Final Site Plan PLPZ 202000260

75 Holly LLC / Bright Horizons Daycare
75 Holly Hill Lane

Amend Site Plan PLPZ201900355 to add egress sidewalk on north side facing Holly Hill and associated landscaping

| Location:   | 75 Holly Hill Lane       |
| Zone:       | GBO                     |
| Lot size:   | 4.47 acres              |
| Tax ID      | 03-1694/S               |

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area:</td>
<td>105,102 SF (office) General office Medical Office</td>
<td>No change to floor area</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>0.54</td>
<td>No Change</td>
</tr>
<tr>
<td>Parking Spaces:</td>
<td>464</td>
<td>No change</td>
</tr>
<tr>
<td># of Stories:</td>
<td>3</td>
<td>No Change</td>
</tr>
<tr>
<td>Building Height:</td>
<td>No change</td>
<td>40'</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>47.8%</td>
<td>59.1%</td>
</tr>
<tr>
<td>Building Area:</td>
<td></td>
<td>25 %</td>
</tr>
<tr>
<td>Front setback</td>
<td></td>
<td>50’</td>
</tr>
<tr>
<td>Side setback</td>
<td>4’ 6”</td>
<td>30’</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>10% of lot depth but not less than 30 ft</td>
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</tbody>
</table>

APPLICATION SUMMARY:
Site Plan PLPZ201900355 was approved for conversion of office space to a 13,000 sf daycare and outdoor playground with ADA ramp, fencing and landscaping and storm water measures. PLPZ Site Plan PLPZ202000260 has been submitted to amend this approval to add an egress sidewalk on the north side of the property on the Holly Hill Lane side, remove and replace an AC unit and install landscaping at a property located at 75 Holly Hill Lane in the GBO zone. The applicant seeks Planning & Zoning Commission approval under Sections 6-5, 6-13 to 6-15, 6-100, 6-106, 6-177(a)(1), 6-180 and 6-205 of the Town of Greenwich Building Zone Regulations (BZR).
ISSUES AND RECOMMENDATIONS:

2. **Zoning** – ZBA comments dated 9/29/2020 indicate the proposal meets Section 6-15 of the Regulations.
3. **Sewer** – Comments have not been issued yet.
4. **ARC** – ARC will review on 10/7/2020.
5. **Conservation** – Comments have not been issued yet.

EXISTING CONDITIONS

The property contains 4.447 ac in the GBO Zone on the corner of Holly Hill Lane and Muskrat Pond Road. It is bounded by Greenwich Place (multi-family development) to the south and west, and the CVS commercial/office building (644 West Putnam Ave.) across the street to the north and Greenwich Hospital medical offices across the street to the east.

The site is improved with a 3 story building containing general office and medical office uses, a subsurface parking garage, surface parking areas and associated driveway, walkways, site lighting, retaining walls and landscaping. The most recent documentation shows that 302 parking spaces are located in the garage, and 162 spaces in surface parking areas. Of these total 464 spaces, either 13 or 14 are ADA compliant. The undeveloped portions of the site contained natural topography with steep slopes, and mature vegetation.

Final Site Plan PLPZ201900355 was approved for the 13,000 sf conversion from office to daycare with an outdoor playground area.

Final site plan and special permit applications PLPZ 201700588 and 589 were approved to expand the parking lot by 77 parking spaces, increasing the total parking onsite to 464 (or 451 standard spaces and 13 ADA compliant spaces). This approval also confirmed that adequate parking exists on site if all the existing general office use was converted to medical office use to accommodate 72 medical professionals. The Commission further permitted conversions to medical use to be handled administratively.

An administrative site plan PLPZ201900332 was approved to permit occupancy of Greenwich Hospital on the first floor (located above the terrace level), with a total of 7 medical professionals, along with construction of a new entrance for the use. This occupant requires 44 parking space per Section 6-158. This application indicates that 450 parking spaces plus an additional 14 ADA compliant spaces are present on site.
PROPOSED IMPROVEMENTS:
The new five foot wide sidewalk is needed as a means of egress from the daycare. An A/C unit will be removed and replaced. An area of existing sidewalk will be removed and regraded to meet the pitch of the new sidewalk. A landscaping plan has been submitted and shows shrubs and perennials to be installed in the area of the egress door. The landscaping plan also notates ten trees already in place. Based on the existing trees, this project appears to meet the intent of Division 17 of the Regulations “Screening and Planting” based on Planting Type “B” and the linear dimension of about 200-250 feet of frontage along Holly Hill Road. Per Section 6-180 (b), for all business uses “in all yards… in Business zones BEX-50, GB and GBO”, the following screening is required:

Type “B” Planting: The desired effect of this planting is partial visual screening and spatial separation. Plant material shall consist of evergreens, shade trees and flowering trees with one (1) tree for each twenty-five (25) feet of yard length (measured parallel to property line). Trees may be planted in groups.”

The Redniss and Mead “North Walk Improvements Plan” includes proposed sedimentation and erosion control measures. The area of work will be encompassed with silt fencing, an anti-tracking pad installed and a stockpile area has been called out.

The ARC will review the proposal at their meeting on 10/7/2020. The proposed coverage is 59.1% where a minimum of 60% is required. DPW Engineering has reviewed the plans and have issued an approval for Zoning Permit. Zoning Enforcement has issued comments indicating the proposal meets Section 6-15 of the Regulations.

APPLICABLE REGULATIONS:
Sections 6-5, 6-13 to 6-15, 6-100, 6-106, 6-158, 6-180 and 6-205

DEPARTMENT COMMENTS:
Zoning – Attached
Sewer – Not received
DPW Engineering – Attached
Conservation – Not received
ARC Action Agenda – Scheduled for 10/7
ZONING ENFORCEMENT

Project No. PLPZ202000260  Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Bright Horizons

LOCATION: 75 Holly Hill Lane

PLAN DATE:

ZONE: GBO

☐ 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: 9/29/2020

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

Engineering Project No. 19-5(18)  Department Project No. PLPZ202000260  Submittal Received Date: 9/23/2020

Submittal Reviewed For:  Traffic Review Requested: Yes  Review Type: Final Site Plan
Planning and Zoning

PLAN SET INFORMATION

Plan Title: Bright Horizons Children Centers, LLC  Project Address: 75 Holly Hill Lane
Engineering Firm: Redniss and Mead, Inc.  Original Plan Date: 10/24/2019  Latest Plan Revision Date: 9/8/2020

DRAINAGE SUMMARY REPORT INFORMATION


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: 9/29/20

COMMENTS AND CONDITIONS OF APPROVAL: Approved for Zoning/Building Permit

1. Form SC-100 needs to be revised with the revised plan date.
2. Form SC-107 needs to be revised with the revised plan date.
3. The Drainage Summary Report is acceptable.
4. The draft Operations and Maintenance Plan Report is acceptable.
5. A CCTV inspection of the pipe from existing MH#1 to the connection on Muskrat Pond Drive must be completed prior to a T.C.O. or C.O. to verify the system will function properly.

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).
SITE PLAN APPLICATION

☐ PRELIMINARY  ■ FINAL

Project Name: Bright Horizons Daycare Facility - North Sidewalk
Project Address: 75 Holly Hill Lane
Property Owner(s): 75 Holly Hill LLC
Tax Account Number(s): 03-1694/S Zone(s): GBO Lot Area: 4.47 acres

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: David R. Ginter, P.E. Firm name: Redniss & Mead, Inc.
Street Address: 22 First Street City: Stamford St: CT Zip: 06905
Phone: 203-327-0500 Email: d.ginter@rednissmead.com
Signature: ___________________________ Date: September 18, 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
# SITE PLAN ZONING STATISTICS

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<tr>
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<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<td><strong>COMMERCIAL/OFFICE</strong></td>
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<td>48,821 sf</td>
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<td>44,116 sf</td>
<td>36,616 sf</td>
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<td>34,711 sf</td>
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<td>Parking Spaces</td>
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<tr>
<td><strong>OTHER USES</strong></td>
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<td>Gross Floor Area</td>
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<td>7,500 sf</td>
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<td>Parking Spaces</td>
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<td>28 (daycare use)</td>
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<tr>
<td><strong>RESIDENTIAL</strong></td>
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<tr>
<td>Number of Units</td>
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<tr>
<td>Number of Bedrooms</td>
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<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<tr>
<td><strong>BUILDING HEIGHT</strong></td>
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<td><strong>FLOOR AREA RATIO</strong></td>
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<td><strong>BUILDING COVERAGE</strong></td>
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<td>LOT COVERAGE</td>
<td>59.0%</td>
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<td>60%</td>
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<td>TOTAL PARKING SPACES</td>
<td>452</td>
<td>452</td>
<td>452</td>
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<td><strong>GREEN AREA</strong></td>
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<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td>approximately 45 years</td>
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This Site Plan Involves:
- [ ] ADDITIONS
- [ ] ALTERATIONS
- [ ] DEMOLITION
- [ ] RE-CONSTRUCTION
Ms. Marisa Anastasio, Senior Planner  
Planning and Zoning  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Final Site Plan Application Submission – Bright Horizons North Sidewalk  
75 Holly Hill Lane

Dear Ms. Anastasio,

On behalf of 75 Holly LLC, owner of 75 Holly Hill Lane, and Bright Horizons Children’s Centers LLC, a tenant and applicant, we are pleased to the submit the attached Final Site Plan Application and supporting documents.

Bright Horizons received Final Site Plan approval in January of this year (PLPZ 201900355) as part of their request to lease approximately 13,000 sf within the building, convert that space to a day care and construct a play area in the southeastern portion of the property. As the design team was going through the final coordination during the Zoning Permit and Building Permit processes (both permits have been received), it was determined that a nearly 40 foot long sidewalk extension along the north face of the building is required to allow for a second means of egress from the Bright Horizons space in case of an emergency.

Given the existing elevations around the building, two of the proposed classrooms can egress through existing doors to an existing sidewalk along the north façade. The remainder of the space will exit through a proposed door located in the northeast corner of their space. The proposed sidewalk will connect the new egress door with the existing sidewalk. As the existing sidewalk is set approximately 6” below the floor elevation, the existing sidewalk will be replaced so that it is flush with the floor elevations. Total impervious coverage will increase as a result of this change by 231 sf and remains below the maximum allowable coverage. It is noted that the two existing doors will be replaced in their same location.

The style and color of the proposed doors will match the existing storefront. Sconce lights are proposed above each of the three northern doors and will match the light fixture approved to be installed about the southern door leading to the play area. Additionally, an existing air conditioner unit will be relocated along the north façade to allow the sidewalk to be installed. This unit, along with a portion of the sidewalk will be screened with landscaping.

In support of this application, please find copies of the following materials specific to the proposed sidewalk:

1. Detailed narrative (i.e. this cover letter)  
2. Completed Site Plan Application form  
3. Client authorization letter
4. Affidavit of Notice
5. Certificate of Mailing
6. Site plan and Zoning Location Survey last dated 09/16/2020 prepared by Redniss and Mead (2 copies)
7. Floor plan (dated 02/21/2020) and North Elevation dated (dated 09/17/2020) prepared by PointOne Architects (2 copies)
8. Landscaping Plan dated 09/17/2020 prepared by Studio MLA (2 copies)
9. Drainage Summary Report dated 08/25/2020 prepared by Redniss and Mead (2 copies)
10. Proposed Coverage Exhibit dated 08/25/2020 prepared by Redniss and Mead (2 copies)
11. A check in the amount of the required Filing Fee

We trust you will find the submission package complete for your review. As we have recently discussed, these materials will also be sent to the Architectural Review Committee for review as a revision to their existing approval and as such, no new application is required to be submitted. We look forward to be able to present this application and revised information to the Planning & Zoning Commission on October 6 and the ARC on October 7. If you have any questions or comments regarding the attached materials, feel free to contact me.

Sincerely,

David R. Ginter, P.E.
DETAIL ELEVATION - PROPOSED DOOR
Scale: NOT TO SCALE

PROPOSED DOOR + FRAME COLOR
Benjamin Moore
Midsummer Night #2134-20

ZONING RE-SUBMISSION
BASED ON COMMENTS
02.21.2020

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PROPOSED COVERAGE EXHIBIT
75 HOLLY HILL LANE
GREENWICH, CT

TOTAL SITE AREA = 194,610 sq.ft.

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
<th>AREA (sq ft)</th>
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<tbody>
<tr>
<td></td>
<td>STRUCTURES</td>
<td>38,664</td>
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<tr>
<td></td>
<td>DRIVEWAYS, PATIOS &amp; WALKS @6&quot;</td>
<td>76,274</td>
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<tr>
<td></td>
<td>TOTAL</td>
<td>114,938</td>
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MAX. LOT COVERAGE AREA REQUIRED FOR GBO ZONE = 116,718 sq.ft. (60%)

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<th>DESCRIPTION</th>
<th>AREA (sq ft)</th>
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<tbody>
<tr>
<td></td>
<td>LAWN</td>
<td>79,872</td>
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<tr>
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</table>
"STORMWATER STORAGE VOLUME CALCUATED FROM HYDROLOGIC REPORT DENOMINATIONAL DATA, THIS STORAGE WAS NOT ACCOUNTED FOR IN THE PROPOSED DESIGN./" TABLE" TABLE

PLAY AREA FOOTINGS REDUCE THE TOTAL VOLUME OF STONE PROPOSED VERTICALLY FROM ITS TYPICAL DIMENSIONS EXPRESSED IN DOTTED LINES. I RELATION AND QUANTITY TO BE DETERMINED BY ADDITION TO STONE AND VOLUME FOR CONSTRUCTION PURPOSES. CONTRACTOR SHALL DETERMINE STONE QUANTITIES FOR INSTALLATION.

SITE UTILITY PLAN

75 HOLLY HILL LANE
GREENWICH, CT
PREPARED FOR
BRIGHT HORIZON'S CHILDREN'S CENTERS LLC

REDNISS & MEAD

SE-2