**LOCATION:** 97 East Elm Street  
**EXISTING ZONING:** R-6  
**PARCEL SIZE:** 9756 sf  
**UTILITIES:** Public Sewer, public water

<table>
<thead>
<tr>
<th>Zoning Statistics</th>
<th>EXISTING</th>
<th>PERMITTED</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>GROSS SQUARE FEET:</td>
<td>3500 sf</td>
<td>5365 sf</td>
<td>5102 sf</td>
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<tr>
<td>FLOOR AREA RATIO:</td>
<td>0.36</td>
<td>0.55</td>
<td>0.52</td>
</tr>
<tr>
<td>PARKING:</td>
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<tr>
<td>GREEN AREA:</td>
<td>60 %</td>
<td>35 %</td>
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<td>BUILDING COVERAGE:</td>
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<tr>
<td>NO. OF STORIES:</td>
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<tr>
<td>HEIGHT:</td>
<td>35’</td>
<td>34’ 3”</td>
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<tr>
<td># OF RESIDENTIAL UNITS</td>
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</tr>
<tr>
<td># OF BEDROOMS</td>
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<tr>
<td>BUILDING SETBACKS</td>
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<tr>
<td>• Front Yard Setback:</td>
<td>25’</td>
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<tr>
<td>• Side Yard Setback:</td>
<td>15’ total (no less than 5’each side)</td>
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<td>6.5’ / 8.5’</td>
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<tr>
<td>• Rear Yard Setback:</td>
<td>25’</td>
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<td>34.4’</td>
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</table>

**UPDATE**  
This project, along with the project on the neighboring property of 99 East Elm St., were reviewed most recently at the 12-1-2020 P+Z meeting as preliminary site plans and special permits. The Commission issued a “move to final” on the preliminary site plan. The Decision included requirements for specific information to be submitted with the request for Final Site Plan. Some of that information has been submitted, and some has not. Staff has contacted the applicant, but with the time clock running, staff felt it important for the Commission to take an inventory and provide specific input to the applicant at this stage.
Due to the less than 50’ between two drives on one property (DPW Highway standard), DPW comments require the applicant to relinquish rights to access the shared 93 – 97 drive and to submit a legal document to be reviewed by Law, P+Z and DPW. This can be reviewed prior to Zoning Permit sign off. The Semenuks at 93 East Elm St. to the west are concerned that the relinquishment of the use will adversely affect the shared maintenance of the subject driveway. The development plan shows a snow stockpile on the adjacent 99 East Elm St. site.

Landscaping plans show a proposed privacy fence and plantings. Dimensions have been added to this rendering but soil type / depth to ledge is still needed to confirm the plantings will fit and survive. The Commission also requested a grading detail for the area between the new house and the existing drive on the western property line. Additional cross sections were added to the landscaping plans however the cross sections need to show the numeric elevation for the final grade at 97 along with the existing grade of the shared driveway with 93.

The development plan has been updated to show AC units as requested by the Commission. Plans confirm that a basement is proposed – techniques to ensure no damage is incurred to the shared drive with 93 should be used during excavation. DPW requires that the carport be closed off to the west -- the carport cross section on plan A402 shows a 1.5’ wall with lattice above to close off the carport.

Per Zoning comments, the decks cannot encroach on setbacks including the setbacks between the two new structures.

Conservation comments dated 3/23/21 request submittal of additional storm water information to determine if groundwater infiltration can be achieved with revisions. No comments were offered on the landscaping plans as they thought no plans had been submitted. P+Z staff re-forwarded the landscaping plans to Conservation on 3/25 for their review. Comments further point out that it is very important to maintain a proper construction entrance to avoid any sediment running off into storm drains.

Sewer comments from the preliminary site plan do not require any information prior to approval.

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 9756 sf property located at 97 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. The Commission issued a “move to final” on the preliminary site plan. The Decision included requirements for specific information to be submitted with the request for Final Site Plan. The Decision letter included the following list – notes added in bold to indicate status:
a. resolution of 93/97 shared driveway use and maintenance concerns; DPW is requiring use to be relinquished and this language must be reviewed prior to posting on land records. Neighbor is still concerned this relinquishment will adversely affect the shared maintenance of the drive.

b. address DPW Engineering comments dated 12/1; DPW comments issued and do not require revisions prior to Site Plan / Special Permit approval.

c. submit all engineering documentation even if it has been reviewed already such as easement language, sight distance plans, and traffic report; submitted, no revisions needed prior to Site Plan/ Special Permit approval.

d. submit plans showing locations of HVAC units; plans were updated to show AC units.

e. submit architectural elevations to match development plans specifically addressing the elevation difference between the finished grade and the first floor of the new structure; landscaping plans were updated to show dimensions between the structure and the shared drive on 93, plus additional cross sections. However the cross sections need to be updated to show the numerical elevations for the final grade at 97 and for the existing driveway with 93;

f. submit landscaping plans updated to accurately reflect the proposed site conditions; see number 8.

g. submit detailed grading plan and identification of soil types on the west side to confirm the species of plants that can be planted and will survive for screening purposes; soils information (Type / depth to bedrock) for the landscaping on the west side has not been submitted yet.

h. confirm if a basement is proposed in the structure or not; plans show a basement is proposed – techniques to ensure no damage is incurred to the shared drive with 93 should be used during excavation.

i. show the proposed dimensions of the carport knee wall on all applicable plans; the carport cross section on plan A402 shows a 1.5’ wall with lattice above to close off the carport.

j. submit plans showing all Zoning statistics including front, side and rear setbacks correctly dimensioned; the front setback dimension needs to be confirmed still, and the decks cannot encroach on setbacks including the setbacks between the two new structures.

2. IWWA – The Inland Wetlands Department determined no IWWA permit was required per a greensheet sign off dated August 2019.

3. DPW Engineering – Comments dated 3/15/2021 indicate requirements associated with Zoning Permit sign off as follows:

a. 97 East Elm to relinquish rights to the shared drive with 93 East Elm because the new shared drive for 97-99 does not meet the Highway standard of 50’ between drives. The language must be reviewed by P+Z, DPW and Law prior to posting on land records.

b. Car port to have solid wall (The Commission discussed a knee wall at the carport during the prelim site plan review).
c. The Drainage Summary Report is acceptable in concept, but some revisions are needed to finalize it.

4. **Sewer** – Comments on the final site plan have not been submitted yet. Comments dated 6/9/2020 during the prelim site plan review included items to be addressed during the Building Permit phase with no requirements prior to Site Plan / Special Permit approval.

5. **Zoning** – Zoning comments dated 3/22/21 note that decks cannot encroach into the setbacks including the setbacks between the two new structures. The applicant indicates they can make the decks comply by cutting back any encroaching area of deck and adding landscaping in its place.

6. **Conservation** – Comments dated 3/23/21 request submittal of additional storm water information to determine if groundwater infiltration can be achieved with revisions. No comments were offered on the landscaping plans as they thought no plans had been submitted. P+Z staff re-forwarded the landscaping plans to Conservation on 3/25 for their review. Comments further point out that it is very important to maintain a proper construction entrance to avoid any sediment running off into storm drains.

7. **Setbacks** – It appears the front setbacks are dimensioned outside of the property line on the ZLS and this should be corrected. No part of the decks can encroach into setbacks, including within the side setbacks between the two new structures.

**DEPARTMENT COMMENTS**

Zoning Enforcement – 3/22/21 comments attached  
Sewer – 6/9/20 (from prelim. Site plan) attached  
Conservation – 3/23/21 comments attached  
DPW Engineering – 3/15/21 comments attached

**EXISTING CONDITIONS**

The 9756 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 is a shared 10’ wide drive on the westerly boundary, five feet of which is located on the 93 East Elm Street property and five feet on 97 East Elm Street. There are single family residences to the west and north with condominium developments across the street to the south.

No previous applications such as site plans, subdivisions or Zoning variances were found for 97 East Elm Street via a search of databases and archived files.

**Site Plan**

A new two family dwelling is proposed with attached garages, a shared carport, and one outdoor parking space. Retaining walls are proposed along the front of the property and in the northwest corner and along the rear 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.
97 East Elm will not be permitted to use the existing driveway shared with 93 East Elm per the DPW Engineering comments due to the deficient distance between two drives. The property is proposed to 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. There is a concern that the shared maintenance of the 93/97 East Elm Street will be adversely impacted due to the abandonment of use by 97 East Elm Street. The language to relinquish rights to the shared drive with 93 is required to be reviewed before being recorded on land records.

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. DPW has accepted the Drainage Summary Report and Plan in concept with revisions required prior to Zoning Permit sign off. Conservation comments request that the drainage system be updated to achieve groundwater infiltration. The sight distance plans and traffic report have been submitted and were accepted by DPW.

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 as follows:

\[(2 \text{ dwelling units with } 3+ \text{ bedrooms each } \times 1.6 \text{ outdoor spaces}) = 3.2 \text{ (round down to 3)}\]
\[(2 \text{ dwelling units with } 3+ \text{ bedrooms each } \times 1 \text{ garage space}) = 2 \text{ garage parking spaces required.}\]

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 plantings throughout the rest of the property. Arborvitae are proposed along the western boundary which will provide screening along with a privacy fence. Cypress are proposed along the rear of the property (northern boundary). Dimensions and additional cross sections have been added to landscaping plans. However the cross sections need to be updated to show the numeric elevation of the final grade of the 97 site along with the existing grade of the shared driveway. Soils information such as soils type and depth to bedrock, is still needed to confirm that plants can fit and will survive. This plan shows a snow stockpile on the adjacent 99 East Elm St. site – It is unclear if that is meant to accommodate snow from the shared 93/97 drive in addition to the shared 97/99 drive.

Green area minimum for the R-6 zone is 35 %, and calculations indicate proposed conditions will result in 37.5% 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 5365 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. It appears a 14” diameter tree (“DW” on plans) will remain in place in the front of the property while a 16” (birch?) will be removed. Conservation notes the importance of maintaining a proper construction entrance in order to avoid sediment run off to catch basins / storm drains.

**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…

**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. PLPZ202100050, 51
Submittal Received Date: 2/24/2021  Review Type: Final Site Plan

Submittal Reviewed For:  Traffic Review Requested: No
Planning and Zoning

PLAN SET INFORMATION
Plan Title: 97 & 99 E. Elm Properties, LLC  Project Address: 97 & 99 East Elm Street
Engineering Firm:  Original Plan Date: 3/6/2020  Latest Plan Revision Date: 2/11/2021
Rocco V. D'Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION
Engineering Firm:  Original Report Date: 3/6/2020  Latest Report Revision Date: 2/11/2021
Rocco V. D'Andrea, Inc.

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

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

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

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 3/15/21

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


2. As discussed with the Deputy Commissioner of Public Works, the following are the requirements for the proposed shared driveway between 97 & 99 Elm Street and the existing shared driveway as documented on the land records that will remain on 93 and 97 East Elm Street:
   a. 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. The following must be made conditions of the approval:
      i. No access to 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.
      ii. Given the driveway conditions as described above, DPW has determined that 97 East Elm Street must relinquish its rights to use the existing shared driveway for access (ingress/egress), filing the necessary documents on the Town’s land records.
      iii. The necessary documents to be filed on the Town’s land records must be submitted for review to P&Z, Law, and DPW.
iv. The submittal for the sign-off of the zoning/building permit must include a copy of the filed document with the volume and page on it.

3. The draft drainage maintenance agreement between the lots is acceptable to the Engineering Division. Planning & Zoning and Law Department should review and approve the draft prior to final site plan approval.

4. The draft driveway easement should be reviewed by Planning & Zoning and the Law Department prior to final site plan approval.

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

6. The Drainage Summary Report is acceptable in concept. The following revisions and additional information need to be submitted:
   a. The RRV for POC A needs to be revised. Based on HydroCad the existing RRV = 834 CF and the proposed RRV = 386 + 1,774 + 491 = 2,651 CF. Review the HydroCad results and revise.
   b. The two catch basins at the end of the driveway must have stormwater filters added to them. The engineer must submit the manufactures cut sheets on the proposed product for review.

7. The construction plan set shall be revised as follows:
   a. Site Plan Sheets
      i. On Site Plan Sheet 1 of 3 and on the Pedestrian Bypass Plan add the following callout:
         1. Pedestrian access to the sidewalk must be maintained throughout the project.
      i. The sump elevation for CB#1 seems to be incorrect. Review and revise.
   b. Construction Details Sheets
      i. The Asphalt Profile A-A is a section and not a profile. The name needs to be revised to Porous Asphalt Section A-A. The following needs to be revised:
         1. The impermeable liner running down the edge of the buildings past the bottom of the footings needs to be clearly shown (building and garage footings need to be shown). No footing drains can be located within the stone bed of the porous asphalt system. See the attached marked up plan for how the impermeable liner needs to separate the footing drain from the stone bed of the stormwater BMP.

8. The draft Operations and Maintenance Plan Report for each lot needs to be revised as follows:
   a. A draft Stormwater Management Practices Maintenance Declaration must be submitted prior to Construction Plan Approval (Building Permit). The final version must be submitted with the request for Certificate of Occupancy.
   b. Exhibit A needs to have a maintenance item added for the following:
      i. The stormwater filters for the catch basins.
      ii. The gravel beds below the decks.

**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:
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

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).
The impermeable liner must separate the stormwater BMP from the footing drain.
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.

Reviewed by: Jodi Couture
Date: 3/22/2021

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

Project No.  PLPZ20210051  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED:  99 E. Elm Properties, LLC.

LOCATION:  99 East Elm Street

PLAN DATE:

ZONE:  R-6

☒ 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.

Reviewed by:  Jodi Couture  Date:  3/22/2021

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

TO: Marisa Anastasio, Planner II
FROM: Aleksandra Moch, Environmental Analyst
DATE: March 23, 2021
RE: 97 E. Elm Properties, LLC and 99 E. Elm Properties, LLC; 97-99 East Elm Street, PLPZ 2021 00050-51

Site plan by Rocco V. D’Andrea, Inc., dated February 11, 2021

The above project was initially reviewed on June 8, 2020. At that time the following concerns were raised; increase of impervious surface, shallow ledge, lack of appropriate landscaping, and a soil and erosion control plan. The revised site plan still does not address most of the above concerns.

1. The proposed two-property development will result in much larger site disturbance and paving than the previous single-family residential development. The revised plan proposes a large area of the driveway be permeable. While this will increase the site permeability, it will not allow for soil infiltration due to the impermeable liner. This design will improve the storm water management plan for the site, but it will not allow aquifer replenishment by diverting the water away from the site.

The applicant should explain why the liner is proposed and what alternatives exist to promote groundwater replenishment through infiltration. Would less development allow for greater flexibility to achieve infiltration?

2. Only two trees were left at the site (16” river birch and a maple tree) growing along the northern property line. A landscape plan was recommended, but none was received. Our comments of June 8th regarding planting remain valid. It is the collective responsibility of property owners, especially in our town center, to contribute to the overall landscape to the benefit of all.

3. A soil erosion and sediment control plan was provided. Special care needs be taken for the construction entrance as sloping terrain will act as a conduit for storm water flow towards the street. If not filtered properly, the flow will carry sediment to the storm drains. Due to the narrow street and limited area at the site, the applicant should arrange for parking for contractors’ vehicles.

cc: Conservation Commission
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 99 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 (PRSD201900903) obtained on January 09, 2020 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:
  - 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.
  - 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.
  - The proposed laterals from each building can be 4-inch diameter that tie into the private common 6-inch diameter main.
  - 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.
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 culverts) 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.
PERMIT NEED DETERMINATION QUESTIONNAIRE
[This form is NOT an IWWA Application]

PROJECT: Street Address 97 East Elm Street

PARCEL ID#: 01 1890 Has there ever been an IWWA application for this site? YES NO Appl. #

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

Will this activity require an addition to the septic system or B100a? YES NO

FEE: $30 for in office review, $65 for reviews requiring a site visit or further in office analysis

Owner's full name [please print] 97 E. Elm Properties, LLC Phone ( )
Mailing address c/o Gilbride, Tusa, Last & Spellane LLC Town Greenwich Zip 06830
Authorized Agent's name [please print] Christopher D. Bristol, Esq. cdb@gtlaw.com Phone (203) 622-9360
Mailing address 31 Brookside Drive Town Greenwich, CT Zip 06830

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

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

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

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

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

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

Signature Date 7/14/21

If mailing, return completed form and a $30 check (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency.
If a site visit is required, you will be notified and asked to remit an additional $35. The site visit will not take place until this additional fee is received.

STAFF NOTES

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<th>Field Inv Date</th>
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<td>NO</td>
</tr>
</tbody>
</table>

Action Required? YES NO If yes, DR AA AR SIA Staff Jenn Urena

Soils Report Date Author Soil

Comments:

Fee Received; YES NO Comment:

IWWA Questionnaire Revised 9/10/15
Christopher Bristol
Gilbride, Tusa, Last and Spellane, LLC
31 Brookside Drive
Greenwich, CT 06830

RE: 97 E. Elm Properties LLC, application PLPZ 202000087 for a preliminary site plan and special permit 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, retaining walls and storm water management measures on a 9756 sf property located at 97 East Elm Street in the R-6 zone.

Mr. Bristol:

At a regular meeting held virtually via Zoom on December 1, 2020, the Planning and Zoning Commission considered the above referenced application and took the following action:

Upon a motion to move the preliminary site plan to final, made by Mr. Macri and seconded by Mr. Lowe, the following resolution was adopted 5-0 (Voting in favor: Alban, Macri, Goss (for Levy), Yeskey (for Fox); Lowe (for Hardman).)

No action was taken on the special permit.

WHEREAS the Commission held public hearings on September 22nd and December 1st, 2020 and took all testimony required by law; and

WHEREAS the Commission finds the preliminary site plan and special permit application are subject to Sections 6-5, 6-9, 6-13, 6-14 - 6-17, 6-98, 6-155 and 6-205 of the Town of Greenwich Building Zone Regulations; and

WHEREAS the property was previously improved with a single family house and a detached garage; and

WHEREAS the lot is conforming in terms of lot area, lot shape and frontage; and
WHEREAS a shared 10' wide drive exists on the westerly boundary, five feet of which is located on 93 East Elm Street and five feet on the subject property of 97 East Elm Street; and

WHEREAS preliminary site plan and special permit applications were submitted to construct a new two family dwelling with attached garages, a shared carport, one outdoor parking space, retaining walls along the front, rear and northwest corner of the property and storm water management systems; and

WHEREAS cross easements with 99 East Elm Street are required for site access and drainage, and therefore the conversion from single family to two family requires a Special Permit per Section 6-98(a)(4)(A); and

WHEREAS a new shared driveway is proposed for access to 97 and 99 East Elm Street and this driveway is less than 50 feet from the 93/97 shared drive; and

WHEREAS the owners of 93 East Elm Street are concerned that the shared maintenance of the 93/97 East Elm Street will be adversely impacted because the residents of 97 East Elm will no longer need to use that drive to access their property; and

WHEREAS the DPW Engineering comments require the west side of the new carport be effectively closed off to avoid accessing it from the 93/97 drive; and

WHEREAS the DPW Engineering comments originally required the applicants to legally relinquish rights to use the shared 93/97 drive until such comments were substantially revised on 12/1/2020 to eliminate the requirement of a legal document for abandonment of use; and

WHEREAS the P+Z Commission does not hold the authority to require private agreements regarding property rights; and

WHEREAS the Commission recommends that the applicant and the neighbor at 93 East Elm work to resolve the issue of driveway maintenance and use, and snow stockpiling plans; and

WHEREAS the sight distance and traffic report were submitted and accepted by DPW Engineering; and

WHEREAS the two 4-bedroom dwelling units require five total parking spaces, two of which must be garage spaces; and

WHEREAS the plans show four parking spaces in the garages and carport, plus one outdoor parking spot in the rear of the property; and

WHEREAS the green area minimum for the R-6 zone is 35 %, and calculations indicate proposed conditions will result in 37.5% of total green area.
WHEREAS the FAR diagrams show 1288 sf of floor area on the first floor, 1263 sf on the second floor and the 461 sf third floor is not counted due to it being less than 40% of the floor below; and

WHEREAS the total FAR is 5102 sf where 5365 sf is the maximum permitted; and

WHEREAS the Inland Wetlands Department determined no IWWA permit is required per a greensheet sign off dated August 2019; and

WHEREAS the Sewer Department issued comments dated 6/9/2020 detailing items to be addressed during the Building Permit phase; and

WHEREAS Zoning comments dated 9/17/2020 noted that decks cannot encroach into required setbacks; and

WHEREAS the Conservation Department issued comments on 6/8/2020; and

WHEREAS the submittal of the final site plan and special permit applications shall include the following: a) plans showing locations of HVAC units, b) architectural elevations to match development plans specifically addressing the elevation difference between the finished grade and the first floor of the new structure c) landscaping plans updated to accurately reflect the proposed site conditions d) detailed grading plan and identification of soil types on the west side to confirm the species of plants that can be planted and will survive for screening purposes e) confirm if a basement is proposed in the structure or not f) show the proposed dimensions of the carport knee wall on all applicable plans g) plans showing all Zoning statistics including front, side and rear setbacks correctly dimensioned h) easement language for shared driveway and drainage; and

THEREFORE be it resolved the application of Christopher Bristol, authorized agent, for 97 E. Elm Properties LLC; application PLPZ 2020 00087, for a preliminary site plan and special permit 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, retaining walls and storm water management measures per Sections 6-5, 6-9, 6-13, 6-14 - 6-17, 6-98, 6-155 and 6-205 of the Town of Greenwich Building Zone Regulations on a 9756 sf property located at 97 East Elm Street in the R-6 zone as shown on a site plan prepared by Rocco V. D'Andrea Inc. dated November 30, 2020 and architectural plans prepared by Dodaro Architects, LLC dated December 1, 2020 is hereby moved to final with no action taken on the Special Permit.

Final Site Plan and Special Permit applications are required to further pursue this proposal with P+Z, and shall include all required documentation per the applications checklists, and shall also include the following information specific to this project:

1. resolution of 93/97 shared driveway use and maintenance concerns;
2. address DPW Engineering comments dated 12/1;
3. submit all engineering documentation even if it has been reviewed already such as easement language, sight distance plans, and traffic report;
4. submit plans showing locations of HVAC units;
5. submit architectural elevations to match development plans specifically addressing the elevation difference between the finished grade and the first floor of the new structure;
6. submit landscaping plans updated to accurately reflect the proposed site conditions;
7. submit detailed grading plan and identification of soil types on the west side to confirm the species of plants that can be planted and will survive for screening purposes;
8. confirm if a basement is proposed in the structure or not;
9. show the proposed dimensions of the carport knee wall on all applicable plans;
10. submit plans showing all Zoning statistics including front, side and rear setbacks correctly dimensioned;

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its virtual meeting on December 1st, 2020.

Sincerely,

Marisa Anastasio
Senior Planner
February 12, 2021

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 97 East Elm Street, Greenwich, Connecticut

Dear Peter:

We represent 97 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 9,756 square feet of land area and is currently improved with a single-family dwelling with detached 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 5,369 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 east, 99 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 Final 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 travers 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.
This project was the subject of Preliminary Site Plan PLPZ 2020-00087 which was issued a "proceed to final" directive as set forth in the Commission's decision letter dated December 11, 2020, a copy of which is attached for your reference. The preliminary site plan was approved subject to several "conditions" all of which have been resolved:

1. We have addressed the 93-97 East Elm Street shared driveway issues as previously discussed with the Commission during the preliminary review. The applicant agrees that any approval of this project will be conditioned upon the residents of the property not use the driveway between 93 and 97 East Elm Street to access 97 and 99 East Elm Street. Also, the elevations of the 93 – 97 East Elm Street shared driveway is at least a foot above the elevation of the adjacent carport. In this way, the 93 – 97 East Elm Street driveway cannot be practically used by the residents of the subject property. The applicant does not wish to release rights to use the 93-97 East Elm Street driveway. In fact, I respectfully submit that any condition dealing with property rights is outside of the Commission's legal authority.

2. DPW Comments have been addressed.

3. All engineering and supporting materials have been submitted.

   a. I have enclosed the sight distance and stopping distance analysis previously approved during the preliminary site plan review.

   b. A draft drainage maintenance agreement is included.

   c. A shared driveway agreement concerning the 97-99 East Elm Street properties is also included.

4. The plans now show the proposed HVAC units.

5-6. Architectural and landscape plans have been appropriately updated.

7. Grade and soil information will be provided under separate cover.

8-10. All appropriate information has been shown on the updated plans accompanying the instant applications.
In connection with the accompanying applications, you will find enclosed the following:

1. Detailed narrative, i.e. this cover letter;
2. Site Plan application form;
3. Special Permit application form;
4. Affidavit of Notice;
5. Certificate of Mailing;
6. Grade Plane calculations;
7. Survey of Proposed Conditions;
8. Site Development plans;
9. Architectural plans, and Floor Area calculations;
10. Landscape plan;
11. Drainage information;
12. Sight distance and stopping distance report;
13. Green Sheet from the IWWA; and
14. 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

Project Name: __________________________
Project Address: 97 East Elm Street
Property Owner(s): 97 E. Elm Properties, LLC
Tax Account Number(s): 01-1890/S Zone(s): R-6 Lot Area: 9,756 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: 203-622-9380  Email: cdb@gtlslaw.com
Signature: __________________________  Date: 7/12/2021

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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This Site Plan Involves:

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

PZSitePlan App 2018
SPECIAL PERMIT APPLICATION

Project Name: ____________________________________________________________

Project Address: 97 East Elm Street

Property Owner(s): 97 E. Elm Properties, LLC

Tax Account Numbers (s): 01-1890/S Zone(s): R-6 Lot Area: 9,756 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(a)(b)(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
DRAINAGE MAINTENANCE AGREEMENT

This Agreement is made this ___ day of ________ 2020 by 99 E. Elm Properties, LLC and 97 E. Elm Properties, LLC of Greenwich, Connecticut (collectively, the "Owners").

WITNESSETH:

WHEREAS, the 99 E. Elm Properties, LLC is the owner of property located at 99 East Elm Street, Greenwich, Connecticut ("99 East Elm"), and 97 E. Elm Properties, LLC is the owner of adjacent property located at 97 East Elm Street, Greenwich, Connecticut ("97 East Elm", each a "Lot" and collectively, the "Lots") described on the attached Exhibit A;

WHEREAS, the Owners desire to create such covenants and restrictions as are necessary to provide for the maintenance and proper operation of the drainage facilities installed or to be installed on site as described and shown on a certain plan (hereinafter referred to as the "Plan") entitled: "__________________" prepared by Rocco V. D'Andrea, Inc. last dated ___________, 2020, a copy of which is attached hereto as Exhibit B, and as further shown on the final as-built map approved by Greenwich Planning and Zoning Commission.

NOW, THEREFORE, in consideration of the premises and as part of the scheme of development thereof, the Owner does hereby declare the following covenants and restrictions, which shall run with the land in perpetuity and shall be binding on the owners of the Lots (each a "Lot Owner" and, collectively, "Lot Owners").

1) The Owner shall clean and maintain the Drainage Facilities, as defined below, in accordance with the "Operation and Maintenance Plan" filed or to be filed in the office of the Greenwich Town Clerk. "Drainage Facilities" are defined as all detention/retention systems, catch basins, drainage pipe structures, outlet systems etc., as shown on the Plan.

2) The responsibility is reserved to the Owner for the proper maintenance of the Drainage Facilities. Furthermore, the Owner will be responsible for any improvements and/or enhancements that are deemed necessary by the Greenwich Department of Public Works due to improper functioning of the Drainage Facilities. Each Lot Owner shall be jointly and equally responsible for the maintenance and repair of the Drainage Facilities.

3) No structures or structural alterations, planting or other materials and modifications may be placed and/or made, or permitted to remain, that will obstruct, retard, alter or adversely affect the integrity of the Drainage Facilities.

4) Prior to any improvements or alterations being made to the Drainage Facilities, a request in writing must be submitted to the Greenwich Department of Public Works for approval.
5) The restrictive covenants herein will run with the land and be binding on all future Lot Owners.

6) If at any time the maintenance or the functions of the Drainage Facilities do not comply with the Plan and/or with the covenants contained herein, the Town of Greenwich may take any and all necessary action to assure proper compliance, including maintenance, repair or improvement of the Drainage Facilities after giving the Owner or Lot Owners reasonable notice thereof, and may assess against the Owner all costs incurred by the Town, including reasonable attorney's fees, for such purpose. Any such assessment not paid within thirty (30) days after demand therefore shall bear interest as required, and the Town may bring an action at law to collect such assessment, including, all costs incurred by the Town for such collection and reasonable attorney's fees.

7) In the event the Owner or the Lot Owners, as the case may be, fails, neglects or refuses to pay assessments for drainage improvements made by the Town of Greenwich pursuant to this Agreement, the Owner or the Lot Owners, as the case may be, that are subject to these restrictions shall each be jointly and individually liable for any and all assessments for said drainage improvements made by the Town of Greenwich.

Signature Page Follows
IN WITNESS WHEREOF, the Owner has caused this Agreement to be executed this ___ day of ________________, 2020.

Signed, sealed and delivered
In the presence of:

________________________

________________________

________________________

________________________

99 E. ELM PROPERTIES, LLC

By:______________________

97 E. ELM PROPERTIES, LLC

By:______________________

________________________

STATE OF CONNECTICUT  )
                      ) ss: Greenwich
COUNTY OF FAIRFIELD  )
                      )
The foregoing instrument was executed before me this ___ day of ________________, 2020, by ______________, ______________ of 99 E. ELM PROPERTIES, LLC, who acknowledged that the execution hereof was his free act and deed and the free act and deed of said limited liability company.

________________________
Notary Public /
Commissioner of Superior Court

________________________
Notary Public /
Commissioner of Superior Court
EXHIBIT A

Legal Description

97 EAST ELM STREET

ALL that certain tract, piece or parcel of land with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lot #7 on map entitled, "Property of J. Frederick Bath at Greenwich, Conn." numbered 295 in the Greenwich Town Clerk's Office particularly bounded and described as follows:

BOUNDED Northerly 45 feet by land formerly of Anthony; Easterly 203.50 feet by Lot #8 on said map, Southerly 50 feet by East Elm Street and Westerly 213.35 feet by Lot #6 on said map.

99 EAST ELM STREET

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, being known and designated as Lot No. 8 on a certain map entitled "Property of Frederick Bain, at Greenwich, Conn." on file in the Town Clerk's Office of the Town of Greenwich and therein numbered 295.

SAID PREMISES being more particularly bounded and described as follows:

BEGINNING at a point on the northerly line of East Elm Street formed by the intersection of the division line between said Lot No. 8 and Lot No. 7 on said map, running thence along said Lot No. 7 North 15° 42' East 203.5 feet, and running thence along the southerly line of Elm Place South 76° 11' East 45.0 feet and running thence along Lots Nos. 13, -12, 11, 10 and 9 on said map South 14° 41' West 192.95 feet and running thence along the said northerly line of East Elm Street North 88° 32' West 40.94 feet and North 87° 21' West 9.08 feet to the point and place of beginning, together with all right, title and interest of William B. Hubbell, Jr. in and to East Elm Street in front of and adjoining said premises to the center line thereof and together with all right, title and interest of William B. Hubbell, Jr. in and to Elm Place.
EXHIBIT B

See attached plan.
DRAINAGE MAINTENANCE AGREEMENT

This Agreement is made this ___ day of __________ 2020 by 99 E. Elm Properties, LLC and 97 E. Elm Properties, LLC of Greenwich, Connecticut (collectively, the "Owners").

WITNESSETH:

WHEREAS, the 99 E. Elm Properties, LLC is the owner of property located at 99 East Elm Street, Greenwich, Connecticut ("99 East Elm"), and 97 E. Elm Properties, LLC is the owner of adjacent property located at 97 East Elm Street, Greenwich, Connecticut ("97 East Elm", each a "Lot" and collectively, the "Lots") described on the attached Exhibit A;

WHEREAS, the Owners desire to create such covenants and restrictions as are necessary to provide for the maintenance and proper operation of the drainage facilities installed or to be installed on site as described and shown on a certain plan (hereinafter referred to as the "Plan") entitled: "__________________" prepared by Rocco V. D'Andrea, Inc. last dated ____________, 2020, a copy of which is attached hereto as Exhibit B, and as further shown on the final as-built map approved by Greenwich Planning and Zoning Commission.

NOW, THEREFORE, in consideration of the premises and as part of the scheme of development thereof, the Owner does hereby declare the following covenants and restrictions, which shall run with the land in perpetuity and shall be binding on the owners of the Lots (each a "Lot Owner" and, collectively, "Lot Owners").

1) The Owner shall clean and maintain the Drainage Facilities, as defined below, in accordance with the "Operation and Maintenance Plan" filed or to be filed in the office of the Greenwich Town Clerk. "Drainage Facilities" are defined as all detention/retention systems, catch basins, drainage pipe structures, outlet systems etc., as shown on the Plan.

2) The responsibility is reserved to the Owner for the proper maintenance of the Drainage Facilities. Furthermore, the Owner will be responsible for any improvements and/or enhancements that are deemed necessary by the Greenwich Department of Public Works due to improper functioning of the Drainage Facilities. Each Lot Owner shall be jointly and equally responsible for the maintenance and repair of the Drainage Facilities.

3) No structures or structural alterations, planting or other materials and modifications may be placed and/or made, or permitted to remain, that will obstruct, retard, alter or adversely affect the integrity of the Drainage Facilities.

4) Prior to any improvements or alterations being made to the Drainage Facilities, a request in writing must be submitted to the Greenwich Department of Public Works for approval.
5) The restrictive covenants herein will run with the land and be binding on all future Lot Owners.

6) If at any time the maintenance or the functions of the Drainage Facilities do not comply with the Plan and/or with the covenants contained herein, the Town of Greenwich may take any and all necessary action to assure proper compliance, including maintenance, repair or improvement of the Drainage Facilities after giving the Owner or Lot Owners reasonable notice thereof, and may assess against the Owner all costs incurred by the Town, including reasonable attorney's fees, for such purpose. Any such assessment not paid within thirty (30) days after demand therefore shall bear interest as required, and the Town may bring an action at law to collect such assessment, including, all costs incurred by the Town for such collection and reasonable attorney's fees.

7) In the event the Owner or the Lot Owners, as the case may be, fails, neglects or refuses to pay assessments for drainage improvements made by the Town of Greenwich pursuant to this Agreement, the Owner or the Lot Owners, as the case may be, that are subject to these restrictions shall each be jointly and individually liable for any and all assessments for said drainage improvements made by the Town of Greenwich.

Signature Page Follows
IN WITNESS WHEREOF, the Owner has caused this Agreement to be executed this ___

day of ____________________, 2020.

Signed, sealed and delivered
In the presence of:

99 E. ELM PROPERTIES, LLC

By: __________________________________________

97 E. ELM PROPERTIES, LLC

By: __________________________________________

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD ) ss: Greenwich

The foregoing instrument was executed before me this ___ day of ________________,
2020, by _______________, _______________ of 99 E. ELM PROPERTIES, LLC, who acknowledged that
the execution hereof was his free act and deed and the free act and deed of said limited liability
company.

____________________________
Notary Public / 
Commissioner of Superior Court

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD ) ss: Greenwich

The foregoing instrument was executed before me this ___ day of ________________,
2020, by _______________, _______________ of 97 E. ELM PROPERTIES, LLC, who acknowledged that
the execution hereof was his free act and deed and the free act and deed of said limited liability
company.

____________________________
Notary Public / 
Commissioner of Superior Court
EXHIBIT A

Legal Description

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BOUNDED Northerly 45 feet by land formerly of Anthony; Easterly 203.50 feet by Lot #8 on said map, Southerly 50 feet by East Elm Street and Westerly 213.35 feet by Lot #6 on said map.

99 EAST ELM STREET

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, being known and designated as Lot No. 8 on a certain map entitled "Property of Frederick Bain, at Greenwich, Conn." on file in the Town Clerk's Office of the Town of Greenwich and therein numbered 295.

SAID PREMISES being more particularly bounded and described as follows:

BEGINNING at a point on the northerly line of East Elm Street formed by the intersection of the division line between said Lot No. 8 and Lot No. 7 on said map, running thence along said Lot No. 7 North 15° 42' East 203.5 feet, and running thence along the southerly line of Elm Place South 76° 11' East 45.0 feet and running thence along Lots Nos. 13, 12, 11, 10 and 9 on said map South 14° 41' West 192.95 feet and running thence along the said northerly line of East Elm Street North 88° 32' West 40.94 feet and North 87° 21' West 9.06 feet to the point and place of beginning, together with all right, title and interest of William B. Hubbell, Jr. in and to East Elm Street in front of and adjoining said premises to the center line thereof and together with all right, title and interest of William B. Hubbell, Jr. in and to Elm Place.
EXHIBIT B

See attached plan.
SHARED DRIVEWAY EASEMENT AGREEMENT

This Easement Agreement is made this __ day of _______________, 2020 by 99 E. Elm Properties, LLC and 97 E. Elm Properties, LLC of Greenwich, Connecticut (collectively, the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of two adjacent properties located at 97 East Elm Street, Greenwich, Connecticut ("97 East Elm") and 99 East Elm Street, Greenwich, Connecticut ("99 East Elm", each a "Lot" and collectively, the "Lots") described on the attached Exhibit A as shown on a certain map entitled "________________________" prepared by Rocco V. D'Andrea, Inc., last dated ________________ and recorded on the Greenwich Land Records as Map No. ______ (the "Map"), a copy of which is attached hereto as Exhibit B;

WHEREAS, Declarant will construct a two-family building on each of the Lots;

WHEREAS, the new buildings will be served by a common driveway partially located on both Lots, which driveway is shown on the Map;

WHEREAS, Declarant, as owner of the Lots, wishes to set forth the terms and conditions upon which the future owners of the Parcels may jointly use the common driveway.

NOW, THEREFORE, in consideration of the mutual agreements as hereinafter set forth, the parties agree as follows:

1. Declarant grants to successor owners of 97 East Elm an easement for the use, maintenance and repair of that portion of the shared driveway located on 99 East Elm, and grants to successor owners of 99 East Elm, an easement for the use, maintenance and repair of that portion of the shared driveway located on 97 East Elm. Successor owners of the Lots are referred to as Lot Owners.

2. Each Lot Owner shall at all times use reasonable care and diligence in the exercise of the easement rights set forth herein.

3. The costs of repairing and maintaining the shared driveway shall be divided equally between the Lot Owners.

4. Each Lot Owner does hereby agree to defend, indemnify, and hold harmless the other from and against any and all liabilities, claims, actions, expenses and costs directly or indirectly relating to the use, and enjoyment of the shared driveway by the other Lot Owner.
5. In the event there is any litigation between the parties in connection with this agreement, the prevailing party shall be entitled to collect from the other reasonable costs of such litigation, including reasonable legal fees.

6. The provisions of this Agreement shall run with both Lots and be binding upon, and insure to the benefit of, each of their respective executors, legal representatives, heirs, successors and assigns of such Lot Owners.

IN WITNESS WHEREOF, the Owner has caused this Agreement to be executed this ____ day of ______________, 2020.

Signed, sealed and delivered
In the presence of:

99 E. ELM PROPERTIES, LLC

__________________________
By:______________________________

97 E. ELM PROPERTIES, LLC

__________________________
By:______________________________

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)
The foregoing instrument was executed before me this ____ day of ______________, 2020, by ______________, ______________ of 99 E. ELM PROPERTIES, LLC, who acknowledged that the execution hereof was his free act and deed and the free act and deed of said limited liability company.

____________________________
Notary Public / Commissioner of Superior Court

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)
The foregoing instrument was executed before me this ____ day of ______________, 2020, by ______________, ______________ of 97 E. ELM PROPERTIES, LLC, who acknowledged that the execution hereof was his free act and deed and the free act and deed of said limited liability company.

____________________________
Notary Public / Commissioner of Superior Court
EXHIBIT A

Legal Description

97 EAST ELM STREET

ALL that certain tract, piece or parcel of land with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lot #7 on map entitled, "Property of J. Frederick Bath at Greenwich, Conn." numbered 295 in the Greenwich Town Clerk's Office particularly bounded and described as follows:

BOUNDDED Northerly 45 feet by land formerly of Anthony; Easterly 203.50 feet by Lot #8 on said map, Southerly 50 feet by East Elm Street and Westerly 213.35 feet by Lot #6 on said map.

99 EAST ELM STREET

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, being known and designated as Lot No. 8 on a certain map entitled "Property of Frederick Bain, at Greenwich, Conn." on file in the Town Clerk's Office of the Town of Greenwich and therein numbered 295.

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EXHIBIT B

See attached plan.
DRAINAGE SUMMARY REPORT

For

97 East Elm Street
99 East Elm Street
Greenwich, Connecticut

Prepared For

97 E. Elm Properties, LLC
99 E. Elm Properties, LLC

Revised: November 30, 2020
Reissued: February, 11, 2021

Anthony L. D'Andrea, PE
CT License No. 9673
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   1.2. Land Use Regulations 1
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   Credits for LID BMPs Appendix B
   Runoff Volume & Retention System Design Calculations Appendix C
   HydroCAD Analysis – Existing Conditions Appendix D
   HydroCAD Analysis – Proposed Conditions Appendix E
   Pipe Conveyance Calculations Appendix F
   Soil Results Forms Appendix G
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 increase the impervious coverage by approximately 889 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.
FINAL SITE PLAN REVIEW SET
"RESIDENTIAL DEVELOPMENT"

LOCATION
97 EAST ELM STREET
99 EAST ELM STREET
GREENWICH, CONNECTICUT

PREPARED FOR
97 E. ELM PROPERTIES, LLC
99 E. ELM PROPERTIES, LLC

SHEET INDEX

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<td>EXISTING CONDITIONS &quot;TOPOGRAPHIC SURVEY&quot;</td>
<td>3</td>
<td>11-30-20</td>
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<td>1 OF 3</td>
<td>DEVELOPMENT PLAN</td>
<td>5</td>
<td>2-11-21</td>
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<td>NOTES &amp; DETAILS</td>
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<td>SEDIMENTATION &amp; EROSION CONTROL PLAN</td>
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<td>1 OF 1</td>
<td>SIGHT DISTANCE PLAN</td>
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<td>PEDESTRIAN BYPASS PLAN</td>
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<td>2-11-21</td>
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<td>1 OF 1</td>
<td>LOW IMPACT DEVELOPMENT PLAN</td>
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<td>2-11-21</td>
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</table>
1. All plumbing and gas piping work shall be installed in strict accordance with the requirements of the Town of Greenwich, State of Connecticut.

2. No debris shall be allowed to accumulate on the site. Debris shall be removed by the contractor as the job proceeds.

3. Plumbing and electrical work shall be performed by persons licensed in their trades, who shall arrange for and obtain all necessary permits.

4. The contractor shall lay out his own work, and shall provide all dimensions required for other trades (plumbing, electrical, etc.)

5. Plumbing contractor shall arrange and obtain inspections and required sign-offs.

6. The contractor shall verify all drawing dimensions and field conditions, and shall report any discrepancies to the architect.

7. The contractor shall file all necessary certificates of insurance, obtain all required permits, and pay all fees, and provide any and all required approvals.

8. Minor details not usually shown or specified, but necessary for proper construction of any part of the work shall be provided.

9. Before commencing work, the contractor shall file all required certificates of insurance with the Department of Insurance.

10. The contractor shall lay out his own work, and shall provide all dimensions required for other trades (plumbing, electrical, etc.).

11. Plumbing and electrical work shall be performed by persons licensed in their trades, who shall arrange for and obtain all necessary permits.

12. The contractor shall do all cutting, patching, and repairing as required to perform all of the work as indicated on the drawings.

13. The contractor shall provide adequate weather protection for the building and its contents during the course of the construction.

14. The contractor shall verify all drawing dimensions and field conditions, and shall report any discrepancies to the architect.

15. No debris shall be allowed to accumulate on the site. Debris shall be removed by the contractor as the job proceeds.

16. Manufactured articles are to be installed in strict accordance with the manufacturer's specifications in all cases.

17. No substitutions for materials specified herein shall be permitted without prior written approval by the architect.

18. It is the intent of the work included under each section of the notes shall cover the manufacture, fabrication, delivery, and installation.

19. This paragraph represents AIA Document A201-2007 General Conditions of the Contract for Construction, which shall form part of this contract.

20. No substitutions for materials specified herein shall be permitted without prior written approval by the architect.
EAST ELM DEVELOPMENT
GREENWICH, CONNECTICUT
Dodaro Architects LLC

Sheet: A002
Date: 19176 176A101A KD KD
Scale: 00.00.00

Perspective Views

East Elm Development
97 and 99 East Elm Street
Greenwich, Connecticut
EAST ELM
DEVELOPMENT
97 AND 99 EAST ELM STREET
GREENWICH, CONNECTICUT

LANDSCAPE PLAN

SPACING
N

PLANT LIST
COMMON NAME SIZENO.

1. ALL PLANTS LISTED ABOVE ARE NATIVE TO THE STATE OF CONNECTICUT
2. LAWN INFO - SEEDED BY LOCAL SEED MIX FROM TEED & BROWN
SHAPE L102

EAST ELM DEVELOPMENT
97 AND 99 EAST ELM STREET
GREENWICH, CONNECTICUT

SITE SECTIONS

SECTION 1
SECTION 2
SECTION 3
SECTION 4
REC ROOM

COMPACTED FILL - SLAB ON GRADE

24" WIDE FOOTING

- 2 #5 CONTINUOUS PLACED 3" CLEAR FROM THE BOTTOM AND SIDES. LAP 2'-0"
- 1 1/2" X 3 1/2" KEY AT CENTER TOP OF FOOTING
- 4" DIA. PERFORATED PVC. FOOTING DRAIN W/ HOLES ORIENTED DOWN AT PERIMETER

TYPICAL FOUNDATION WALL CONSTRUCTION

- PROTECTION BOARD W/ DRAINAGE MAT
- RUB-R-WALL SPRAY WATERPROOF MEMBRANE FROM BOTTOM OF EDGE OF FOOTING TO 4" BELOW GRADE
- CONCRETE FOUNDATION WALL
- SEE PLAN FOR DIMENSIONS

- 2 #4 BARS TOP AND BOTTOM, CONTINUOUS, TOP BARS PLACED 2" BELOW TOP OF WALL, LAP 2'-0".
- #4 WALL DOWELS AT 4'-0" O.C. EMBED VERTICAL LEG 9" INTO FOOTING WITH 90 DEGREE, 6" HOOK AT END. EMBED VERTICAL LEG 1'-8" INTO WALL.
- 2" AIR SPACE MIN. BETWEEN FOUNDATION WALL AND WOOD FRAMING
- CLOSED CELL SPRAY FOAM IN CAVITY
- 2 X 4 WOOD STUDS - BOTTOM PLATE P.T.
- 5/8" GYPSUM WALLBOARD

CASEMENT WINDOW OPENING INTO WINDOW WELL - PROVIDE DRAINAGE AND TEI INTO PERIMETER DRAIN SYSTEM.

STORAGE/ WINE ROOM

8" L OF UNIT

3'-0" - TYP.
T.O. PLATE

+ 8'-6 5/8" A.F.F.

TYP. ROOF ASSEMBLY:
- ASPHALT SHINGLE ROOFING
- 1/2" EXT. GRADE APA RATED PLYWOOD W/ 20# BLDG. PAPER
- 2X10 RFTRS @ 16" O.C. W/ MIN. R-49 CLOSED-CELL 2# SPRAY FOAM INSUL. IN CAVITIES
- 2X4 OUTRIGGERS

TYP. WINDOW CASING W/ GALV. FLASHING AT WINDOW / DOOR HEAD 4" VERT. - SEE 3/A501
GALV. FLASHING UNDER WINDOW - CONT. TO BACK OF WINDOW STOOL - PROVIDE END DAMS DOUBLE-HUNG WINDOW - SEE WINDOW SCHEDULE
TYP. WINDOW NOSE PROFILE - SEE 3/A501
TYP. WINDOW SILL - SEE 3/A501

CLOSED CELL 2# SPRAY FOAM INSULATION BEHIND RIM JOIST - MIN. R-20
RIM JOIST

TYP. FLOOR ASSEMBLY:
- 3/4" T&G WOOD FLOOR
- 3/4" PLYWD. SUBFLOOR
- 11 7/8" TJI 560 @ 16" O.C.
- 3" ROXUL 'SAFE N SOUND' MINERAL WOOL INSULATION
- 5/8" G.W.B. CEILING W/ LEVEL 4 FINISH

TYP. BASE - SEE 5/A501
FINISHED SECOND FLOOR EL: 123.6' (+ 10'-7 5/8")
FIN. FIRST FLOOR EL: 113' (0'-0")

RIGID INSULATION IN CAVITY CONCRETE FOUNDATION WALL - SEE STRUCTURAL
1'-0" (2) - #4 REBAR AT TOP, BTM. & THIRD POINTS OF WALL - TYP.

TYP. FLOOR ASSEMBLY:
- 3/4" T&G WOOD FLOOR
- 3/4" PLYWD. SUBFLOOR
- 11 7/8" TJI 560 @ 16" O.C.
- 3" ROXUL 'SAFE N SOUND' MINERAL WOOL INSULATION
- 5/8" G.W.B. CEILING W/ LEVEL 4 FINISH

2X4 P.T. MUDSILL W/ SILL SEALER

2'-0" 4" FLOOR ASSEMBLY:
- 4" CONCRETE SLAB W/ 6X6 10/10 WWF
- 2" CLOSED CELL SPRAY FOAM INSUL. UNDER SLAB
1" CLOSED CELL SPRAY FOAM INSUL. AT PERIMETER OF SLAB

FIN. BASEMENT SLAB
EL: 103.8' (-9'-2")
2X3 STUD WALL W/ 1" SPACE MIN. FROM FOUND. WALL
5/8" G.W.B. ON 2X3 STUD WALL W/ 1" SPACE MIN. FROM FOUND. WALL. R-20 CLOSED CELL SPRAY FOAM IN CAVITIES
CONC. FOOTING WASH - TURN WATERPROOFING DOWN FOOTING SHELF FILTER FABRIC
4" DIA. PERFORATED PVC. FOOTING DRAINPIPE W/ HOLES ORIENTED DOWN - WHERE APPLICABLE
GRAVEL SURROUND
IMPERVIOUS FILL
1'-0"
CONC. FTG. W/ (2) - #4 REBAR AT BTM. - SEE STRUCTURAL

PROTECTION BOARD W/ DRAINAGE BOARD
ROLL APPLIED WATERPROOFING MEMBRANE

FIN. CARPORT SLAB
EL: 112.5' (-6")
2'-0"

1'-1 1/2"
CONC. FTG. W/ (2) - #4 REBAR AT BTM. - SEE STRUCTURAL

PROTECTION BOARD W/ DRAINAGE BOARD
ROLL APPLIED WATERPROOFING MEMBRANE
4" CONCRETE SLAB W/ 10X10 WWM. TO SLOPE UP 1/4" PER 1'-0"

2X4 SLATS AT 45° ANGLE. SCREENING TO HAVE A MINIMUM OF 50% OF SURFACE AREA OPEN PER ZONING REGULATIONS.
OPENING CASING TO MATCH WINDOW CASING - SEE 3/A501

TOP OF CARPORT STEM WALL EL: 114' (+12")

2'-0" 1'-1 1/2" DRIVeway BETWEEN 97 AND 99 EAST ELM STREET

CONCRETE SLAB W/ 10X10 WWM. TO SLOPE UP 1/4" PER 1'-0"

2X4 SLATS AT 45° ANGLE. SCREENING TO HAVE A MINIMUM OF 50% OF SURFACE AREA OPEN PER ZONING REGULATIONS.
OPENING CASING TO MATCH WINDOW CASING - SEE 3/A501

TOP OF CARPORT STEM WALL EL: 114' (+12")

2'-0" 1'-1 1/2"
March 25, 2021

Dear P&Z Commission,

Regarding the current application to develop 97 and 99 East Elm Street, we, the neighbors at 93 East Elm Street who share a driveway with 97 East Elm Street, would like the following:

1. That the finished grade between the existing 93/97 driveway and the 97 structure be no more than 6" below the grade of the 93/97 driveway at any point.

2. That the existing 93/97 driveway, including Belgium block curbing, not be altered in any way.

3. That a new 6’ solid cedar two sided fence extend in perpetuity uninterrupted along the entire length of the 97 building. Plantings are unlikely to survive in such a narrow (3’), shallow and sunless space.

4. That the 97 carport walls be at least 4.5 feet tall to obscure headlights.

5. That the carport floors be solid (not gravel).

6. That no HVAC equipment, gas or electric meters be installed on the west side of the 97 structure any such equipment be fully screened from 93 view.

7. That applicant be required to keep stockpile snow from it’s portion of the 93/97 driveway on its property. Our drainage system would be overwhelmed by the quantity of water produced from 1000 additional square feet of snow and would likely cause flooding in our basement. The quantity of water produced could range from 500 to 1000 gallons. (See attached snow water equivalent calculations.) Permitting the applicant to alter the drainage in such a way as to divert its snowmelt onto our property would substantially interfere with our land rights. Altering the drainage in such a way would be malicious and negligent. The location for the snow stockpile must be designated prior to granting applicant a special permit.

Respectfully,

Andrea & Chris Semenuk
Snow Water Equivalent Calculator – Convert Snow to Water Volume

Calculate the equivalent water volume for snow pack for an area by entering the dimensions of the area and depth of the snow.

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**CALCULATE**

**Water Volume:**

373.93 - 523.74 | Gallons Water

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Snow Water Equivalent Calculator – Convert Snow to Water Volume

Calculate the equivalent water volume for snow pack for an area by entering the dimensions of the area and depth of the snow.

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**CALCULATE**

**Water Volume:**

560.9 - 785.62 | Gallons Water

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Snow Water Equivalent Calculator – Convert Snow to Water Volume

Calculate the equivalent water volume for snow pack for an area by entering the dimensions of the area and depth of the snow.

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**CALCULATE**

**Water Volume:**

747.86 - 1,047.5 | Gallons Water

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Snow Water Equivalent Calculator – Convert Snow to Water Volume

Calculate the equivalent water volume for snow pack for an area by entering the dimensions of the area and depth of the snow.

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**CALCULATE**

**Water Volume:**

560.9 - 785.62 | Gallons Water