Totals for Area of Interest

|                  | 1.1 | 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
Exhibit “D”

FEMA FIRM Map
Appendix “A”

Credits for LID BMPs Checklist
## Credits for Low Impact Development (LID) Best Management Practices (BMPs)

<table>
<thead>
<tr>
<th>LID Technique</th>
<th>Compliance Requirements</th>
<th>Credit</th>
</tr>
</thead>
</table>
| **Minimizing Soil Compaction (Section 4.4.1)** | - The "no disturbance" areas are protected by having the limits of disturbance and access clearly shown on the Stormwater Management Plan, all construction drawings, and delineated/flagged/fenced in the field.  
- "No disturbance" areas are not to be stripped of existing topsoil.  
- "No disturbance" areas are not to be stripped of existing vegetation.  
- Vehicle movement, storage, or equipment/material lay-down is not to be permitted in "no disturbance" areas.  
- Use of soil amendments and additional topsoil is permitted in other areas being disturbed. Grading may be performed using low ground pressure equipment (less than 3 pounds per square inch) to reduce the potential for soil compaction.  
- Lawn and turf grass are acceptable uses. Planted meadow is an encouraged use. | Areas that comply (i.e., "no disturbance areas") can use the forested cover and open space site cover runoff coefficient (R) when calculating the required Water Quality Volume. See Section 5.6.3 and Table 5-5, Site Cover Runoff Coefficients. |
| **Minimizing Site Disturbance (Section 4.4.2)** | Site disturbance including earthwork and clearing of vegetation should be limited to 40 feet beyond the building perimeter, 10 feet beyond the primary roadway curbs, walkways, and main utility branch trenches, and 25 feet beyond areas of proposed infiltration in order to limit compaction in the proposed infiltration area. This guidance is not intended to limit lawn areas. | Areas that comply can use the forested cover and open space site cover runoff coefficient (R) when calculating the required Water Quality Volume. See Section 5.6.3 and Table 5-5, Site Cover Runoff Coefficients. |
| **Protecting Sensitive Natural Areas (Section 4.4.3)** | Sensitive natural areas should be conserved at development sites, thereby preserving predevelopment hydrologic and water quality characteristics. The area must be permanently protected under a conservation easement. | The project proponent can subtract the conservation area from the total area in the Water Quality Volume calculation. |
| **Protecting Riparian Buffers (Section 4.4.4)** | Effective treatment of stormwater runoff is achieved when pervious and impervious area runoff is discharged to a grass or forested buffer via overland flow. The use of a filter strip is recommended to treat overland flow in the green space of a development site.  
  - The minimum stream buffer width (i.e., perpendicular to the stream flow path) shall be 50 feet as measured from the top bank elevation of a stream or the boundary of a wetland.  
  - The maximum contributing path shall be 150 feet for pervious surfaces and 75 feet for impervious surfaces.  
  - The average contributing overland slope to and across the buffer shall be less than or equal to 5%.  
  - Runoff shall enter the buffer as sheet flow. A level spreader shall be utilized where local site conditions prevent sheet flow from being maintained.  
  - The stream buffer remains unmanaged other than routine debris removal.  
  - The buffer is protected by an acceptable conservation easement or other enforceable instrument that provides perpetual protection of the area. The easement must clearly specify how the natural area vegetation shall be | The area draining by sheet flow to a buffer can be subtracted from the total area in the Water Quality Volume calculation, and the impervious area draining to the buffer by sheet flow can be subtracted from the impervious area in the Groundwater Recharge Volume calculation and post-development impervious area in the Runoff Reduction Volume calculation. |

*Town of Greenwich Drainage Manual*
*February 2014*
<table>
<thead>
<tr>
<th>LID Technique</th>
<th>Compliance Requirements</th>
<th>Credit</th>
<th>LID Used</th>
<th>Credit Taken</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avoiding Disturbance of Steep Slopes</td>
<td>Development on steep slope areas shall be avoided. Unnecessary grading should be avoided on all slopes, as should the flattening of hills and ridges. Development shall follow the natural contours of the landscape.</td>
<td>Undisturbed steep slope areas can use the forested cover and open space site cover runoff coefficient (R) when calculating the required Water Quality Volume. See Section 5.6.3 and Table 5-5, Site Cover Runoff Coefficients.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Section 4.4.5)</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Siting on Permeable and Erodible Soils</td>
<td>Whenever possible, highly erodible soils should be left undisturbed and protected from disturbance during site construction. Gravel soils tend to be the least erodible. Also as clay and organic matter increase erodibility tends to decrease. Infiltration practices should be located on those portions of the site with the most permeable soils.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Section 4.4.6)</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Protecting Natural Flow Pathways</td>
<td>Site designs should use and/or improve natural drainage pathways whenever possible to reduce or eliminate the need for stormwater pipe networks. Natural drainage pathways should be protected from significantly increased runoff volumes and rates due to development. The design should prevent the erosion and degradation of natural drainage pathways through the use of upstream volume and rate control BMPs, if necessary. Level spreaders, erosion control matting, revegetation, outlet stabilization, and check dams can also be used to protect natural drainage features.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Section 4.4.7)</td>
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<td></td>
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<tr>
<td>Reducing Impervious Surfaces</td>
<td>By reducing the amount of paved surfaces, stormwater runoff is decreased while infiltration and evapotranspiration opportunities are increased.</td>
<td>Reducing impervious surfaces reduces the Water Quality Volume, Runoff Reduction Volume, Groundwater Recharge Volume, and Peak Flow/Runoff Attenuation requirements.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Section 4.4.8)</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Disconnection</td>
<td>Disconnecting roof leaders and routing road and driveway runoff from conventional stormwater conveyance systems allows runoff to be collected and managed onsite, Runoff can be directed to vegetated areas designed for onsite storage, treatment, and volume control. All design criteria from section 4.4.9 must be met in order to obtain the credits shown.</td>
<td>Methods to compute the resultant runoff volumes and peak runoff rates from disconnected impervious areas are discussed in Section 4.6 of this manual and the design references cited therein. For simple disconnection, subtract 100% of the disconnected area from the total area in the Water Quality Volume calculation if the receiving pervious area is HSG A or B soils or 50% of the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Section 4.4.9)</td>
<td></td>
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</tr>
</tbody>
</table>
# Credits for Low Impact Development (LID) Best Management Practices (BMPs)

<table>
<thead>
<tr>
<th>LID Technique</th>
<th>Compliance Requirements</th>
<th>Credit</th>
<th>LID Used</th>
<th>Credit Taken</th>
</tr>
</thead>
</table>
| Compost-Amended Soils   | Restore the original properties and porosity of the soil by deep till and amendment with compost to reduce the generation of runoff and enhance the runoff reduction performance of infiltration BMPs.  
  - Soil must be tilled to 12 to 16 inches and amended with small amounts of organic material.  
  - For mechanical aeration of lawns/turf to be effective:  
    - Utilize a soil aerator that has a mechanical action that not only penetrates the soil surface but also shatters the soil matrix, causing the soil to decompact and crack, thus creating void space and increasing infiltration. (Passive-type aerators which simply poke a hole into the soil, whether it removes a plug or simply spikes a hole, can create a hardpan effect at the depth of penetration.)  
    - Shatter-type aerators include vertidrain, soil reliever, agrivator, and groundbreaker. Shatter-type aerators should penetrate the soil at depths of 8 to 18 inches.  
  - The depth to water table or bedrock must be greater than 18 inches.  
  - Existing soils may not be saturated or seasonal wet.  
  - Slopes may not exceed 10%.  
  - Existing tree root systems shall be avoided, no deep till or amendment under the tree drip lines. | Subtract 50% of any restored areas (100% of any restored and reforested areas) from the total post development site area and re-calculate the Runoff Reduction Volume.                                                                                                                                         |          |              |
| Rainwater Harvesting    | Rain barrels should hold a minimum of 50 gallons.  
Rain barrels can be connected in series to provide larger storage volumes.  
   Equip rain barrels with a drain spigot near the bottom of the barrel with garden hose threading to allow easy hook up and use for watering.  
Provide an overflow pipe or hose near the top of the rain barrel.  
Provide removable, child-resistant covers.  
Provide mosquito screening on water entry holes to prevent mosquito breeding in standing water. | Subtract 25% of the contributing drainage area from the total area in the Water Quality Volume calculation.                                                                                                                                                                                                                         |          |              |
## Credits for Low Impact Development (LID) Best Management Practices (BMPs)

<table>
<thead>
<tr>
<th>LID Technique</th>
<th>Compliance Requirements</th>
<th>Credit</th>
<th>LID Used</th>
<th>Credit Taken</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rainwater Harvesting (Cisterns)</td>
<td>The rooftop runoff must be captured and either (1) used on site for irrigation of lawns and gardens, wash water and other non-potable uses, or (2) treated and released, or (3) infiltrated. The cistern must be sized to treat the design rainfall from the roof area directed to the water harvesting system. If all of the design volume captured cannot be used, then a scaled reduction in credit will be given. The remaining volume must be treated by a properly designed BMP. A minimum factor of safety equal to 1.2 must be applied to the calculated cistern volume required. All stormwater collected must have a dedicated, year-round, use to assure no overflow of the system during a design rainfall. A water balance calculation must be used to establish the dedicated use volumes and rates. The water balance calculation must demonstrate that the design volume can: (1) be drawn down (used) within 3 days to allow for available volume in the system for the next rain event to be captured and stored, or (2) have an overflow of no more than 14 percent of the annual average historic rainfall, or (3) be drawn down within 3 days and discharged to a properly designed BMP. On a case-by-case basis, reduced credit may be given if the design volume cannot be reliably drawn down within 3 days, or if a year-round reuse is not available. The dedicated water use system must be automated to ensure that the water will be used at the rate and volume designed. The overflow shall discharge flows in excess of the design volume to a vegetated or natural area, or to another properly designed BMP (e.g., rain garden). This discharge shall be non-erosive flow for the 10-yr rainfall event. It shall not discharge directly to impervious surfaces. The elevation of the overflow pipe from the cistern shall be at or above the design volume elevation. If a first flush diverter is used, the bypassed water must discharge to a properly designed BMP. The first flush can be directed to a relatively small BMP next to the water harvesting system, or it can be directed to and accounted for in other BMPs on the site. At a minimum, a 1 mm or smaller screen at the entrance to the cistern from the gutter system shall be provided to filter out debris and to keep mosquitoes out of the cistern. If the water reuse system is designed to accommodate basement sump/foundation drain water and roof runoff, the design must allow for adequate storage for the full volume of roof runoff for the next design storm and basement sump/foundation drain water.</td>
<td>Subtract 100% of the contributing drainage area from the total area in the Water Quality Volume calculation.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LID Technique</td>
<td>Compliance Requirements</td>
<td>Credit</td>
<td>LID Used</td>
<td>Credit Taken</td>
</tr>
<tr>
<td>---------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------</td>
<td>----------</td>
<td>--------------</td>
</tr>
<tr>
<td></td>
<td>A properly designed footing for the cistern must be designed if the load of the cistern at full capacity is greater than the soils will support. If it is buried, buoyancy calculations must be provided to show the cistern will not float when empty. Buoyancy calculations and flotation constraints must be provided if any part of the buried cistern is below the seasonal high water table, or if the area is subject to flooding. An appropriate pump shall be selected to provide adequate pressure for its designated uses. Above ground cisterns shall be made of a material or color that prevents light from entering the cistern, which helps prevent algae growth within the cistern. Irrigation water from a cistern shall be applied so that the water infiltrates into the ground. If for any reason the designed dedicated end use becomes unavailable because of some change, it will be required that an approved alternative end use or a properly designed BMP treatment system be installed on site to manage the roof runoff. The harvesting system shall be labeled and identified as non-potable water. The harvesting system shall meet all local and state building and plumbing codes.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix “B”

Stormwater Management Standards Narrative
Name: Marival LLC
Address: 20 Cognewaugh Road, Greenwich, Connecticut
Project: Residential Development
Date: May 7, 2020

**Standard 1: Low Impact Development**

Low Impact Development site planning and design techniques are used to the maximum extent practical in the development of the subject parcel.

The proposed development will utilize five structural LID BMPs and will provide runoff treatment, infiltration and attenuation. These systems, once full to capacity, will route stormwater to the proposed level spreaders located down-gradient, POC “A” and POC “B”.

The porous asphalt drainage systems and subsurface retention systems are sized to retain volumes that exceed the water quality volume and will recharge the majority of runoff entering the system. The systems maintain a two-foot separation from the bottom of the system to the restrictive layer below. Outlet controls will be used to aid in stormwater attenuation.

**Standard 2: Protection of Natural Hydrology**

A. Site Disturbance
Site disturbance is minimized to the maximum extent practical. Sedimentation and erosion control measures will be installed during construction to minimize the impact to the surrounding areas

B. Soil Compaction
Only portions of the site required to construct the proposed improvements will be accessed. Silt fence is proposed at the limit of construction in order to reduce the amount of on-site soil compaction.

C. Time of Concentration
Post-development time of concentration values are similar to those of pre-development values although proposed site grading and ground cover will be slightly altered from the existing conditions.

D. Grading Plan
The proposed grading plan is similar in nature to the existing grades on the site. While the grades have been altered the water still has a similar flow path. Refer to the Development Plan for a depiction of the proposed grading.

E. Compost Amended Soils
Compost amended soils are not proposed.

F. Ground Disturbance
No disturbed ground is to be left as exposed bare soil at project completion. All disturbed areas, excluding the dwelling and hardscape are proposed to be covered with topsoil and planted with grass or landscaped with vegetation.
G. Surface Water Systems
Sub-standard is not applicable to this project.

H. Roadway and Driveway Crossings (Surface Waters)
Sub-standard is not applicable to this project.

I. Roadway and Driveway Crossings (Streams)
Sub-standard is not applicable to this project.

Standard 3: Stormwater Best Management Practices
Five structural LID BMPs are proposed to provide runoff treatment and attenuation before discharging to the down-gradient level spreader.

A. Hydrologic and Geologic Conditions
A BMP was incorporated into the site design to take advantage of the natural geological soil conditions to promote groundwater recharge.

B. Design Calculations
Design calculations for runoff reduction, groundwater recharge, and pollutant reduction are provided in the attached appendices.

C. Shutdown & Containment
Shutdown and containment of the system is not feasible without the use of pumps.

D. Pumping of Stormwater
Sub-standard is not applicable to this project.

E. Pumping of Uncontaminated Groundwater
No pumping is proposed or required for this project.

Standard 4: Runoff Volume Reduction and Groundwater Recharge
A. Runoff Volume Reduction
The post-development runoff volumes will be controlled to maintain the pre-development runoff volumes for the 1-year, 24-hour storm to the most practical extent. The majority of the increase in runoff volume will be infiltrated in the proposed drywell system. Refer to Appendix "C" for calculations.

B. Groundwater Recharge
The proposed drainage design for the site is compliant with the groundwater recharge standard. Refer to Appendix “C” for calculations.

C. Runoff Capture
As the Runoff Volume Reduction standard is met, the proposed drainage design for the site is also compliant with the runoff capture standard.
Standard 5: Peak Flow Control

A. Stream Channel Protection
Sub-standard is not applicable to this project.

B. Conveyance Protection
Conveyance computations for all proposed piping will be submitted prior to a building permit, as requested.

C. Peak Runoff Attenuation
Refer to Tables 1 & 2 in Appendix H for a summary and comparison of peak flow rates and runoff volumes as well as Appendix “I” and “J” for the result of the Hydrologic Analyses for existing and proposed conditions, respectively.

D. Emergency Outlet Sizing
Sub-standard is not applicable to this project.

Standard 6: Pollutant Reduction

A. TSS Removal
The proposed drainage system will provide removal of over 80% of the average post-construction load of Total Suspended Solids (TSS) from the contributing impervious areas. Refer to Appendix “D” for TSS Removal Calculations.

B. Runoff Reduction Standard Compliance
As the proposed drainage design is compliant with the runoff reduction standard, the design is also compliant with the pollutant reduction standard.

C. Groundwater Recharge Standard Compliance
As the proposed drainage design is compliant with the groundwater recharge standard, the design is also compliant with the pollutant reduction standard.

Standard 7: High Load Areas

This site is not classified as a High Load Area. Therefore standard 7 is not applicable to this project.

Standard 8: Critical Area

The site is not located within any critical areas.

A. Source Control, Pollution Prevention Measures, Structural Stormwater BMPs
The proposed BMP has been designed to meet the pollutant reduction standard and runoff reduction standard.

B. Higher Potential Pollutant Loads
This site is not classified as a High Load Area. Therefore this standard is not applicable to this project.
Standard 9: Redevelopment

A. Redevelopment Definition
This proposal includes the construction of new dwellings with other various landscaping and related site grading. Since the site activities involve the disturbance of previously re-graded lawn, this project is considered a redevelopment project.

B. Meet the Standards
As previously outlined in this report, the proposed project meets the standards to the maximum extent possible, including the evaluation of LiD site planning and the inclusion of a stormwater BMP.

C. Undeveloped Portions of the Property
Construction activities will be limited to the areas containing proposed improvements and the required construction access surrounding them.

D. Stormwater Controls
The proposed stormwater BMP has been designed to reduce pollutant loads, provide filtration of stormwater runoff, reduce runoff volumes, and increase groundwater recharge.

E. Infiltration through Hazardous Substances
There are no known hazardous substances or areas with soil or groundwater contamination on the site. Therefore, this standard is not applicable to this project.

Standard 10: Construction Erosion and Sediment Control

A. Sedimentation and Erosion Control Plan
Refer to the Development Plan for a depiction of the proposed sedimentation and erosion control measures.

B. Sedimentation and Erosion Control Measures Installation and Removal
The proposed site design instructs the contractor to install all sedimentation and erosion control measures prior to commencing construction and to appropriately remove these measures at the completion of construction.

Standard 11: Construction Inspections

A. Surety
If requested by the approving authority, the proponent will post a bond, cash, or other acceptable surety in an amount deemed sufficient to ensure the work will be completed in accordance with the approved plans.

B. Notification of Work
The proponent will be instructed to notify the approving authority before starting land-disturbing activity and before construction of the key components of the stormwater management system.

C. Stormwater Management System Inspections
The project engineer will complete periodic inspections of the stormwater management system.
D. Site Inspections
The project engineer will complete site inspections in accordance with this sub-standard and the Field Inspection Record form (SC-106).

The project engineer will inspect the stormwater management system during a storm event if possible.

E. Failing Stormwater Management System
The approving authority will be notified if the system is found to be inadequate due to operational failure, regardless of its compliance with the approved plans. The design of the system shall then be corrected before the approving authority grants final approval.

F. Project Completion
Upon project completion, the project’s compliance with the approved plans will be certified and all required inspection certifications would be provided to the approving authority.

Standard 12: Operation and Maintenance

A. Long Term Maintenance Plan
Refer to the Long Term Maintenance Plan Report prepared for the project outlining maintenance measures to ensure functionality of the proposed stormwater management system.

B. O&M Plan Components
The Long Term Maintenance Plan will identify all applicable items in Section 5 and Section 7 of the Town of Greenwich Drainage Manual.

C. LTM Plan Implementation
The Long Term Maintenance Plan Report will identify the parties legally responsible for implementing the LTM Plan.

D. LTM Plan Records
The appropriate parties will be instructed to complete and retain documents relating to installation, maintenance and repairs to the stormwater management system.

E. Proof of LTM Plan Records
The appropriate parties will be instructed to provide records of maintenance and repairs to the approving authority during inspections and/or upon request.

F. Failure to Implement LTM Plan
The appropriate parties will be informed that failure to implement the LTM Plan can result in the municipality assuming responsibility for their implementation and securing reimbursement for associated expenses.

The drainage design depicted on the Development Plan for the site is congruent with the stormwater management plan outlined in this report.
Standard 14: Illicit Discharges

Illicit discharges do not currently exist on the site. The proposed site design does not depict any illicit discharges to be installed.
Appendix “C”

Stormwater Management Standards Calculations
Appendix C: Runoff Volume & Retention System Design Calculations

Name: Marival, LLC
Address: 20 Cognevaugh Road Greenwich, Connecticut
Date: May 7, 2020

Runoff Reduction Volume at POC A

1-Year Storm Runoff Data at POC A

Pre-development runoff volume = 2,641 ft$^3$
Post-development runoff volume (No BMPs) = 3,443 ft$^3$
Runoff Volume stored in Retention System #1 below 4” orifice (El.=76.0) = 216 ft$^3$
Runoff Volume stored in Porous Asphalt #1 below 6” orifice (El.=77.0) = 1,481 ft$^3$

\[ V_{\text{post-BMP}} = V_{\text{post}} - SV_{RS1} - SV_{PA1} \]

\[ RRV = V_{\text{post-BMP}} - V_{\text{pre}} \]

Where:

- RRV = Runoff reduction volume
- \( V_{\text{pre}} \) = 1-year pre-development runoff volume
- \( V_{\text{post}} \) = 1-year post-development runoff volume (No BMPs)
- \( V_{\text{post-BMP}} \) = 1-year post-development runoff volume (With BMPs)
- \( SV_{RS1} \) = Volume Stored in Retention System #1
- \( SV_{PA1} \) = Volume Stored in Porous Asphalt #1

\[ V_{\text{post-BMP}} = 3,443 - 216 - 1,481 = 1,746 \text{ ft}^3 \]

\[ RRV = 1,746 - 2,641 = -895 \text{ ft}^3 \]

Runoff Reduction Volume (RRV) @ POC A = -895 ft$^3$

\( V_{\text{post-BMP}} \geq V_{\text{pre}} \), Therefore the Runoff Volume Reduction Standard has been met.

Runoff Reduction Volume at POC B

1-Year Storm Runoff Data at POC B

Pre-development runoff volume = 3,952 ft$^3$
Post-development runoff volume (No BMPs) = 3,507 ft$^3$
Runoff Volume stored in Retention System #2 below 4” orifice (El.=72.0) = 88 ft$^3$
Runoff Volume stored in Retention System #3 below 4” orifice (El.=76.0) = 162 ft$^3$
Runoff Volume stored in Porous Asphalt #2 below 6” orifice (El.=78.6) = 300 ft$^3$

\[ V_{\text{post-BMP}} = V_{\text{post}} - SV_{RS2} - SV_{RS3} - SV_{PA2} \]
$$RRV = V_{\text{post-BMP}} - V_{\text{pre}}$$

Where:
- \(RRV\) = Runoff reduction volume
- \(V_{\text{pre}}\) = 1-year pre-development runoff volume
- \(V_{\text{post}}\) = 1-year post-development runoff volume (No BMPs)
- \(V_{\text{post-BMP}}\) = 1-year post-development runoff volume (With BMPs)
- \(SV_{\text{RS2}}\) = Volume Stored in Retention System #2
- \(SV_{\text{RS3}}\) = Volume Stored in Retention System #3
- \(SV_{\text{PA2}}\) = Volume Stored in Porous Asphalt #2

\(V_{\text{post-BMP}} = 3,507 - 88 - 162 - 300 = 2,957 \text{ ft}^3\)

\(RRV = 2,957 - 3952 = -995 \text{ ft}^3\)

Runoff Reduction Volume (RRV) @ POC b = -995 ft

There is no solution for this problem, as the Runoff Volume Reduction Standard has been met.

- **Groundwater Recharge Volume**
  - Site Information:
    - Existing Impervious Cover = 15,941 ft²
    - Proposed Impervious Cover = 13,956 ft²
    - Net Decrease = -1,985 ft²

- **Water Quality Volume (WQV) Calculations**

$$WQV = \frac{\text{lin}}{12} \frac{RA}{ft}$$

\(R = \text{Volumetric Runoff Coefficient} = RvI*%I + RvT*%T + RvF*%F\)

- \(RvI = \text{Runoff Coefficient for Impervious Cover} = 0.95\)
- \(%I = \text{Percent of Watershed Basin in Impervious Cover (Fraction)}\)
- \(RvT = \text{Runoff Coefficient for Lawn (HSG D=0.25)}\)
- \(%T = \text{Percent of Watershed Basin in Lawn Cover (Fraction)}\)
- \(RvF = \text{Runoff Coefficient for Woods/Brush (HSG D=0.05)}\)
- \(%F = \text{Percent of Watershed Basin in Woods/Brush Cover (Fraction)}\)
- \(A = \text{Watershed Area (square feet)}\)

<table>
<thead>
<tr>
<th>Watershed Basin</th>
<th>Watershed Area (sf)</th>
<th>Impervious Coverage</th>
<th>Lawn Coverage</th>
<th>Woods/Meadow Coverage</th>
<th>R (Runoff Coefficient)</th>
<th>WQV (cf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pr. Area #1A</td>
<td>971</td>
<td>971</td>
<td>0</td>
<td>0</td>
<td>0.95</td>
<td>77</td>
</tr>
<tr>
<td>Pr. Area #1B</td>
<td>9,400</td>
<td>7,002</td>
<td>2,398</td>
<td>0</td>
<td>0.76</td>
<td>594</td>
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<tr>
<td>Pr. Area #2A</td>
<td>397</td>
<td>100</td>
<td>0</td>
<td>0</td>
<td>0.95</td>
<td>32</td>
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<tr>
<td>Pr. Area #2B</td>
<td>5,563</td>
<td>3,167</td>
<td>2,396</td>
<td>0</td>
<td>0.63</td>
<td>291</td>
</tr>
<tr>
<td>Pr. Area #2C</td>
<td>730</td>
<td>730</td>
<td>0</td>
<td>0</td>
<td>0.95</td>
<td>58</td>
</tr>
</tbody>
</table>
Pr. Area #1A: The WQV for this drainage basin will be collected and infiltrated by Retention System #1. The storage volume of Retention System #1 below the overflow is approximately 534 cubic feet.

Pr. Area #1B: The WQV for this drainage basin will be collected and infiltrated by the crushed stone reservoir below Porous Asphalt #1. The storage volume of the crushed stone reservoir below the 6” under drain is approximately 1,481 cubic feet.

Pr. Area #2A: The WQV for this drainage basin will be collected and infiltrated by Retention System #2. The storage volume of Retention System #2 below the overflow is approximately 176 cubic feet.

Pr. Area #2B: The WQV for this drainage basin will be collected and infiltrated by the crushed stone reservoir below Porous Asphalt #2. The storage volume of the crushed stone reservoir below the 6” under drain is approximately 300 cubic feet.

Pr. Area #2C: The WQV for this drainage basin will be collected and infiltrated Retention System #3. The storage volume of Retention System #3 below the overflow is approximately 399 cubic feet.

□ Impervious Coverage Percent LID Calculations to POC A

Total impervious coverage under proposed conditions tributary to POC A: 8,443 sq.ft.

Area #1A (LID treatment: Retention System #1): 971 sq.ft.

Area #1B (LID treatment: Porous Asphalt #1): 7,002 sq.ft.

Total impervious coverage treated using LID BMPs: 7,973 sq.ft.

Percent of impervious coverage treated using LID BMPs: 94.4%

□ Impervious Coverage Percent LID Calculations to POC B

Total impervious coverage under proposed conditions tributary to POC B: 5,514 sq.ft.

Area #2A (LID treatment: Retention System #2): 397 sq.ft.

Area #2B (LID treatment: Porous Asphalt #2): 3,167 sq.ft

Area #2C (LID treatment: Retention System #3): 730 sq.ft.

Total impervious coverage treated using LID BMPs: 4,294 sq.ft.

Percent of impervious coverage treated using LID BMPs: 77.9%
BMP Draw Down Calculations

\[ t_{\text{drawdown}} = \frac{DV}{kA} \]

*Soil quality based upon NCRS Web Soil Survey (Exhibit C).

Retention System #1 – Drywells:
Where:
\[ \begin{align*}
DV &= \text{Design Volume} \\
k &= \text{Infiltration Rate} \\
A &= \text{Bottom Area}
\end{align*} \]

\[ t_{\text{drawdown}} = \frac{534}{(1.02)(\frac{1}{12})(254)} = 24.7 \text{hr} \]

BMP#1 will draw down in 24.7 hrs.

Retention System #2 – Drywells:
Where:
\[ \begin{align*}
DV &= \text{Design Volume} \\
k &= \text{Infiltration Rate} \\
A &= \text{Bottom Area}
\end{align*} \]

\[ t_{\text{drawdown}} = \frac{176}{(0.52)(\frac{1}{12})(225)} = 18.1 \text{hr} \]

BMP#2 will draw down in 18.1 hrs.

Retention System #3 – Drywells:
Where:
\[ \begin{align*}
DV &= \text{Design Volume} \\
k &= \text{Infiltration Rate} \\
A &= \text{Bottom Area}
\end{align*} \]

\[ t_{\text{drawdown}} = \frac{399}{(0.52)(\frac{1}{12})(186)} = 49.5 \text{hr} \]

BMP#3 will draw down in 49.5 hrs.

Porous Asphalt #1:
Where:
\[ \begin{align*}
DV &= \text{Design Volume} \\
k &= \text{Infiltration Rate} \\
A &= \text{Bottom Area}
\end{align*} \]

\[ t_{\text{drawdown}} = \frac{1,481}{(1.02)(\frac{1}{12})(468)} = 37.2 \text{hr} \]

BMP#4 will draw down in 37.2 hrs.

Porous Asphalt #2:
Where:
\[ \begin{align*}
DV &= \text{Design Volume} \\
k &= \text{Infiltration Rate} \\
A &= \text{Bottom Area}
\end{align*} \]

\[ t_{\text{drawdown}} = \frac{300}{(0.52)(\frac{1}{12})(1,250)} = 5.5 \text{hr} \]

BMP#3 will draw down in 5.5 hrs.
## TSS Calculations

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TSS Removal</td>
<td>Starting TSS</td>
<td>Amount Removed (B*C)</td>
<td>Remaining Load (C-D)</td>
</tr>
<tr>
<td>BMP</td>
<td>Rate</td>
<td>Load*</td>
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<tr>
<td>Retention System</td>
<td>90%</td>
<td>1.00</td>
<td>0.90</td>
<td>0.10</td>
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</tbody>
</table>

**Total TSS Removal =** 90.0%
Appendix “D”

Soil Evaluation Test Result Forms
Appendix “E”

Storm Drainage System
Conveyance Calculations
STORM DRAIN SYSTEM CONVEYANCE COMPUTATIONS

The following is a summary of the computations performed to design the proposed storm drainage system drain sizes. The proposed drainage basin flows were taken from the results of the HydroCAD storm drainage analysis performed for on-site contributing areas. Refer to the Appendix "J" for a printout of the HydroCAD Hydrographs model input data, computations, and results. Refer to the Low Impact Development Plan for a depiction of the proposed drainage basins. Runoff computations are based on the 100-year design storm frequency event. Culvert conveyance computations are based on the Manning’s Equation.

CULVERT CAPACITY SUMMARY TABLE

<table>
<thead>
<tr>
<th>Pipe #</th>
<th>Up-Stream Structure ID</th>
<th>Down-Stream Structure ID</th>
<th>Length (ft)</th>
<th>Diameter (in)</th>
<th>Material</th>
<th>Slope (%)</th>
<th>Contributing Watersheds</th>
<th>100-Yr Pk. Flow Rate (cfs)</th>
<th>Max. Capacity (cfs)</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>JB#8</td>
<td>outlet</td>
<td>18</td>
<td>6</td>
<td>PVC</td>
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<td>2</td>
<td>JB#7</td>
<td>LS</td>
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<td>CB#1</td>
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<tr>
<td>5</td>
<td>JB#1</td>
<td>CB#1</td>
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<td>PVC</td>
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<td>Retention #1</td>
<td>0.02</td>
<td>1.67</td>
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Appendix “F”

Level Spreader Outlet Sizing Calculations
Level Spreader Outlet Sizing Calculations

Name: Marival LLC
Address: 20 Cognewaugh Road Greenwich, Connecticut
Project: Residential Development
Date: May 7, 2020

SUMMARY:

The following is a summary of the computations performed to design the proposed storm drainage system level spreader outlet structures. The outlet flows from the proposed drainage systems were taken from the results of the HydroCAD analysis performed for the proposed development. Refer to Appendix “J” for a summary for the results of this analysis. Sizing computations are based on the 100-year design storm frequency event.

SIZING COMPUTATIONS:

The proposed level spreaders are designed to be a minimum of 13-feet long per every 1 cubic feet per second (cfs) of runoff flow with a minimum length of 20 feet, as per Town of Greenwich standards.

Level Spreader #1 (Lot 1):

The stormwater flow exiting Retention System #1 and Porous Asphalt #1 will be routed towards the proposed level spreader. The 100-year design flow entering the level spreader will be approximately 0.88 cfs.

Length of Level Spreader = (0.88 cfs) x (13 LF per 1.0 cfs) = 11.4 ft. (Use 20 feet)

Level Spreader #2 (Lot #3):

The stormwater flow exiting Porous Asphalt #2 and Retention System #3 will be routed towards the proposed level spreader. The 100-year design flow entering the level spreader will be approximately 0.77 cfs.

Length of Level Spreader = (0.77 cfs) x (13 LF per 1.0 cfs) = 10.0 ft. (Use 20 feet)
Appendix “G”

Stage-Area-Storage Tables
## Stage-Area-Storage for Pond 3P: Retention System #2

<table>
<thead>
<tr>
<th>Elevation (feet)</th>
<th>Storage (cubic-feet)</th>
<th>Elevation (feet)</th>
<th>Storage (cubic-feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>70.50</td>
<td>0</td>
<td>71.54</td>
<td>122</td>
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<tr>
<td>70.52</td>
<td>2</td>
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<td>125</td>
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<tr>
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<td>128</td>
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<td>70.56</td>
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Appendix “H”

HydroCAD Peak Flow and Volume Summary Table
## HydroCAD Summary

**Artel Properties, LLC**  
20 Cogne, CT  
Project ID: 19AV

| POC | 1 Year Storm | | | 2 Year Storm | | | 5 Year Storm | | | 10 Year Storm | | | 25 Year Storm | | | 50 Year Storm | | | 100 year Storm | |
| | $q_e (ft^3/s)$ | $q_p (ft^3/s)$ | $\Delta q (ft^3/s)$ | $\% \Delta q (ft^3/s)$ | $q_e (ft^3/s)$ | $q_p (ft^3/s)$ | $\Delta q (ft^3/s)$ | $\% \Delta q (ft^3/s)$ | $q_e (ft^3/s)$ | $q_p (ft^3/s)$ | $\Delta q (ft^3/s)$ | $\% \Delta q (ft^3/s)$ | $q_e (ft^3/s)$ | $q_p (ft^3/s)$ | $\Delta q (ft^3/s)$ | $\% \Delta q (ft^3/s)$ | $q_e (ft^3/s)$ | $q_p (ft^3/s)$ |
| A | 0.88 | 0.50 | -0.38 | -43% | 1.44 | 0.66 | -0.78 | -47% | 2.02 | 1.28 | -0.74 | -37% | 2.71 | 2.25 | -0.46 | -17% | 3.34 | 4.01 |
| B | 0.94 | 0.70 | -0.24 | -26% | 1.22 | 1.02 | -0.20 | -10% | 2.21 | 1.99 | -0.22 | -10% | 2.98 | 2.67 | -0.31 | -10% | 3.69 | 3.39 |

Table 1: Comparison of Existing and Proposed Peak Flow Rates for all Points of Concern.

| POC | 1 Year Storm | | | 2 Year Storm | | | 5 Year Storm | | | 10 Year Storm | | | 25 Year Storm | | | 50 Year Storm | | | 100 Year Storm | |
| | $v_e (cft)$ | $v_p (cft)$ | $\Delta v (cft)$ | $\% \Delta v (cft)$ | $v_e (cft)$ | $v_p (cft)$ | $\Delta v (cft)$ | $\% \Delta v (cft)$ | $v_e (cft)$ | $v_p (cft)$ | $\Delta v (cft)$ | $\% \Delta v (cft)$ | $v_e (cft)$ | $v_p (cft)$ | $\Delta v (cft)$ | $\% \Delta v (cft)$ | $v_e (cft)$ | $v_p (cft)$ |
| A | 2,641 | 1,742 | -999 | -36% | 3,394 | 2,608 | -786 | -23% | 4,808 | 4,237 | -571 | -12% | 6,109 | 5,734 | -375 | -6% | 8,277 | 8,231 |
| B | 3,052 | 2,956 | -96 | -2% | 5,100 | 3,001 | -2,099 | -69% | 7,266 | 5,689 | -1,577 | -22% | 9,263 | 7,339 | -1,924 | -21% | 12,597 | 10,128 |

Table 2: Comparison of Existing and Proposed Runoff Volumes for all Points of Concern.
Appendix “I”

HydroCAD – Existing Conditions
Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 1S: Ex. Area #1**

- Runoff Area=21,368 sf
- 22.66% Impervious
- Runoff Depth=1.48"
- Tc=5.0 min
- CN=84.7
- Runoff=0.88 cfs
- 2,641 cf

**Subcatchment 2S: Ex. Area #2**

- Runoff Area=33,062 sf
- 25.41% Impervious
- Runoff Depth=1.43"
- Flow Length=110’
- Tc=15.7 min
- CN=84.0
- Runoff=0.94 cfs
- 3,952 cf
Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Ex. Area #1
Runoff Area=21,368 sf  22.66% Impervious  Runoff Depth=1.91"
Tc=5.0 min  CN=84.7  Runoff=1.14 cfs  3,394 cf

Subcatchment 2S: Ex. Area #2
Runoff Area=33,062 sf  25.41% Impervious  Runoff Depth=1.85"
Flow Length=110'  Tc=15.7 min  CN=84.0  Runoff=1.22 cfs  5,100 cf
Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 1S: Ex. Area #1**

Runoff Area=21,368 sf  22.66% Impervious  Runoff Depth=2.70"
\[ Tc=5.0 \text{ min} \quad CN=84.7 \quad \text{Runoff}=1.60 \text{ cfs} \quad 4,808 \text{ cf} \]

**Subcatchment 2S: Ex. Area #2**

Runoff Area=33,062 sf  25.41% Impervious  Runoff Depth=2.64"
Flow Length=110'  \[ Tc=15.7 \text{ min} \quad CN=84.0 \quad \text{Runoff}=1.74 \text{ cfs} \quad 7,266 \text{ cf} \]
Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Ex. Area #1
Runoff Area=21,368 sf  22.66% Impervious  Runoff Depth=3.43"
Tc=5.0 min  CN=84.7  Runoff=2.02 cfs  6,109 cf

Subcatchment 2S: Ex. Area #2
Runoff Area=33,062 sf  25.41% Impervious  Runoff Depth=3.36"
Flow Length=110’  Tc=15.7 min  CN=84.0  Runoff=2.21 cfs  9,263 cf
### Summary for Subcatchment 1S: Ex. Area #1

Runoff = 2.71 cfs @ 12.07 hrs, Volume= 8,277 cf, Depth= 4.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall= 6.40"

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<tr>
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<tr>
<td>2,651</td>
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<td>Gravel</td>
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<tr>
<td>3,626</td>
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<td>&gt;75% Grass cover, Good, HSG D</td>
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<td>21,368</td>
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### Summary for Subcatchment 2S: Ex. Area #2

Runoff = 2.98 cfs @ 12.21 hrs, Volume= 12,597 cf, Depth= 4.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall= 6.40"

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<td>24,662</td>
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<td>0.18</td>
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<td>Woods: Light underbrush</td>
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<td>Woods: Light underbrush</td>
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<td>Woods: Light underbrush</td>
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<tr>
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<td>110</td>
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</table>
20 Cognewaugh
Prepared by RVDI
HydroCAD® 10.00-24 s/n 07353 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Ex. Area #1
Runoff Area=21,368 sf  22.66% Impervious  Runoff Depth=5.79"
Tc=5.0 min  CN=84.7  Runoff=3.34 cfs  10,316 cf

Subcatchment 2S: Ex. Area #2
Runoff Area=33,062 sf  25.41% Impervious  Runoff Depth=5.71"
Flow Length=110’  Tc=15.7 min  CN=84.0  Runoff=3.69 cfs  15,737 cf
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<td>Runoff Area=33,062 sf 25.41% Impervious Runoff Depth=7.16&quot; Flow Length=110’ Tc=15.7 min  CN=84.0 Runoff=4.57 cfs 19,715 cf</td>
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Appendix “J”

HydroCAD – Proposed Conditions
Subcatchment 4S: Area #2A
Runoff Area=397 sf  100.00% Impervious  Runoff Depth=2.67"
  Tc=5.0 min  CN=98.0  Runoff=0.03 cfs  88 cf

Subcatchment 6S: Area #2B
Runoff Area=5,563 sf  56.93% Impervious  Runoff Depth=1.91"
  Tc=5.0 min  CN=90.2  Runoff=0.29 cfs  885 cf

Subcatchment 7S: Area #1A
Runoff Area=971 sf  100.00% Impervious  Runoff Depth=2.67"
  Tc=5.0 min  CN=98.0  Runoff=0.06 cfs  216 cf

Subcatchment 9S: Area #2
Runoff Area=21,992 sf  12.37% Impervious  Runoff Depth=1.29"
  Flow Length=168'  Tc=11.6 min  CN=81.9  Runoff=0.63 cfs  2,372 cf

Subcatchment 12S: Area #2C
Runoff Area=730 sf  100.00% Impervious  Runoff Depth=2.67"
  Tc=5.0 min  CN=98.0  Runoff=0.05 cfs  162 cf

Subcatchment 13S: Area #1B
Runoff Area=9,400 sf  74.49% Impervious  Runoff Depth=2.20"
  Tc=5.0 min  CN=93.4  Runoff=0.56 cfs  1,720 cf

Subcatchment 15S: Area #1
Runoff Area=15,379 sf  3.06% Impervious  Runoff Depth=1.18"
  Tc=5.0 min  CN=80.0  Runoff=0.50 cfs  1,507 cf

Pond 3P: Retention System #2
Peak Elev=71.31'  Storage=88 cf  Inflow=0.03 cfs  88 cf
  Outflow=0.00 cfs  0 cf

Pond 5P: Porous Asphalt #2
Peak Elev=78.80'  Storage=398 cf  Inflow=0.29 cfs  885 cf
  Outflow=0.11 cfs  584 cf

Pond 8P: Retention System #1
Peak Elev=73.92'  Storage=216 cf  Inflow=0.06 cfs  216 cf
  Outflow=0.00 cfs  0 cf

Pond 13P: Retention System #3
Peak Elev=73.92'  Storage=162 cf  Inflow=0.05 cfs  162 cf
  Outflow=0.00 cfs  0 cf

Pond 14P: Porous Asphalt #1
Peak Elev=77.06'  Storage=1,525 cf  Inflow=0.56 cfs  1,720 cf
  Primary=0.01 cfs  235 cf  Secondary=0.00 cfs  0 cf
  Outflow=0.01 cfs  235 cf

Link 10L: POC B
Inflow=0.70 cfs  2,956 cf
  Primary=0.70 cfs  2,956 cf

Link 11L: Level Spreader
Inflow=0.11 cfs  584 cf
  Primary=0.11 cfs  584 cf

Link 16L: POC A
Inflow=0.50 cfs  1,742 cf
  Primary=0.50 cfs  1,742 cf
Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 4S: Area #2A
Runoff Area=397 sf 100.00% Impervious  Runoff Depth=3.17"
Tc=5.0 min  CN=98.0  Runoff=0.03 cfs 105 cf

Subcatchment 6S: Area #2B
Runoff Area=5,563 sf 56.93% Impervious  Runoff Depth=2.37"
Tc=5.0 min  CN=90.2  Runoff=0.36 cfs 1,100 cf

Subcatchment 7S: Area #1A
Runoff Area=971 sf 100.00% Impervious  Runoff Depth=3.17"
Tc=5.0 min  CN=98.0  Runoff=0.08 cfs 256 cf

Subcatchment 9S: Area #2
Runoff Area=21,992 sf 12.37% Impervious  Runoff Depth=1.69"
Flow Length=168'  Tc=11.6 min  CN=81.9  Runoff=0.83 cfs 3,103 cf

Subcatchment 12S: Area #2C
Runoff Area=730 sf 100.00% Impervious  Runoff Depth=3.17"
Tc=5.0 min  CN=98.0  Runoff=0.06 cfs 193 cf

Subcatchment 13S: Area #1B
Runoff Area=9,400 sf 74.49% Impervious  Runoff Depth=2.68"
Tc=5.0 min  CN=93.4  Runoff=0.67 cfs 2,098 cf

Subcatchment 15S: Area #1
Runoff Area=15,379 sf 3.06% Impervious  Runoff Depth=1.56"
Tc=5.0 min  CN=80.0  Runoff=0.66 cfs 1,996 cf

Pond 3P: Retention System #2
Peak Elev=71.42' Storage=105 cf  Inflow=0.03 cfs 105 cf
Outflow=0.00 cfs 0 cf

Pond 5P: Porous Asphalt #2
Peak Elev=78.87' Storage=437 cf  Inflow=0.36 cfs 1,100 cf
Outflow=0.20 cfs 798 cf

Pond 8P: Retention System #1
Peak Elev=74.15' Storage=256 cf  Inflow=0.08 cfs 256 cf
Outflow=0.00 cfs 0 cf

Pond 13P: Retention System #3
Peak Elev=74.15' Storage=193 cf  Inflow=0.06 cfs 193 cf
Outflow=0.00 cfs 0 cf

Pond 14P: Porous Asphalt #1
Peak Elev=77.10' Storage=1,562 cf  Inflow=0.67 cfs 2,098 cf
Primary=0.03 cfs 612 cf  Secondary=0.00 cfs 0 cf  Outflow=0.03 cfs 612 cf

Link 10L: POC B
Inflow=1.02 cfs 3,901 cf  Primary=1.02 cfs 3,901 cf

Link 11L: Level Spreader
Inflow=0.20 cfs 798 cf  Primary=0.20 cfs 798 cf

Link 16L: POC A
Inflow=0.66 cfs 2,608 cf  Primary=0.66 cfs 2,608 cf
### 20 Cognewaugh
Prepared by RVDI
HydroCAD® 10.00-24 s/n 07353 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

| Subcatchment 4S: Area #2A | Runoff Area=397 sf  100.00% Impervious  Runoff Depth=4.06"  
<table>
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<tr>
<th></th>
<th>Tc=5.0 min  CN=98.0  Runoff=0.04 cfs  134 cf</th>
</tr>
</thead>
</table>
| Subcatchment 6S: Area #2B | Runoff Area=5,563 sf  56.93% Impervious  Runoff Depth=3.22"  
|                          | Tc=5.0 min  CN=90.2  Runoff=0.49 cfs  1,495 cf |
| Subcatchment 7S: Area #1A | Runoff Area=971 sf  100.00% Impervious  Runoff Depth=4.06"  
|                          | Tc=5.0 min  CN=98.0  Runoff=0.10 cfs  329 cf |
| Subcatchment 9S: Area #2  | Runoff Area=21,992 sf  12.37% Impervious  Runoff Depth=2.45"  
|                          | Flow Length=168'  Tc=11.6 min  CN=81.9  Runoff=1.21 cfs  4,495 cf |
| Subcatchment 12S: Area #2C | Runoff Area=730 sf  100.00% Impervious  Runoff Depth=4.06"  
|                          | Tc=5.0 min  CN=98.0  Runoff=0.07 cfs  247 cf |
| Subcatchment 13S: Area #1B | Runoff Area=9,400 sf  74.49% Impervious  Runoff Depth=3.55"  
|                          | Tc=5.0 min  CN=93.4  Runoff=0.88 cfs  2,784 cf |
| Subcatchment 15S: Area #1  | Runoff Area=15,379 sf  3.06% Impervious  Runoff Depth=2.29"  
|                          | Tc=5.0 min  CN=80.0  Runoff=0.98 cfs  2,937 cf |
| Pond 3P: Retention System #2 | Peak Elev=71.63'  Storage=134 cf  Inflow=0.04 cfs  134 cf  
|                          | Outflow=0.00 cfs  0 cf |
| Pond 5P: Porous Asphalt #2 | Peak Elev=78.99'  Storage=496 cf  Inflow=0.49 cfs  1,495 cf  
|                          | Outflow=0.35 cfs  1,193 cf |
| Pond 8P: Retention System #1 | Peak Elev=74.57'  Storage=329 cf  Inflow=0.10 cfs  329 cf  
|                          | Outflow=0.00 cfs  0 cf |
| Pond 13P: Retention System #3 | Peak Elev=74.58'  Storage=247 cf  Inflow=0.07 cfs  247 cf  
|                          | Outflow=0.00 cfs  0 cf |
| Pond 14P: Porous Asphalt #1 | Peak Elev=77.25'  Storage=1,673 cf  Inflow=0.88 cfs  2,784 cf  
|                          | Primary=0.16 cfs  1,299 cf  Secondary=0.00 cfs  0 cf  Outflow=0.16 cfs  1,299 cf |
| Link 10L: POC B | Inflow=1.56 cfs  5,689 cf  
|                          | Primary=1.56 cfs  5,689 cf |
| Link 11L: Level Spreader | Inflow=0.35 cfs  1,193 cf  
|                          | Primary=0.35 cfs  1,193 cf |
| Link 16L: POC A | Inflow=0.98 cfs  4,237 cf  
|                          | Primary=0.98 cfs  4,237 cf |
Subcatchment 4S: Area #2A  Runoff Area=397 sf  100.00% Impervious  Runoff Depth=4.86"
                     Tc=5.0 min  CN=98.0  Runoff=0.05 cfs  161 cf

Subcatchment 6S: Area #2B  Runoff Area=5,563 sf  56.93% Impervious  Runoff Depth=3.99"
                     Tc=5.0 min  CN=90.2  Runoff=0.60 cfs  1,852 cf

Subcatchment 7S: Area #1A  Runoff Area=971 sf  100.00% Impervious  Runoff Depth=4.86"
                     Tc=5.0 min  CN=98.0  Runoff=0.12 cfs  393 cf

Subcatchment 9S: Area #2  Runoff Area=21,992 sf  12.37% Impervious  Runoff Depth=3.16"
                     Flow Length=168'  Tc=11.6 min  CN=81.9  Runoff=1.55 cfs  5,790 cf

Subcatchment 12S: Area #2C  Runoff Area=730 sf  100.00% Impervious  Runoff Depth=4.86"
                     Tc=5.0 min  CN=98.0  Runoff=0.09 cfs  296 cf

Subcatchment 13S: Area #1B  Runoff Area=9,400 sf  74.49% Impervious  Runoff Depth=4.34"
                     Tc=5.0 min  CN=93.4  Runoff=1.06 cfs  3,400 cf

Subcatchment 15S: Area #1  Runoff Area=15,379 sf  3.06% Impervious  Runoff Depth=2.98"
                     Tc=5.0 min  CN=80.0  Runoff=1.28 cfs  3,819 cf

Pond 3P: Retention System #2  Peak Elev=71.84'  Storage=161 cf  Inflow=0.05 cfs  161 cf
                          Outflow=0.00 cfs  0 cf

Pond 5P: Porous Asphalt #2  Peak Elev=79.07'  Storage=534 cf  Inflow=0.60 cfs  1,852 cf
                          Outflow=0.44 cfs  1,550 cf

Pond 8P: Retention System #1  Peak Elev=74.97'  Storage=393 cf  Inflow=0.12 cfs  393 cf
                          Outflow=0.00 cfs  0 cf

Pond 13P: Retention System #3  Peak Elev=74.98'  Storage=296 cf  Inflow=0.09 cfs  296 cf
                          Outflow=0.00 cfs  0 cf

Pond 14P: Porous Asphalt #1  Peak Elev=77.40'  Storage=1,792 cf  Inflow=1.06 cfs  3,400 cf
                         Primary=0.36 cfs  1,914 cf  Secondary=0.00 cfs  0 cf  Outflow=0.36 cfs  1,914 cf

Link 10L: POC B  Inflow=1.99 cfs  7,339 cf
                  Primary=1.99 cfs  7,339 cf

Link 11L: Level Spreader  Inflow=0.44 cfs  1,550 cf
                        Primary=0.44 cfs  1,550 cf

Link 16L: POC A  Inflow=1.28 cfs  5,734 cf
               Primary=1.28 cfs  5,734 cf
### Summary for Subcatchment 4S: Area #2A

Runoff = 0.06 cfs @ 12.07 hrs, Volume= 204 cf, Depth= 6.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.40"

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<th>Velocity (ft/sec)</th>
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### Summary for Subcatchment 6S: Area #2B

Runoff = 0.77 cfs @ 12.07 hrs, Volume= 2,438 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.40"

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<tr>
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<td>Weighted Average</td>
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### Summary for Subcatchment 7S: Area #1A

Runoff = 0.14 cfs @ 12.07 hrs, Volume= 499 cf, Depth= 6.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.40"

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<th>Area (sf)</th>
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Summary for Subcatchment 9S: Area #2

Runoff = 2.12 cfs @ 12.16 hrs, Volume= 7,965 cf, Depth= 4.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.40"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>1,500</td>
<td>98.0 Ledge</td>
</tr>
<tr>
<td></td>
<td>1,220</td>
<td>98.0 Paved parking, HSG D</td>
</tr>
<tr>
<td></td>
<td>7,171</td>
<td>79.0 Woods/ grass comb., Good, HSG D</td>
</tr>
<tr>
<td></td>
<td>12,101</td>
<td>80.0 &gt;75% Grass cover, Good, HSG D</td>
</tr>
<tr>
<td></td>
<td>21,992</td>
<td>81.9 Weighted Average</td>
</tr>
<tr>
<td></td>
<td>19,272</td>
<td>87.63% Pervious Area</td>
</tr>
<tr>
<td></td>
<td>2,720</td>
<td>12.37% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.6</td>
<td>75</td>
<td>0.0200</td>
<td>0.16</td>
<td></td>
<td><strong>Sheet Flow, Grass</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Grass: Short n= 0.150 P2= 3.35&quot;</td>
</tr>
<tr>
<td>3.5</td>
<td>25</td>
<td>0.0400</td>
<td>0.12</td>
<td></td>
<td><strong>Sheet Flow, Meadow</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Grass: Dense n= 0.240 P2= 3.35&quot;</td>
</tr>
<tr>
<td>0.3</td>
<td>35</td>
<td>0.0630</td>
<td>1.76</td>
<td></td>
<td><strong>Shallow Concentrated Flow, Meadow</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Short Grass Pasture Kv= 7.0 fps</td>
</tr>
<tr>
<td>0.2</td>
<td>33</td>
<td>0.2100</td>
<td>3.21</td>
<td></td>
<td><strong>Shallow Concentrated Flow, Meadow</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Short Grass Pasture Kv= 7.0 fps</td>
</tr>
</tbody>
</table>

| 11.6     | 168           |              |                   |               | Total                               |

Summary for Subcatchment 12S: Area #2C

Runoff = 0.11 cfs @ 12.07 hrs, Volume= 375 cf, Depth= 6.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.40"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>730</td>
<td>98.0</td>
<td>Roofs, HSG D</td>
</tr>
<tr>
<td>730</td>
<td>100.00%</td>
<td>Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Direct Entry,</strong></td>
</tr>
</tbody>
</table>

Summary for Subcatchment 13S: Area #1B

Runoff = 1.36 cfs @ 12.07 hrs, Volume= 4,405 cf, Depth= 5.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.40"
### Summary for Subcatchment 15S: Area #1

Runoff = 1.77 cfs @ 12.07 hrs, Volume= 5,311 cf, Depth= 4.14"  

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs  
Type III 24-hr 25-Year Rainfall=6.40"  

### Summary for Pond 3P: Retention System #2

Inflow Area = 397 sf, 100.00% Impervious, Inflow Depth = 6.16" for 25-Year event  
Inflow = 0.06 cfs @ 12.07 hrs, Volume= 204 cf  
Outflow = 0.00 cfs @ 16.34 hrs, Volume= 27 cf, Atten= 98%, Lag= 256.0 min  
Primary = 0.00 cfs @ 16.34 hrs, Volume= 27 cf  

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs / 2  
Peak Elev= 72.02' @ 16.34 hrs  
Surf.Area= 208 sf  
Storage= 178 cf  

Plug-Flow detention time= 763.2 min calculated for 27 cf (13% of inflow)  
Center-of-Mass det. time= 424.0 min (1,167.2 - 743.3)

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1A</td>
<td>70.50'</td>
<td>136 cf</td>
<td>**8.33'W x 25.00'**L x **2.04'**H Field A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>425 cf Overall - 86 cf Embedded = 340 cf x 40.0% Voids</td>
</tr>
<tr>
<td>#2A</td>
<td>71.00'</td>
<td>86 cf</td>
<td><strong>Cultec C-100HD</strong> x 6 Inside #1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Effective Size= 32.1&quot;W x 12.0&quot;H =&gt; 1.86 sf x 7.50'L = 14.0 cf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Overall Size= 36.0&quot;W x 12.5&quot;H x 8.00'L with 0.50' Overlap</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Row Length Adjustment= +0.50' x 1.86 sf x 2 rows</td>
</tr>
</tbody>
</table>
20 Cognewaugh

Type III 24-hr 25-Year Rainfall = 6.40" 

Prepared by RVDI
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Page 9

222 cf Total Available Storage

Storage Group A created with Chamber Wizard

Device Routing Invert Outlet Devices
#1 Primary 72.00' 4.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max = 0.00 cfs @ 16.34 hrs HW = 72.02' TW = 0.00' (Dynamic Tailwater)

Orifice/Grate (Orifice Controls 0.00 cfs @ 0.53 fps)

Summary for Pond 5P: Porous Asphalt #2

Inflow Area = 5,563 sf, 56.93% Impervious, Inflow Depth = 5.26" for 25-Year event
Inflow = 0.77 cfs @ 12.07 hrs, Volume = 2,438 cf
Outflow = 0.55 cfs @ 12.14 hrs, Volume = 2,136 cf, Atten= 29%, Lag = 4.3 min
Primary = 0.55 cfs @ 12.14 hrs, Volume = 2,136 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 79.19' @ 12.14 hrs Surf.Area= 1,250 sf Storage= 595 cf

Plug-Flow detention time= 110.5 min calculated for 2,136 cf (88% of inflow)
Center-of-Mass det. time= 54.4 min (835.4 - 781.0)

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>78.00'</td>
<td>900 cf</td>
<td>Stone (Prismatic) Listed below (Recalc) 2,250 cf Overall x 40.0% Voids</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>78.00</td>
<td>1,250</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>79.80</td>
<td>1,250</td>
<td>2,250</td>
<td>2,250</td>
</tr>
</tbody>
</table>

Device Routing Invert Outlet Devices
#1 Primary 78.60' 6.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max = 0.55 cfs @ 12.14 hrs HW = 79.19' TW = 0.00' (Dynamic Tailwater)

Orifice/Grate (Orifice Controls 0.55 cfs @ 2.80 fps)

Summary for Pond 8P: Retention System #1

Inflow Area = 971 sf, 100.00% Impervious, Inflow Depth = 6.16" for 25-Year event
Inflow = 0.14 cfs @ 12.07 hrs, Volume = 499 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume = 0 cf, Atten= 100%, Lag = 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume = 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 75.69' @ 24.29 hrs Surf.Area= 244 sf Storage= 499 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)
<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail. Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1A</td>
<td>72.50'</td>
<td>215 cf</td>
<td>12.75W x 19.17'L x 3.50'H Field A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>855 cf Overall - 319 cf Embedded = 536 cf x 40.0% Voids</td>
</tr>
<tr>
<td>#2A</td>
<td>73.00'</td>
<td>319 cf</td>
<td><strong>Cultec R-360HD</strong> x 8 Inside #1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Effective Size= 54.9&quot;W x 36.0&quot;H =&gt; 9.99 sf x 3.67&quot;L = 36.6 cf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Overall Size= 60.0&quot;W x 36.0&quot;H x 4.17'L with 0.50' Overlap</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8 Chambers in 2 Rows</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Cap Storage= +6.5 cf x 2 x 2 rows = 25.8 cf</td>
</tr>
<tr>
<td>#3</td>
<td>76.00'</td>
<td>5 cf</td>
<td><strong>2.00'D x 1.50'H JB</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>538 cf Total Available Storage</td>
</tr>
</tbody>
</table>

Storage Group A created with Chamber Wizard

<table>
<thead>
<tr>
<th>Device</th>
<th>Routing</th>
<th>Invert</th>
<th>Outlet Devices</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Primary</td>
<td>76.00'</td>
<td>4.0&quot; Vert. Orifice/Grate C= 0.600</td>
</tr>
</tbody>
</table>

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=72.50' TW=0.00' (Dynamic Tailwater) & 1=Orifice/Grate (Controls 0.00 cfs)

### Summary for Pond 13P: Retention System #3

Inflow Area = 730 sf, 100.00% Impervious, Inflow Depth = 6.16" for 25-Year event

<table>
<thead>
<tr>
<th>Inflow</th>
<th>0.11 cfs @ 12.07 hrs, Volume= 375 cf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outflow</td>
<td>0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min</td>
</tr>
<tr>
<td>Primary</td>
<td>0.00 cfs @ 0.00 hrs, Volume= 0 cf</td>
</tr>
</tbody>
</table>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 75.71' @ 24.29 hrs Surf.Area= 186 sf Storage= 375 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail. Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1A</td>
<td>72.50'</td>
<td>167 cf</td>
<td><strong>7.00W x 26.50'L x 3.50'H Field A</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>649 cf Overall - 233 cf Embedded = 416 cf x 40.0% Voids</td>
</tr>
<tr>
<td>#2A</td>
<td>73.00'</td>
<td>233 cf</td>
<td><strong>Cultec R-360HD</strong> x 6 Inside #1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Effective Size= 54.9&quot;W x 36.0&quot;H =&gt; 9.99 sf x 3.67&quot;L = 36.6 cf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Overall Size= 60.0&quot;W x 36.0&quot;H x 4.17'L with 0.50' Overlap</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Cap Storage= +6.5 cf x 2 x 1 rows = 12.9 cf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>399 cf Total Available Storage</td>
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</tbody>
</table>

Storage Group A created with Chamber Wizard

<table>
<thead>
<tr>
<th>Device</th>
<th>Routing</th>
<th>Invert</th>
<th>Outlet Devices</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Primary</td>
<td>76.00'</td>
<td>4.0&quot; Vert. Orifice/Grate C= 0.600</td>
</tr>
</tbody>
</table>

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=72.50' TW=0.00' (Dynamic Tailwater) & 1=Orifice/Grate (Controls 0.00 cfs)
Summary for Pond 14P: Porous Asphalt #1

Inflow Area = 9,400 sf, 74.49% Impervious, Inflow Depth = 5.62" for 25-Year event
Inflow = 1.36 cfs @ 12.07 hrs, Volume= 4,405 cf
Outflow = 0.79 cfs @ 12.17 hrs, Volume= 2,920 cf, Atten= 42%, Lag= 6.0 min
Primary = 0.79 cfs @ 12.17 hrs, Volume= 2,920 cf
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 77.95' @ 12.17 hrs  Surf.Area= 4,338 sf  Storage= 2,013 cf

Plug-Flow detention time= 201.6 min calculated for 2,920 cf (66% of inflow)
Center-of-Mass det. time= 104.4 min (873.0 - 768.6 )

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1A</td>
<td>73.50'</td>
<td>164 cf</td>
<td>18.00'W x 26.00'L x 2.50'H Field A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1,170 cf Overall - 760 cf Embedded = 410 cf x 40.0% Voids</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>stone (Prismatic) Listed below (Recalc)</td>
</tr>
<tr>
<td>#2</td>
<td>76.00'</td>
<td>1,238 cf</td>
<td>3,096 cf Overall x 40.0% Voids</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Asphalt (Prismatic) Listed below (Recalc)</td>
</tr>
<tr>
<td>#3</td>
<td>77.60'</td>
<td>97 cf</td>
<td>968 cf Overall x 10.0% Voids</td>
</tr>
<tr>
<td>#4A</td>
<td>74.00'</td>
<td>544 cf</td>
<td>Concrete Galley 4x8x2 x 12 Inside #1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Inside= 42.0&quot;W x 21.0&quot;H =&gt; 6.04 sf x 7.50'L = 45.3 cf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Outside= 48.0&quot;W x 24.0&quot;H =&gt; 7.92 sf x 8.00'L = 63.4 cf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12 Chambers in 4 Rows</td>
</tr>
</tbody>
</table>

2,043 cf Total Available Storage

Storage Group A created with Chamber Wizard

<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>76.00</td>
<td>1,935</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>77.60</td>
<td>1,935</td>
<td>3,096</td>
<td>3,096</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>77.60</td>
<td>1,935</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>78.10</td>
<td>1,935</td>
<td>968</td>
<td>968</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Device</th>
<th>Routing</th>
<th>Invert</th>
<th>Outlet Devices</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Primary</td>
<td>77.00'</td>
<td>6.0&quot; Vert. Orifice/Grate C= 0.600</td>
</tr>
<tr>
<td>#2</td>
<td>Secondary</td>
<td>78.00'</td>
<td>24.0&quot; x 24.0&quot; Horiz. Orifice/Grate C= 0.600 in 24.0&quot; x 24.0&quot; Grate (100% open area) Limited to weir flow at low heads</td>
</tr>
<tr>
<td>#3</td>
<td>Secondary</td>
<td>78.00'</td>
<td>8.0' 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</td>
</tr>
</tbody>
</table>
Primary OutFlow  Max=0.79 cfs @ 12.17 hrs  HW=77.95'  TW=0.00' (Dynamic Tailwater)
1=Orifice/Grate  (Orifice Controls 0.79 cfs @ 4.02 fps)

Secondary OutFlow  Max=0.00 cfs @ 0.00 hrs  HW=73.50'  TW=0.00' (Dynamic Tailwater)
2=Orifice/Grate  (Controls 0.00 cfs)
3=Broad-Crested Rectangular Weir  (Controls 0.00 cfs)

**Summary for Link 10L: POC B**

Inflow Area = 28,682 sf, 24.45% Impervious, Inflow Depth = 4.24" for 25-Year event
Inflow = 2.67 cfs @ 12.16 hrs, Volume= 10,128 cf
Primary = 2.67 cfs @ 12.16 hrs, Volume= 10,128 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

**Summary for Link 11L: Level Spreader**

Inflow Area = 6,690 sf, 64.19% Impervious, Inflow Depth = 3.88" for 25-Year event
Inflow = 0.55 cfs @ 12.14 hrs, Volume= 2,164 cf
Primary = 0.55 cfs @ 12.14 hrs, Volume= 2,164 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

**Summary for Link 16L: POC A**

Inflow Area = 25,750 sf, 32.79% Impervious, Inflow Depth = 3.84" for 25-Year event
Inflow = 2.25 cfs @ 12.08 hrs, Volume= 8,231 cf
Primary = 2.25 cfs @ 12.08 hrs, Volume= 8,231 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points x 2  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 4S: Area #2A**  
Runoff Area=397 sf  100.00% Impervious  Runoff Depth=7.36"  
Tc=5.0 min  CN=98.0  Runoff=0.07 cfs  244 cf

**Subcatchment 6S: Area #2B**  
Runoff Area=5,563 sf  56.93% Impervious  Runoff Depth=6.44"  
Tc=5.0 min  CN=90.2  Runoff=0.94 cfs  2,983 cf

**Subcatchment 7S: Area #1A**  
Runoff Area=971 sf  100.00% Impervious  Runoff Depth=7.36"  
Tc=5.0 min  CN=98.0  Runoff=0.17 cfs  596 cf

**Subcatchment 9S: Area #2**  
Runoff Area=21,992 sf  12.37% Impervious  Runoff Depth=5.47"  
Flow Length=168'  Tc=11.6 min  CN=81.9  Runoff=2.65 cfs  10,023 cf

**Subcatchment 12S: Area #2C**  
Runoff Area=730 sf  100.00% Impervious  Runoff Depth=7.36"  
Tc=5.0 min  CN=98.0  Runoff=0.13 cfs  448 cf

**Subcatchment 13S: Area #1B**  
Runoff Area=9,400 sf  74.49% Impervious  Runoff Depth=6.81"  
Tc=5.0 min  CN=93.4  Runoff=1.63 cfs  5,337 cf

**Subcatchment 15S: Area #1**  
Runoff Area=15,379 sf  3.06% Impervious  Runoff Depth=5.25"  
Tc=5.0 min  CN=80.0  Runoff=2.22 cfs  6,730 cf

**Pond 3P: Retention System #2**  
Peak Elev=72.04'  Storage=180 cf  Inflow=0.07 cfs  244 cf  
Outflow=0.00 cfs  67 cf

**Pond 5P: Porous Asphalt #2**  
Peak Elev=79.31'  Storage=655 cf  Inflow=0.94 cfs  2,983 cf  
Outflow=0.64 cfs  2,682 cf

**Pond 8P: Retention System #1**  
Peak Elev=76.04'  Storage=534 cf  Inflow=0.17 cfs  596 cf  
Outflow=0.00 cfs  62 cf

**Pond 13P: Retention System #3**  
Peak Elev=76.04'  Storage=399 cf  Inflow=0.13 cfs  448 cf  
Outflow=0.00 cfs  48 cf

**Pond 14P: Porous Asphalt #1**  
Peak Elev=78.07'  Storage=2,037 cf  Inflow=1.63 cfs  5,337 cf  
Primary=0.86 cfs  3,640 cf  Secondary=0.93 cfs  212 cf  Outflow=1.79 cfs  3,851 cf

**Link 10L: POC B**  
Inflow=3.29 cfs  12,821 cf  
Primary=3.29 cfs  12,821 cf

**Link 11L: Level Spreader**  
Inflow=0.64 cfs  2,797 cf  
Primary=0.64 cfs  2,797 cf

**Link 16L: POC A**  
Inflow=4.01 cfs  10,643 cf  
Primary=4.01 cfs  10,643 cf
Subcatchment 4S: Area #2A
Runoff Area=397 sf  100.00% Impervious  Runoff Depth=8.86"
Tc=5.0 min  CN=98.0  Runoff=0.08 cfs  293 cf

Subcatchment 6S: Area #2B
Runoff Area=5,563 sf  56.93% Impervious  Runoff Depth=7.91"
Tc=5.0 min  CN=90.2  Runoff=1.14 cfs  3,669 cf

Subcatchment 7S: Area #1A
Runoff Area=971 sf  100.00% Impervious  Runoff Depth=8.86"
Tc=5.0 min  CN=98.0  Runoff=0.21 cfs  717 cf

Subcatchment 9S: Area #2
Runoff Area=21,992 sf  12.37% Impervious  Runoff Depth=6.90"
Flow Length=168’  Tc=11.6 min  CN=81.9  Runoff=3.31 cfs  12,641 cf

Subcatchment 12S: Area #2C
Runoff Area=730 sf  100.00% Impervious  Runoff Depth=8.86"
Tc=5.0 min  CN=98.0  Runoff=0.16 cfs  539 cf

Subcatchment 13S: Area #1B
Runoff Area=9,400 sf  74.49% Impervious  Runoff Depth=8.30"
Tc=5.0 min  CN=93.4  Runoff=1.96 cfs  6,505 cf

Subcatchment 15S: Area #1
Runoff Area=15,379 sf  3.06% Impervious  Runoff Depth=6.66"
Tc=5.0 min  CN=80.0  Runoff=2.79 cfs  8,539 cf

Pond 3P: Retention System #2
Peak Elev=72.10'  Storage=185 cf  Inflow=0.08 cfs  293 cf
Outflow=0.02 cfs  117 cf

Pond 5P: Porous Asphalt #2
Peak Elev=79.47'  Storage=736 cf  Inflow=1.14 cfs  3,669 cf
Outflow=0.75 cfs  3,367 cf

Pond 8P: Retention System #1
Peak Elev=76.09'  Storage=534 cf  Inflow=0.21 cfs  717 cf
Outflow=0.02 cfs  183 cf

Pond 13P: Retention System #3
Peak Elev=76.08'  Storage=399 cf  Inflow=0.16 cfs  539 cf
Outflow=0.02 cfs  140 cf

Pond 14P: Porous Asphalt #1
Peak Elev=78.08'  Storage=2,039 cf  Inflow=1.96 cfs  6,505 cf
Primary=0.86 cfs  4,514 cf  Secondary=1.10 cfs  505 cf  Outflow=1.96 cfs  5,019 cf

Link 10L: POC B
Inflow=4.05 cfs  16,264 cf
Primary=4.05 cfs  16,264 cf

Link 11L: Level Spreader
Inflow=0.75 cfs  3,624 cf
Primary=0.75 cfs  3,624 cf

Link 16L: POC A
Inflow=4.76 cfs  13,742 cf
Primary=4.76 cfs  13,742 cf
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Inland Wetlands & Watercourse Agency ~ 203-622-7736 ~ Fax:203-622-7764

PERMIT-NEED QUESTIONNAIRE
This form is NOT an IWWA Application

Project Address: 20 COGNEWAUGH ROAD  Tax ID: 08-3150/5
Property Owner: MARIVAL LLC  Address: 12 Fox Hollow LANE
Contact Information – Email or Cell Phone: 203-252-0396  CPEPLW@ME.COM
Authorized Agent: ROCCO V. D'ANDREA  Address: P.O. BOX 549 RIVERSIDE
Contact Information – Email or Cell Phone: ALD@RVDI.COM

Has there ever been an IWWA application for this site? YES  NO
Appl. #

ACTIVITY: (Circle) Addition  Demolition  Deck  Garage  Interior renovations  New residence  Generator
Tennis Court  Pool  Site Work/Landscaping  Septic  Other (specify) SUBDIVISION

Will this activity require an addition to the septic system or a B100a? YES  NO

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.
IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner or authorized agent I believe the information I have submitted is correct.

Signature: [Signature]  ALD@RVDI.COM  Date: 5/4/20

STAFF NOTES
Office Rev  Date  5/4/2020 Field Inv  Date  / /  WET/WD? YES  NO  TIDAL
Action Required? YES  NO  If yes, DR AA AR SIA Staff PM
Soils Report  Date  / /  Author  Soils
Comments: No inland wetlands

Received
PM

IWWA Questionnaire Revised 3/4/2020
OPERATIONS AND MAINTENANCE PLAN REPORT

For

20 Cognewaugh Road
Greenwich, Connecticut

Prepared For

Marival, LLC

May 7, 2020
Stormwater Management Practices
Maintenance Declaration
Stormwater Management Practices Maintenance Declaration

THIS DECLARATION is made this date, ____________ 20 ___, by and between the Town of Greenwich, a municipal corporation with principal offices located at 101 Field Point Road, Greenwich, CT 06830 and

Marival, LLC [Owner(s) Name]

20 Cognewaugh Road [Address]

hereinafter referred to as “Owner(s)” of the “Property” as more fully described in a deed recorded in Book ________ at Page ________ of the Greenwich Land Records. In accordance with the Town of Greenwich Drainage Manual as Amended, the “Owner(s)” agree to install and maintain stormwater management practice(s) on the subject Property in accordance with approved plans and conditions. The Owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended function in perpetuity. This Declaration includes the following exhibits located in the project files of one or all of the following Town of Greenwich Departments:

- Building Division – Permit # __________________________
- Inland Wetlands and Watercourses Agency – Application # __________________________
- Planning and Zoning – Application # __________________________

Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. Approved Maintenance Plan dated May 7, 2020.

Exhibit B: Improvement Location Survey depicting “As-Built” conditions and showing an accurate location of each stormwater management practice affected by this Declaration. Approved Improvement Location Survey dated ________________.

Note: After construction has been verified and accepted by the Town of Greenwich for the stormwater management practices, this declaration shall be recorded by the Owner on the Greenwich Land Records and copies of the recorded document shall be submitted to all of the following Town of Greenwich Departments involved in the approval:

- Building Division
- Inland Wetlands and Watercourses Agency
- Planning and Zoning

Through this Declaration, the Owner(s) hereby subjects the Property to the following covenants, conditions, and restrictions:

1. The Owner(s), at its expense, shall secure from any affected owners of land all easements and releases of rights-of-way necessary for utilization of the stormwater practices identified in Exhibit B and shall record them with the Town Clerk. These easements and releases of rights-of-way shall
not be altered, amended, vacated, released or abandoned without prior written approval of the Town of Greenwich.

2. The Owner(s) shall be solely responsible for the installation, maintenance and repair of the stormwater management practices, drainage easements and associated landscaping identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

3. No alterations or changes to the stormwater management practice(s) identified in Exhibit B shall be permitted unless they are deemed to comply with this Declaration and are approved in writing by the Town of Greenwich.

4. The Owner(s) shall retain the services of a qualified inspector (as described in Exhibit A) to operate and ensure the maintenance of the stormwater management practice(s) identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

5. The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times. Inspection Documentation must be maintained as frequently as required in Exhibit A.

6. The Town of Greenwich or its designee is authorized to access the property as necessary to conduct inspections of the stormwater management practices or drainage easements to ascertain compliance with the intent of this Declaration and the activities prescribed in Exhibit A. Upon written notification by the Town of Greenwich or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable timeframe determined by the Town of Greenwich. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

7. If the Owner(s) does not keep the stormwater management practice(s) in reasonable order and condition, or complete maintenance activities in accordance with the Operation and Maintenance Plan contained in Exhibit A, or the required maintenance or repairs under 6 above within the specified time frames, the Town of Greenwich is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the practice(s) and prevent the practice(s) from becoming a threat to public health, safety, general welfare or the environment. In the case of an emergency, as determined by the Town of Greenwich, no notice shall be required prior to the Town of Greenwich performing emergency maintenance or repairs. The Town of Greenwich may levy the costs and expenses of such inspections, maintenance, repairs and appropriate fees against the Owner(s). The Town of Greenwich at the time of entering upon said stormwater management practice for the purpose of maintenance or repair may file a notice of lien upon the property affected by the lien. If said costs and expenses are not paid by the Owner(s), the Town of Greenwich may pursue the collection of same through appropriate court actions.

8. The Owner(s) hereby conveys to the Town of Greenwich an easement over, on and in the Property for the purpose of access to the stormwater management practice(s) for the inspection, maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair the practice(s). The Town of Greenwich’s execution of any repair or maintenance does not alter the Owner(s) responsibility to maintain in future.
9. The Owner(s) agrees that this Declaration shall be recorded and that the land described in a deed recorded in Book _______ at Page _______ of the Greenwich Land Records shall be subject to the covenants and obligations contained herein, and this Declaration shall bind all current and future owners of the property.

10. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include Exhibits A and B and this Declaration. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

11. The Owner(s) agree that the rights, obligations and responsibilities hereunder shall commence upon execution of the Declaration.

12. The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

13. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the Town of Greenwich harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit "A" hereto, appurtenances, connections and attachments thereto which are the subject of this Declaration. The Proprietor, its agents, representatives, successors and assigns shall not be required to indemnify the Town, its officers, agents, servants, or employees, against any such damages occasioned solely by acts or omissions of the Town, its officers, agents, servants or employees, other than supervisory acts or omissions of the Town, its officers, agents; servants, or employees, in connection with such Claims or the enforcement of this Declaration.
IN WITNESS WHEREOF, the “Owner(s)” have executed this Declaration on this _____ day of ________________, 20____.

By: __________________________
    [Owner(s)]

By: __________________________
    [Owner(s)]

STATE OF CONNECTICUT
   )
   ) ss: Greenwich
COUNTY OF FAIRFIELD
   )

The foregoing instrument was acknowledged before me on this __________ day of ________________, 20____, by __________________________, the
    [Owner(s)]

“Owner(s)” of __________________________,
    [Address]

__________________________
Notary Public

My Commission Expires On:

WHEN RECORDED RETURN COPY TO:
[All of the following departments involved in approval:  
Building Division, Inland Wetlands & Watercourses Agency, and Planning & Zoning]
Exhibit “A”

Operation and Maintenance
Plan With Log
Exhibit A
Operations and Maintenance Plan
20 Cognewaugh Road
May 7, 2020

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 20 Cognewaugh 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.

5. 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.
6. Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):

   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.

7. Roof Gutters:

   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 3)
20 Cognewaugh Road
May 7, 2020

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<th>☐ Other</th>
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<th>Phone #:</th>
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### 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 3)
20 Cognewaugh Road
May 7, 2020

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/repainted? □ Yes □ No □ N/A
- Have all erosion issues been repaired? □ Yes □ No □ N/A

Notes:

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:
Operations and Maintenance Log (Page 3 of 3)
20 Cognewaugh Road
May 7, 2020

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:

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector: ___________________________ Date: ___________________________
**FINAL SUBDIVISION REVIEW SET**

**"RESIDENTIAL DEVELOPMENT"**

**LOCATION**

20 COGNEWAUGH ROAD
GREENWICH, CONNECTICUT

**PREPARED FOR**

MARIVAL LLC

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**SHEET INDEX**

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*ENGINEERING PLANS PREPARED BY:*

ROCCO V. D'ANDREA, INC.
ANTHONY V. D'ANDREA CP, PE & LS No. 3672

*ONLY COPIES OF THIS SET, Bearing an Original Signature of the Engineer's/Architect's Emblazoned Seal shall be Considered to be True, Valid Copies.*

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*LOCATION MAP*