FINAL SITE PLANS and SPECIAL PERMITS

PLPZ 202000088

99 E. Elm Properties LLC (Lot 8)

Demolish existing single family residences and garages and construct new two family houses and one shared driveway, retaining walls, attached garages, carport and outdoor parking areas.

LOCATION: 99 East Elm Street
EXISTING ZONING: R-6
PARCEL SIZE: 9281 sf
UTILITIES: Public Sewer, public water

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APPLICATION SUMMARY
Applications for final site plan and special permit were submitted to demolish the single family residence and detached garage and construct a new two family residence with attached garages, carport, outdoor parking space, shared driveway and retaining walls on a 9281 sf property located at 99 East Elm Street in the R-6 zone. The applicant requests approval from the Planning and Zoning Commission for the final site plan and special permit per Sections 6-5, 6-9, 6-13, 6-14 - 6-17, 6-98, 6-155 and 6-205 of the Building Zone Regulations (BZR).
ISSUES / COMMENTS
1. **IWWA** – The Inland Wetlands Department determined no IWWA permit was required per a greensheet sign off dated August 2019.
2. **DPW Engineering** – Comments dated 7/24/2020 require revisions prior to Site Plan approval including resolution of sight distance issues.
3. **Sewer** – No revisions are required prior to P+Z approval. Comments dated 6/9/2020 include items to be addressed during the Building Permit phase.
4. **Zoning** – Comments dated 9/17/2020 indicate that the decks are not permitted in side setbacks.
5. **Conservation** -- The applicant should address 6/8/2020 Conservation comments. It should be noted that updated comments have not been received subsequent to the applicant submitting a landscaping plan.
6. **Setbacks** – It appears the front setbacks are dimensioned outside of the property line and this should be corrected. Or are the lots proposed to be merged?

DEPARTMENT COMMENTS
Zoning Enforcement - Attached
Sewer - Attached
Conservation – Attached (need updated comments based on new landscaping plan)
DPW Engineering – Attached

EXISTING CONDITIONS
The 9281 sf property is located on the north side of East Elm Street in the R-6 zone. The site moderately slopes toward East Elm Street. The property was previously improved with a single family house and a detached garage. There are single family residences to the west with condominium developments across the street to the south. Elm Place right of way abuts the property to the north.

No previous applications such as site plans, subdivisions or Zoning variances were found for 99 East Elm Street via a search of databases and archived files.

**Site Plan**
A new two family dwelling will be constructed with attached garages, a shared carport, and one outdoor parking space. Retaining walls are proposed along the front of the property. A total cut of 331 cubic yards is proposed with no filling over the two properties of 97 and 99 East Elm Street. A sidewalk will be constructed to DPW Highway standards and a 3 foot grass strip established along the front of the property on East Elm.

The property will be accessed via a shared driveway between 97 and 99 East Elm Street. The curb cut and drive already exist on the 99 East Elm Street site and will be expanded and upgraded for access to both new two family dwellings on 97 and 99 East Elm properties.

The Drainage Summary report indicates that the existing drainage pattern of the site, which slopes toward East Elm and drains to the Town system, will be generally maintained post construction. The central driveway court is proposed to be porous asphalt and a series of new
catch basins are proposed to catch runoff throughout the site. There are outstanding DPW Engineering requirements including sight distance compliance. The upgraded driveway is less than the required 50 feet from the existing driveway shared with 93 East Elm.

Per Section 6-155 of the Building Zone Regulations, five parking spaces are required based on two dwelling units containing four bedrooms each. Two of the spaces are required to be “garage” spaces while the remaining three may be outdoor spaces. The attached garages and carport account for four spaces and there is one outdoor parking spot in the rear of the property.

Landscaping plans have been submitted and show two dogwood trees in the front of the property with a combination of shrubs and groundcover throughout the rest of the property.

Green area minimum for the R-6 zone is 42 %, and calculations indicate proposed conditions will result in 48.7% of total green area.

The FAR diagrams show 1288 sf of floor area on the first floor, 1263 sf on the second floor and the 461 f third floor is not counted due to it being less than 40% of the floor below. The total FAR is 5102 sf where 5104 sf is the maximum permitted.

Sedimentation and Erosion Control plans show the site to be protected with silt fencing, silt sacks to be used in catch basins, an anti-tracking pad will be established on the existing accessway and the road will be swept periodically to keep it free from mud. Two stockpile areas have been located and are shown to be surrounded with silt fencing. A 60” diameter oak tree will be removed.

**Special Permit**
Since a cross easement is required for site access and drainage, the conversion from single family to two family requires a Special Permit application review per Section 6-98(a)(4)(A). The Special Permit use can be approved if the Planning and Zoning Commission determines that such use is appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.

**Pertinent Regulations:**
Sec. 6-155. PARKING AND GARAGES FOR TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL PURPOSES.
1. Dwelling or group of dwellings to accommodate two or more families (9/28/2010)…
   (b) Dwelling with three or more bedrooms*: one garage space for each dwelling and 1.6 outdoor spaces for each dwelling…

Sec. 6-128. PROJECTIONS IN REQUIRED YARDS.
(a) Decks, and patios when located in a rear or side yard and constructed not more than
three (3) feet above existing grades shall not be permitted within five (5) feet of any side
or rear lot line in the R-6, R-7 and R-12 zones… Uncovered stairs may be erected in any
required front or rear yard, but in the case of a side yard, uncovered stairs may not be
erected within five (5) feet of the property line.
(b) Decks, and patios when located in the rear or side yard and constructed more than
three (3) feet above existing grades shall be considered part of a principal structure and
shall not be permitted in a required rear or side yard setback of a principal structure.

**Applicable Regulations**
Sections 6-5, 6-9, 6-13, 6-14 - 6-17, 6-98, 6-128, 6-155 and 6-205 of the Building Zone
Regulations (BZR).
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-5(22)  Department Project No. PLPZ202000087, 88
Submittal Received Date: 8/21/2020

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

PLAN SET INFORMATION

Plan Title: 97 & 99 E. Elm Properties, LLC  Project Address: 97 & 99 East Elm Street
Engineering Firm: Rocco V. D'Andrea, Inc.  Original Plan Date: 3/6/2020  Latest Plan Revision Date: 8/18/2020

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Report Date: 3/6/2020  Latest Report Revision Date: 8/18/2020

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: 8/25/20

COMMENTS AND CONDITIONS OF APPROVAL:

Resubmit Prior to Final Site Plan Approval

1. As discussed with the project engineer on August 24, 2020:
   a. Even though a driveway currently exists on 99 East Elm Street and the proposed driveway for 97 & 99 East Elm Street is only being moved slightly, the proposed driveway for 97 & 99 East Elm Street must meet the required 250-foot sight distance in both directions. The full sight distance of 250-feet is required because the driveway will be going from one home to four homes.
   b. Based on the provided sight distance plan the maximum sight line to the right (east) is 150-feet. The following additional information must be submitted to determine if a sight distance of less than 250-feet is acceptable.
      i. A sight distance plan must be created for each of the existing driveways for the maximum sight line in each direction with no obstructions.
      ii. The sight distance plan for the proposed driveway must be reviewed and revised to show the maximum sight line in each direction with no obstructions.
      iii. To proceed with keeping the proposed driveway with a deficient sight distance will require the following to be submitted:
1. A stopping sight distance analysis based on the roads design speed can be submitted to show the provided sight distance for the proposed driveway is greater than the stopping sight distance based on the design speed.
2. A speed study must be completed in the vicinity of the proposed driveway to determine the 85th percentile speed to determine the design speed.
   iv. If the required submitted documents for the stopping sight distance shows the proposed driveway sight lines are less than the stopping sight distance based on the design speed a request for a waiver for the sight distance can be submitted. The waiver submittal will be reviewed by a committee consisting of the Commissioner of Public Works, Deputy Commissioner of Public Works, Highway Superintendent, Highway Division Permit Reviewer, and the Engineering Division Reviewer.
   c. If possible, provide alternative driveway locations that will meet the required sight distance standards.
   d. The project engineer should contact DPW if a meeting is needed to discuss options and alternatives.
2. As discussed with the Deputy Commissioner of Public Works the following are the requirements for the proposed driveway between 97 & 99 East Elm Street and the existing driveway that will remain on 93 and 97 East Elm Street:
   a. See comment 1 above.
   b. The distance from the existing driveway on 93 & 97 East Elm Street that will remain is less than the minimum required 50-feet to the proposed second driveway on 97 & 99 East Elm Street. If the proposed driveway on 97 & 99 East Elm Street is approved the following conditions are required:
      i. No access from the existing driveway on 93 & 97 East Elm Street will be allowed for 97 & 99 East Elm Street. The proposed carport on 97 East Elm Street must have a solid wall between 97 East Elm Street and the driveway on 93 & 97 East Elm Street. The existing driveway on 93 & 97 East Elm Street can only be used by 97 & 99 East Elm Street for maintenance of the western side of the building on 97 East Elm Street.
      ii. A draft legal document removing all rights to use the existing driveway on 93 & 97 East Elm Street from 97 & 99 East Elm Street (except for maintenance purposes of the western side of the building on 97 East Elm Street) must be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
3. A draft of the drainage maintenance agreement between the lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
4. A draft of the drainage easement needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
5. A draft of the driveway easement needs to be submitted for review by Planning & Zoning and the Law Department prior to final site plan approval.
6. A revised Form SC-100 needs to be submitted.
7. A revised Form SC-107 needs to be submitted (must use the June 2019 Form).
8. The Drainage Summary Report will be reviewed once a driveway has been accepted by DPW. The following are some initial comments:
   a. A comparison table must be included showing the existing and proposed peak flow (cfs), volumes (acres or cubic feet), and the difference and percent difference for the 1, 2, 5, 10, 25, 50, and 100-year storms.
   b. A stormwater BMP for the driveway within Watershed 1 needs to be discussed.
   c. Review and revise the full report as needed.
9. The construction plan set will be reviewed once a driveway has been accepted by DPW. The following are some initial comments:
   a. Site Plan Sheets
      i. A callout saying the following shall be added: The concrete sidewalk shall be constructed to ADA standards (A maximum 2% cross slope and a maximum 5% longitudinal slope where possible, or as directed by the Highway Division).
      ii. A callout saying the following shall be added: Pedestrian access to the sidewalk must be maintained throughout the project.
      iii. Show all catch basins/yard drains/drain inlets with the following in the callout:
         1. Sump elevation.
   b. Driveway Profile & Sight Distance Sheet
      i. Show profile for the proposed driveway from edge of road to the turnaround. The profile shall include spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.
   c. Construction Details Sheets
i. The proposed manhole detail within the road needs to have the name and all other information that is calling out the State of Connecticut revised. The callout for the casting and cover must be Pattern No. 1200 and not have CTDOT on cover (can say DRAIN).

d. Building/House Section or Elevation Sheet
   i. Show one section or elevation of the building/house.
   ii. Show all elevations to the deepest footings on section/elevation.
   iii. Show existing and proposed grade elevation on section/elevation.
   iv. Show existing mottling elevation on section/elevation.
   v. Show existing groundwater elevation on section/elevation.
   vi. Show existing ledge elevation on section/elevation.
   vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

10. The draft Operations and Maintenance Plan Report must be submitted for each lot:
   b. Exhibit A needs to have a maintenance item added for the following:
      i. The additional BMP for Watershed 1 (need to discuss).
      ii. The gravel beds below the decks (need to discuss).

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

The proposed decks along the shared lot line cannot project into the side yard setbacks.

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.
MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner
FROM: Aleksandra Moch, Environmental Analyst
DATE: June 8, 2020
RE: 97 E. Elm Properties, LLC and 99 E. Elm Properties, LLC; 97-99 East Elm Street, PLPZ 2020 00087-8
      Site plan by Rocco V. D’Andrea, Inc., dated March 17, 2020

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

1. The proposed two-property development will result in much larger site disturbance and paving than the previous single-family residential development. The foundation pit of Lot #8 revealed shallow ledge exposure. This rock formation runs toward the east and expands over the adjacent properties, which may cause some concerns for those neighbors when blasted to enlarge the basement area.

2. At the time of my field investigation on June 4, 2020, both houses were demolished and only two trees were left at the site (16” river birch and a maple tree growing along the northern property line). No landscape plan is offered to mitigate for the tree loss and increase of impervious surface. It is recommended the lost trees be mitigated in 1:1 ratio. The new trees should be predominantly native species, supported by predominantly native shrubs and herbaceous ground cover. Woody plant material will provide more efficient structural element to manage storm water (evapotranspiration) and larger biologically active surface to purify air, reduce noise, support and food source for wildlife, and screening for the neighbors. The lawn areas should be kept to minimum to conserve water, reduce noise from mowing and blowing and improve storm water quality with the use of less pesticides and synthetic nutrients.

3. The use of permeable pavement and utilization of paved areas for storm water detention provides environmentally friendly solutions to this rather intensive development.

4. A soil erosion and sediment control plan should be provided. Special care should be taken with the entrance area. The sloping access will act as a conduit for storm water flow off-site. If not filtered properly, the flows will carry sediment to the road and storm drains.

5. Parking for the contractors’ vehicles should be designated to ensure the narrow road and vegetated areas outside of the work envelope will not be affected by their vehicles during the site development.

cc: Conservation Commission
Date: June 9, 2020

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

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

Re: PLPZ202000088: 99 East Elm Street, 99 E. Elm Properties, LLC

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

Project Summary:
• Demolishing existing single-family dwelling and constructing a new two-family dwelling. This development is being performed in coordination with 97 East Elm Street.

Sewer Division Comments:

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

Comments to be addressed during Sewer and Building Permit phase:
• Please coordinate with the Sewer Division for all necessary Sewer Permits. The existing Sewer Permit (PRSD201900570) obtained on September 11, 2019 is going to be void, as this proposal differs greatly from what was already submitted and approved. Please coordinate directly with the Sewer Division regarding Sewer Permits.

• The proposed plan related to sanitary sewer infrastructure will need to be revised as follows:
  o Instead of an 8-inch diameter common private shared line, please use a 6-inch diameter common private shared line. We do not believe that four units will create enough flushing velocity in an 8-inch line.
  o The proposed sewer manhole on the Town’s sewer main in East Elm (SSMH #2) is not acceptable. The Sewer Division will not approve a sewer manhole structure on our main. The connection to the main will either require an 8” x 6” saddle fitting on the main or an Insert-A-Tee connection. The determination will need to be made in the field based on the as-built conditions (whether the main was installed on a concrete cradle, etc.) with our Environmental Asset Engineer present. Please coordinate directly with the Sewer Division.
  o The proposed laterals from each building can be 4-inch diameter that tie into the private common 6-inch diameter main.
  o The proposed private sanitary sewer manhole structure (SSMH#1) will need to meet the Sewer Division standards, this will need to include proper boots to make the three pipe connections to the sewer manhole structure waterproof, the invert and bench constructed with red brick, a sewer manhole frame and cover that is heavy duty similar to a Campbell Foundry Pattern 1200 or similar, etc. The
manhole structure will also require sufficient coating systems utilized to keep it watertight, as it is being proposed to be installed in a permeable pavement area. Please coordinate directly with the Sewer Division for details.

- The existing sanitary sewer lateral that serves this property will need to be capped at the Town sewer main in East Elm Street.

- Any portion of sanitary sewer lateral that crosses under drainage areas, permeable paver or pervious pavement areas, or within 10-feet of storm drainage systems (such as cultecs) are required to be encased in concrete to the nearest upstream and downstream joints to inhibit infiltration. Please coordinate with the Sewer Division for details.

- 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/installation.

- 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.
March 19, 2020

By Electronic Mail

Mr. Peter Mangs, Applications Coordinator
Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, Connecticut 06830

Re: Final Site Plan and Special Permit applications concerning property located at 99 East Elm Street, Greenwich, Connecticut

Dear Peter:

We represent 99 E. Elm Properties, LLC, the owner of property located at 97 East Elm Street, Greenwich, Connecticut (the "Property"). The Property is on the north side of East Elm Street in the R-6 residential zone. It has 9,281 square feet of land area and is currently vacant. Until recently, it was improved with a single-family dwelling with garage.

Our client is making Site Plan and Special Permit applications to the Planning and Zoning Commission to remove the existing house and garage and to replace it with a two-family residential building. The new building will contain 5,100 square feet of floor area where a maximum of 5,105 square feet is permitted under the Greenwich Building Zone Regulations (the "Regulations"). The new building will comply with all of the dimensional standards for such a development, including floor area, height, stories and setbacks.

The Property and the adjoining property to the west, 97 East Elm Street, will share a common driveway that will be used to access the Property as well as for utilities and parking. The 99 East Elm Street property is the subject of Site Plan and Special Permit applications for the construction on that property of a new two-family dwelling building similar to the one proposed by way of the immediate applications. The shared driveway will traverse the common boundary line between the two properties leading to a parking area by which the buildings' residents will access their garage and car port parking spaces. Due to the proposed shared driveway and required cross-easement, the proposed development requires site plan and special permit review under Section 6-98(a)(4)(A) of the Regulations.
In connection with the accompanying applications, you will find enclosed the following:

1. Detailed narrative, i.e. this cover letter (original and 8 copies);
2. Site Plan application form (original and 8 copies);
3. Special Permit application form (original and 8 copies);
4. Affidavit of Notice;
5. Certificate of Mailing;
6. Grade Plane calculations (5 sets);
7. Survey of Proposed Conditions (15 full-size sets and 8 reductions);
8. Site Development plans (15 full-size sets and 8 reductions);
9. Architectural plans, and Floor Area 15 full-size sets and 8 reductions);
10. Green Sheet from the IWWA (to be provided separately); and
11. A check for the required application filing fees.

Should you require further information or have any questions, please feel free to me about this matter. Thank you.

Very truly yours,

Christopher D. Bristol

Enclosures
SITE PLAN APPLICATION

☐ PRELIMINARY  ☐ FINAL

Project Name: ______________________________
Project Address: 99 East Elm Street
Property Owner(s): 99 E. Elm Properties, LLC
Tax Account Number(s): 01-2086/S Zone(s): R-6 Lot Area: 9,281 sf

Please select all relevant items below:
☐ Special Permit – Complete special permit application form
☐ Coastal Overlay Zone
☐ Property is within 500 feet of a Municipal Boundary of ______________________ (for notification)
☐ Amendment to Building Zone Regulations – Section(s) ____________________________
☐ Amendment to Building Zone Map – Zone(s) affected ____________________________
☐ Health Department review needed
☐ Sewer Department review needed
☐ Architectural Review Committee Application attached or Review needed
☐ Planning & Zoning Board of Appeals review needed
☐ Inland Wetlands and Watercourses Agency Review / Approval Required

AUTHORIZED AGENT

Name: Christopher D. Bristol, Esq. Firm name: Gilbride, Tusa, Last & Spellane LLC
Street Address: 31 Brookside Drive City: Greenwich St: CT Zip: 06830
Phone: 203-622-9360 Email: cdb@gtlaw.com
Signature: ___________________________ Date: March 11, 2020

PROPERTY OWNER(S) AUTHORIZATION

Name: Please see attached
Street Address: __________________________ City: __________________ ST: ____ Zip: ______
Phone: __________________________ Email: __________________
Signature: __________________________ Date: __________________

To be completed by P&Z staff only:
Check # ___________ Check Amount: $ ___________
Application # ___________________________ PZ Site Plan App 2018
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This Site Plan Involves:

- [ ] ADDITIONS
- [ ] ALTERATIONS
- [x] DEMOLITION
- [ ] RE-CONSTRUCTION

PZSitePlan App 2018
SPECIAL PERMIT APPLICATION

Project Name: ___________________________________________________________

Project Address: 99 East Elm Street

Property Owner(s): 99 E. Elm Properties, LLC

Tax Account Numbers (s): 01-2086/S Zone(s): R-6 Lot Area: 9,281 sf

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☐ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☒ Section 6-98 — NCOP Zone 6-98(a)(4)(A) Two-family dwellings
☐ Section 6-100 — Use Groups for Business Zones
☐ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109, 109.1 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

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

Application # ____________________________ PZ Special Permit App 2018
Introduction & LID Techniques

1.1. Project Narrative

The applicant is proposing improvements to the subject properties. The proposed improvements will include the construction of two two-family dwellings and a shared driveway and parking area. Improvements also include the installation of a storm drainage system, site grading, and associated landscaping.

For a depiction of existing conditions and the proposed development refer to a development plan set entitled “Final Site Plan Review Set, Residential Development, Location 97 & 99 East Elm Street, Greenwich, Connecticut, prepared for 97 E. Elm Properties, LLC and 99 E. Elm Properties, LLC” as prepared by Rocco V. D’Andrea, Inc.

The subject parcels are 19,037 square feet in size and are located approximately 400 feet east of the intersection of with Milbank Avenue. The proposed redevelopment of the parcels will decrease the impervious coverage by approximately 60 square feet. Refer to Appendix “C” for a depiction of the proposed stormwater BMPs and drainage calculations.

This proposed project will conform to all applicable Town stormwater management standards to the maximum extent practicable. Refer to Appendix “A” for a narrative detailing the projects compliance with each stormwater management standard.

1.2. Land Use Regulations

The subject parcels are located in the “R-6” zone. All applicable zoning setbacks and regulations will be adhered to. There are no inland wetlands or watercourses located on the properties.

1.3. Site Inventory & Evaluation

The site consists of two existing asphalt driveways, two dwellings, two detached garages, and various walkways and brick patios. The topography of the site exhibits slopes from north to south with flows discharging onto Elm Street and into the town drainage system. Existing drainage patterns will generally be maintained under post-construction conditions.

Refer to Exhibit “C” for the USDA soil delineation map and hydraulic soil group ratings for the site. Refer to the Development Plan for the test pit locations and Appendix “G” for the soil test results forms.

1.4. Development Envelope

Due to the size, layout, topography of the property and scope of work proposed, the development envelope will encompass approximately 80% of the site. Sediment and erosion controls will be installed around the proposed development envelope prior to the start of construction to minimize the impact to the surrounding areas.
1.5.  **LID Control Strategies**

In the watershed analysis of existing and proposed conditions, the site has been divided into various sub-drainage areas discharging to various POCs, “points of concern.” The analysis is limited to the subject parcels. Refer to Exhibits “A” and “B” for a depiction of the existing and proposed conditions drainage areas and flow paths. Refer to Appendices “D” and “E” for the existing and proposed HydroCAD Analysis.

Conformance to the standards for water quality, TSS removal, and runoff volume reduction will be achieved through the construction of the proposed BMPs. The runoff peak flow reduction standard has been met for all storms up to the 25-year storm to all points of concern. Refer to the HydroCAD Summary Table at the end of this introduction for a comparison of existing and proposed condition stormwater runoff volumes and flow rates to all points of concern.

2.  **Structural BMPs**

2.1.  **Water Quality Volume and TSS Removal**

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

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

This volume will be retained and infiltrated by the proposed stormwater systems. Refer to Appendix “C” for 72-Hour Drawdown Calculations.

2.2.  **Runoff Reduction Volume**

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

2.3.  **Groundwater Recharge Volume**

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

2.4.  **Peak Runoff Attenuation**

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

The proposed improvements to the subject parcels will increase the impervious coverage on the site and thus increase the volume and peak rate of runoff generated during a storm event. However, with the use of the proposed BMPs and site grading there will be a reduction in stormwater runoff volume and flow rates to all points of concern.

The proposed development will meet the water quality volume, TSS removal, runoff reduction volume, and groundwater recharge volume standards of the Town of Greenwich Drainage Manual to the maximum extent practicable. The proposed development incorporates pre-treatment and attenuation of runoff to the maximum extent practicable. If the development is constructed as depicted on the proposed plans, there will be no adverse impacts to adjoining properties, the subject parcels, or the town drainage system, due to the proposed improvements.
August 19, 2020

Scott Marucci
Town of Greenwich
Engineering Division
101 Field Point Road
Greenwich CT 06830

Re: 97-99 East Elm Street, Greenwich

Dear Mr. Marucci,

I am in receipt of your comments dated July 24, 2020. The purpose of this letter is to request clarification of comment 1(a) regarding sight distance.

Comments 1b. i, and ii will be addressed by the project attorney, Christopher Bristol.

In regard to comment 1(a) it is important to note that the driveway proposed for continued access to No. 99 East Elm Street is existing. Other than minor improvements that would include widening the opening to provide shoulders along the driveway, and rebuilding existing stone walls along both sides of the driveway to limit their height to three feet, the location of the existing driveway will remain virtually the same.

The centerline of the reconstructed driveway will be shifted approximately six feet to the west, which will provide a slight increase in sight distance to the east.

The “Town of Greenwich –Roadway Classifications” lists East Elm Street as an Urban Collector, which corresponds to a design specification of 250 feet. That criteria cannot be met in the easterly direction due to the alignment of East Elm Street and apparently was not imposed on the development of 93 East Elm Street.

Would it not be more appropriate to note in your comments only that the existing sight line in the easterly direction from the proposed, and existing, driveway does not meet the town’s sight distance specification?

There is no better location for the driveway to serve either No. 97 or No. 99 East Elm Street and the two lots exist.
It might be a different situation if the two lots did not exist and there were alternatives for access to No. 99.

I would welcome the opportunity to discuss the issue with you in person or by telephone.

Sincerely,

Rocco V. D’Andrea, Inc.

[Signature]

Anthony L. D’Andrea, PE&LS

cc: Krist Dodaro, AIA
     Christopher Bristol, Esq.
     Tomas Svrcek
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-5(22)  Department Project No. PLPZ  Submittal Received Date: 7/24/2020

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

PLAN SET INFORMATION

Plan Title: 97 & 99 E. Elm Properties, LLC  Project Address: 97 & 99 East Elm Street
Engineering Firm: Rocco V. D’Andrea, Inc.  Original Plan Date: 3/6/2020  Latest Plan Revision Date: 4/27/2020

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D’Andrea, Inc.  Original Report Date: 3/6/2020  Latest Report Revision Date: __

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

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

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

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 7/24/20

Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Final Site Plan Approval

1. As discussed with the Deputy Commissioner of Public Works the following are the requirements for the proposed driveway between 97 & 99 East Elm Street and the existing driveway that will remain on 93 and 97 East Elm Street:
   a. The required sight line in both directions for the proposed driveway on 97 & 99 East Elm Street must meet the minimum required 250-foot sight distance in both directions.
   b. The distance from the existing driveway on 93 & 97 East Elm Street that will remain is less than the minimum required 50-feet to the proposed second driveway on 97 & 99 East Elm Street. If the proposed driveway on 97 & 99 East Elm Street is approved the following conditions are required:
      i. No access from the existing driveway on 93 & 97 East Elm Street will be allowed for 97 & 99 East Elm Street. The proposed carport on 97 East Elm Street must have a solid wall between 97 East Elm Street and the driveway on 93 & 97 East Elm Street. The existing driveway on 93 & 97 East Elm Street can only be used by 97 & 99 East Elm Street for maintenance of the western side of the building on 97 East Elm Street.
      ii. A draft legal document removing all rights to use the existing driveway on 93 & 97 East Elm Street from 97 & 99 East Elm Street (except for maintenance purposes of the western side of the building on 97 East Elm Street) must be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.

2. 20-5(22) 97 & 99 East Elm Street 07-24-20 1 of 4
3. A draft of the drainage maintenance agreement between the lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
4. A draft of the drainage easement needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
5. A draft of the driveway easement needs to be submitted for review by Planning & Zoning and the Law Department prior to final site plan approval.
6. A revised Form SC-100 needs to be submitted.
7. A revised Form SC-107 needs to be submitted (must use the June 2019 Form).
8. The Drainage Summary Report needs to be revised as follows:
   a. The existing and proposed conditions watershed maps need to be revised. Based on the existing conditions survey, a high point of 104.90 is located in the gutter line of East Elm Street at the driveway of 99 East Elm Street. Watershed 3S will drain to the west and not the east. The analysis requires a third point of concern to be analyzed.
   b. Since the NRCS Web Soil Survey shows the site as having "D" soils a saturated hydraulic conductivity test must be completed in the location of deep test holes 2, 3, 4, and 5.
   c. A stormwater BMP for the driveway within Watershed 1 is required.
   d. The 72 Hour Drawdown computations must only use the area of the porous pavement stone bed that meets the required 2-foot separation to the restrictive layer.
   e. Review and revise the full report as needed.
9. The construction plan set was not reviewed at this time because the drainage and driveway issues need to be addressed. The following are some initial comments on information that needs to be added:
   a. Site Plan Sheets
      i. The plan shall show the installation of granite curb along the entire property frontage. The callout shall say the following: Granite curb shall be constructed to TOG Standards along the entire property frontage or as directed by the Highway Division.
      ii. The plan shall show the installation of a minimum 5-foot concrete sidewalk along the entire property frontage. The 5-foot concrete minimum width must be maintained with all obstructions (trees, poles, etc.). The callout shall say the following: A minimum 5-foot concrete sidewalk shall be constructed to TOG Standards along the entire property frontage or as directed by the Highway Division.
      iii. The plan shall show the installation of a minimum 3-foot grass strip along the entire property frontage. The callout shall say the following: A minimum 3-foot grass strip shall be constructed to TOG Standards along the entire property frontage or as directed by the Highway Division.
      iv. A callout saying the following shall be added: The concrete sidewalk shall be constructed to ADA standards (A maximum 2% cross slope and a maximum 5% longitudinal slope where possible, or as directed by the Highway Division).
      v. A callout saying the following shall be added: Pedestrian access to the sidewalk must be maintained throughout the project.
   b. Show excavation and fill quantities in a table.
   c. Show notes for construction phasing.
   d. Show the footing drain network from the house/sump pump to the outfall.
   e. Show top and bottom elevations for all retaining walls and stone fences.
   f. Show saturated hydraulic conductivity test locations.
   g. Show all catch basins/yard drains/drain inlets with the following in the callout:
      1. Grate elevation.
      2. Filter insert name and model # (if applicable).
      3. Invert elevation of each pipe.
      4. Pipe location in structure (n, s, e, w, etc.).
      5. Pipe size.
      6. Sump elevation.
   h. 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.
August 18, 2020

Mr. Scott Marucci  
c/o Planning and Zoning Department  
101 Field Point Road  
Greenwich, CT 06830  

Re: 97 & 99 East Elm Street, Greenwich  
97 & 99 E. Elm Properties, LLC  

Dear Mr. Marucci,

In response to DPW comments dated July 24th, 2020, we have revised the design plans and reports in preparation for a submission to Planning and Zoning. Please find enclosed the following material in support of this application:

- Two (2) copies of the revised Drainage Summary Report, revised August 18, 2020;
- Two (2) copies of the revised Site Plan Review Set, revised August 18, 2020;
- One (1) copy of the Long Term Maintenance Plan Reports, revised August 18, 2020;
- One (1) original of the forms SC-100;
- One (1) original of the forms SC-107.

The following responses correspond respectively to the comments and recommendation listed in the DPW Site Development Review.

1. The following requirements for the proposed driveway between 97 & 99 East Elm Street have been addressed as follows:
   a. The minimum 250-foot sight line for the proposed driveway has been met in the westerly direction. The sight line in the easterly direction is limited by the curvature of East Elm Street and the existing house on the neighboring property. As the proposed driveway will be further westward than the existing driveway, sight lines will be improved compared to existing conditions.
   b. The distance from the existing driveway on 93 & 97 East Elm Street is less than the required 50-feet to the proposed second driveway on 97 & 99 East Elm Street. The following conditions of approval have been addressed as follows:
      i. No access to 93 & 97 East Elm Street will be allowed for 97 & 99 East Elm Street.
      ii. A legal document will be drafted.

2. A draft of the drainage maintenance agreement between the lots will be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
3. A draft of the drainage easement will be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
4. A draft of the driveway easement will be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
5. The Drainage Report has been revised as follows:
6. A revised form SC-100 has been submitted.
7. A revised form SC-107 has been submitted.
8. The Drainage Summary Report has been revised as follows:
   a. A site investigation was conducted and it was found that a previously existing pipe connected runoff from Watershed 2S to POC A. A high point of 104.90 located in the gutter line of East Elm Street was also determined to direct Watershed 3S west along East Elm Street to a new POC C. The existing conditions survey and watershed map have been revised based on the results of this investigation.
   b. A saturated hydraulic conductivity test was performed at the location of deep test hole 3. Deep test holes 2, 4, and 5 have not been cited for infiltration practices.
   c. The proposed project will result in a net decrease in impervious coverage of -60 square feet. Given this decrease and the fact that the proposed driveway is located in the same location as the existing driveway, it is our belief that the proposed porous asphalt drainage system is sufficient in satisfying the stormwater treatment for this site.
   d. The 72 Hour Drawdown computations have been revised to only use the area of the porous pavement stone bed that meets the required 2-foot separation to the restrictive layer (ledge).
   e. The full report has been reviewed and revised as needed.
9. The construction plan set has been revised as follows:
   a. Site Plan Sheets:
      i. The required callout has been included for the granite curb.
      ii. The required callout has been included for the 3-foot concrete sidewalk.
      iii. The required callout has been included for the 3-foot grass strip.
      iv. The required callout has been included for the sidewalk ADA standards.
      v. The required callout has been included for pedestrian access.
      vi. Excavation and fill quantities are now shown on the Development Plan.
      vii. Construction phasing notes are now shown on the Development Plan.
      viii. The footing drain network is now shown connecting to the proposed driveway catch basins on the Development Plan.
      ix. Additional top and bottom elevations have been added to all retaining walls.
      x. Saturated hydraulic conductivity test locations have been shown.
      xi. All catch basin callouts have been updated with the necessary information.
      xii. All permeable pavement callouts have been updated with the necessary information.
   b. Low Impact Development Plan Sheet:
      i. Saturated hydraulic conductivity test locations have been shown.
   c. Driveway Profile & Sight Distance Sheet:

Rocco V. D'Andrea, Inc.
i. Driveway widths, distances, and profiles have been shown.
d. Construction Details Sheet:
   i. A detail has been added for the proposed manhole in the road.
   ii. TOG SCD No.921.11 detail has been included.
e. Building/House Section or Elevation Sheet:
   i. Building section sheets will be provided by the architect.

10. A draft Operations and Maintenance Plan Report has been submitted for each lot:
   a. A draft of the Stormwater Management Practices Maintenance Declaration has been included for each lot.
   b. Exhibit A now includes a maintenance items for Stormwater Control Structures.

It is our opinion that the proposed project will result in an improved residential property that will not cause any adverse impacts to the on-site wetland or downstream properties.

Please contact our office if you have any questions or require any additional information at this time.

Sincerely,

ROCCO V. D’ANDREA, INC.

Anthony L. D’Andrea, PE

ALD:adm
19GD_Trans_SK_00.doc
Enclosures

cc: 97 & 99 E. Elm Properties, LLC

Rocco V. D'Andrea, Inc.
NOTES

GENERAL NOTES:
1. CONSTRUCTION, OPERATIONAL, OR MAINTENANCE OF THIS BUILDING AS SHOWN IN THE DRAWINGS IS SUBJECT TO THE APPLICABLE LAWS AND REGULATIONS OF LOCALL AND STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF GREENWICH. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, ENVIRONMENTAL, BUILDING, FIRE, AND LAND USE.
2. ALL PLUMBING AND DRAINAGE WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF GREENWICH.
3. ALL TRADES SHALL PROVIDE ALL NECESSARY CERTIFICATES OF INSURANCE, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES, AND PROVIDE ANY AND ALL BONDS REQUIRED BY THE STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF GREENWICH IN ORDER TO DO THE WORK HEREIN.
4. ALL PLUMBING, ELECTRICAL, AND HEATING CONTRACTORS' LICENSES AND REQUIREMENTS; TO FIRE DEPARTMENT REGULATIONS; TO UTILITY COMPANY REQUIREMENTS; AND TO THE BEST TRADE PRACTICES.
5. THE CONTRACTOR SHALL ASSEMBLE IN A BINDER AND PASS ALONG TO THE OWNER ALL EQUIPMENT AND MATERIAL WARRANTIES THAT MAY TERMINATE ANY UTILITIES OR SERVICES ENTERING THE SITE (BY PLUGGING, CAPPING, ETC.) SO THAT THEY CAN BE EASILY LOCATED AND RECONNECTED.
6. ALL WORK SHALL CONFORM TO FEDERAL, STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF GREENWICH CODES, ORDINANCES, DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM THE ARCHITECT PRIOR TO COMMENCING WORK.
7. TERMINATE ANY UTILITIES OR SERVICES ENTERING THE SITE (BY PLUGGING, CAPPING, ETC.) SO THAT THEY CAN BE EASILY LOCATED AND RECONNECTED.
8. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
9. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
10. DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
11. ALL DRAWINGS ARE ISSUED SUBJECT TO CHANGE AT ANY TIME, WITHOUT NOTICE.
12. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF EACH WORK DAY.
13. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK AS INDICATED ON THE DRAWINGS.
14. THE WORK DESCRIBED IN THESE DOCUMENTS IS EXPECTED TO MEET THE HIGHEST QUALITY STANDARDS IN BOTH MATERIAL AND WORKMANSHIP. ANY SUBSTANDARD WORK OBSERVED BY ARCH. WILL BE REJECTED.
15. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES, AND PROVIDE ANY AND ALL BONDS REQUIRED BY THE STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, AND TOWN OF GREENWICH.
16. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS.
17. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS.
18. ARCHITECT PRIOR TO COMMENCING WORK.
19. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF DEPARTMENT.
20. DRAWING LIST

DRAWING SYMBOLS

DEMOLITION NOTES:

PLUMBING AND DRAINAGE NOTES:

PROJECT DIRECTORY

DRAWING LIST

DRAWING SYMBOLS
1. DO NOT SCALE DRAWINGS.
2. ALL WORK SHALL CONFORM TO THE CURRENT RESIDENTIAL CODE OF THE STATE OF CONNECTICUT, ENERGY CONSERVATION CODE, PLUMBING CODE, NATIONAL ELECTRIC CODE, LOCAL HEALTH DEPARTMENT REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS BY AUTHORITIES HAVING JURISDICTION.
3. SHOULD THERE BE ANY INFORMATION SUPPLIED ON OR OMITTED FROM THE DRAWINGS OR IN THE SPECIFICATIONS THAT INADVERTENTLY DOES NOT COMPLY WITH CODE, THE CONTRACTOR SHALL BRING THE MATTER TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND RESOLVE IT BEFORE ANY CONSTRUCTION AFFECTING THIS MATTER BEGINS.
4. SHOULD THE CONTRACTOR KNOWINGLY CONSTRUCT ANYTHING IN NON-COMPLIANCE WITH ANY CODE WITHOUT CONSULTING BEFORE HAND, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR CORRECTING THE CONSTRUCTION TO COMPLY WITH ALL LOCAL AND STATE CODES AND AT NO ADDITIONAL COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS CAN BE SHOWN TO CALL OUT NON-COMPLYING SITUATIONS.
5. VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED.
6. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS. PATCH, REPAIR AND FINISH OF ALL DISTURBED AREAS. ALL DIMENSIONS TO ROUGH FRAMING U.N.O.
7. ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
8. INTERIOR WALL CONSTRUCTION TO BE WOOD FRAMING W/ 5/8" GWB ON BOTH SIDES; U.N.O. - REFER TO FLOOR PLANS FOR SIZE OF FRAMING.
9. ALL CONNECTORS IN PRESSURE TREATED WOOD SHALL BE G185 HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
10. ALL MANUFACTURED ARTICLES, EQUIPMENT, AND MATERIALS SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED AND CLEANED WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
11. ALL THE PLUMBING FIXTURE LOCATIONS TO BE COORDINATED BY THE ARCHITECT.
12. ALL PLUMBING WORK SHALL CONFORM TO THE STATE PLUMBING CODE, ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRIC CODE, AND ALL HEATING AND VENTILATING WORK SHALL COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS.
SHOULD THE CONTRACTOR KNOWINGLY CONSTRUCT ANYTHING IN BAPPROVED BY

DO NOT SCALE DRAWINGS.
VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL

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ALL THE PLUMBING FIXTURE LOCATIONS TO BE COORDINATED BY THE ARCHITECT.

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SHOULD THERE BE ANY INFORMATION SUPPLIED ON OR OMITTED FROM THE

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ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST

INTERIOR WALL CONSTRUCTION TO BE WOOD FRAMING W/ 5/8" GWB ON BOTH

DRAWN BY

UNIT - SECOND FLOOR PLAN

FJ - 11 7/8" TJI 560 AT 16" O.C.
26'-10 1/2"

21'-1 1/4"

MASTER BEDROOM
11'-2"

208
36" X 66" TUB

MASTER CLOSET
VESTIBULE
STAIR HALL
STORAGE
LAUNDRY
OPEN
HOISTWAY WIDTH - 4'-2 1/2" (4'-11 1/2" IN BASEMENT)
HOISTWAY DEPTH - 5' -1"

BEDROOM 1
BEDROOM 1

BATH 1
W.I.C.

GRANITE COUNTERTOP

209

201

EPDM MEMBRANE ON FLAT ROOF

59'-1 3/4"

14'-9 1/2"

40" X 80" SHOWER

CJ - 2X10 AT 16" O.C.

210

204

R - 2X12 AT 16" O.C.

19176

JOB NO.

CONNECTICUT
1 PARK AVENUE, OLD GREENWICH
Dodaro Architects LLC
GREENWICH, CONNECTICUT
DEVELOPMENT
EAST ELM

5/8" GYPSUM WALLBOARD
OPEN CELL SPRAY FOAM INSULATION IN CAVITIES, MIN. R-20
2X4 WOOD STUD FRAMING
1/2" PLYWOOD SHEATHING
#15 FELT UNDERLAYMENT
PREFINISHED CEDAR SHINGLES
COLOR T.B.D.

30'-5 1/2"

A301

1.
2.
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5.
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9.
B.

A.

GENERAL NOTES

HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)
HEATING AND VENTILATING WORK SHALL COMPLY WITH AMERICAN SOCIETY OF
ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE, AND ALL
STANDARDS.

DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING
RESULTS. PATCH, REPAIR AND FINISH OF ALL DISTURBED AREAS.

DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED
STANDARDS.

IN ACCORDANCE WITH SUCH CLARIFICATION HAS BEEN RECEIVED.

ARCHITECT IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL
ACKNOWLEDGED.

THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT HIS
WORK AND DETAILS.

ADDITIONAL COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS
APPROVED, OR THE CONTRACTOR FAILS TO FOLLOW THE ARCHITECT'S INSTRUCTIONS
CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR CORRECTING THE
CONSTRUCTION AFFECTING THIS MATTER BEGINS.

WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS
CONFORM TO ALL LOCAL AND STATE CODES AND AT NO
ADDITIONAL COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS
APPROVED, OR THE CONTRACTOR FAILS TO FOLLOW THE ARCHITECT'S INSTRUCTIONS
CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR CORRECTING THE
CONSTRUCTION AFFECTING THIS MATTER BEGINS.

CONSTRUCTION TO COMPLY WITH ALL LOCAL AND STATE CODES AND AT NO
ADDITIONAL COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS
APPROVED, OR THE CONTRACTOR FAILS TO FOLLOW THE ARCHITECT'S INSTRUCTIONS
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APPROVED, OR THE CONTRACTOR FAILS TO FOLLOW THE ARCHITECT'S INSTRUCTIONS
CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR CORRECTING THE
CONSTRUCTION AFFECTING THIS MATTER BEGINS.
CLOSET
CLOSET
CLOSET
CLOSET
CLOSET
301
STAIR HALL
302
BATH 2
303
BEDROOM 2
304
BEDROOM 3
DN
CJ - 2X10 AT 16" O.C.
R - 2X12 AT 16" O.C.

TYPICAL WALL CONSTRUCTION
- PREFINISHED CEDAR SHINGLES
- ±5" TYP. EXPOSURE
- COURSE TO WINDOW HEADS AND SILLS
- COLOR T.B.D.
- #15 FELT UNDERLAYMENT
- 1/2" PLYWOOD SHEATHING
- 2X4 WOOD STUD FRAMING
- OPEN CELL SPRAY FOAM INSULATION IN CAVITIES, MIN. R-20
- 5/8" GYPSUM WALLBOARD

LINE OF CHIMNEY
ABOVE ROOF

ACCESS PANEL

301
B
302
F
304
B
305
B
306
F

10'-5 1/4"

5'-11 3/4"

26'-10 1/2"

14'-11"

5'-11 3/4"

10'-5 1/4"

UNIT FLOOR PLAN - ATTIC FLOOR
UNIT - ATTIC FLOOR PLAN

EAST ELM DEVELOPMENT
176-178 EAST ELM STREET
GREENWICH, CONNECTICUT
Dodaro Architects LLC

ISSUE DATES
SHEET NO.

UNIT FLOOR PLAN
ATTIC FLOOR

1. DO NOT SCALE DRAWINGS.
2. ALL WORK SHALL CONFORM TO THE CURRENT RESIDENTIAL CODE OF THE STATE OF CONNECTICUT, ENERGY CONSERVATION CODE, PLUMBING CODE, NATIONAL ELECTRIC CODE, LOCAL HEALTH DEPARTMENT REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS BY AUTHORITIES HAVING JURISDICTION
A. SHOULD THERE BE ANY INFORMATION SUPPLIED ON OR OMITTED FROM THE DRAWINGS OR IN THE SPECIFICATIONS THAT INADVERTENTLY DOES NOT COMPLY WITH CODE, THE CONTRACTOR SHALL BRING THE MATTER TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND RESOLVE IT BEFORE ANY CONSTRUCTION AFFECTING THIS MATTER BEGINS.
B. SHOULD THE CONTRACTOR KNOWINGLY CONSTRUCT ANYTHING IN NON-COMPLIANCE WITH ANY CODE WITHOUT CONSULTING BEFOREHAND, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR CORRECTING THE CONSTRUCTION TO COMPLY WITH ALL LOCAL AND STATE CODES AND AT NO ADDITION COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS CAN BE SHOWN TO CALL OUT NON-COMPLYING SITUATIONS.
3. VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS. PATCH, REPAIR AND FINISH OF ALL DISTURBED AREAS. ALL DIMENSIONS TO ROUGH FRAMING U.N.O.
4. ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
5. INTERIOR WALL CONSTRUCTION TO BE WOOD FRAMING W/ 5/8" GWB ON BOTH SIDES; U.N.O. - REFER TO FLOOR PLANS FOR SIZE OF FRAMING
6. ALL CONNECTORS IN PRESSURE TREATED WOOD SHALL BE G185 HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
7. ALL MANUFACTURED ARTICLES, EQUIPMENT, AND MATERIALS SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED AND CLEANED WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS
8. ALL THE PLUMBING FIXTURE LOCATIONS TO BE COORDINATED BY THE ARCHITECT.
9. ALL PLUMBING WORK SHALL CONFORM TO THE STATE PLUMBING CODE, ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRIC CODE, AND ALL HEATING AND VENTILATING WORK SHALL COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS.
FINISHED BASEMENT SLAB
EL: 103.8' (-9'-2")

FINISHED FIRST FLOOR
EL: 113' (0'-0")

FINISHED DECK LEVEL
EL: 112.5' (-0'-6")

FINISHED SECOND FLOOR (MAIN)
EL: 123.6' (+10'-7 5/8")

FINISHED ATTIC FLOOR
EL: 133.3' (+20'-3 5/8")

101 ENTRY
103 STUDY
104 SUN ROOM
002 REC ROOM
201 STAIR HALL
208 MASTER BATH

ELEVATOR
HOISTWAY WIDTH - 4'-2 1/2"
HOISTWAY DEPTH - 5' -1"
(4'-11 1/2" IN BASEMENT)

303 BEDROOM 2
SECOND FLOOR PLAN - FAR PLAN

F.A.R. CALCULATIONS

FIRST FLOOR AREAS

A1 = 100 SF
A2 = 773 SF
A3 = 209 SF
A (FIRST FLOOR TOTAL) = 1288 SF

SECOND FLOOR AREAS

B1 = 676 SF
B2 = 168 SF
B3 = 116 SF
B4 = 54 SF
B5 = 188 SF
B6 = 74 SF
B7 = -13 SF
B (SECOND FLOOR TOTAL) = 1263 SF

FAR TOTALS

A = 1288 SF
B = 1263 SF
C (< 40% OF SECOND FLOOR) = 0 SF
PROPOSED FLOOR AREA PER UNIT = 2551 SF
PROPOSED FLOOR AREA PER BUILDING = 5102 SF
ALLOWABLE F.A.R. (97 EAST ELM) = 5365.8 SF
ALLOWABLE F.A.R. (99 EAST ELM) = 5104.6 SF
BASEMENT

NOT APPLICABLE = 0 SF

ATTIC FLOOR AREAS

C1 = 48 SF
C2 = 295 SF
C3 = 104 SF
C4 = 37 SF
C5 = -23 SF
D (THIRD FLOOR TOTAL) = 461 SF
EXISTING PRIVACY FENCE TO REMAIN
EXISTING PRIVACY FENCE TO BE SALVAGED AND RELOCATED PER SITE PLAN

LANDSCAPE PLAN

COMMON NAME
FLOWERING DOGWOOD (CORNUS FLORIDA)
NORTHERN BAYBERRY (MORELLA PENSYLVANICA)
EMERALD GREEN ARBORVITAE
LEYLAND CYPRESS
MIXED PERENNIALS AND ANNUALS

1. ALL PLANTS LISTED ABOVE ARE NATIVE TO THE STATE OF CONNECTICUT
2. LAWN INFO - SEEDED BY LOCAL SEED MIX FROM TEED & BROWN

LANDSCAPE PLAN

EAST ELM STREET
3 AND 97 EAST ELM STREET
GREENWICH, CONNECTICUT

DODARO ARCHITECTS LLC
1 PARK AVENUE, OLD GREENWICH
CONNECTICUT 06870-1722
TEL 203.637.75.30
FAX 203.297.61.91

P&Z ISSUE - LANDSCAPE PLAN AND FAR PLAN REVISIONS
07.14.20

ISSUED DATES

TITLE

SHEET NO.
L101
September 18, 2020

Planning an Zoning Commission
Town Hall
101 Field Point Road
Greenwich Ct. 06830

RE: PLPZ202000087-97 East Elm Street
PLPZ202000088-99 East Elm Street

Ladies and Gentlemen:

At this time you have before you the applications for development of 2 separate parcels with 2 units on each lot resulting in 4 residential townhouses at 97-99 East Elm Street. As the abutting neighbor at 93 East Elm Street, we feel that this development will adversely impact our property values and residence. We ask the P&Z Commission to consider these points and ask the applicant to modify his applications to address our concerns which would mitigate negative impacts to us. The following are our concerns:

*Please note that the Applicant is requesting permission to knock down the residences on each lot when, in fact, those residences have long since been demolished (and were gone before the initial submission of this Application). Reference to “existing conditions’ on the application is misleading.*

**KEY ISSUES**

1. **REQUIRE** a new legal document be created making the common driveway now shared between 97 & 93 East Elm Street null and void for use by 97-99 for pedestrian and vehicle use on the 93 East Elm Street. Applicant should provide this document to us and to the Commission. There is no need for the common driveway agreement to exist any longer since all access with be thru the new driveway created between 97-99 East Elm street.

2. **MOVE** buildings at 97 East Elm further from the edge of the 10ft shared driveway in order to create an evergreen planting area and provide for a snow shelf for falling snow from 97 East Elm roof. There should be a minimum of 7-10ft grassed area from edge of driveway instead of the 3 ft now showing on the plan. The approximately 150’ of roofline will dump excessive amounts of snow (and rain) onto the 10’ driveway shared with 93 East Elm. Who is responsible for its removal? The applicant has provided no place for it to be stored on his property. The burden on 93 to manage snow from 150’ of 97’s roof is excessive. This increased green space would also allow sufficient area for ladders to be used for repair and maintenance of these buildings without obstructing the 10’ shared driveway. The other side of the development (at 99 East Elm adjacent to other properties) is to be landscaped and backs up only to backyards of those properties.
compared to the impact of no landscaping upon 93 East Elm street residence. In addition, since the two separate owners of the houses on 97 will not use the driveway shared with 93 for vehicles, they will have no incentive to maintain it. The recourse for 93 will be constant fighting with the multiple and ever-changing owners of those two houses. We implore you to create enough space between the driveway and the 150’ structure for the snow and rain attributable to 97 to be kept on its property. In fact, more space is required by Section 6-180 and 6-181(A) of the Greenwich Municipal Code, Division 17. Screening and Planting which provide that for R-6 zoned properties screening IS REQUIRED consisting of one (1) tree for each twenty-five (25) feet of yard length (measured parallel to the property line)… located in islands of at least twenty-five (25) square feet, planted with ground cover, or in continuous landscaped strip of at least ten (10) feet in width.

3. Why keeping two separate lots? Why not merge the lots and create one lot without the need for cross easements for parking and access between the two properties?

4. LANDSCAPE plan and detailed Green Space plan is needed to show what areas are included in the Green Space and what is not. The parking space in the rear of the property cannot be included in the Green Space calculation nor can porous concrete, asphalt or interlocking concrete pavers be included in green space. The calculations show only dwelling and driveway so not clear what is and what is not included (understood that patios and window wells are allowed in the Green Space area). The rear parking spaces are shown as permeable brick pavers and therefore cannot be included in the Green Space calculation.

5. Why is there a need for 40+ foot courtyard between the buildings? It could be smaller and thus allow the proposed building of 97 to move away from 93 East Elm driveway and home.

6. TANDEM PARKING- Will there be tandem parking in front of all the garages? Is that part of the calculation of the parking required spaces? Turning movements should be shown for back-out area of vehicles. If there are tandem spaces there could be a problem of adequate distance for back-out of vehicles and visitor parking? The driveway proposed is only 12 feet.. how will that accommodate 2 way car movement and service/delivery vehicles?

7. No back-out area or turning bull-head for the rear garage and parking space for vehicles to exit. What is the setback from the rear garage to rear property line?

8. PARKING-Is there adequate parking for the 4-5 bedrooms/study of each unit? What about visitor parking on site? - what is being counted?. 4-5 bedroom units require 1 garage and 1.6 on site spaces. So the 4 units total on site require 10.4 spaces on site. 5 garages and 2 “carports” and 1 on grade space in the back
are shown on the plan. Therefore the plan is short on parking unless anticipate tandem parking spaces in front of garages – which is not shown. Where is the refuse container? Doesn’t show on site or in garages?

9. CARPORTS- These Carports do not meet the zoning definition which states only 1-2 walls are allowed. Part of the residences are above the carports and solid walls adjoin the residences. Elevation drawings show a type of enclosure facing the courtyard and DPW is requiring rear walls.

10. The drawings seem to show that the only open area of these carports is against 93 East Elm Street which means that we will constantly see lights and hear car noises. The base appears to be gravel, which will produce a SIGNIFICANTLY high noise level when driven over. This adjoining residence (93) will be impacted adversely by these lights and noise of cars. The best way to address these issues is to reduce building square footage so that all garages and parking areas are fully enclosed and have no carports.

11. Is there an Elevator shaft on roof? What is its height above roof?

12. Lighting – security lighting? will there be lights on the building and decks adjoining 93 East elm that will be on all night and spillover onto 93 East Elm Street?

13. Architectural plans-questions; need clarity
    i) do they need to go to ARC for review?
    ii) Height is shown as 34ft 2 &7/8 inches- barely meeting the 35 ft max
    iii) There appears to be a deck shown on the roof plan.

14. Recommend prohibition of any Home Offices in these units because that would allow for visitors to come to these units and there would be insufficient parking.

15. EFFECTS/TIMING OF CONSTRUCTION: Since the lots are not merged, if the applicant builds on lot 99 and not on lot 97, can the plans for lot 97 be modified at a later date? Will we/93 have to endure another round of proposed structures? Can the issuance of each permit be conditional on the other? In other words, if applicant builds one of the approved plans, he (or subsequent purchaser) must build (without modification) the other even if construction occurs at a later date?

16. ROAD SAFETY: The traffic on East Elm Street is significant as it is a through street. Additional traffic can be anticipated with the proposed significant increases in the Quarry Knoll housing at the end of the street. Applicant at best has 150’ sight line coming out of its proposed shared driveway, 100’ short of the required 250’ for this location. Granting the Applicant the ability to circumvent this safety rule and construct the driveway as proposed with 11 or more cars exiting into the roadway could be lethal.
SUMMARY – As the owner of the abutting property at 93 East Elm Street we feel this Development plan is too intense and does not comply with the zoning Regulations and will have an adverse impact on our property values and use of our property.

Very Truly Yours

Andrea and Chris Semenuk
Wylobllc@gmail.com
914 584 9508
ten foot wide driveway shared by 93 (right) and 97 (left)
150' Roofline of 97 East Elm will overhang driveway shared with 93 as shown in Applicant's plan