<table>
<thead>
<tr>
<th>Final Coastal Subdivision PLPZ 2020 00048</th>
<th>Henry L Vanburen Estate Et Al. Proposed 2 lot Subdivision</th>
</tr>
</thead>
</table>

**LOCATION:** 18 Armstrong Lane  
**EXISTING ZONING:** R-12 (12,000 SF minimum lot)  
**PARCEL SIZE:** 28,090 SF  
**UTILITIES:** Sewer, Public Water

### LOT AREAS

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Parcel ‘X’</td>
<td>12,000 SF</td>
</tr>
<tr>
<td>Proposed Parcel ‘Y’</td>
<td>12,000 SF</td>
</tr>
<tr>
<td>Open Space Parcel ‘P’</td>
<td>4,090 SF (14.56% of total lot area)</td>
</tr>
</tbody>
</table>

### ZONING STATISTICS

<table>
<thead>
<tr>
<th>Proposed Parcel ‘X’</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>35’</td>
<td>36’</td>
</tr>
<tr>
<td>Side</td>
<td>10’/ sum of 25’</td>
<td>10.9’ and 15.9’/26.8’</td>
</tr>
<tr>
<td>Rear</td>
<td>35’</td>
<td>Not Provided</td>
</tr>
<tr>
<td>Lot Area</td>
<td>12,000 SF minimum</td>
<td>12,000 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>55%</td>
<td>64.5%</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 5,400 SF</td>
<td>4,260 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Parcel ‘Y’</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks:</td>
<td></td>
<td></td>
</tr>
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<td>Front</td>
<td>35’</td>
<td>36’</td>
</tr>
<tr>
<td>Side</td>
<td>10’/ sum of 25’</td>
<td>16’ and 11’/27’</td>
</tr>
<tr>
<td>Rear</td>
<td>35’</td>
<td>Not Provided</td>
</tr>
<tr>
<td>Lot Area</td>
<td>12,000 SF minimum</td>
<td>12,000 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>55%</td>
<td>66.6%</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 5,400 SF</td>
<td>4,010 SF</td>
</tr>
</tbody>
</table>

**UPDATE:** The application was left open at the 6/30/20 meeting. Many neighbors submitted letters of opposition and spoke at the meeting with concerns over drainage and lot configuration. The applicant’s engineer conducted a site visit with a neighbor and engineer representing the neighbors on 7/8/20. The applicant has submitted an overview of proposed changes and has indicated they will submit a revised site plan prior to the 7/14/20 meeting.
APPLICATION SUMMARY: The applicant is requesting final coastal subdivision approval to subdivide a 28,090 SF property into two 12,000 SF lots and a 4,090 SF open space area (14.56% of the total lot area) on a property located at 18 Armstrong Lane in the R-12 zone.

ISSUES/RECOMMENDATIONS:
1. DPW Engineering – Issued comments dated 6/24/20 requiring revisions prior to Zoning Permit endorsement, but such revisions are not required prior to subdivision approval.
2. ZEO – Issued comments dated 5/27/20 indicating endorsement for sign-off.
3. IWWA – The applicant has received an IWWA green sheet dated 12/5/19.
4. Sewer – Issued comments dated 5/26/20 indicating no comments to be addressed during P&Z phase. The Commission should note sewer comments to be addressed prior to building permit.
5. Conservation – Issued comments dated 5/28/20 which suggest transplanting plants from the property into the open space, a possible low retaining wall to protect from fill and serve as a permanent demarcation or place a line of sunken boulders. Conservation also suggests no fill and at least four native trees (or three native shrubs per tree) as replacement for the loss of four trees.
6. Open Space – The proposal includes one open space parcel totaling 4,090 sq. ft. (14.56% of the total lot area). This area is located adjacent to Long View Avenue, which is a private road. The Commission should determine if an open space parcel provided meets the standards per Sec. 6-297 of the GSR.
7. The subdivision map should include a signature block for the Planning and Zoning Chairman’s signature in accordance with 6-269(b)(16) of the GSR.
8. The following note should be placed on the 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)]
9. Neighbor Opposition – Neighbors have submitted several letters of opposition with concerns about drainage, density of development, lot configuration and issues with the open space.
10. Updated Site Plan - The applicant has submitted an email dated 7/9/20 indicating proposed changes to the site to protect neighboring properties from runoff. DPW Engineering has noted that the proposed concept to have a curtain drain installed along the property line to a level spreader in the open space would be acceptable. The level spreader must still meet the required minimum 10-foot setback from all property lines (Long View and 17 Gilliam). The surface finish of the curtain drain needs to be well draining topsoil with grass above the stone and perforated pipe. The applicant will need a drainage easement across the parcels and in the open space for future maintenance.
11. Lot Configuration – The applicant has also submitted a feasibility study for the lot configuration if the open space was located between the two lots.

DEPARTMENT COMMENTS:
Zoning Enforcement – Attached – dated 5/27/20
DPW Engineering – Attached – dated 6/24/20
Original Staff Report follows:

APPLICATION DETAILS:

Existing Conditions:
The subject parcel is a corner lot located on the northerly side of the intersection of Armstrong Lane and Long View Avenue and approximately 500 feet west of the intersection of Armstrong Lane and Riverside Avenue. The existing parcel appears to be conforming with respect to lot size, shape and setbacks and contains an existing single family dwelling with attached garage, driveway, patio, deck, and miscellaneous hardscapes. The house is served by public water. There are no wetlands or water bodies present on the site. The property slopes gently to the southwest and is bordered to the north and east by residential parcels.

Proposal:
The proposed subdivision would subdivide the 28,090 SF lot into two 12,000 SF lots and a 4,090 SF open space parcel (14.56% of the total lot area). Each lot would be developed with a single family dwelling with attached garage, patio, and driveway.

Drainage:
The project proposes to demolish the existing dwelling and construct two new single-family dwellings on each lot. The proposed development would increase the impervious coverage by approximately 2,306 sq. ft.

Background/Title Search:
The applicant submitted a deed history for the lot which dates to March 1, 1927 and GLR Map No. 1099 which shows the subdivision of Riverside Gardens in 1926.

APPLICABLE REGULATIONS:
A. Subdivision Regulations Section 6-261 – Definitions
B. Subdivision Regulations Section 6-269 – Record Sheets; Contents
C. Subdivision Regulations Section 6-270 – Construction Sheet; Contents
D. Subdivision Regulations Section 6-271 – Health Dept. Report; Sewage Disposal Facility
E. Subdivision Regulations Section 6-278 – Signing of Subdivision Plan
F. Subdivision Regulations Section 6-279 – Filing with Clerk
G. Subdivision Regulations Section 6-296 – Natural Features; preservation.
H. Subdivision Regulations Section 6-297 – Parks and Playgrounds; standards.
I. Subdivision Regulations Section 6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
J. Subdivision Regulations Section 6-304 – Lot Dimensions
K. Building Zone Regulations Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
18 ARMSTRONG LANE, PLPZ 2020-48

Anthony D’Andrea <ald@rvdi.com>

Tue 7/7/2020 1:52 PM

To: Dygert, Bianca <bianca.dygert@greenwichct.org>; LaRow, Patrick <Patrick.LaRow@greenwichct.org>
Cc: spp@gypsum-floors.com <spp@gypsum-floors.com>; Nick Quimby (nquimby@campbellbuilder.com) <nquimby@campbellbuilder.com>; Richard Regan <rich@rvdi.com>

2 attachments (399 KB)
4304_001.pdf; GIILARM_19RO_FS_00_REV0.pdf;

[EXTERNAL]

Bianca-

Good afternoon.

In response to a request from a Commission member in response to a suggestion made a neighbor I have attached a copy of a Feasibility Plan of a two lot subdivision configuration with Open Space centrally located.

Also included is a cover letter dated July 7 that explains then reasons for not pursuing the revised plan.

In response to a request for more time to review the plan made by Attorney Ted O’Hanlan I have contacted Joseph Risoli, PE to arrange a site meeting at the Treibick property on Gilliam Lane. That meeting has been tentatively set for 4:00 on Wednesday afternoon, July 8, 2020.

We expect to continue to present the application to the Commission at the July 14 meeting.

Please advise if additional information is required at this time.

Thanks for your consideration.

Tony

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
July 7, 2020

Ms. Bianca Dygert
Town of Greenwich
Planning & Zoning Commission
101 Field Point Road
Greenwich CT 06830

Re: 18 Armstrong Lane LLC
PLPZ 2020-48
Estate of Henry L. Van Buren

Dear Bianca,

In response to comments expressed at the Commission hearing on June 30, 2020, we have prepared the attached Feasibility Study, Sheet 1 of 1, dated July 7, 2020, of a subdivision with the Open Space centrally located between two lots fronting on Armstrong Lane.

At the hearing, I agreed that a centrally located Open Space parcel could have merit. However, subsequent to in-depth review and discussions with the applicant, I have rejected the concept as not preferable for the following reasons:

1) The development envelope of the southerly lot, Parcel “YR”, would be constrained by the width of the centrally located Open Space and the need to comply with the street side yard setback from Long View Avenue.

2) The development of the two lots would likely result in the loss of eight mature trees and two ornamental trees. That number would compare to the loss of only two trees and two ornamental trees for the proposal currently under review.

3) The plan with central Open Space would force the development closer to Long View Avenue, an un-improved private road. The applicant and at least one neighbor have expressed opposition to proximity to Long View Avenue.

4) Unlike the comparable proposal at Pintail Lane, the shape of the Open Space is not well suited for treatment and retention of runoff due to the narrow width and slope toward the neighbor Treibick.
5) The current subdivision layout with two lots fronting on Armstrong Lane will accommodate construction of two homes on same-size lots with homes of similar design.

In addition, as mentioned above, the current proposal will result in the loss of only two mature specimen trees, one of which could be preserved in final design.

We respectfully request that the Commission render a favorable decision on the plan as submitted because it is compliant with all applicable criteria of the Town of Greenwich zoning and subdivision criteria, the DPW-Engineering Division has reviewed and approved the drainage design and the Conservation Commission staff has issued favorable comments.

Please advise if you need additional information at this time.

Sincerely,

ROCCO V. D’ANDREA, INC.

Anthony L. D’Andrea, PE&LS

ALD:adm
19ROBD01
Enclosures

cc: Steve Phillipps
RE: 18 ARMSTRONG LANE

Marucci, Scott <Scott.Marucci@greenwichct.org>
Thu 7/9/2020 11:57 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>

Bianca,

The proposed concept to have a curtain drain installed along the property line to a level spreader in the open space would be acceptable. The level spreader must still meet the required minimum 10-foot setback from all property lines (Long View and 17 Gilliam). The surface finish of the curtain drain needs to be well draining topsoil with grass above the stone and perforated pipe. You will need a drainage easement across the parcels and in the open space for future maintenance.

Scott

Scott Marucci
Senior Civil Engineer
Town of Greenwich DPW
Engineering Division
101 Field Point Road
Greenwich, CT 06830
(203) 622-7767

From: Dygert, Bianca
Sent: Thursday, July 9, 2020 9:45 AM
To: Marucci, Scott <Scott.Marucci@greenwichct.org>
Subject: Fw: 18 ARMSTRONG LANE

Hi Scott,

Please see email below regarding changes to the drainage at 18 Armstrong Lane. I will send the updated drainage report and plans when Tony revises them, but I wanted to see if you could take a look at the email and just give me an idea if this will be OK.

Please let me know your thoughts when you get a chance. Feel free to call my cell phone if you want to discuss.

Thanks,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org
From: Anthony D'Andrea <ald@rvdi.com>
Sent: Thursday, July 9, 2020 9:40 AM
To: risoli@optonline.net <risoli@optonline.net>; Stephen Phillips <spp@gypsum-floors.com>
Cc: 'O’Hanlan, Edward V.' <tohanlan@rc.com>; LaRow, Patrick <Patrick.LaRow@greenwichct.org>; Dygert, Bianca <bianca.dygert@greenwichct.org>; Richard Regan <rich@rvdi.com>; 'Ian Treibick' <ian@treibick.com>
Subject: RE: 18 ARMSTRONG LANE

[EXTERNAL]

Joe —
Thanks for meeting with Ian Treibick and me yesterday to review the site conditions as they relate to drainage on the Treibick property.
Before you arrived I discussed with Ian the particulars of the drainage system that was installed along the perimeter of his property, which Ian indicated has been fairly effective intercepting surface flow toward his property.

I understand and appreciate his concern that development of 18 Armstrong Lane should not exacerbate any existing runoff patterns and conditions that affect his property.

To that end, in order to provide an extra layer of protection against excessive flow out of the subsurface galleries during rain events that exceed the 25-year design storm required by the Town Drainage Manual, we agreed that it is feasible to install curtain drains to intercept any water that might exit the level spreaders on each lot and discharge via a pipe to a dedicated level spreader that could be installed in the southwesterly corner of the Open Space parcel.
I have amended our current design plans dated June 3, 2020, which were approved by DPW-Engineering Division, to show the proposed location of the extra drain. The amended plans are dated July 9, 2020.

Please note that the location of the proposed level spreader on Parcel “X”, the northerly lot, is proximate to the curtain drain installed by the Treibicks along their easterly border. In the event that there might be seepage out of the level spreader on Parcel "X", it would be intercepted by the Treibick curtain drain and conveyed via a pipe to the drywell installed at the northwest corner of the Treibick property close to Gilliam Lane, thereby bypassing the Treibick home. Similarly, the level spreader currently proposed on Parcel "Y" is positioned in the southwesterly corner of the lot beyond the zone of influence affecting the Treibick property.

The addition of the extra curtain drains on the proposed lots will add further protection to the Treibick property.

In accordance with our discussions on-site, your support the installation of a single level spreader in the Open Space in addition to the individual level spreaders on each lot, is anticipated.
The proposal has merit because the infrequent surface discharge that may occur, occasionally, through the Open Space level spreader will be to the vegetated shoulder of Long View Avenue without impact to any private properties.

I understand that owners of property on Long View Avenue have expressed a preference to have the roadway surface remain in a deteriorated condition in order to discourage use of the road as a cut through to Gilliam Lane.
The infrequent discharge of water to the level spreader in the Open Space would not contribute to the flow to the upper portions of Long View Avenue that receives a significant volume of water from Armstrong Lane.
Perhaps the Association of owners along Long View Avenue would invite the owners of the new lots to join their association, if one has been formed.
I will prepare a plan of the curtain drain configuration for your review and comment. Please review it with Ian Treibick. I will present it to the Commission for consideration on July 14. If the Commission approves of the crossing of the Open Space then we will present it to DPW.

It is our intent to proceed with the current application as proposed because it is in conformance with applicable zoning and subdivision regulation. My clients are agreeable to offering the above-mentioned modifications to the drainage plan, subject to approval of P&Z and DPW.

Thanks for your cooperation and input.

Tony

-----------------------------------------------
Anthony L. D'Andrea PE&LS
Rocco V. D'Andrea, Inc.
6 Neil Lane, P.O.Box 549
Riverside, CT 06878
(203) 637-1779
ald@rvdi.com

From: risoli@optonline.net [mailto:risoli@optonline.net]
Sent: Wednesday, July 08, 2020 4:21 PM
To: Anthony D'Andrea
Cc: 'O'Hanlan, Edward V.; 'LaRow, Patrick'; 'Dygert, Bianca'; Richard Regan; 'Ian Treibick'
Subject: RE: 18 ARMSTRONG LANE

Tony, its pouring outside. Are we still on?

Joseph F. Risoli, P.E.
Principal
Joseph F. Risoli PE, LLC
Engineers-Planners-Surveyors
288 Valley Road
Cos Cob (Greenwich), CT 06807
203-637-8036

From: Anthony D'Andrea <ald@rvdi.com>
Sent: Tuesday, July 7, 2020 5:35 PM
To: risoli@optonline.net
Cc: 'O'Hanlan, Edward V. <tohanlan@rc.com>; 'LaRow, Patrick' <Patrick.LaRow@greenwichct.org>; 'Dygert,
4:30 is better  
I will see you there  
Thanks

From: risoli@optonline.net [mailto:risoli@optonline.net]  
Sent: Tuesday, July 07, 2020 5:29 PM  
To: Anthony D'Andrea  
Cc: O'Hanlan, Edward V.; 'LaRow, Patrick'; 'Dygart, Bianca'; Richard Regan; 'Ian Treibick'; 'JOSEPH RISOLI'  
Subject: RE: 18 ARMSTRONG LANE

I have something at 3. 4 may be cutting it close. How about 4:30

Joseph F. Risoli, P.E.  
Principal  
Joseph F. Risoli PE, LLC  
Engineers-Planners-Surveyors  
288 Valley Road  
Cos Cob (Greenwich), CT 06807  
203-637-8036

From: Anthony D'Andrea <ald@rvdi.com>  
Sent: Tuesday, July 7, 2020 10:32 AM  
To: Joe Risoli <risoli@optonline.net>  
Cc: O'Hanlan, Edward V. <tohanlan@rc.com>; LaRow, Patrick <Patrick.LaRow@greenwichct.org>; Dygert, Bianca <bianca.dygert@greenwichct.org>; Richard Regan <rich@rvdi.com>; Ian Treibick <ian@treibick.com>  
Subject: RE: 18 ARMSTRONG LANE

Tomorrow at 4:00 would work

From: Joe Risoli [mailto:risoli@optonline.net]  
Sent: Tuesday, July 07, 2020 9:24 AM  
To: Anthony D'Andrea  
Cc: O'Hanlan, Edward V.; LaRow, Patrick; Dygert, Bianca; Richard Regan; Ian Treibick  
Subject: Re: 18 ARMSTRONG LANE

Tony, today is difficult for me. I’m not in Greenwich.i can do it  Tomorrow between 1 and 4  Let me know. Thanks

Sent from my iPhone

On Jul 6, 2020, at 5:31 PM, Anthony D'Andrea <ald@rvdi.com> wrote:
Joe-
We have assessed the comments from P&Z and I am in the process of finishing a
letter to P&Z advising them that we will not be revising
the lot configuration at this time.
The current proposal provides the optimum layout of similar size lots that are in total
compliance with the applicable zoning and subdivision criteria
and DPW has approved our Drainage Summary Report after interim reviews and
our responses.
In addition, our current plan proposes the loss of only two oak trees and two
ornamental trees.
Even the Conservation staff provided supporting commentary.

I would appreciate the opportunity to meet with you and walk your clients’ property.
Together we can observe the site conditions and suggest improvements that can be
made.
I have some ideas protecting the Treibick property, which I would be pleased to
discuss with you.

How about a meeting tomorrow afternoon, Tuesday July 7.
I can meet any time.

As an alternative, I would be glad to meet Mr. Treibick at his convenience.
Tony

From: risoli@optonline.net [mailto:risoli@optonline.net]
Sent: Monday, July 06, 2020 3:57 PM
To: Anthony D’Andrea; O’Hanlan, Edward V.; ’LaRow, Patrick’
Cc: ’Dyger, Bianca’; Richard Regan; Ian Treibick
Subject: RE: 18 ARMSTRONG LANE

Tony,
Thanks for reaching out to me. I’m sure my client will agree to have us meet, but after the last
hearing I believe that you will be making some revisions to the plans. I’m not sure whether the
revisions will materially affect the drainage but if so it might be better if I review whatever changes
you plan to make first and then meet? Please give me your thoughts?

Respectfully,
Joe

President
Joseph F. Risoli PE, LLC
Engineers-Planners-Surveyors
288 Valley Road
Cos Cob, CT 06807-1812
203-637-8036
<image001.jpg>

From: Anthony D’Andrea <ald@rvdi.com>
Sent: Sunday, July 5, 2020 11:20 AM
To: 'risoli@optonline.net' <risoli@optonline.net>; O’Hanlan, Edward V. <tohanlan@rc.com>; LaRow,
Good morning Joe-

Ted O’Hanlan advised the P&Z Commission at their hearing on June 30, 2020 that you had been retained by Kimberly Treibick, owner of 17 Gilliam Lane, to comment on the Drainage Report that we submitted in support of the pending review of the two-lot subdivision at 18 Armstrong Lane. Mr. O’Hanlan asked the Commission to delay their decision on the application to provide time for you to review the application documents.
On behalf of the applicants, we agreed to the delay.

Subsequent to submitting the application, we received a favorable review from Scott Marucci dated June 24, 2020.
We responded to each of the DPW comments subsequent to an initial review by DPW.
While the drainage design is compliant with the applicable sections of the Town Drainage Manual, we are open to having a dialogue that could improve conditions for an adjacent property owner.

To that end, I would like to meet early this week to hear any concerns that you may have and to walk the Treibick site with you in order to have a first-hand look at the site conditions as they relate to the topography at 18 Armstrong.

I am sure you understand our preference to keep the application moving forward, therefore your prompt response to our request for a meeting would be appreciated.

I am available to meet at your convenience any time this week.
How about early afternoon on Tuesday, July 7?

Thanks for your consideration.
Tony

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
18 Armstrong lane

Laura Flores <lrevans33@gmail.com>
Tue 6/30/2020 10:02 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
[EXTERNAL]

Good Morning Bianca,
I hope that you are well. I wanted to reach out as I was informed that there would be a decision made on the possible division of 18 Armstrong lane. I live in the Gilliam Ln neighborhood, which is attached to Armstrong lane. It would truly be a shame for the neighborhood to be turned into subdivisions when the landscaping of the neighborhood has always been homes with large green areas around them. There are beautiful old trees there that would be cut down and irreplaceable. Additionally, I don't know if you have been down to our little neighborhood in a rain storm but there is already a lot of flooding. We used to rent 32 Gilliam, before purchasing 26 Twin Lakes and the water would puddle all around and run down the stone street into Gilliam. If you remove more trees, this is going to cause worse flooding and potentially raise the levels to where it goes into peoples basements. I really do feel that it would be a shame to loose our Beautiful trees and green areas. The market is quite hot right now, so I am sure they would be able to get another offer that would not involve splitting the land into two very small, non-conforming Lots. Please strongly consider the environment impacts this will make on our neighborhood.

Thank you very much
All the best
Laura Flores

Sent from my iPhone
CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Fwd: 18 Armstrong Lane

Alexander Jackson <aejackson@gmail.com>
Mon 6/29/2020 3:27 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>

[EXTERNAL]

---------- Forwarded message ----------

From: Alexander Jackson <aejackson@gmail.com>
Date: Mon, Jun 29, 2020 at 3:13 PM
Subject: 18 Armstrong Lane
To: <bianca.dygert@greenwichct.org>
Cc: <katie.deluca@greenwichct.org>

As a homeowner at 33 Gilliam Lane, I would like to strongly object to the division of the property at 18 Armstrong Lane into 2 lots. My property is 2 houses away from 18 Armstrong Lane.

The owner and developer needs a variance to do this and it should not be granted. Their sole reason they are asking for this variance is to make money. The town has a zoning code to preserve open space and this developer wants to skirt that law solely for their economic gain.

There are considerable drainage problems to consider especially if the houses are developed by blasting into bedrock to create a large basement. Further I do not think that additional soil should be added to circumvent building codes on the property as that would cause additional drainage considerations.

It should also be noted that there is no provision for drainage on Armstrong, Long View or Gilliam. Gilliam Lane already has serious issues with the runoff from Armstrong Lane.

There is a reason the town of Greenwich has a Zoning Code. You should enforce it and not grant any variance in this case.

Sincerely,

Alexander Edward Jackson
33 Gilliam Lane
Riverside, CT 06878

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18 Armstrong Lane - Objections to proposed sub-division

Albert Laverge <Albert.Laverge@egonzehnder.com>
Mon 6/29/2020 5:08 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
[EXTERNAL]
To the Planning & Zoning Commission
Re: 18 Armstrong Lane

My wife and I are homeowners at 8 Armstrong Lane, the adjacent property to 18 Armstrong, sharing the entire northern property line.
We strongly oppose the proposed subdivision of 18 Armstrong on a number of bases.

Character of the Neighborhood
The lots on Armstrong Lane and the surrounding areas are typically single homes with significant greenspace around them and in many cases mature trees. The proposed subdivision would create building lots significantly smaller than any other lot in the neighbourhood, with smaller set-backs and less surrounding greenspace, completely out of character with the rest of the neighborhood.

Removal of Large Caliper trees
The proposal includes cutting down several mature, large caliper trees, including trees of at least 36 inches in diameter (if not 40+) and 60 feet tall. One sits on our property line, with visible roots extending over our line. These trees would be irreplaceable and make up a distinctive feature of our leafy, green neighbourhood, and the impacts of shade and CO2 absorption. Additionally, a mature tree can absorb 10 gallons per 1 inch of trunk diameter per week, meaning a 36 inch trunk will absorb 360 gallons per week or 72 gallons per day. Removing these mature trees will have a significantly detrimental impact on drainage for the property, and the proposal to replace each tree removed with 3 shrubs would not even begin to make up for the loss of water absorption and the drainage issues connected to that.

Potential Drainage issues
18 Armstrong Lane has significant potential drainage issues, highlighted in the submission of Rocco v. D’Andrea for both Parcel X and Parcel Y. We are not comfortable with the attestations of the current proposal, and feel an independent study needs to be done of the drainage issues and the potential significant impact to 17 Gilliam Lane, 11 Gilliam Lane, 8 Armstrong Lane, 8 Long View Avenue, 27 Gilliam Lane and others. The removal of mature trees (necessary to allow for two houses on the site) will contribute significantly to flooding issues in a neighbourhood that already has flooding problems. We would like much greater detail on how the developer would contain all water onsite, as required by the P&Z. This neighbourhood has experienced a significant increase in flooding due to new construction, even when, in theory, the site was engineered to retain storm water.

Safety concerns from Increased traffic
Sub-dividing 18 Armstrong would have a significant impact on traffic on the lane. Armstrong Lane has 6 houses, no sidewalks, and 8 children ages 4-11. Replacing the current structure with two new houses would add, by our account, between 16.6% and 25% more vehicle traffic to the street. Again, significantly changing the character of the neighbourhood and posing increased safety concerns.

Incorrect data in the submission re: Open Space calculations
On page 1 of the summary of the submission dated June 26, 2020 (PLPZ 2020 00048), the numbers seem incorrect, particularly relating to the Parcel Size and the Open Space Parcel. The number quoted on the first page of the summary says that there is 4,090 of Open Parcel space in a total quoted lot of 28,090… which is 14.56% of the total Parcel Size, not 14.9% as suggested in the summary. Also and however, according to the deed and tax documentation filed with the town, the size of the Parcel is...
exactly 0.6400 acres, which we calculate to be 27,868.4 square feet (not 28,090). If each of Parcel X and Parcel Y are 12,000sf, that means that there is only 3,878.4sf for open space, which is 13.9%. In our view a threshold is a threshold, and this proposal does not meet the threshold for minimum lot size and open space parcel.

Incorrect data in the submission re: Non-Conforming structures on current property
On page 3 of the summary, under Existing Conditions, it says “The existing parcel appears to be conforming and contains an existing single family dwelling with attached garage, driveway, patio, deck and miscellaneous hardscapes”. This is not true. The driveway and the hardscape parking area are non-conforming. The driveway for its entire course is just feet from the property line, and the parking area is directly on the property line. As these structures are already non-conforming, we will need time to conduct our own engineering studies to see what the potential impact would be of the proposal, particularly in terms of drainage concerns.

Unnecessary sub-division
This is an unnecessary subdivision. From what we understand, there has been significant interest in the property from home buyers looking for a single house on the property. Thus, if there are options for the seller to meet her/their sale value target while not so negatively impacting the nature and character of the neighbourhood, why sub-divide and irreparably alter the lot and area? We understand that this is an attractive opportunity for an outside developer to make money by narrowly skirting zoning requirements and squeezing two houses onto a single lot. In addition, in recent years, developers who have bought lots and split them have actually struggled to sell these homes, as they are not attractive to buyers because they are out of character with the neighbourhood. 12 Long View Avenue, a subdivided lot, was on the market for more than a year and eventually the sale listing was pulled and the property was rented when no buyers emerged. The two houses in the subdivision at 102 Hendrie sat unsold for 3 years. None of which is good for the character of the neighbourhood and town.

The split is unnecessary, not conforming to the character of the neighbourhood, would have negative environmental impacts and does not adhere to the zoning guidelines. We would encourage the committee to disallow the splitting of the lot, and encourage the lot to be marketed as a single parcel to avoid all of the above issues.

Respectfully,
Albert and Kate Laverge
8 Armstrong Lane
Riverside, CT 06878

For useful insights on leadership during this time of disruption please see: https://www.egonzechnder.com/leadership-covid-19-crisis.

EgonZehnder

Albert J. Laverge
350 Park Avenue
New York, NY 10022

Tel: +1 212 519 6210
Mob: +1 917 414 3479
www.egonzechnder.com
CONFIDENTIALITY AND PRIVACY: This email and attachments are private and confidential. If you received them in error, please notify the sender and remove the e-mail and attachments from your system. All communications with us are subject to our Electronic Communications Policy, our Privacy Policy and to any written agreement between you and us. Please see those policies for more information on confidentiality, privacy, risks inherent in e-mail and other communications issues. By communicating with us via email, you agree to those policies.

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
As a homeowner at 19 Armstrong Lane, a home that I grew up in and have lived at for 78 years.

I would like to object to the division of the property at 18 Armstrong Lane into 2 lots. The property would be more in character with the neighborhood with a single house.

There are considerable drainage problems to consider especially if the houses are developed by blasting into bedrock to create a large basement. Further I do not think that additional soil should be added to circumvent building codes on the property as that would cause additional drainage considerations.

It would certainly make more sense to put the OPEN SPACE between the 2 lots so that it could be enjoyed and maintained by both properties. With the open space between the houses in would be in keeping with the character of the street. All of the other houses on Armstrong Lane have considerable open space between homes. Further, no one on the street wants to look at an overgrown unkept lot and the corner of Armstrong and Long View.

It should also be noted that there is no provision for drainage on Armstrong, Long View or Gilliam. Gilliam Lane already has issues with the runoff from Armstrong Lane.

Barbara Dixon Jackson
19 Armstrong Lane
Riverside, CT 06878

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Dear Ms. Dygert,

The Gilliam Lane Association is very concerned about the proposal to subdivide 18 Armstrong Lane into two lots. Gilliam Lane Association is Private association comprised of 27 homes on Gilliam Lane, Shaw Place and Twin Lakes Lane. While Armstrong Lane is not part of our association, the relevant parcel abuts several homes within the association and the negative impacts of the proposed development would be felt throughout the association.

The association is primarily concerned with drainage issues relating to this proposed development. Given the topography of the area and the existing streams and other water features throughout the neighborhood, it is hard to understand how building two large homes with significant accessory hardscaping will not result in storm water being diverted to adjacent properties, particularly when the lot will be denuded of existing plants, grass and a number of mature trees. The neighborhood already struggles with storm water issues, and the lane association's storm water system is antiquated and overburdened. Rocco D'Andrea, the engineer for this project, is familiar with the issues of Gilliam Lane Association as he has worked on several projects on the street in recent years. It is clear that water from this site would flow downhill into lower elevation properties on Gilliam Lane and into the lane's 100 year old storm water system. The association property owners should be allowed additional time to hire their own engineers to assess the potential impacts of this plan, and the association would like time to understand how the storm water system, which is owned and maintained by the lane, will be impacted. Recent developments on Armstrong Lane and Jones Park Drive have already resulted in flooding of yards and basements of downhill Gilliam Lane residents. It is obvious this water is coming for construction sites as it turns the pond on Twin Lakes Lane completely brown from loose dirt and sand. The houses on the pond are also susceptible to flooding and would be impacted by additional storm water runoff. The subdivision plan for 18 Armstrong states that storm water will be held temporarily on site, our concern is where this water goes when it is released; it should not end up in Gilliam Lane Association homeowners’ homes, and it should not flow into the Lane’s overburdened storm system.

Thank you for your consideration of this matter, we trust the town will allow the residents of the association additional time to gather information about potential impacts.

Sincerely,
Gilliam Lane Association
CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
FW: Fwd: 18 Armstrong Lane, Riverside

Albert Laverge <Albert.Laverge@egonzehnder.com>
Tue 6/30/2020 7:20 PM
To: DeLuca, Katie <Katie.DeLuca@greenwichct.org>; Dygert, Bianca <bianca.dygert@greenwichct.org>

[EXTERNAL]
Please find attached the emails from Mr. Trieck, which seems to have been blocked by your firewalls.
Best,
Albert

From: Ian Treibick <ian@treibick.com>
Sent: Monday, June 29, 2020 2:45 PM
To: Bianca.dygert@greenwichct.org
Cc: Katie.deluca@greenwichct.org; O'Hanlan, Edward V. <tohanlan@rc.com>; Matthew Mead <risoli@optonline.net>
Subject: Fw: Fwd: 18 Armstrong Lane, Riverside

Dear Ms Dygert,

Please see my emails below regarding 18 Armstrong Lane from April 21st and June 25th. I have received no response from Ms DeLuca.

I was surprised not to hear about my request on the briefing call today.

I will be present on the call tomorrow, and just wanted to make sure you were aware of my request.

Mr Risoli visited the property late last week and needs time to conclude his review.

Best,

Ian Treibick
203-517-5364

------- Original Message -------
On Thursday, June 25, 2020 9:36 PM, Ian Treibick <ian@treibick.com> wrote:

Dear Ms DeLuca,

You may recall that I sent the email below to you on April 21, 2020, asking about the status of the application by my neighbor at 18 Armstrong Lane. When you did not respond to my inquiry about when it would be heard, I assumed that it had either been withdrawn or was on hold during the pandemic.

Just this week I saw on the agenda that it is being heard by P&Z at its meeting on June 30, 2020, without any notice to me since the initial filing back before the Governor's emergency orders and my email to you. This is quite a surprise, as I have very real concerns about drainage impacts that I had asked in March to be addressed by a civil engineer, Joseph Risoli. The Covid19 emergency orders stopped all our efforts, however, and the non-response to my email was all that I had to go on until seeing the agenda this week.
Now that I know that the matter will in fact go forward, I need time for Mr. Risoli to conclude his review that was interrupted in March. I contacted him immediately on seeing the agenda, and know that he has downloaded the file from the website, and has arranged to visit the site. However, I also am advised that in the short time available he will not be able to conclude his analysis, meet with me, and advise me how to proceed.

Please take this email as my formal request for the record that the matter, if it is heard on June 30, 2020, be held open so that I can have my consultants prepared to present our concerns in a meaningful way on or after July 12, 2020.

While I don’t fault you for failing to respond to my email on April 21st, given everything else that you must do in the face of these extraordinary times, I also do not feel that I should be disadvantaged, either, when I did all I thought was possible to see where things stood. Respectfully, I don’t see, given the extensions of time granted automatically by the Governor’s orders, how this two week delay will harm either the applicant or P&Z.

Thank you for your consideration of this request. I will be in attendance to make this request in person.

All the best,

Ian Treibick

203-517-5364

-------- Forwarded message --------
From: Ian Treibick<i@treibick.com>
Date: On Tue, Apr 21, 2020 at 11:03 AM
Subject: Fwd: 18 Armstrong Lane, Riverside
To: Katie.DeLuca@greenwichct.org
<Katie.DeLuca@greenwichct.org>,pmangs@greenwichct.org
<pmangs@greenwichct.org>
Cc: 

Good morning,

I live at 17 Gilliam Lk. and directly adjoin the property at 18 Armstrong Lane in Riverside that has a pending application to be divided into two lots.

We have been watching the agenda so we could participate in the P&Z meeting regarding it.

The owner at 18 Armstrong mentioned that their application would be heard tonight, however they are not on the agenda.

Will 18 Armstrong be discussed tonight? If not do you have an idea of when?

Best,

Ian Treibick
203.517.5364

Sent from ProtonMail Mobile
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Bianca Dwyer
Katie DeLuca
Town of Greenwich

June 29, 2020

Re: Proposed subdivision of 18 Armstrong Lane

We are writing to strongly oppose the proposed subdivision of the above property.

We have been residents at 8 Long View Avenue since 2012. At that time, the neighborhood was characterized by relatively low density and quiet streets, including the private roads Gilliam Lane and Long View Avenue. Since then, the neighborhood has experienced a dramatic increase in density following the subdivision of 12 Long View Avenue. In 2014-2015, this property was subdivided and a modest home was replaced by two very large homes crammed on tiny plots. The developer had trouble selling these homes because neither had any open space. One of the homes has been on the market a second time, lingering for almost a year before being pulled off-market. Fundamentally, small lots do not fit the character of this neighborhood, hence the difficulty in selling them.

With respect to 18 Armstrong Lane, we fear that history will repeat itself. We appreciate that this plot is larger than average for the street. However, it is not twice as large as the typical street plot particularly after considering the required set aside for open space. Allowing this subdivision will negatively impact the character of our neighborhood. We are extremely concerned about the increase in traffic on Long View Avenue, which is a private road historically maintained only by ourselves and our neighbors at 27 Gilliam Lane. This road is unpaved and significant travel will result in damage/erosion to the gravel surface which we have carefully graded at significant expense. Lastly, we are aware that at least one local family has submitted an attractive bid to the seller, with the intention of building one suitably sized home. For these reasons, we strongly urge you to reject the proposed subdivision.

In the unfortunate event that you permit this subdivision to go ahead, we would like to make clear that we would expect the “Open Space” to be clearly demarcated from Property Y. We believe it is very likely that the developer expects that Property Y will effectively have “Exclusive” use of this open area and that over time there will be site encroachment into this preserved area. These concerns are echoed in the memo dated May 28, 2020 from Aleksandra Moch, Environmental Analyst. The suggestion of a low retaining wall and additional plantings in this area (plus the removal of any lawn) should be mandated by your department to discourage site encroachment and preserve the habitat for wildlife.

Please contact us if you have any questions regarding this letter.

Regards,
Nicholas and Renee Sheppard

[Signature]

[Signature]
18 Armstrong Lane / Henry C. Vanburen Estate Et Al.; application PLPZ 2020 00048

David Eisenberg <daveeiz@gmail.com>
Tue 6/30/2020 8:48 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Cc: ICE Jaime Eisenberg <jaime.eisenberg@puma.com>

[EXTERNAL]

Dear Ms. Dygert,

We are writing with respect to the above referenced matter.

We are residents at 20 Gilliam Ln, Riverside, CT which is located a few hundred yards from 18 Armstrong, and would be impacted by the proposed subdivision of the property as a result of excess water run off, higher traffic, tree clearing and higher density homes / smaller lot sizes which is non-conforming with the neighborhood standards. In addition, it appears that there are serious and material errors in the open space calculations and existing condition claims contained in the formal submission. The errors themselves require further investigation. In addition, the inaccuracies in the submission itself highlight a broader concern about the builders’ experience, ability and intent to adhere to all relevant zoning guidelines.

We strongly recommend that further independent study is required to understand the impact that would be caused by subdividing the existing lot. Overall, we strongly oppose the request to subdivide the property located at 18 Armstrong.

Very truly yours,

David and Jaime Eisenberg
20 Gilliam Ln, Riverside, CT 06878

--

David Eisenberg
daveeiz@gmail.com

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18 Armstrong Lane

Catherine Whitaker <clwhitaker@me.com>
Mon 6/29/2020 2:51 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>; DeLuca, Katie <Katie.DeLuca@greenwichct.org>

[EXTERNAL]

Dear Bianca and Katie:

We are writing in STRONG opposition to the proposed subdivision at 18 Armstrong Lane. We live at 11 Armstrong Lane and have lived there for 20 years. We love our neighborhood because of its character and its quietness. The subdivision, if allowed, will change all that. Every part of Greenwich has it’s own character; the small differences are what makes each one of them special.

We think the proposed splitting of 18 Armstrong Lane into two lots will have an extremely negative effect on our little neighborhood. There are only 5 houses on Armstrong Lane and adding a 6th house on a minimally sized lot would forever change the character of our neighborhood. The resulting 2 lots would be considerably smaller than the other lots on the street and dramatically increase the traffic. Aesthetically, it would be terrible. Functionally, it would also be terrible.

Also, and very significant, it is our understanding that the proposed subdivision does not have the required amount of land required to be reserved as green space. We believe rules were put into place for a reason and if the application is not conforming, it should not be approved. On top of that, the placement of the undersized green space ALL on the southern (Longview) end of the property will exacerbate the appearance of two houses crammed on smaller lots than the rest of the street. Placing green space BETWEEN the two houses would not solve the negativity of the additional house but it would make the visual a little better.

In addition, a 20% increase in traffic from the addition of another house on the street is very significant. There are a lot of small children in the neighborhood, from families attracted to the neighborhood because it is low traffic. The subdivision of one parcel will be a very strong negative for our neighborhood.

Finally, there are already flooding and drainage issues in our neighborhood. These will be made significantly worse for all the neighbors with the addition of a second house at 18 Armstrong Lane.

Please do not take a step that will cause a forever negative change to Armstrong Lane, and do not grant permission to subdivide #18.

Sincerely,
Kent and Catherine Whitaker
11 Armstrong Lane, Riverside

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MEMORANDUM

TO: Bianca Dygert, Planner II
FROM: Aleksandra Moch, Environmental Analyst
DATE: May 28, 2020
RE: 18 Armstrong Lane, LLC, 18 Armstrong Lane, PLPZ 2020 00048
     Site plan by Rocco V. D’Andrea, Inc. dated February 2, 2020

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

1. The proposed two-lot subdivision is situated over relatively level area maintained as a lawn with mature trees growing along the site’s perimeter. The open space area offered within the southern section of the property will encompasses a stand of large trees and shrubs, with a small lawn inclusion. The plants offer a valuable habitat for pollinators, birds, small mammals, etc. In order to enhance the area and eliminate the lawn, other plants on the property can be transplanted into the open space. This rescue program will not only enhance the environmental values of the open space, but it would preserve and repurpose the existing vegetative cover.

   The proposed site development plan shows grading within the open space area. The fill will impact existing vegetation and cover the native soils, eliminating their beneficial functions. Therefore, no grading, stockpiling or any soil disturbance should be allowed within the open space. If needed, a low retaining wall should be installed along the edge of the open space to support the fill and provide for a permanent demarcation feature. If not a retaining wall, the area should be demarcated with a line of sunken boulders to avoid future clearing and site encroachments.

2. The site plan provides a couple of environmentally friendly solutions to address storm water management. The driveway will be constructed with permeable asphalt with a storm water detention installed underneath; thus, decreasing site’s disturbance and the size of storm water detention structure.

   Most of the mature trees along the site’s perimeter will be preserved. Tree preservation will allow to maintain the variety of functions they provide such as wildlife support, storm water and noise absorption, air purification, wind shielding and screening. Further, mature trees provide exponentially greater natural resource services than do young trees.

3. While the plan includes several positive elements, there are still opportunities for further improvements. Soil testing performed at the site demonstrates good percolation rates. Therefore, there is no need for
grading over the in-ground infiltration units in the back of the residences. Due to the level character of the area, the site could be developed with no fill or a very limited amount added. Maintaining the structure and exposure of mature soils is valuable for stormwater management, natural resources services associated with a biologically thriving soil, and enhanced support of vegetation. Once buried, stripped, or compacted, these services are imprudently diminished.

4. Loss of four trees and the increase of impervious surface should be mitigated with at least four new native trees. Each tree could be substituted with three native shrubs.

cc: Conservation Commission
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(2)  Department Project No.  Submittal Received Date: 6/9/2020
PLPZ202000048

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

PLAN SET INFORMATION

Plan Title: 18 Armstrong Lane, LLC  Project Address: 18 Armstrong Lane

Engineering Firm: Original Plan Date: 2/20/2020 Latest Plan Revision Date: 6/3/2020
Rocco V. D’Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Rocco V. D’Andrea, Inc.

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: ______________________________  Date: 6/24/20

Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL:  Resubmit Prior to Zoning/Building Permit Approval

1. A revised Form SC-100 needs to be submitted.
2. A revised Form SC-107 needs to be submitted.
3. The Drainage Summary Report is acceptable in concept. The following revisions and additional information must be submitted prior to a zoning/building permit:
   i. The values used for Volume #1 for Pond PS2 need to be revised to 55.00 and 55.50.
   ii. The proposed patios on each parcel must be directed to a stormwater BMP to address the WQV since they do not meet the disconnection standards. It appears they can be sent to the proposed Cultec Systems since both systems are not being used to meet the LID BMP requirements. Review and revise as needed to meet the required standards.
   iii. The conveyance computations and outlet protection computations must be submitted.
   iv. Review and revise all other computations as needed.
4. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. All sumps must be minimum of 2-feet.
   b. 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.

4. The draft Operations and Maintenance Plan Report must be revised as follows for each parcel:
   a. Exhibit A needs as maintenance item added for Stormwater Control Structures.

**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).
Date: May 26, 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: PLPZ202000048: 18 Armstrong Lane, Henry C Vanburen Estate Et Al

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

Project Summary:
- Proposed 2 lot subdivision.

Sewer Division Comments:

Comments to be addressed during P&Z phase:
- None.

Comments to be addressed during Sewer and Building Permit phase:
- The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting.
- The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals and private mains (if applicable) that serve the existing buildings to confirm there are no issues with the existing sanitary sewer lateral or its connection to the sewer main. Any televising of sanitary sewer laterals must be performed in the presence of the Environmental Asset Engineer. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Division Environmental Asset Engineer present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.
- Please coordinate directly with the Sewer Division during Sewer Permitting on how the connections to the sewer main should be made at this development.
- As this is an area that experiences I&I impacts, the Sewer Permit Applications must include written certification that both proposed dwellings will be using low flow plumbing fixtures and that no clear water sources are connected to sanitary sewer. Clear water sources include, but are not limited to, roof leaders, sump pumps, condensate lines (from both a/c and high efficiency boiler systems), floor drains, yard drains, etc.
- 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.
ZONING ENFORCEMENT

Project No.  PLPZ20200048  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED:  18 Armstrong Lane, LLC.

LOCATION:  18 Armstrong Lane

PLAN DATE:  

ZONE:  R-12

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/Subdivision approval:

☒ 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:  5/27/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
SUBDIVISION APPLICATION

Project Name: PROPOSED SUBDIVISION (TWO LOTS)

Project Address: 18 Armstrong Lane

Property Owner(s): HENRY C. VANBUREN ESTATE ET AL *

Tax Account Number(s): 05-190519

Zone(s): R-12
Lot Area: 28,090 SF
Total

Please select all relevant items below:

☐ Preliminary
☑ Subdivision

☐ Coastal

☐ Resubdivision

☑ Final

Applicant:

18 Armstrong Lane LLC
P.O. Box 7454
Greenwich, CT 06831

No. of Lots:

Existing: 1

Proposed: 2 *

Total Area of Property
(s.f. or acres): 28,090 *

Area of Land
Reservation: 4,090SF

☑ 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: 14.6%

Previous SB #:

GLR Map # of any previously filed subdivisions or surveys: 1099

Check as applicable:

☐ septic

☐ well

☑ sewer

☑ public water

Health Permit needed and received? NA

IWWA Permit received? NA IWWA Permit #:

To be completed by P&Z staff only:

Check # 801

Check Amount: $50,000

Application # 8LZP 020000 48

PZ Subdivision App 20
18 Armstrong Lane LLC (Contract Purchasers) is proposing to subdivide into two building lots property at 18 Armstrong Lane in Greenwich, Connecticut. An open space parcel is also proposed. The site, which encompasses approximately 28,090 sf, is located on the westerly side of Armstrong Lane approximately 400 ft south of the intersection of Armstrong Lane and Riverside Avenue the R-12 residential zone. The southerly portion of the property fronts on Long View Avenue. The existing dwelling is proposed to be removed. The property is currently maintained as lawn with landscaped areas and there is no wetland area. The property is mildly sloping essentially sloping from Armstrong Lane to the western property border.

The proposed subdivision documents depict typical house and driveway layouts on the proposed new 12,000sf parcels. The proposed 4,090 sf open space parcel is in the southern portion of the property along the frontage with Long View Avenue. The submitted Drainage Summary Report prepared by this office in compliance with the Town of Greenwich Drainage Manual documents that there would be no adverse drainage impacts to the surrounding properties in the downslope watershed as a result of constructing the proposed improvements. The property is served by public water and sewer.

The proposed development on the two parcels will increase the impervious coverage by approximately 2300 sf, and therefore, would increase the amount of runoff generated during a storm event. A stormwater management plan has been developed that will treat and control runoff from proposed impervious surfaces. Refer to the Drainage Summary Report for documentation of this design. As a result, the project proposes a decrease or to maintain peak runoff rates for up to a 100-year storm event.

For a depiction of the site and the proposed development, refer to a set of plans prepared by Rocco V. D’Andrea, Inc., entitled “Final Site Plan Review Set, Proposed Subdivision (Two Lots), 18 Armstrong Lane, Greenwich, Connecticut, Prepared for 18 Armstrong Lane LLC,” dated February 20, 2020.

Sediment and Erosion Controls (S&E)
A comprehensive S & E program depicting appropriate standard and site-specific controls has been detailed on the plans.

Summary

Based on the above, if the development is constructed as depicted on the proposed Development Plans, there will be no negative impacts on drainage patterns or adjoining properties.
Transmittal

To: Planning and Zoning Commission

Address: 101 Field Point Road, Greenwich CT 06830

Phone: 203.622.7480          Date: February 25, 2020

From: Rocco V. D’Andrea, Inc.            cc: 18 Armstrong Lane LLC

Re: 18 Armstrong Lane

Enclosed please find the following in conjunction with an Application for a two-lot subdivision for the above-referenced site. Note that the existing dwelling is proposed to be removed. The IWWA “Green Sheet” signoff for the two-lot subdivision has been obtained as there are no wetlands on the property. The property is served by public water and sewer.

- Fifteen (15) copies of the Final Site Plan Review Set including Subdivision Map and existing conditions topographic survey dated February 20, 2020.
- Eight (8) copies of 11” x 17” reductions of the above-mentioned plans.
- The original and eight (8) copies of the Final Subdivision Application.
- The original and three (3) copies of the Administrative Coastal Application.
- Two (2) copies of the Town of Greenwich GIS topography map of the property and adjacent properties, in color.
- The original and eight (8) copies of a Project Narrative.
- Two (2) copies of Chain of Title with Deeds.
- The application fee of $560.00.
- One (1) copy of certificate of mailing with affidavit and notice.
- One (1) copy of completed Preliminary and Final Subdivision Application checklists.
- One (1) copy of a signed Green Sheet from IWWA for Two-lot subdivision.
- One (1) copy of Agent Authorization letter.
February 21, 2020

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

RE: 18 Armstrong Lane

To Whom It May Concern:

As duly appointed by the Greenwich CT. Probate Court as Executor for the estate of Barbara P. Van Buren, and duly appointed Trustee under the Will of the late Henry G. Van Buren, I hereby authorize 18 Armstrong Lane LLC and Rocco V. D'Andrea, Inc. to represent my interests, both personally as a beneficiary, and in my court appointed capacities, in presenting an application to the Greenwich Planning and Zoning Commission for approval of a Subdivision for the property at 18 Armstrong Lane, Greenwich, CT.

[Signature]
Barbara E. Richmond

RECEIVED
FEB 25 2020
PLANNING & ZONING COMMISSION
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant's Name: 18 Armstrong Lane LLC  Date: 2-20-20
Address: P.O. Box 7454 Greenwich CT 06830

Project Address or Locations: 18 Armstrong Lane

The following information must be supplied by the applicant and submitted in addition to, and along with, any application, plans and data required for approval of the proposed project under the zoning and/or subdivision regulations of this municipality. Attach additional sheets if more space is required.

I. PLANS

A. Project Plan(s)
   This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures, and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

B. Coastal Resources
   This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 22a-93(7) of the Connecticut Coastal Management Act) on and contiguous to the site.

   There are no coastal resources. Subject property is 900' from CSL.

II. WRITTEN INFORMATION

A. Description of the Proposed Project
   Describe the entire project including types of buildings and structures, uses, methods and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in I (A) above.

   Proposed subdivision of 28,090 SF parcel in the R-12 zone into two buildable parcels. The existing dwelling will be removed.
B. Description of Coastal Resources

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in l(B) above.

There are no coastal resources. Subject property is 900' +/- from CCL.

C. Assessment of the Suitability of the Project for the Proposed Site and the Capability of the Resources to Accommodate the Proposed Use.

(1) Identify any and all coastal use policies (in Section 22a-92(10)(b)(1) of Connecticut Coastal Management Act) applicable to the proposed project.

NA

(2) Identify and all coastal resource policies (in Section 22a-92(10)(b)(2) of Connecticut Coastal Management Act) applicable to the proposed project.

NA

(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy). Note: If a project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.

NA

D. Evaluation of the Potential Beneficial and Adverse Impacts of the Project and Description of Proposed Methods to Mitigate Adverse Effects.

(1) Identify and describe the potential adverse impacts (as defined in Section 22a-93(15) of Connecticut Coastal Management Act and potential beneficial impacts of the project on coastal resources.

NA

FOR WATERFRONT PROPERTY ONLY:

(2) Is the project a water dependent use as defined in Section 22a-93(16) of the Connecticut Coastal Management Act? If, so, explain why.

NA
FOR WATERFRONT PROPERTY ONLY:

(3) Describe the impacts or effects (either positive or negative) that the project will have on future water dependent uses or development on and adjacent to this site as defined in Section 22a-93(17).

N/A

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D(1) and, if applicable, on future water dependent development opportunities described in D(3).

N/A

E. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development.

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

N/A

(2) Explain why these remaining adverse impacts were not mitigated.

N/A

(3) Explain why the commission reviewing this application should find these remaining adverse impacts to be acceptable.

N/A
PRELIMINARY SUBDIVISION CHECKLIST
(Per Section 6-265 and 6-266 of the Subdivision Regulations)

All requests for preliminary subdivision review by the Planning and Zoning Commission shall include all
information indicated on this checklist and shall be submitted a minimum of 30 days prior to the date of the
hearing at which the applicant desires to be heard. All materials shall be submitted in a single submission,
including a list of submitted plans and a project narrative.

The preliminary layout shall be drawn on paper not more that 40 inches wide or 30 inches high and shall be drawn
at a scale of 20, 30, 40, 50, or 100 feet to one inch. If more than one drawing is required to show an entire tract,
an index map shall be provided. Plans are to be prepared in accordance with the Town Roadway and Drainage
Design manuals and Subdivision Regulations. The preliminary layout shall include the following items unless
previously waived by the Planning Staff. Ten* copies of the plans are to be submitted. Plans must be folded to
9" x 12".

CHECK ITEMS SUBMITTED:

☒ 1. Title of the sheet including the name of the subdivider, Town Project Number issued upon request by
the Chief of the Engineering Division of the Department of Public Works. A graphic scale, north arrow,
drawing and revision date(s) are to be shown.

☒ 2. Boundaries of the tract to be subdivided shall be shown by metes and bounds and total area is to be
given. If the developer intends to develop only a portion of a tract the entire tract shall nevertheless be
included in the preliminary layout, including any previous lots cut from the property in question from
1933 on.

☒ 3. A topographic survey showing ground contours within the tract to be subdivided at intervals of not
more than five feet of elevation unless the Town Planner or a designee determines that two-foot contour
interval is required in the interest of sound subdivision planning. Said survey shall include all pertinent
topographic features within and adjoining the tract including watercourses, water bodies, intermittent
streams and wetlands as required by IWWA, the location of Flood Hazard Lines as determined by
FEMA., the line of mean high water and high tide line for coastal subdivisions, and Connecticut D.E.P.
and other stream encroachment lines with notes referencing the sources of information. Existing features
such as buildings, stone walls, wooded areas, rock outcrops, isolated trees of ten inches or more in caliper,
and other trees and other physical features as may be significant to the property are to be shown.

☒ 4. Name and address of owner(s) of the tract to be subdivided.

☒ 5. The names of owners of adjacent land (including properties across the street) or names of adjacent
subdivisions; and locations of structures on adjacent properties within 100 feet of the proposed
subdivision.

☒ 6. The zone in which the land to be divided falls and the location of any Town and zone boundary
lines within and adjoining the tract and yard dimensions in respect to existing buildings.

☒ 7. Note stating that all utilities will be placed underground.

☒ 8. Existing streets and easements for drains, sewers, and utilities immediately adjoining and within the
tract to be subdivided.

☒ 9. Existing drains and sewers nearby and within the tract to be subdivided with their location, size, type
and approximate elevations and gradients using mean sea level as datum wherever practical.

☒ 10. Location of all existing utilities within or crossing the property including septic systems, wells, water,
gas or electric lines.

☒ 11. Location and purpose of any existing and/or proposed easements. Two copies of any recorded
documents shall be submitted.

*up to 10 copies of the plans if in Coastal Zone or including new roads.
12. A statement as to source of water and method of sewage disposal.

13. Proposed approximate lot lines with approximate lot areas. The lots shall be numbered front to rear.

14. The approximate lines and gradients of proposed streets and common drives serving alternate rear lots.

15. Approximate location and area of proposed open space for park and playground purposes.

16. Approximate location of proposed utility lines including water, sewer, gas, electricity, and the like.

17. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in designated zone or zones under the zoning regulations and statement as to whether or not the lots in the proposed subdivision comply with zoning regulations. Certification of items 14 and 16 of this checklist is to be made by a registered professional engineer if applicable.

18. For a subdivision of ten or more acres or ten lots, ten copies of an environmental assessment including any modifications required by the Conservation Commission. Written sign-off by the Conservation Director shall be attached to the report. For projects, which require Conservation Commission review, notification of abutting property owners shall be made at least two weeks prior to the Conservation Commission hearing.

19. Gross Floor Area of existing structures. Floor area worksheets are to be prepared in accordance with the format prescribed by the Planning and Zoning Staff.

20. Width of right-of-way of all streets on which the tract has frontage shall be shown.

21. Coastal Area Management application for tracts fully or partially within the Coastal Overlay Zone.

22. Eight copies of 11 x 17 inch reductions.

23. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

24. Written authorization of the agent to act on behalf of the certified property owners(s).

25. A completed Subdivision Application Form.

26. Summary of the chain of title from 1933 to date of application and two copies of referenced deeds.

27. Five copies of a Preliminary Drainage Summary Report prepared in accordance with the Town Drainage Design Manual. The applicant is required to contact the Engineering Division and I.W.W.A. staff on the conceptual approach to storm water management prior to submitting the summary report.

28. A map at a scale of 200 feet to one inch showing the location of the tract in relation to existing streets, the boundaries of the tract, and the location of proposed streets, and sufficient information to permit correct delineation of the tract on the Town's topographic survey.

29. A map at a scale of 1:1,000 feet with proposed Lot Lines delineated and abutting streets.

30. Fee submitted at time of application: $ 560.00 (see fee schedule)

I certify that the application includes all of the above requirements, as noted. Please explain reasons for any omissions.

______________________________
Owner/Agent (Please Print)

______________________________
Owner/Agent Signature & Date
Final Subdivision Application Checklist
(Per Section 6-267 through 6-272 of the Subdivision Regulations)

APPLICATION NAME: Proposed Subdivision (Two Lots)

All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town’s subdivision regulations and Department of Public Works Roadway and Drainage Design Manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9"x12".

Check Items Submitted:

☐ a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right hand corner of the tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.

☐ b. The location and dimensions of all boundary lines (motes and bounds) of the property.

☐ c. The dimensions and areas of all existing and proposed lots.

☐ d. Information to show the location of the subdivision in relation to surrounding property and streets.

☐ e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, wells, and septic systems on adjacent properties within 100 feet of the proposed subdivision.

☐ f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets. Survey data shall be shown across all street intersections to relate accurately one block with another and one side of a street with the opposite side.

☐ g. Location and type of all proposed monuments.

☐ h. The names of existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.

☐ i. The lines and purposes of existing and proposed easements immediately adjoining within the subdivision.

☐ j. The location of all existing and proposed water bodies, streams and wetlands.

☐ k. The location and dimension of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.

☐ l. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.

☐ m. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all street lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.

☐ n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.

☐ o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: "Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified herein, 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."
Final Subdivision Application Checklist

☐ 1. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:

"Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut, dated ____________________________"

________________________   ____________________________
Signature of Chairman        Date

☐ 2. A note indicating the type of sewage disposal and water supply facilities to be provided.

☐ 3. A note indicating the total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.

☐ 4. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used.

☐ 5. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.

☐ 6. All notes required for the preliminary layout not mentioned herein are required.

☐ 7. A note stating that all utilities shall be placed underground.

☐ 8. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision (See Section 6-272 of the Subdivision Regulations). Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners.

☐ 9. Written authorization for the agent to act on behalf of the certified property owner(s).

☐ 10. Eight copies of 11 x 17 inch reduction.

☐ 11. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets.

☐ 12. Two copies of declarations or easements relating to reservations for park and playground or conservation areas prepared in accordance with the Town's model documents.

☐ 13. Fee submitted at time of application: $ 560.00 (see fee schedule)

☐ 14. Eight copies of a completed application form.

☐ 15. All items from the Preliminary Subdivision checklist.

"It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

I certify that the application includes all of the above requirements as noted. Please explain reasons for any omissions:

______________________________________________________________
Owner name/ signature

______________________________________________________________
Agent name / signature

______________________________________________________________
P&Z Staff Signature

______________________________________________________________
Applicant Comments:

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
PERMIT NEED DETERMINATION QUESTIONNAIRE

PROJECT: Street Address: 18 Armstrong Lane
PARCEL ID #: 0519055

ACTIVITY: (Circle) Addition New residence Pool Tennis court
Demolition Deck Generator Site Work/Landscaping Septic
Deck Generator Site Work/Landscaping Septic
Interior renovations Other (please specify) Two Lot Subdivision

Will this activity require an addition to the septic system or 8100a? YES NO

FEE: $65 for reviews requiring a site visit or further in office analysis

Owner’s full name [please print] Henry C. Van Buuren Estate Et Al
Mailing address 18 Armstrong Lane Town Riverside Zip 06878
Authorized Agent’s name [please print] Richard Regan RVO Inc
Mailing address 6 NC #1 Lane Town Riverside Zip 06878

A PLAT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.
Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner [ ] or, authorized agent [ ] (check one) I believe that the information I have submitted is correct.

Signature __________________________ Date 2/20/20

If mailing, return completed form.

If a site visit is required, you will be notified and asked to remit a $65 fee (payable to “Town of Greenwich”) to the Greenwich Inland Wetlands & Watercourses Agency. The site visit will not take place until this fee is received.

STAFF NOTES

Office Rev Date 2/24/20 Field Inv Date / / WET/WC? YES NO TIDAL
Action Required? YES NO If yes, DR AA AR SIA Staff
Soils Report Date / / Author Soils
Comments: No inland wetlands

Fee Received: YES NO Comment: N/A
February 24, 2020

Re: Greenwich Planning & Zoning Commission
18 Armstrong Lane (Parcel ID #05-1905/s)

Dear Adjacent Property Owner,

Our office is representing 18 Armstrong Lane LLC (Contract Purchaser) in the presentation of an application to the Greenwich Planning and Zoning Commission seeking approval of a Subdivision to create two parcels from an existing 28,090 sf parcel in the R-12 Zone. The existing house is proposed to be removed and two new homes are proposed to be constructed on the created parcels.

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

Sincerely,

ROCCO V. D'ANDREA, INC.

Richard Regan, PE

RAR:rar
19roPZNotice

cc: 18 Armstrong Lane LLC
AFFIDAVIT

STATE OF CONNECTICUT  )
       ) : GREENWICH
COUNTY OF FAIRFIELD   )

I, Richard A. Regan, being first duly sworn, do hereby certify that on February 24, 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 February 20, 2020, of property abutting the property belonging to Henry C. Van Buren Estate Et Al, Barbara Elizabeth Richmond, Trustee, for whom an application has been filed with the Town of Greenwich Planning & Zoning Commission for approval to subdivide the existing parcel to create two building parcels.

Richard A. Regan, PE

Subscribed and sworn to before me on
February 24, 2020

Alicia D. Melillo
Notary Public
My Commission Expires 4/30/2021
**CERTIFICATE OF MAILING**

18 Armstrong Lane  
Tax Acct. #05-1905/S  
February 20, 2020

1) Tax Acct. #05-28259/S  
Daniel Jackson  
0 Armstrong Lane  
Riverside CT 06878

2) Tax Acct. #05-1150/S  
Albert Laverge  
Kathleen Larkin  
8 Armstrong Lane  
Riverside CT 06878

3) Tax Acct. #05-1441/S  
Barbara Jackson  
19 Armstrong Lane  
Riverside CT 06878

4) Tax Acct. #05-9029  
Long View Association  
12 Long View Avenue  
Riverside CT 06878

5) Tax Acct. #05-1925/S  
Derek & Megan Harvey  
12 Long View Avenue  
Riverside CT 06878

6) Tax Acct. #05-1318/S  
Kent & Catherine Whitaker  
11 Armstrong Lane  
Riverside CT 06878

7) Tax Acct. #05-1741/S  
Kimberly Treibeck  
17 Gilliam Lane  
Riverside CT 06878

8) Tax Acct. #05-1344/S  
Ruxe & Jo Marie Halsey  
11 Gilliam Lane  
Riverside CT 06878

9) Tax Acct. #05-2933/S  
Rafaela Franca  
Ferreira Reinhoefer  
14 Long View Avenue  
Riverside CT 06878

10) Tax Acct. #05-1923/S  
Nicholas & Renee Sheppard  
8 Long View Avenue  
Riverside CT 06878

11) Tax Acct. #05-1333/S  
Jeffrey & Claudia Morgan  
27 Gilliam Lane  
Riverside CT 06878
<table>
<thead>
<tr>
<th>Land Description</th>
<th>Date of Acquisition</th>
<th>Date of Implementation</th>
<th>Date of Termination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Land</td>
<td>10/01/2018</td>
<td>10/01/2018</td>
<td>10/01/2018</td>
</tr>
</tbody>
</table>

**RECEIVED**

FEB 25 2020
PLANNING & ZONING
COMMISSION

CC# 10093960

L. J. Gentry
143900
Total Land Value
Supplemental Cards
ADMINISTRATIVE COASTAL APPLICATION REVIEW CHECKLIST

☐ Completed Site Plan Administrative Form.
☐ Completed Application for Review of Coastal Site Plan.
☐ 3 Copies of a site plan showing the existing and proposed conditions, including any proposed grading and drainage.
☐ 3 Copies of drainage forms that conform to the current Drainage Manual from the Town of Greenwich website. [Link to website]
☐ 3 Copies of your architectural plans and elevations (the same plans you will be submitting to the Building Department).
☐ Completed Inland Wetlands and Watercourses Agency Questionnaire, signed by an IWWA staff member.
☐ Certificate of Mailing receipts, list of all abutting neighbors, and a copy of the mailed letter (form letter in packet).
☐ GIS map (obtained from Information Technology Office).
☐ The original completed building permit application form.
☐ Grade Plan plans and calculations.
☐ Field Card (obtained from Assessor’s Office).
☐ Greenspace calculations (based on the Town of Greenwich Building Zone Regulations 6-5, 6-98, 6-128, 6-131 & 6-205).
☐ A check for the correct fee must be submitted (see Fee Schedule).
☐ Properties located within the 100-year flood zone must comply with Section 6-139.1 of the Building Zone Regulations. If your project is located within a flood zone, Planning and Zoning staff may request additional information as part of the review process.
☐ If your application involves any activity requiring a permit from DEEP/OLISP or the Corps. Of Engineers, a copy of everything submitted to them is required as well.

NOTE 1: If you are in the Coastal area as defined by C.G.S. 22a-94, the Building Department will NOT process your application until you obtain your Coastal signoff from Planning and Zoning.

NOTE 2: A majority of projects within the coastal overlay zone require sedimentation & erosion controls to be installed. Planning and Zoning staff must inspect the erosion controls on site prior to any sign-off or approvals for 1) the construction of a new single family house, 2) any project that disturbs more than one half (½) acre of land, or 3) any project located directly adjacent to the shoreline or coastal resources. Please factor this into your construction schedule when submitting your application.

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

CAM check list
DRAINAGE SUMMARY REPORT

For

18 Armstrong Lane
Greenwich, Connecticut

Prepared For

18 Armstrong Lane LLC

Revision 2 Date: June 3, 2020
Revision 1 Date: May 1, 2020
Dated February 20, 2020

Richard A. Regan, P.E.
CT License No. 13247

Rocco V. D'Andrea Inc.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(2)

Submittal Reviewed For:
Planning and Zoning

Department Project No.
PLPZ202000048

Traffic Review Requested: No

Submittal Received Date: 5/4/2020

Review Type: Final Subdivision

Plan Title: 18 Armstrong Lane, LLC

Original Plan Date: 2/20/2020

Project Address: 18 Armstrong Lane

Latest Plan Revision Date: 5/1/2020

DRAINAGE SUMMARY REPORT INFORMATION

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

Original Report Date: 2/20/2020

Latest Report Revision Date: 5/1/2020

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: 5/28/20

COMMENTS AND CONDITIONS OF APPROVAL:

1. A revised Form SC-100 needs to be submitted.
2. A revised Form SC-107 needs to be submitted.
3. The driveway on Parcel X does not meet the required standards for driveway width at the edge of road and at the property line. Revise the driveway design such that the maximum width at the edge of road is 25-feet and the maximum width at the property line is 14-feet.
4. The driveway on Parcel Y does not meet the required standards for driveway width at the edge of road. Revise the driveway design such that the maximum width at the edge of road is 25-feet.
5. The Drainage Summary Report needs to be revised as follows:
   a. The proposed conditions watershed map and HydroCad need to be revised as follows:
      i. Watershed A1 and A3 are one watershed as shown and must be in HydroCad as one watershed. If they are two watersheds the specific areas must be shown, and each needs a time of concentration. They also must not overlap each other.
      ii. Watershed B1, B2, and B3 are one watershed as shown and must be in HydroCad as one watershed. If they are three watersheds the specific areas must be shown, and each needs a time of concentration. They also must not overlap each other.

Done ✔

Done ✔

Done ✔

Done ✔

Done ✔

Done ✔

Done ✔

Done ✔

Done ✔
iii. The porous pavement surface area can receive runoff from a maximum of 5 times the surface area (pervious and impervious total). Based on the report PS#2 is 840 SF allowing a maximum contributing area of 4,200 SF. The area of subcatchment P2 is 5,428 SF. The design needs to be revised.

iv. The elevations used in the report and on the plans for each BMP must match.

v. Based on each deep test hole in the location of each BMP the required minimum of 2-feet from the restrictive layer to the bottom of stone all need to be revised:
   1. Parcel X – DW#1 bottom of stone @ minimum 50.00. The clay layer is a concern and a saturated hydraulic conductivity test must be completed at elevation 49.50 in the clay layer.
   2. Parcel X – PS#1 bottom of stone @ minimum 54.20.
   3. Parcel X – DWF#1 bottom of stone @ minimum 50.00.
   4. Parcel X – L.S#1 bottom of stone @ minimum 50.00.
   5. Parcel Y – DW#2 bottom of stone @ minimum 51.50.
   6. Parcel Y – PS#2 bottom of stone @ minimum 52.50.
   7. Parcel Y – DWF#2 bottom of stone @ minimum 51.50.
   8. Parcel Y – L.S#2 bottom of stone @ minimum 50.00.

vi. The RRV computations are not correct. The post development value is the total volume before any stormwater BMPs.

vii. The 72-Hour Draw Down computations must be included and for each system the volume stored up to the first discharge shall be used.

viii. The TSS computations shall use the spreadsheet available on the Town of Greenwich Engineering Division web page or be completed using the formulas included in the Town of Greenwich Drainage Manual February 2012 as amended.

ix. The proposed patio on each parcel must show all standards for the simple disconnect can be met. Include the following on the LID Sheet or on a separate plan within the report:
   1. The plan must clearly show how each area meets the required disconnection standard.
   2. Once an area is used another impervious area cannot get credit for the same or overlapping area.
   3. The impervious area being discharged must be shown and include a callout with the total area.
   4. 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).
   5. The slope across the pervious area must be shown (maximum slope is 5%).
   6. The travel length across the pervious area must be shown (minimum length is 40-feet).
   7. A callout shall be included that states if the standard has been met or not met.
   8. All areas that do not meet the standard must have an explanation included in the report as to why this should be accepted.

tax. The minimum storage provided by each footing drain BMP must be 100 CF below the overflow outlet. The overflows appear low. Please provide calculations showing the 100 CF below the outlet has been met.

xi. Review and revise all other computations as needed.

xii. The conveyance computations and outlet protection computations must be submitted prior to building permit.

I. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. All pipes from a junction box or catch basin to a Culvect System must have the invert elevation out set a maximum of .1 feet above the bottom of unit elevation. This is required so the structure can be used for maintenance inspections to verify the system is functioning.
      ii. All sumps must be minimum of 2-feet.
      iii. Show excavation and fill quantities in a table.
      iv. Show all level spreaders/scour holes/riprap aprons with the following in the callout:
         1. Dimensions (length and width),
         2. Depth of stone,
         3. Pipe/stone elevation,
         4. Pipe size,
         5. Pipe material.
v. Show all infiltrators (culverts, concrete dry wells, rainstores, etc.) with the following in the callout:
   1. The model # of infiltrator units.
   2. The number of infiltrator units.
   3. Top of stone elevation above infiltrators.
   4. Bottom elevation of infiltrator units.
   5. Bottom of stone elevation below infiltrator units.
   6. All pipe sizes, material, and invert elevations in and out of infiltrator units including header pipe.

vi. Show all permeable pavements with the following in the callout:
   1. Permeable surface type (unlock 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.

b. Low Impact Development Plan Sheet:
   i. Depict the site’s soil type and associated Hydrologic Soil Groups (HSG).

c. Driveway Profile & Sight Distance Sheet
   i. Show width of driveways at property line.
   ii. Show width of driveways at edge of road.
   iii. Show distance from driveways to intersection.
   iv. 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.

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 motting 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.

6. The draft Operations and Maintenance Plan Report must be revised as follows for each parcel:
   a. Exhibit A needs as maintenance item added for Stormwater Control Structures, Porous Pavement, and Groundwater Pump System.

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.

20-4(2) 18 Armstrong Lane 05-21-20
3 of 4
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).
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: Proposed Subdivision (Two Lots)

Project Address: 18 Armstrong Lane, Greenwich, CT

Engineer's Name: Richard A. Regan, 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: Rich@rvdi.com

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

Drainage Summary Report for 18 Armstrong Lane, Greenwich, Connecticut Prepared For 18 Armstrong Lane LLC.

Final Site Plan Review Set: Proposed Subdivision (Two Lots).

Stormwater Management Report Last Revision Date: 6-3-20

Number of Plan Sheets: 8  
Last Revision Date: 6-3-20


Engineer’s Signature  

Date 6-3-20

Rocco V. D'Andrea Inc.

Form SC-100  

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

**PRE-CONSTRUCTION**

Property Address: 18 Armstrong Lane, Greenwich, CT  
Tax Account No.: 05-1905/S

Building Permit No.: TBD - Subdivision (Two Lots/Parcels)

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

Engineering Firm: Rocco V. D’Andrea

Design Plans Date: 6-3-20  
Drainage Report Date: 6-3-20

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Value (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Property Area (SF)</td>
<td>28,090</td>
</tr>
<tr>
<td>Total Proposed Site Disturbance Area (SF)</td>
<td>24,720</td>
</tr>
<tr>
<td>Total Impervious Area Under Existing Conditions (SF)</td>
<td>5,913</td>
</tr>
<tr>
<td>Total Impervious Area Under Proposed Conditions (SF)</td>
<td>8,270</td>
</tr>
<tr>
<td>Total Disconnected Impervious Area Under Proposed Conditions (SF)</td>
<td>7,555</td>
</tr>
<tr>
<td>Total Directly Connected Impervious Area Under Proposed Conditions (SF)</td>
<td>724</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, Cisterns, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected 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: [Signature]  
Date: 6-3-20  
Engineer’s Seal: [Seal]
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Project Summary

Note: This revised report has been issued to address comments in Scott Marucci’s (Engineering Division) memo dated 5-28-20. Revisions of this report are in bold.

18 Armstrong Lane LLC (the contract purchaser) is proposing to subdivide the existing lot at 18 Armstrong Lane in Riverside, Connecticut into two lots, and constructing two homes; one home per lot. The approximately 0.64 acre (28,090 s.f.) site is located on the northerly side of the intersection at Armstrong Lane and Long View Avenue, and approximately 500 feet west of the intersection of Armstrong Lane and Riverside Avenue. The site is located in the R-12 residential zone. There are no wetlands or waterbodies on this site, and the property lies within the Coastal Area Management Zone. Also included in the proposed construction plans will be two (2) permeable paver driveways, four (4) subsurface drywell systems, and two (2) level spreaders.

This report will summarize the effects of the proposed conditions on the site’s watershed leading to downstream locations, and outline the proposed stormwater management plan designed to provide water quality improvements and runoff attenuation before discharging offsite. The existing property is essentially covered by lawn, home, driveway, and patio. And the existing proposed conditions will be covered with lawn, two homes, two driveways, and two patios.

As stated above, the applicant is proposing to subdivide the existing lot into two lots; each with its own house. The proposed development will increase the impervious coverage of the site by approximately 2,306 square feet (s.f.). Therefore, both the runoff rate and runoff volume generated during a storm event increases.

A stormwater management plan has been developed that will direct runoff from the proposed impervious surfaces to Low Impact Development (LID) Best Management Practices (BMPs). The watersheds affecting this site have two (2) “points of concern” (POC). POC A runs along the northwestern edge of the property (opposite the road) and POC B runs along the easterly edge/ corner of the site and runs along Long View Avenue as well.

The proposed stormwater drainage design system involves two permeable paver driveways with subsurface-gravel reservoirs, two subsurface drywell systems, and two level spreaders. Each proposed lot has its own drainage system; driveway, drywell, and level spreader.

For a depiction of the site and the proposed development, refer to a plan prepared by Rocco V. D’Andrea, Inc., entitled “Site Plan, 18 Armstrong Lane, Greenwich, Connecticut, Prepared for 18 Armstrong Lane LLC” revised June 3, 2020.

Watershed Analysis

Drainage patterns for the site and surrounding area were analyzed using HydroCAD version 10, with runoff data generated for the 1, 2, 5, 10, 25, 50 and 100-year storm frequency events.

In this analysis, the site was divided into various drainage areas discharging to two (2) POCs; POC A and POC B. Runoff from the property flows from the northeast corner to the southwest
corner towards Long View Avenue. The highpoint of the site abuts the property at 8 Armstrong Lane, and drains in the southwesterly direction of the lot. There is a second highpoint that acts as a “ridge-line”, which extends from the existing deck northwesterly to the property line. This “ridge-line” divides the back yard with the northern portion draining to POC A and the western portion draining to POC B. For more information and visual representation of the drainage areas and POCs, please refer to Exhibits A and B (drainage area maps for existing and proposed conditions).

According to the NRCS Web Soil Survey Map presented in Exhibit C, the subject parcel lies within mapped areas of HSG D soils. However, the five (5) test pit digs (Appendix G) performed on January 27, 2020 shows the existing soil to have a texture class between Loam and Sandy Loam. The hydraulic conductivity test results (Appendix G) show an average infiltration rate of approximately 10 inches/hour. For a conservative approach, an infiltration rate of 1.02 inches/hour is used based on Table B-2 (Rawls Infiltration Rates) in the Town of Greenwich Drainage Manual. With this knowledge and evidence, it was determined to design the drainage system and existing/proposed conditions based upon Class B soils.

Please refer to Tables 3 and 4 for data results depicting a comparison between peak flow runoff rate (table 3) and runoff volume (table 4) effecting POCs A and B from existing to proposed conditions.

**Existing Conditions**

Under existing conditions, the site supports a single-family dwelling with attached garage, paved driveway, patio, deck, and miscellaneous hardscapes. For existing runoff calculations, the site was modeled using two (2) POCs, POC A and POC B. Below is a description of the drainage area associated with each.

POC A is affected with the following areas:
- The driveway and back patio drain westerly towards POC A.
- The back portion of the house drains westerly towards POC A.
- The site’s northwestern back yard drains westerly towards POC A.
- Off-Site Drainage Area: A portion of the front and eastern side yard of the property at 8 Armstrong Lane drains westerly towards POC A.

POC B is affected with the following areas:
- The front and southern yard drain southwesterly towards POC B.
- The front and portion of the house, and front walk drain southwesterly towards POC B.
- The back deck drains southwesterly to POC B.

Exhibit A shows the visual representation of the existing condition watersheds.

Refer to Appendix D for the existing conditions HydroCAD runoff results.
**Proposed Conditions**

For proposed runoff calculations, the site was modeled using the same two (2) POCs, POC A and B, with variations in their respective drainage areas. Parcel X and Parcel Y are the two (2) proposed lots within this subdivision. Parcel X is on the northeastern side of the property adjacent to the property at 8 Armstrong Lane. Parcel Y is directly adjacent to Parcel X in the southwestern direction. And the open space is directly adjacent to both Parcel Y and Long View Avenue with an area of 4,090 s.f.; 14.5% of the lot which is greater than the required 10% of the lot to be accounted for as open space.

As stated above, each lot will have its own subsurface drainage system. Below are detailed descriptions of the drainage system for each parcel and the POCs that the proposed conditions affect. For descriptive purposes, Parcel X systems are denoted by #1 and Parcel Y with #2.

- **Permeable Paver Driveway Subsurface Storage:** PS#1 and PS#2
- **Subsurface CULTEC Drywell Systems:** DW#1 and DW#2
  - DW#1: Six (6) CULTEC 330XLHD Units
  - DW#2: Eight (8) CULTEC 280HD Units
- **Level Spreaders:** LS#1 and LS#2
- **Subsurface CULTEC Drywell Systems Treating Footing Drain Sump Pumps**
  - DW#F1 and DW#F2
    - DW#F1: One (1) CULTEC 330XLHD Unit
    - DW#F2: Two (2) CULTEC 280HD Unit

PS#1 collects runoff from the northeast corner of the site, and directly from the front of the house on Parcel X via roof leaders. The stone reservoir underneath PS#1, when filled, overflows into LS#1. PS#1’s footprint is approximately **869 s.f.** allowing a maximum drainage area of **4,345 s.f.** The proposed drainage area discharging into PS#1 is approximately **4,051 s.f.** which meets requirements. The back of the house on Parcel X drains directly to DW#1 via roof leaders. DW#1 is equipped with a yard drain collecting runoff from the eastern side yard of Parcel X, and when filled, DW#1 overflows into LS#1. LS#1 drains to POC A.

For drainage purposes, the yard between Parcel X and Parcel Y has been graded with a high point “ridge-line” connecting from the eastern edge of the garage at Parcel Y to the southern point of the driveway at Parcel X, with the intention to divide the front yard’s drainage path. The northern portion of this “ridge-line” is directed towards the back yard and POC A with a portion of its runoff being collected by the yard drain attached to DW#2.

PS#2 collects the runoff from the southern portion of the “ridge-line” in the front yard of Parcel Y, as well as the runoff from the front portion of the house on Parcel Y via roof leaders. The stone reservoir underneath PS#2, when filled, overflows into LS#2. PS#2’s footprint is approximately **1,355 s.f.** allowing a maximum drainage area of **6,775 s.f.** The proposed drainage area discharging into PS#1 is approximately **5,214 s.f.** which meets requirements. The back of the house at Parcel Y drains directly to DW#2 via roof leaders. And again, the yard drain attached to DW#2 collects runoff directed between the two lots induced by the site grading that forms the high point “ridge-line” in the front yard between Parcel X and Parcel Y. When filled, DW#2 overflows into LS#2 and LS#2 drains to POC B.
Both houses have a footing drain design and treatment system that tie into the proposed drainage system. Both footing drains are designed to fill a chamber with a sump pump outside the proposed house’s foundation, which leads to their own respective subsurface drywell system. For Parcel X: the sump pump pumps water into DW#F1 which, when fills, overflows into LS#1 and then to POC A. DW#F1 has a storage volume of 122 c.f. below its outlet pipe which exceeds the minimum requirement of 100 c.f. For Parcel Y: the sump pump pumps water into DW#F2 which, when fills, overflows into LS#2 and then to POC B. DW#F2 has a storage volume of 145 c.f. below its outlet pipe which exceeds the minimum requirement of 100 c.f.

Both Parcel X and Parcel Y have a proposed Patio is their rear yards which are proposed to be connected impervious areas. The patio for Parcel X has a runoff path length of 54 ft with a slope of 7.4%. The patio for Parcel Y has a runoff path length of 45 ft with a slope of 8.9%. Both patios meet the runoff length requirements for disconnection of 40 ft, while both failing to meet the runoff slope requirements of less than 5% in their respective runoff paths. To address this, a proposed one (1) foot wide, eighteen (18) inch deep stone trench will be installed along the perimeter of both patios to collect, and uniformly distribute patio runoff through the lawn to the each POC. Parcel X’s patio to POC A; Parcel Y’s patio to POC B.

In essence, Parcel X and its drainage system drain to POC A; Parcel Y and its drainage system drain to POC B; the open space drains to POC B; and the off-site drainage area belonging to 8 Armstrong Lane (described in the existing conditions summary) continues to drain to POC A.

Exhibit B shows the visual representation of the proposed condition watersheds.

For review of the Water Quality Volume (WQV), Runoff Reduction Volume (RRV), Groundwater Recharge Volume (GRV), Total Suspended Solids (TSS) Analysis, and 72-Hour Drawdown Calculations for the POC’s, refer to Appendix C.

Refer to Appendix E for the proposed conditions HydroCAD routing results, and Appendix F for the Footing Drain Drywell Specifications.

Conclusion

The proposed subdivision will be splitting the existing lot into two (2) separate building parcels and an open space parcel with a one (1) house on each proposed parcel. Due to the increase in impervious coverage, the volume and peak rate of runoff generated during a storm event will increase as well. A stormwater management plan was developed to re-route runoff from impervious surfaces from the two (2) proposed houses into two (2) separate BMP subsurface drainage systems before discharging offsite. The proposed design meets and exceeds the minimum requirement of a reduction in peak flow rate up to the 25 year storm event, and a reduction in runoff volume up to the 1 year storm event for both POC A and POC B. In addition, the proposed BMPs and drainage systems will provide pretreatment and thermal cooling of site-generated runoff from the new impervious surfaces prior to discharging off-site.
Please refer to Tables 3 and 4 for the comparison of peak runoff rates (table 3) and runoff volumes (table 4) between the existing and proposed conditions.

The reduction of runoff and flow rate flowing to all points of concern affected by the proposed conditions, up to the 25-year-storm event, combined with the measures proposed to provide pretreatment of new impervious surface runoff, will result in a design that will not cause any adverse impacts to the site or surrounding area.
LONG TERM MAINTENANCE PLAN REPORT

For

PARCEL "X"
18 Armstrong Lane
Greenwich, Connecticut

Prepared For

18 Armstrong Lane LLC

REVISED JUNE 3, 2020
Revised May 1, 2020
Dated February 20, 2020

Rocco V. D’Andrea, Inc.
Richard A. Regan, PE
CT PE License No. 13247
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

[Owner(s) Name]

Parcel "X" 10 Armstrong Lane

[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 # PRL2 2020 00048

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 ________________.

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 time frame 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
   )
COUNTY OF FAIRFIELD  ) ss: Greenwich

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”

Long Term Maintenance Plan
Exhibit A
Long Term Maintenance Plan
Parcel “X” 18 Armstrong Lane, Greenwich, CT
JUNE, 2020

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the proposed stormwater components installed at 18 Armstrong Lane, 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, Area Drains & 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. **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.

4. **Roof Gutters:**
   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required

5. **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 (ripped 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.

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. Groundwater Pump System:

a. Pump system shall be inspected for proper operation including all connections and force mains.

b. The backup generator and electrical system must be inspected for proper operation by an electrician.

c. Sump of the pump chamber shall be cleared of all debris and silt.

d. The approved pump model is:

e. The existing pump can only be replaced with a pump matching the specifications of the existing pump listed above. A change to a different pump must be approved by the Engineering Division.

f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and 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.
**Long Term Maintenance Log (Page 1 of 3)**
Parcel “X” 18 Armstrong Lane, Greenwich, CT

**JUNE 2020**

<table>
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<th>Type of Inspection:</th>
<th>☐ Spring</th>
<th>☐ Fall</th>
<th>☐ Other</th>
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<table>
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<th>Phone #:</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

**Catch Basins, Area Drains & 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:**

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*Rocco V. D'Andrea Inc.*
Long Term Maintenance Log (Page 2 of 3)

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/repai red? □ 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:

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:

Porous Pavement:

- Has pavement been vacuumed? □ Yes □ No □ N/A
- Has draining times been verified? □ Yes □ No □ N/A

Notes:
Groundwater Pump System:

- Has the electrical connections been inspected? □ Yes □ No □ N/A
- Has the electrical connections for the generator been inspected? □ Yes □ No □ N/A
- Has the generator been exercised? □ Yes □ No □ N/A
- Has the sump been cleaned? (identify below): □ Yes □ No □ N/A

Notes:

Long Term Maintenance Log (Page 3 of 3)

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector: ____________________________ Date: ____________________________
Exhibit "B"

Improvement Location Survey
LONG TERM MAINTENANCE PLAN REPORT

For

PARCEL "Y"
18 Armstrong Lane
Greenwich, Connecticut

Prepared For

18 Armstrong Lane LLC

REVISED JUNE 3, 2020
Revised May 1, 2020
Dated February 20, 2020

Rocco V. D’Andrea, Inc.
Richard A. Regan, PE
CT PE License No. 13247

Rocco V. D’Andrea Inc.
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

[Owner(s) Name]

Parcel "Y" 18 Armstrong Lane

[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 # PPLZ 2020 00040

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 ____________

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 time frame 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]

Form MD-100  February 2014
Exhibit "A"

Long Term
Maintenance Plan
Exhibit A
Long Term Maintenance Plan
Parcel "Y" 18 Armstrong Lane, Greenwich, CT
JUNE, 2020

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the proposed stormwater components installed at 18 Armstrong Lane, 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, Area Drains & 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. **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.

4. **Roof Gutters:**
   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

5. **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 (ripped 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.

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. Groundwater Pump System:

a. Pump system shall be inspected for proper operation including all connections and force mains.

b. The backup generator and electrical system must be inspected for proper operation by an electrician.

c. Sump of the pump chamber shall be cleared of all debris and silt.

d. The approved pump model is:

e. The existing pump can only be replaced with a pump matching the specifications of the existing pump listed above. A change to a different pump must be approved by the Engineering Division.

f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and 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.
Long Term Maintenance Log (Page 1 of 3)
Parcel "Y" 18 Armstrong Lane, Greenwich, CT
JUNE 2020

Type of Inspection: □ Spring □ Fall □ Other

Inspector's Name: ___________________________ Date of Inspection: ___________________________
Affiliation: ___________________________ Phone #: ___________________________

Catch Basins, Area Drains & 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:
Long Term Maintenance Log (Page 2 of 3)

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/repairsed?  
  □ 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:

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:

Porous Pavement:

- Has pavement been vacuumed?  
  □ Yes  □ No  □ N/A
- Has draining times been verified?  
  □ Yes  □ No  □ N/A

Notes:
Groundwater Pump System:

- Has the electrical connections been inspected? □ Yes □ No □ N/A
- Has the electrical connections for the generator been inspected? □ Yes □ No □ N/A
- Has the generator been exercised? □ Yes □ No □ N/A
- Has the sump been cleaned? (identify below): □ Yes □ No □ N/A

Notes:

---

**Long Term Maintenance Log (Page 3 of 3)**

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

---

Signature of Inspector: ______________________________ Date: ______________________________
Exhibit "B"

Improvement Location Survey
<table>
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<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Description</th>
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<tr>
<td>3/1/1927</td>
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<td>171</td>
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<td>400</td>
<td>518</td>
<td>Administrators and Executors Deed from Charles D. Boles, as Administrator, c.t.a. of the Estate of George Boles and Elizabeth F. Boles, as Executors under the Last Will and Testament of George Boles to George A. Hawkins and Elizabeth D. Hawkins (Lot 33 – Map No. 1099)</td>
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<tr>
<td>3/1/1946</td>
<td>409</td>
<td>73</td>
<td>Warranty Deed from Helen E. Robeson to Henry G. Van Buren (Lot 32 – Map No. 1099)</td>
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<tr>
<td>9/4/1948</td>
<td>409</td>
<td>494</td>
<td>Warranty Deed from George A. Hawkins and Elizabeth D. Hawkins to Gilbert W. Roberts and Grace M. Roberts (Lot 33 – Map No. 1099)</td>
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<tr>
<td>8/1/1947</td>
<td>425</td>
<td>129</td>
<td>Warranty Deed from Gilbert W. Roberts and Grace M. Roberts to Henry G. Van Buren (Lot 33 – Map No. 1099)</td>
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<tr>
<td>3/10/1951</td>
<td>450</td>
<td>146</td>
<td>Quit Claim Deed from Henry G. Van Buren to S. Floyd Nagle (Lot(s) 32 &amp; 33 – Map No. 1099)</td>
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<td>3/10/1951</td>
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<td>Quit Claim Deed from S. Floyd Nagle to Henry G. Van Buren (Lot(s) 32 &amp; 33 – Map No. 1099)</td>
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<tr>
<td>5/13/1955</td>
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<td>13</td>
<td>Warranty Deed from Ethel Marie Boles Thomas to William E. Riseley, Jr. and Jean L. Riseley (Lot 31 – Map No. 1099)</td>
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<td>5/13/1955</td>
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<td>15</td>
<td>Bargain &amp; Sale Deed from William E. Riseley, Jr. and Jean L. Riseley to Henry G. van Buren and Barbara P. van Buren (Lot 31 – Map No. 1099)</td>
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<td>7/25/1979</td>
<td>1136</td>
<td>178</td>
<td>Quit Claim Deed from Henry G. Van Buren and Barbara P. Van Buren to William J. Murray (Lot(s) 31, 32 &amp; 33 – Map No. 1099)</td>
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<td>7/25/1979</td>
<td>1136</td>
<td>180</td>
<td>Quit Claim Deed from William J. Murray to Henry G. Van Buren and Barbara P. Van Buren (Lot(s) 31, 32 &amp; 33 – Map No. 1099)</td>
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<td>9/28/1999</td>
<td>3335</td>
<td>1</td>
<td>Certificate of Notice for Land Records on the Estate of Henry G. Van Buren, appointing Barbara P. Van Buren, as Executrix</td>
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<td>3/3/2000</td>
<td>3392</td>
<td>349</td>
<td>Certificate of Devise from the Estate of Henry G. Van Buren to Barbara Elizabeth Richmond as Trustee pursuant to Article V of Last Will and Testament of Henry G. Van Buren (Decedent's 3/4 Interest) (Lot(s) 31, 32 &amp; 33 – Map No. 1099)</td>
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<tr>
<td>1/8/2020</td>
<td>7611</td>
<td>29</td>
<td>Notice for Land Records / Appointment of Fiduciary on the Estate of Barbara P. Van Buren, appointing Barbara E. Richmond, as Executrix</td>
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Owner(s) of Record: Barbara E. Richmond, Executrix of the Estate of Barbara P. Van Buren (3/4 Interest) and Barbara Elizabeth Richmond, As Trustee Pursuant to Article V of Last Will & Testament of Henry G. Van Buren (3/4 Interest)

LAW OFFICES OF IVEY, BARNUM & O'MARA, LLC.
By
Courtney M. Blanks
Dated: February 24, 2020
BOOK 245 WARRANTEE DEED.

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

KNOW YE THAT I, George Bolle of the Town of Greenwich, County of Fairfield
and State of Connecticut

For the consideration of One Dollar and other good and valuable considerations
received to my full satisfaction of Helen E. Robeson,--

Do give, grant, bargain, sell and convey unto the said Helen E. Robeson
All that certain tract, piece or parcel of land, situated in said Town of Greenwich, known
and designated as lot No. 32 on a certain map entitled "Map of Riverside Gardens, River-
side, Conn., owned by George Bolles," and on file in the office of the Town Clerk of said
Town of Greenwich and therein numbered 1099.
Said lot No. 32 is bounded northerly 150 feet by lot No. 31 on said map; easterly 60 feet
by Armstrong Avenue as shown on said map; southerly 150 feet by lot No. 33 on said map and
westerly 60 feet by lot No. 10 on said map.
Together with the right to use in common with others the streets, avenues and highways
as laid out on said map.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof
and the said grantee her heirs and assigns forever so long as the same estate or interest shall exist in her own
improvements; and also I the said grantor, for myself, my heirs, executors, and administrators,
covenanted to the said grantee her heirs and assigns, that the same will be and remain free from all
encumbrances whatsoever.

And furthermore, I the said grantor, do, by these presents, bind myself and my heirs forever
to warrant and defend the above granted and bargained premises to the said grantee her heirs and
assigns, against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 26th day of February
A.D., 1927.

Signed, sealed and delivered, in presence of

George Bolle (Seal) [L.S.]

Clinton R. Bell

STATE OF CONNECTICUT,
COUNTY OF Fairfield

Personally appeared, George Bolles

and acknowledged the same to be her free act and deed before me.

Received for Record, March 1, 1927
at the office of the Clerk of the said County of Fairfield, and recorded by

F. R. Glauber, Jr.
Henry Preside.
BOOK 388 WARRANTEE DEED.

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

KNOW YE THAT I, George Boles of the Town of Greenwich, County of Fairfield and State of Connecticut

For the consideration of One (1.00) and other valuable considerations received to my full satisfaction of STEEL MANOR HOUSE of the said Town of Greenwich, County of Fairfield and State of Connecticut.

Do give, grant, bargain, sell and convey unto the said STEEL MANOR HOUSE, all that certain tract or parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut and known and designated as Lot No. 31 on a certain map entitled "Map of Riverside Gardens, Riverside, Conn." owned by George Boles, certified substantially correct by the Parsons Engineering Company by Harold A. Parsons, President, 533 Stamford, Connecticut, September 1, 1940, which map is on file in the office of the Town Clerk of said Town of Greenwich as Map No. 1099.

Said premises are subject to the zoning and planning 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 structures and appurtenances thereof unto the said George Boles, his heirs and assigns forever to have and hold, and their own proper use and benefit. And also, I, the said seller, do, for myself, my heirs, executors, and assigns, covenant with the said George Boles, his heirs and assigns, that at and until the term following of these premises, I am 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 above mentioned.

And furthermore, I, the said seller, do, by these presents, bind myself and my heirs, executors, administrators, or assigns, against all claims and demands whatsoever, except as above mentioned.

In witness whereof, I have hereunto set my hand and seal this 4th day of January, in the year of our Lord nineteen hundred and forty-one.

Signed, sealed and delivered, in presence of

George Boles
J. Gerard Tobin
Adela C. Tobin

STATE OF CONNECTICUT,

County of Fairfield,

This 6th day of January, 1941, before me, the undersigned, Notary Public, in and for the County of Fairfield, and State of Connecticut, personally appeared, George Boles of the Town of Greenwich, County of Fairfield, and acknowledged the same to be his free act and deed before me.

Received for Record, January 20, 1941

J. Gerard Tobin, Notary Public.
BOOK 400 MISCELLANEOUS

of the County of New York a certificate of his appointment and qualification as a Notary Public for the County of Kings with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of such Notary Public, or have compared the signature of such officer with the autograph signature filed in my office, and believe that the signature to the said annexed instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 23 day of April 1945.

Archibald H. Watson, County Clerk and Clerk of the Supreme Court, New York County

STATE OF NEW YORK

COUNTY OF NEW YORK


John J. Murphy

STATE OF NEW YORK

COUNTY OF NEW YORK

I, ARCHIBALD H. WATSON, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY that John J. Murphy, whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC acting in and for said County, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's office of the County of New York a certificate of his appointment and qualification as a Notary Public for the County of Kings with his autograph signature; that a Notary Public for the County of Kings with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of such Notary Public or have compared the signature of such officer with the autograph signature filed in my office, and believe that the signature to the said annexed instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 23 day of April 1945.

Archibald H. Watson, County Clerk and Clerk of the Supreme Court, New York County

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

JOHN XE, That is, CHARLES B. ROSE, of the Town of Greenwich, County of Fairfield and State of Connecticut, as Administrator, e.t.c. of the Estate of George Bates, and ELIZABETH F.
BOOK 400 MISCELLANEOUS

DOES, of said Town of Greenwich, as Executrix under the Last Will and Testament of George Roles, late of said Greenwich, deceased, under and by virtue of the power and authority given to us in and by said Will as the same appears on file and of record in the Probate Court for the District of Greenwich, and in consideration of the sum of Eighteen Hundred ($1800) Dollars received to our full satisfaction of GEORGE A. HANKINS and ELIZABETH D. HANKINS, both of said Town of Greenwich, do give, grant, bargain, sell and convey unto the said GEORGE A. HANKINS and ELIZABETH D. HANKINS, during their joint lives, with the remainder in fee to the survivor, all the right, title, interest, claim and demand which we as such Executors have or ought to have in and to all that certain lot of land known and designated as lot No. 33 on a certain map entitled "Map of Riverside Gardens, Riverside, Conn. owned by George Roles" which map is on file in the Town Clerk's office of said Town of Greenwich as Map No. 1099.

Said premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second installment of the Town of Greenwich Tax on the list of June 1, 1944 due and payable in July, 1945.


TO HAVE AND TO HOLD the above granted and bargained premises with the privileges and appurtenances thereof, unto the said grantee, for and during their joint lives and unto the death of either of them, unto the survivor of them and to his or her heirs and assigns forever, to their own proper use and benefit. It being the intention hereof to convey to the said grantee the use and improvement of said premises during their joint lives and the remainder in fee to the survivor.

And we, the said grantees, do for ourselves and our successors covenant with the said grantor, their heirs and assigns, that we have full power and authority, as such Executors aforesaid, to grant and convey the above described premises, in manner and form aforesaid, and for ourselves and our successors, we do further covenant to warrant and defend the same to them, the said grantor, their heirs and assigns, against all claims and demands of any person or persons whatsoever claiming by, from or under us as such Executors aforesaid, except as aforesaid.

IN WITNESS WHEREOF we, as Administrators a.t.a. and as Executrix aforesaid have hereunto set our hands and seals this 20 day of April, 1945.

Signed, sealed and delivered
in presence of:

Benjamin P. Ferris
Ruth O. Kirk

Charles B. Roles (L.S.)
As Administrator a.t.a. of
Estate of George Roles

Elizabeth P. Roles (L.S.)
As Executrix of the Last Will and Testament of George Roles, deceased.

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

COGS: GREENWICH
April 20, 1945

Personally appeared CHARLES B. ROLES, as Administrator a.t.a. aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such Administrator a.t.a. before me.

Benjamin P. Ferris, Notary Public

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

COGS: GREENWICH
April 25, 1945

Personally appeared ELIZABETH P. ROLES, as Executrix aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be her free act and deed as such Executive.
BOOK 400 MISCELLANEOUS

before me.

Benjamin F. Parris, Notary Public

Received for Record Apr. 20, 1915 at 4:40 P.M. and recorded hereinafter.

Town Clerk

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

KNOW YE, THAT THE LOOMS & NETTINGTON COMPANY, a corporation duly organized under and pursuant to the laws of the State of Connecticut, located and doing business in the Town of New Haven, County of New Haven and State of Connecticut, for the consideration of One dollar and other valuable considerations received to its full satisfaction of METROPOLITAN LIFE INSURANCE COMPANY, a corporation organized under the laws of the State of New York, and located in the City, County and State of New York, does give, grant, bargain, sell, transfer, assign, release and forever QUIET CLAIM unto the said METROPOLITAN LIFE INSURANCE COMPANY and unto its successors and assigns forever, all the right, title, interest, claim and demand whatsoever the said Corporation, this said Assignor, has or ought to have in or to a certain mortgage deed from ALAND A. C. HARKS and ELIZABETH H. HARKS to said Corporation, THE LOOMS & NETTINGTON COMPANY, dated April 23d, 1915, and recorded in Volume 384 of the Land Records of the Town of Greenwich, County of Fairfield and State of Connecticut.

Also in or to the land with all the improvements thereon, described in said mortgage deed, and conveyed thereby, situated in the Town of Greenwich, bounded and described as follows:

SOUTHERLY 100.1 feet by land of New York, New Haven & Hartford Railroad Company;

CASTERLY 200.7 feet by Riverside Avenue;

SOUTHEASTLY 100.30 feet by Riverlakes Avenue; and

SOUTHWESTLY 60 feet by land of Marion Ella Cornish;

said premises being known and designated as Lots No. 1 and 2 as shown and delineated on a certain map entitled, "Property of James A. Hark, at 1 Riverside, Greenwich, Conn.", on file in the office of the Town Clerk of the said Town of Greenwich by the Map No. 103; together with all rights, title and interest in and to Riverlakes Avenue in front of and adjoining said premises to the center line thereof and together with the right to use said private roads as designated on said map and the right of access to the water, Cos Cob Harbor, adjoining said private roads; said premises being subject to zoning and Town Planning laws, rules and regulations as established in and for the Town of Greenwich and the restrictive covenants and agreements fully appearing of record.

Also in or to the premises noted for TEN THOUSAND ($10,000) dollars, described in the condition of said mortgage deed, and secured thereby, but without recourse to the said corporation, THE LOOMS & NETTINGTON COMPANY.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Assignees, its successors and assigns forever, so that neither said Assignee, the said corporation, 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 said corporation and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, on this 20th day of April A.D. 1915 said Corporation, THE LOOMS & NETTINGTON COMPANY, has caused this deed to be executed and delivered and its corporate seal to be hereto affixed in its behalf by Minott A. Davis its Secretary who is duly authorized and empowered.

Signed, Sealed and Delivered

in presence of

Anna Lee

Sewerage M. Clouse

THE LOOMS & NETTINGTON COMPANY

by Minott A. Davis

Its Secretary
BOOK 409 WARRIANT DEED.
To all People to whom these Presents shall come; Greetings:

KNOW YE THAT I, HENRY Z. ROBINSON, of the Town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of ONE ($1.00) DOLLAR and other valuable considerations received to my full satisfaction of HENRY O. VAN BUREN, of Brooklyn, New York,

Do give, grant, bargain, sell and convey unto the said HENRY O. VAN BUREN all that certain tract, piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, and known and designated as Lot No. 32 on a certain map entitled "Map of Riverside Gardens, Riverside, Conn. owned by George Hade" filed by The Parsons Engineering Company of Stamford, Connecticut, on file in the office of the Town Clerk of said Town of Greenwich and thereon numbered 2009,

Together with the right to use in common with others the streets, avenues and highways as laid out on said map.

Said premises are conveyed subject to the following:
1. Zoning and Town Moratorium Laws, Rules and Regulations as established in and for the Town of Greenwich.
2. Irrevocable restrictive covenants and agreements, an example of which is set forth in a deed from Horace Hodge to William Logan et al. dated August 24, 1929, and recorded in the Greenwich Land Records in Book R33 at Page 303.

RECEIVED
FEB 25 2020
PLANNING & ZONING COMMISSION

In consideration of the above-granted and bargained premises, with the privileges and appurtenances thereto appertaining, the said grantor, does hereby grant, bargain and sell, convey and assign to the said grantee all that certain tract of land, described as Lot No. 32 on the map mentioned above, together with the right to use in common with others the streets, avenues and highways as laid out on said map.

And further, the said grantor doth hereby warrant to the said grantee that the said premises is free from all incumbrances whatsoever, except as above set forth.

In Witness Whereof, I have hereunto set my hand and seal this 9th day of March, A.D. 1949.

[Seal]
HENRY Z. ROBINSON

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Plea Court, Fairfield County

The above-declared and acknowledged to be TRUE and correct.

[Seal]
HENRY Z. ROBINSON
Notary Public

I, the said Notary Public, do solemnly declare that the foregoing Instrument has been acknowledged to be true and correct.
BOOK 409 WARRANTEE DEED.

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

KNOW YE THAT we, GEORGE A. HAWKINS and ELIZABETH D. HAWKINS, of the Town of
Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One (11.00) Dollar and other good and valuable considerations,
received to our full satisfaction of ELIZABETH W. ROBERTS and ELIZABETH H. ROBERTS, husband and wife
of the City, County and State of New York,

Do, grant, bargain, sell and convey unto the said ELIZABETH W. ROBERTS and ELIZABETH H. ROBERTS,
and unto the survivor of them and unto such survivor's heirs and assigns,
All that certain tract, piece or parcel of land bounded and designated as Lot No. 33 on a
certain map entitled "Plan of Mill River Estates, Riverside, Conn. owned by George Dole,"
which map is on file in the Town Clerk's office of said Town of Greenwich on Map No. 1099,
reference thereto being had for more particular description.

Said premises are sold and conveyed subject to the following:
2. Zoning and Town Planning laws, rules and regulations established in and for the Town
of Greenwich.

Whereas the same premises conveyed to the Grantees by Charles D. Dole as Administrator
a.t.a. of Estate of George Dole and Elizabeth P. Dole as Executrix under Last Will and
Testament of George Dole, by Administrator and Executrix Deed dated April 28, 1940 and
recorded in the Greenwich Land Records in Book 409 at Page 385.

We here and to both the above mentioned and described premises, with the intangible appurtenances thereto
herein before, the said premises, and their heirs and assigns forever, and their
own proper use and benefit. And also, we the said grantors do for ourselves, heirs, executors, and
administrators, and assigns, covenant with the said grantees, for the good of said premises, and
all the appurtenances thereto, for the use and benefit of the same forever.

And furthermore, we the said grantors do, by these presents, bind ourselves and our heirs, and
assigns, forever, and hold and sell the above granted and bargained premises to them, the said grantees, and
their heirs and assigns, against all debts and demands whatsoever, except as aforesaid.

In Witness Whereof, we have hereunto caused to be set our hands and seals this 30th day
of August, in the year of our Lord nineteen hundred and forty-six.

[Signatures]

STATE OF CONNECTICUT,
County of Fairfield.

Personally appeared, George A. Hawkins and Elizabeth D. Hawkins,
Signers to the Instrument, and acknowledged the same to be their
free act and deed before me.

[Notary Public's Signature]

[Seal]
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Received for Record Aug. 1, 1947 at 2:00 P.M. and recorded by:

To all people to whom these presents shall come, greeting:

Know ye, that we, Gilbert W. Roberts and Grace M. Roberts, both of the City, County and State of New York,
For the consideration of one ($1.00) DOLLAR and other valuable considerations, received to our full satisfaction of HENRY S. VAN SWISI of the Borough of Brooklyn, County of Kings and State of New York,

TO GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto the said HENRY S. VAN SWISI

All that certain lot, piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known and described as Lot No. 33 on a certain map entitled "Map of Riverside Gardens, Riverside, Conn. owned by George Holts," on file in the office of the Town Clerk of said Town of Greenwich and therein numbered 1099.

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

Being the same premises conveyed to the Grantees by George A. Holts and Elizabeth D. Hawkins by warranty deed dated August 30, 1846, and recorded in the Greenwich Land Records on September 4, 1846 in Book 60 at Page 69.

Said premises are conveyed subject to the following:

1. Zoning and Town Planning Laws, Rules and Regulations as established in and for the Town of Greenwich.

2. Greenwich Tax on the list of June 1, 1947, due and payable in January and July, 1947.


TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof unto the said Grantee, his heirs and assigns forever, to him and his own proper use and behoof.

AND ALSO, we the said Grantors do for ourselves, our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that 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 aforesaid.

AND FURTHERMORE, we the said Grantors do by these presents bind ourselves and our heirs forever to WARRANT and DEFEND the above granted and bargained premises to him the said Grantee, his heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of July, A.D. 1947.

SIGNED, SEAL AND DELIVERED

IN PRESENCE OF

Haford W. Park, Jr.          Gilbert W. Roberts  (Seal)
Catherine Waller              Grace N. Roberts  (Seal)
Seminia Lopez
Antonio Donello

STATE OF CALIFORNIA
CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
AS, OLSMOLE

JULY 16, A.D., 1947

Personally appeared GILBERT W. ROBERTS, signer and sealer of the foregoing instrument, and he acknowledged the same to be his free act and deed, before me.

(Notary Seal)

UNITED STATES OF AMERICA
THE UNITED STATES DISTRICT COURT OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF CALIFORNIA

Personally appeared LIDDELL W. ROBERTS, signer and sealer of the foregoing instrument, and
BOOKE 425 MISCELLANEOUS.

She acknowledged the same to be her free act and deed, before me Ralph A. Schweitzer, Visa Consul of the United States of America.

(Signed) Ralph A. Schweitzer, Visa Consul of the United States of America

American Foreign Service Amttary and United States of America

Consulate Geneve, Brazil

Date 17th July 1947

Received for record Aug. 3, 1947 at 3:00 P.M. and recorded by:

Town Clerk

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

This is to certify, that I have this day, by virtue of a writ of attachment to me directed and ordered to appear at the Superior Court, in and for the state of Fairfield County at Bridgeport in said County on the first Monday of September A.D. 1947, in favor of Dorothy C. Van Wagoner and against Alexander Van Wagoner, Jr. by date at Stamford the 31st day of July 1947, signed by Frederick Hines, Commissioner of the Superior Court for Fairfield County, in which was twenty five thousand ($25,000) dollars damages and costs of suit claimed, made an attachment of all the right, title and interest of said defendant Alexander Van Wagoner, Jr. in and to said certain piece or parcel of land, with all the buildings thereon and appurtenances thereto lying in said town of Greenwich bounded and described as follows, to wit:

Certain piece, or parcel of land, owned, claimed to be owned by the defendant ALEXANDER VAN WAGONER, JR., by virtue of an unrecorded deed from the plaintiff, DOROTHY C. VAN WAGONER, situated on Strickland Road, at Cos Cob, so-called, in the Town of Greenwich, County of Fairfield and State of Connecticut, in quantity nine and one-half acres more or less, bounded WESTLY by land now or formerly of J. D. L. K. Armour, SOUTHWESTLY by Mill Pond, so-called, SOUTHEASTLY by land now or formerly of Kitty J. Lane et al., and NORTHEASTLY by said highway known as Strickland Road, being the same premises described in deeds recorded in Greenwich Land Records in Book 411 at Page 314; Book 412 at Page 515; and in Book 427 at Page 120.

Attest: Paul Schwartz
Deputy Sheriff for Fairfield County

Received for Record Aug. 3, 1947 at 3:00 P.M. and recorded by:

Town Clerk

THE BENEDICT REALTY CO.

Room 202, 5th Floor, N. Y.

July 30, 1947

Mrs. Margareta B. Young
Greenwich, Conn.

Dear Mrs. Young:

The undersigned, the Benedict Realty Company, pursuant to the restrictions contained in a deed from it to Clarence H. Young dated July 20, 1926 and recorded in Book 253 at page 79 of the Greenwich Land Records, hereby approves the site which you have selected for the erection of a garage and which site as approved is near the boundary line between Lot No. 25 and Lot No. 4, and approximately 20.6 feet from the southerly end of a private road as shown on a map entitled, "Portions of Lots 5 & 15 Indian Harbor owned by Clarence H. Young, Greenwich, Conn.", made by E. E. Minor and Co., Civil Eng'rs., July 7, 1926 and on file in the Town Clerk's Office of said Town of Greenwich.
BOOK 450 QUIT CLAIM

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

KNOW YOU, COUNTY OF FAIRFIELD AND STATE OF CONNECTICUT

THAT I, HENRY G. VAN BUREN, of the Town of Greenwich

for the consideration of ONE ($1.00) DOLLARS and other good and valuable considerations,

receive to my full satisfaction of S. FLOYD HAGLE, of said Town of Greenwich

and his heirs and assigns forever,

the right, title, interest, claim, and demand, whatsoever under
as I the said Sealor have or ought to have

PEARCE, remise, release, and forever QUIT CLAIM unto the said S. FLOYD HAGLE his heirs and
assigns forever,

FIRST TRACT:

All that certain lot, piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lot No. 13 on a certain map entitled "Map of Riverside Gardens, Riverside, Conn., owned by George Soles," on file in the office of the Town Clerk of said Town of Greenwich and therein numbered 1066.

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

Being the same premises conveyed to the Grantor by Gilbert W. Roberts and Grace M. Roberts by Warranty Deed dated July 7, 1847, and recorded in the Greenwich Land Records in Book 6B at page 120.

SECOND TRACT:

All that certain lot, piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lot No. 12 on a certain map entitled "Map of Riverside Gardens, Riverside, Conn., owned by George Soles," on file in the office of the Town Clerk of said Town of Greenwich and therein numbered 1066.

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

Being the same premises conveyed to the Grantor by Helen E. Rosenau by Warranty Deed dated March 6, 1960, and recorded in the Greenwich Land Records in Book 409 at page 70.

To have and to hold the premises, with all the appurtenances, unto the said Releasee, his heirs and assigns forever,

as that either I, the said Sealor nor his

heirs, nor assigns under him or them, shall hereafter have any claim, right, or title in or to the premises, or any part thereof, but therefrom he is and they are by these presents forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal this 9th day of March A.D., 1963.

Seal, sealed and delivered, in presence

Frank R. Straw

Henry G. Van Buren [SE]

STATE OF CONNECTICUT, COUNTY OF FAIRFIELD,

At GREENWICH, the 9th day of March, 1963.

Personally appeared, HENRY G. VAN BUREN

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

Received for handing, this 10th day of March, 1963

Frank R. Straw, Notary Public.

BOOK 450 QUIT CLAIM

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

KNOW YE,

That I. S. FLOYD NAGLE, 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,

resolv'd to my full and entire satisfaction of HENRY G. VAN BUREN and BARBABA P. VAN BUREN, Husband and Wife, of the said Town of Greenwich

do hereby release, convey, transfer, and forever quit claim unto the said HENRY G. VAN BUREN and BARBABA P. VAN BUREN, and unto the survivor of them and unto the survivor's heirs and assigns forever,

all that part of land, situate, lying and being at and within the limits of the said Town of Greenwich, County of Fairfield and State of Connecticut, shown and designated as Lot No. 30 on the certain map entitled "Map of Riverside Gardens, Riverside, Conn. owned by George Holst," on file in the office of the Town Clerk of said Town of Greenwich and therein numbered 1999,

which together with all right, title and interest in and to the highway in front of and adjoining said premises,

being the same premises conveyed to the Grantee by Henry G. Van Buren by Quit-Claim of even date herewith,

SIGNED, SEATED AND DELIVERED, in presence of


Carlos J. Morse

Frank N. Straub

STATE OF CONNECTICUT

County of Fairfield

March 9, A.D. 1951

Personally appeared, S. FLOYD NAGLE

Notary Public

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

Received for Record, Mar. 10, 1951

Frank S. Straub, Notary Public

By Commission Expires April 1, 1951.
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, FRANK MARSH ROLES THOMAS, 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 my full satisfaction of WILLIAM E. RISELEY, JR., and JEAN L. RISELEY (husband and wife), of the City of Yonkers, County of Westchester, and State of New York,

do give, grant, bargain, sell and convey unto the said WILLIAM E. RISELEY, JR., and JEAN L. RISELEY,

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

ALL that certain tract, piece or parcel of land, situated in the Town of Greenwich, County of Fairfield, and State of Connecticut, at Riverside, as called, on the westerly side of Armstrong Lane and known and designated as Lot Number Thirty-one (31) on a certain map entitled "Map of Riverside Gardens, Riverside, Conn."

Owned by George Boles, certified substantially correct by the Parson Engineering Company by Harold A. Parsons, C. E., Stamford, Connecticut, September 1925, which map is on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 1059, reference thereto being hereby made for a more particular description of said premises.

Being the same premises conveyed to the Grantor herein by George Boles by a Warranty Deed dated January 9, 1941 and recorded in the Greenwich, Connecticut Land Records in book 306 at page 172.

The premises are conveyed subject to the Zoning and Town Planning laws, rules and regulations of the Town of Greenwich and to the second installment of the Town Tax of the Town of Greenwich on the list of June 3, 1944, payable in July, 1944, which tax the Grantors herein hereby assume and agree to pay.
To Have and to Hold the above granted and bargained premises, with the
appurtenances thereof, unto them the said grantees, 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, I, the said grantor, do for myself, my 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 eons of these
premises I am well seised of the premises, as a good indefeasible estate in FEI 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 herebefore mentioned.

And Furthermore, I, the said grantor, do by these presents
bind myself and my heirs, and assigns forever to
WARRANT AND DEPEND 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 herebefore mentioned.

In Witness Whereof, I have hereunto set my
hand and seal this thirteenth day of May, in the year of our Lord
nineteen hundred and fifty-five.

[Signatures]

State of Connecticut,
County of Fairfield,

Personally Appeared STEEL MARIL ROLES THOMAS,

[Signature]

Enrolled for Record / MAY 12 1955
3:24 PM
Deed Clerk
To all People to Whom these Presents shall Come Greeting:

KNOW YE, That WE, WILLIAM E. RISELEY, JR., and JEAN L. RISELEY, of the Town of Tomsly, County of Bergen and State of New Jersey,

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

received to our full satisfaction of HENRY G. van BUREN and BARBARA P. van Buren, of the Town of Greenwich, County of Fairfield and State of Connecticut

do hereby grant, bargain, sell and confirm unto the said HENRY G. van BUREN and BARBARA P. van BUREN

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

all that certain tract, piece or parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut, at Riverside, so-called, on the westerly side of Armstrong Lane and known and designated as Lot No. 31 on a certain map entitled "Map of Riverside Gardens, Riverside, Conn., owned by George R. Knox," certified substantially correct by the Parsons Engineering Company by Harold A. Parsons, C.E. Stamford, Connecticut, September, 1929, which map is on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 1009, reference thereto being hereby made for a more particular description of said premises.

Said premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second installment of the Town of Greenwich Tax on the list of June 1, 1954, due and payable in July, 1955, which tax the grantees herein assume and agree to pay.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

In Witness Whereof, we have hereunto set our hands and seals this 17th day of May in the year of our Lord nineteen hundred and Fifty-five.

[Signatures]

New Jersey
State of Connecticut
County of Bergen

Personal Appearance of WILLIAM K. RICKLEF, JR., and JEAN L. RICKLEF

Signatures and Seals of the foregoing Instrument, and acknowledged the same to be their free act and deed before me.

[Signature]

County Clerk's certificate of authority of officer taking acknowledgment see original instrument.

Received for Record / MAY 13 1955 at 3:21 pm. Ates.
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That we, HENRY G. VAN BUREN and BARBARA F. VAN BUREN, both of the Town of Greenwich, in the County of Fairfield and State of Connecticut,

for the consideration of One ($1,00) Dollar and other value, received to our full satisfaction of WILLIAM J. MURRAY, of 1 Knobloch Lane, in the City of Stamford, said county and state,

do remise, release, and forever QUITCLAIM unto the said WILLIAM J. MURRAY, his heirs 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 those three certain pieces, parcels or tracts of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, at Riverside, so-called, on the westly side of Armstrong Lane, together with the buildings and other improvements thereon, known and designated as Lots numbered 31, 32 and 33 on a certain map entitled, “Map of Riverside Gardens, Riverside, Conn. owned by George Boles,” certified substantially correct by the Parsons Engineering Company by Harold A. Parsons, C. E. Stamford, Connecticut, September, 1925, which map is on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 1099, reference thereto being hereby made for a more particular description of said premises.

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

THE CONSIDERATION OF THIS DEED IS LESS THAN ONE HUNDRED ($100.00) DOLLARS.
To Have and to Hold the premises, with all the appurtenances, unto the said Releasees, his heirs and assigns forever, so that neither we 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 therefore we are and they are by these presents forever barred and excluded.

In Witness Whereof, we have hereunto set our hands and seals this 23rd day of July A.D. 1979.

Signed, Sealed and Delivered in presence of

Lynn Hirtz

Henry G. Van Buren

Barbara P. Van Buren

State of Connecticut, County of Fairfield

On this the 23rd day of July 1979, before me, the undersigned officer, personally appeared

HENRY G. VAN BUREN and BARBARA P. VAN BUREN

known to me (or satisfactorily proven) to be the person 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.

Gladys Bateman
Notary Public

State of Connecticut, County of

On this the 23rd day of July 1979, before me, the undersigned officer, personally appeared as the person who acknowledged himself to be the corporation, and that he as such of being authorized so to do, executed the foregoing instrument for the purposes therein contained, by causing the name of the corporation by himself as

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

Title of Officer

Latest address of Grantor:

No. and Street 1 Knobloch Lane

City Stamford

State Connecticut

JUL 25 1979 6:32PM 2018 1:32PM

RAHMAN

RECEIVED
FEB 25 2020
PLANNING & ZONING
COMMISSION
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, WILLIAM J. MURRAY, of the City of Stamford, in the County of Fairfield and State of Connecticut,

for the consideration of One ($1.00) Dollar and other value, received to my full satisfaction of HENRY G. VAN BUREN and BARBARA P. VAN BUREN, both of Armstrong Lane, Riverside, in the Town of Greenwich in said county and state,

do remise, release, and forever QUITCLAIM unto the said HENRY G. VAN BUREN and BARBARA P. VAN BUREN, their heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as the said releasers have or ought to have in or to

All those three certain pieces, parcels or tracts of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, at Riverside, so-called, on the westerly side of Armstrong Lane, together with the buildings and other improvements thereon, known and designated as Lots numbered 31, 32 and 33 on a certain map entitled, "Map of Riverside Gardens, Riverside, Conn. owned by George Bolen," certified substantially correct by the Parsons Engineering Company by Harold A. Parsons, C. E. Stamford, Connecticut, September, 1925, which map is on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 1099, reference thereto being hereby made for a more particular description of said premises.

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

THE CONSIDERATION OF THIS DEED IS LESS THAN ONE HUNDRED ($100.00) DOLLARS.
To Have and to Hold the premises, with all the appurtenances, unto the said Releases, their heirs and assigns forever, so that neither I, the Releases nor my heirs nor any other persons under me or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefore I am, and they are by these presents forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal this 23rd day of July, A.D. 1979.

Lynd Hints
William J. Murray
Shirley M. Leary

State of Connecticut, County of Fairfield
as. Stamford.

On this the 23rd day of July, 1979, before me, GLADYS BATEMAN, the undersigned officer, personally appeared WILLIAM J. MURRAY, known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the name for the purposes therein contained, as his free act and deed.

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

GLADYS BATEMAN
Notary Public—Glady Bateaman
Title of Officer

State of Connecticut, County of
as.

On this the 13th day of , 19 , before me, the undersigned officer, personally appeared who acknowledged himself to be the of being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

Latest address of Grantee:

No. and Street  Armstrong Lane
City Rivervalde
State Conn. 06678

RECEIVED
FEB 25 2020
PLANNING & ZONING COMMISSION
CERTIFICATE OF NOTICE FOR
STATE OF CONNECTICUT
LAND RECORDS (PC-251) Rev.
11/95
COURT OF PROBATE

Court of Probate, District of Greenwich
District Number 997

Estate of: VAN BUREN, Henry G.

Date of Certificate: 9/21/99
Date of Death: 08/18/1999
Place where last dwelt: 18 Armstrong Lane, Riverside, CT 06878
Died: Testate

Fiduciary:
Barbara P. Van Buren, 18 Armstrong Lane, Riverside, CT 06878

Fiduciary's Position of Trust: Executrix
Date of Appointment: 09/29/99

This certificate is made and caused to be recorded in the land records
of the town wherein the said deceased was the owner of real property
or any interest therein, or a mortgage or lien upon real property.

Barbara P. Van Buren, Executrix

As used in this document, the word fiduciary includes the plural,
where the context so requires.

Received for Record SEP 28 1999 by______
Town Clerk

2 p.m. and recorded by

Town Clerk
CERTIFICATE OF DEVISE, DESCENT, OR DISTRIBUTION

STATE OF CONNECTICUT
COURT OF PROBATE

Court of Probate, District of Greenwich
District Number 057

Estate of: VAN BUREN, Henry G.

Date of Death: 08/18/1999

THIS CERTIFIES that as appears from the records of this Court said deceased died on the date above written and his/her estate has been duly settled in this Court; and the following real property is devised and distributed, or set out or divided or descends to: Barbara Elizabeth Richmond as Trustee pursuant to Article V of Last Will and Testament of said decedent, the decedent's undivided one-half (1/2) interest in and to the following described real estate: (See Attached)

For a more particular description, reference should be made to the records of said Probate Court.

I have hereunto set my hand and affixed the Seal of this Court to this certificate on this 2nd day of March, 2000.

David R. Tobin
Judge

(Note: This certificate with town clerk where real property is situated.)

FOR COURT USE ONLY:
ORIGINAL TO:

FOR TOWN CLERK'S USE ONLY:

RECEIVED
FEB 25 2020
PLANNING & ZONING COMMISSION
All those three certain places, parcels or tracts of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, at Riverside, so-called, on the westerly side of Armstrong lane, together with the buildings and other improvements thereon, known and designated as lots numbered 31, 32, and 33 on a certain map entitled, "Map of Riverside Gardens, Riverside, Conn., owned by George Rolles," certified substantially correct by the Parsons Engineering Company by Harold A. Parsons, O. E. Stamford, Connecticut, September, 1923, which map is on file in the Offices of the Town Clerk of said Town of Greenwich as Map No. 1093, reference thereto being hereby made for a more particular description of said premises.

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

Received for Record MAR 03 2000 at 8h 23 m a.m. and recorded by Town Clerk.
RETURN TO

NOTICE FOR LAND RECORDS/ APPOINTMENT OF FIDUCIARY
PC-251 REV. 4/18

STATE OF CONNECTICUT
COURT OF PROBATE

COURT OF PROBATE, Greenwich Probate Court

DISTRICT NO. PD54

ESTATE OF
Barbara P. Van Buren (19-00475)

DATE OF NOTICE
October 31, 2019

DATE OF DEATH
October 07, 2019

PLACE WHERE LAST DWELT
18 Armstrong Lane
Riverside, CT 06878

DIED TESTATE

FIDUCIARY [Name, address, and telephone number]
Barbara E. Richmond, 18 Armstrong Lane, Riverside, CT 06878, (203)912-1944

FIDUCIARY'S POSITION OF TRUST
Executor

DATE OF APPOINTMENT
10/31/2019

This notice is made and caused to be recorded in the land records of the town wherein the deceased was the owner of real property, or any interest therein, or a mortgage or a lien upon real property.

Cheryl Schroger
Cheryl Schroger, Clerk

Certified True Copy

RECEIVED
FEB 25 2020
PLANNING & ZONING COMMISSION
## FINAL SITE PLAN REVIEW SET

"PROPOSED SUBDIVISION"
(TWO LOTS)

LOCATION

18 ARMSTRONG LANE
GREENWICH, CONNECTICUT

PREPARED FOR

18 ARMSTRONG LANE LLC

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