FINAL SITE PLAN and SPECIAL PERMIT

PLPZ 202100051

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

LOCATION:

99 East Elm Street

EXISTING ZONING:

R-6

PARCEL SIZE:

9281 sf

UTILITIES:

Public Sewer, public water

<table>
<thead>
<tr>
<th>Zoning Statistics</th>
<th>EXISTING</th>
<th>ALLOWED / REQUIRED</th>
<th>REQUESTED</th>
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</thead>
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<td>GROSS SQUARE FEET:</td>
<td>5104.5 sf</td>
<td>5102 sf</td>
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<tr>
<td>FLOOR AREA RATIO:</td>
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<td>GREEN AREA:</td>
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<td>BUILDING COVERAGE:</td>
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<tr>
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<td>2</td>
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<td>BUILDING SETBACKS</td>
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<tr>
<td>• Front Yard Setback:</td>
<td>25’</td>
<td>36.9’</td>
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<tr>
<td>• Side Yard Setback:</td>
<td>4.6’ / 12’</td>
<td>15’ total (no less than 5’ each side)</td>
<td>5’ / 10’</td>
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<td>• Rear Yard Setback:</td>
<td>25’</td>
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UPDATE

This project, along with the project on the neighboring property of 97 East Elm St., were reviewed most recently at the March 30th, 2021 P+Z meeting. The applicant was asked to draft language in regard to the existing driveway shared between 93 and 97 East Elm Street and the applicant has since submitted a draft Declaration of Restrictions. Comment from DPW will hopefully be submitted on Monday, 4-26.
Conservation has submitted additional comments on the landscaping plan. Zoning comments have been addressed. Soils information for landscaping has been addressed. Sewer comments 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 9281 sf property located at 99 East Elm Street in the R-6 zone. The applicant requests approval from the Planning and Zoning Commission for the final site plan and special permit per Sections 6-5, 6-9, 6-13, 6-14 - 6-17, 6-98, 6-155 and 6-205 of the Building Zone Regulations (BZR).

**ISSUES / COMMENTS**
1. **DPW Engineering** – Comments dated 3/15/2021 indicate requirements associated with Zoning Permit sign off. P+Z asked the applicant to draft language regarding relinquishment of access over the shared drive prior to Site Plan/ Special Permit approval. DPW Comments have not been submitted yet on the language.
2. **Sewer** – Comments dated 3/26/2021 detail items to be addressed during the Building Permit phase with no requirements prior to Site Plan / Special Permit approval.
3. **Zoning** – Zoning comments dated 4/22/2021 indicate compliance with applicable BZR.
5. **IWWA** – The Inland Wetlands Department determined no IWWA permit was required per a greensheet sign off dated August 2019.

**DEPARTMENT COMMENTS**
Zoning Enforcement – 4/22/21 comments attached
Sewer – 3/26/21 comments attached
Conservation – 3/29/21 email attached
DPW Engineering – 3/15/21 comments attached – updated comments not yet submitted

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

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

**Site Plan**
A new two family dwelling will be constructed with attached garages, a shared carport, and one outdoor parking space. Retaining walls are proposed along the front and 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.

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

The Drainage Summary report indicates that the existing drainage pattern of the site, which slopes toward East Elm and drains to the Town system, will be generally maintained post construction. The central driveway court is proposed to be porous asphalt and a series of new catch basins are proposed to catch runoff throughout the site. The upgraded driveway is less than the required 50 feet from the existing driveway shared with 93 East Elm to the west of the 97 East Elm St. site. The sight distance plans and traffic report have been submitted and were accepted by DPW. The Storm Water Drainage Summary Report and Plan have been accepted in concept and revisions are required prior to Zoning Permit sign off.

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 dwelling units with 3+ bedrooms each x 1.6 outdoor spaces) = 3.2 (round down to 3) outdoor spaces required.
(2 dwelling units with 3+ bedrooms each x 1 garage space) = 2 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 other various plantings throughout the rest of the property. Arborvitae are proposed along the eastern boundary which will provide screening along with a privacy fence. Cypress are proposed along the rear of the property (northern boundary). It is important to make sure there is enough space and the right soil type and depth to ledge to confirm plants will fit and survive.

Green area minimum for the R-6 zone is 35%, and calculations indicate proposed conditions will result in 42% 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 ft third floor is not counted due to it being less than 40% of the floor below. The total FAR is 5102 sf where 5104 sf is the maximum permitted.

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

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

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

**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 COMMENTS
ZONING ENFORCEMENT

Project No. PLPZ20210051

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:

☐ 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: 4/22/2021

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

Thank you for sharing the attached plan with me. The proposed plants will help with the mitigation of the hard surfaces and storm water management at the site. The evergreen trees will provide structure for wildlife and screening for the neighborhood. It is recommended that the perennial/annual mix will include at least 30% native species. Leyland cypress is a fast growing and non-native tree. Its mature size may take up too much space and light. It would be beneficial if replaced with native American Holly (easy to trim) or spruces and/or a combination of native evergreens. This great addition of mix evergreens will improve the environmental values and function of this area.

Please let me know if you have any questions.

Regards,

Aleksandra Moch
Environmental Analyst
Conservation Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830
Tel: 203 622 3822

Hi Aleks,

I noticed your comments for 97 and 99 East Elm indicate that no landscaping plan was submitted. The applicant submitted a plan with the Final Site Plan and I have attached the most updated version here. I thought we sent it to you but if you can review that would be appreciated. We have asked the applicant to submit soils types and better elevations to show that the plantings will survive in the narrow area between the house on 97 and the existing shared drive to the west. Thank you,

Marisa Anastasio, Senior Planner
Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, CT 06830
Date: March 26, 2021
To: Katie Deluca, Director, Planning & Zoning
From: Richard C. Feminella, Wastewater Division Manager
Copy: Chris Mandras, Maintenance Manager - Sewer Division
      Al Romano, Environmental Asset Engineer – Sewer Division
Re: PLPZ202100050: 97 East Elm Street, 97 E. Elm Properties LLC
     PLPZ202100051: 99 East Elm Street, 99 E. Elm Properties LLC

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

Project Summary:
- 97 East Elm Street: Remove existing house and garage and replace it with a two-family residential building. This project will share a driveway with 99 East Elm Street.
- 99 East Elm Street: Remove existing house and garage and replace it with a two-family residential building. This project will share a driveway with 97 East Elm Street.

Sewer Division Comments:
As indicated in the Sewer Division’s prior comments dated July 28, 2020 and June 9, 2020, the following comments still apply and need to be addressed:

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

Comments to be addressed during Sewer and Building Permit phase:
It does not appear that any of the Sewer Division’s comments from 2020 have been addressed. They are again repeated.

97 East Elm Street:
- Please coordinate with the Sewer Division for all necessary Sewer Permits. The existing Sewer Permit (PRSD201900903) obtained on January 09, 2020 is 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. The manhole structure will also require sufficient coating systems utilized to keep it watertight, as it is being proposed to be installed in a permeable pavement area. Please coordinate directly with the Sewer Division for details.

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

- The location of the proposed storm drain manhole (SDMH “B”) must be coordinated with the Sewer Division as well as the Engineering and Highway Divisions. Adequate space must be provided between the outside face of the proposed storm drain manhole structure and the existing Town sanitary sewer main. Please coordinate with the Sewer Division during sewer permitting. Plans submitted during sewer permitting must show the proposed clearances, etc.

- 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.

**99 East Elm Street:**

- Please coordinate with the Sewer Division for all necessary Sewer Permits. The existing Sewer Permit (PRSD201900570) obtained on September 11, 2019 is 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.

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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.

Also, please note, the applicant should NOT submit for Sewer Permits until the project has received approval from P&Z.
Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

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

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

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

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 East 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:
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.
ENGINEERING PLANS DATED 2-11-21
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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<tr>
<th>SHEET</th>
<th>TITLE</th>
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<td>3</td>
<td>11-30-20</td>
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<tr>
<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>LOW IMPACT DEVELOPMENT PLAN</td>
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ARCH PLANS DATED 3-25-21
EAST ELM DEVELOPMENT
EAST ELM DEVELOPMENT
97 AND 99 EAST ELM STREET
GREENWICH, CONNECTICUT

Perspective Views
1. All plants listed above are native to the State of Connecticut.

2. Lawn info - seeded by local seed mix from Teed & Brown.
EAST ELM DEVELOPMENT
GREENWICH, CONNECTICUT
Dodaro Architects LLC

SITE SECTIONS

SECTION 1

SECTION 3

SECTION 2

SECTION 4
002
REC ROOM

UP

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 TIE INTO PERIMETER DRAIN SYSTEM.

3'-0"
FIN. CARPORT SLAB

EL: 112.5' (-6"

2'-0"

1'-0"

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"

1'-0"

1'-1 1/2"

113.6'

113.7'

113.45'

EXTG. DRIVEWAY BETWEEN 97 AND 93 PROPERTIES - NO CHANGE TO EXISTING ELEVATIONS

EXTG. STONE CURB

NO CHANGE TO EXISTING ELEVATIONS

NOTE: SPOT ELEVATIONS BASED ON DRAWING, "1 OF 3 SITE DEVELOPMENT PLAN", AND COORDINATION WITH D'ANDREA ENGINEERS

T.O. PLATE

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

1/2" EXT. GRADE APA RATED PLYWD. & 3/4" MAHOGANY VENEER MARINE GRADE PLYWD. AT UNDERSIDE OF OUTRIGGER

5/4 X 8 FRIEZE BOARD W/ 3/4" QUARTER ROUND MOULDING - ON EAVE SIDE ONLY - TO STOP 2" BUILDING CORNER

5" DIA. HALF-ROUND GALV. GUTTERS ON ADJUSTABLE GALV. ROOF SHANKS W/ 3" DIA. GALV. LEADERS - TYP.

GALV. FLASHING W/ DRIP - RUN UP EAVE SHEATHING 12" MIN.; APPLY OVER 'GRACE' ICE-AND-WATER SHIELD; LAP W/ BLDG. PAPER

5/4 X 6 FASCIA W/ 1X2 SQ. MOULDING 1 1/2"

4"

1 1/2"

4"

5/4 X 6 FASCIA W/ 1X2 SQ. MOULDING 1 1/2"

1/2" PLYWOOD BACKER
FIN. GARAGE SLAB
EL: 112.5' (-6")

2'-0"
1'-0"

CONC. FTG. W/ (2) - #4 REBAR AT BTM. - SEE STRUCTURAL PROTECTION BOARD W/ DRAINAGE BOARD ROLL APPLIED WATERPROOFING MEMBRANE

TYP. WALL ASSEMBLY:
- 1X10 BORAL CHANNEL GAP SIDING - BOARDS TO CUT TO ALIGN W/ ADJACENT SIDING
- COARSING - (2) SHINGLES BOARD WIDTH - TYP.
- 1/2" EXT. GRADE APA RATED PLYWOOD W/ #15 BLDG. FELT UNDERLAYMENT
- 2X4 STUD FRAMING W/ MIN. R-20 CLOSED-CELL SPRAY FOAM INSULATION IN CAVITIES.
- 5/8" G.W.B. W/ LEVEL 3 FINISH

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

TOP OF GARAGE STEM WALL EL: 114.83' (+1'-10")

TOP OF STEM WALL TO FOLLOW SLOPE OF GRADE - CONCRETE WASH TO SLOPE AWAY FROM BUILDING

CONTINUOUS FLASHING TO SEAL JOINT BETWEEN STEM WALL AND FRAMING

NOTE: SPOT ELEVATIONS BASED ON DRAWING, "1 OF 3 SITE DEVELOPMENT PLAN", AND COORDINATION WITH D'ANDREA ENGINEERS

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A403
FLOOR ASSEMBLY:
- 4" CONCRETE SLAB W/ 6X6 WWF
- 2" CLOSED CELL SPRAY FOAM INSUL. UNDER SLAB
- 1" CLOSED CELL SPRAY FOAM INSUL. AT PERIMETER OF SLAB

CONCRETE FOOTING WASH - TURNS WATERPROOFING DOWN FOOTING SHELF FILTER FABRIC
4" DIA. PERFORATED PVC. FOOTING DRAINPIPE W/ HOLES ORIENTED DOWN - WHERE APPLICABLE
GRAVEL SURROUND
IMPERVIOUS FILL

CONCRETE FTG. W/ (2) - #4 REBAR AT BTM. - SEE STRUCTURAL PROTECTION BOARD W/ DRAINAGE BOARD
ROLL APPLIED WATERPROOFING MEMBRANE

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

FINISHED GRADE - TO SLOPE AWAY FROM FOUNDATION - TYP.

PROPERTY LINE BETWEEN 97 AND 93 PROPERTIES

NOTE: SPOT ELEVATIONS BASED ON DRAWING, "1 OF 3 SITE DEVELOPMENT PLAN", AND COORDINATION WITH D'ANDREA ENGINEERS
**First Floor Plan - FAR**

**FAR Calculations**

**First Floor Areas**
- A1 = 206 SF
- A2 = 100 SF
- A3 = 773 SF
- A4 = 209 SF
- A (First Floor Total) = 1288 SF

**Second Floor Areas**
- B1
- B2
- B3
- B4
- B5
- B6
- B7
- B (Second Floor Total) = 1263 SF

**FAR Totals**
- A
- B
- C (< 40% of Second Floor)
- Proposed Floor Area Per Unit = 2551 SF
- Proposed Floor Area Per Building = 5102 SF
- Allowable F.A.R. (97 East Elm) = 5365.8 SF
- Allowable F.A.R. (99 East Elm) = 5104.6 SF

**Basement**
- Not Applicable 0 SF

**Attic Floor Areas**
- C1
- C2
- C3
- C4
- C5
- D (Third Floor Total) = 461 SF

**EAST ELM DEVELOPMENT**

**GREENWICH, CONNECTICUT**

**Dodaro Architects LLC**

**P&Z ISSUE - NO CHANGE FROM PREVIOUS ISSUE 03.25.21**
FAR TOTALS

A = FIRST FLOOR TOTAL = 1288 S.F.
B = SECOND FLOOR TOTAL = 1263 S.F.
C = (THIRD FLOOR TOTAL) = 461 S.F.

PROPOSED FLOOR AREA PER UNIT = PROPOSED FLOOR AREA PER BUILDING =

ALLOWABLE F.A.R. (97 EAST ELM) = 5102 S.F.
ALLOWABLE F.A.R. (99 EAST ELM) = 5104.6 S.F.

BASEMENT

NOT APPLICABLE 0 S.F.
OPEN

C5 = -23 SF
C1 = 48 SF
C2 = 295 SF
C3 = 104 SF
C4 = 37 SF

19'-3 5/8"
9'-11"
10'-8 3/8"

2'-5 3/4"
9'-11"
7'-9 1/2"

FAR103