# LOT AREAS

<table>
<thead>
<tr>
<th>Proposed Parcel A</th>
<th>Proposed Parcel B</th>
<th>Total Open Space/Conservation Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>12,100 sq. ft.</td>
<td>12,100 sq. ft.</td>
<td>1,000 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>673 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,250 sq. ft.</td>
</tr>
<tr>
<td>1,000 sq. ft.</td>
<td>673 sq. ft.</td>
<td>3,923 sq. ft. (15.6% of total lot area)</td>
</tr>
</tbody>
</table>

## ZONING STATISTICS

<table>
<thead>
<tr>
<th>Proposed Parcel A</th>
<th>Proposed Parcel B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Setbacks:</strong></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>35’</td>
</tr>
<tr>
<td>Side</td>
<td>10’/ sum of 25’</td>
</tr>
<tr>
<td>Rear</td>
<td>35’</td>
</tr>
<tr>
<td>Lot Area</td>
<td>12,000 sq. ft. min</td>
</tr>
<tr>
<td>Green Area</td>
<td>55% (7,205 sq. ft.)</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>5,895 sq. ft.</td>
</tr>
</tbody>
</table>

| Proposed Parcel B |                   |
|-------------------|                   |
| **Setbacks:**     |                   |
| Front             | 35’               | 18.6’              |
| Side              | 10’/ sum of 25’   | 11.2’              |
| Rear              | 35’               | 39’+               |
| Lot Area          | 12,000 sq. ft. min | 12,100 sq. ft.     |
| Green Area        | 55% (6,655 sq. ft.) | Not provided |
| Total Coverage    | 5,445 sq. ft.     | Not provided       |

## APPLICATION SUMMARY:
The applicant is requesting final subdivision approval to subdivide a 25,200 sq. ft. property into proposed parcel A and parcel B with 12,100 sq. ft. each with a combined conservation easement area of 2,923 sq. ft. and a 1,000 sq. ft. open space parcel located at 249 Valley Road in the R-12 zone and AE and X Flood Zones adjacent to Mianus Pond. The subdivision proposed to retain the existing structure on...
Parcel B and develop Parcel A with the proposed construction of a single-family dwelling, driveway, storm drainage system, site grading, and associated landscaping. The Planning and Zoning Commission moved a preliminary subdivision to final PLPZ 2019 00 subject to resolving any outstanding issues.

ISSUES/RECOMMENDATIONS:

1. **DPW Engineering** – Issued comments dated 5/17/21 indicating resubmittal prior to zoning permit sign-off with a comment that a sight line easement must be provided by 249 Valley Road and the sight line easement must be added to the subdivision map and an easement must be filed on the Town Land Records. A draft of the map and sight line easement must be submitted for review prior to the filing of the subdivision map and easement.

2. **ZEO** – Issued comments dated 4/22/21 indicating endorsement for Zoning Permit Sign-off.

3. **ZBA** – approved Appeal No. PLZE202000042 for a variance of front and rear yard setbacks due to hardship of lot shape and topography on 10/28/20.

4. **IWWA** – approved application #2019-109 on 2/24/20 and issued permit #2020-010. The applicant has also provided a wetland buffer enhancement plan prepared by William Kenny Associates LLC, last revised 2/19/21.

5. **Sewer** – issued comments dated 5/20/21 indicating the applicant needs to confirm and provide written confirmation that they have paid all required sewer assessments and that they have the right to subdivide and install additional connections to the sanitary sewer during the P&Z phase. The applicant should address all other comments during Sewer and Building permit phase.

6. **Conservation** – issued comments dated 4/20/21 indicating several issues to address. The applicant has submitted a letter from the engineer to address some of the issues. The letter has been sent to Conservation and staff is awaiting comments. The applicant has also noted that an additional response from William Kenny would be submitted but staff has not yet received the additional materials.

7. **FAR** – The finished area for the proposed Parcel B is 3,286 sq. ft. which would comply with the 0.315 FAR standard for R-12 zone. 0.315 FAR would allow for 3,811.5 sq. ft. on a 12,100 sq. ft. parcel.

8. **FEMA/Flood Zone** – The applicant submitted a FEMA letter of map revision which indicates a portion of the property would be reclassified and removed from the 'X' flood zone. The applicant should clarify whether the current plan reflects the Letter of Map Revision (LOMR).

9. **Open Space** – The proposed 1,000 sq. ft. open space parcel and 2,923 sq. ft. conservation easement area would total 3,923 sq. ft., which is approximately 15.6% of the total lot area.

10. **The P&Z Commission noted in the decision letter for PLPZ201900073** that the application did not meet the purpose of Section 6-260(a)(4) to “control the layout of lots to protect the environment” and Sec. 6-260(a)(7) to “secure the preservation of natural features of the landscape and setting aside of open space for the recreational needs of future residents” of the Town of Greenwich Subdivision Regulations. The Commission should determine whether the current application meets the purpose of Sec 6-260(a)(4) and (a)(7).

11. **Contractor parking** – Due to the roadway conditions and limited sight distance on Valley Road, the applicant should indicate how contractor parking would be accommodated on site during construction.
12. **Sight Distance** – The applicant submitted a speed study by Frederick P. Clark Associates dated 10/1/19 which indicated that the proposed development would have minimal impact to overall traffic operations.

13. The subdivision map should include a signature block for the Planning and Zoning Chairman’s signature in accordance with 6-269(b)(16) of the GSR.

14. The following note should be placed on the subdivision map. “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility” [Sec. 6-269(15)]

15. The applicant has not submitted architectural plans at this time.

**DEPARTMENT COMMENTS:**
- Zoning Enforcement – 5/16/21 – See Attached
- DPW Engineering – 5/17/21 – See Attached
- Sewer – 5/20/21 – See Attached
- Conservation – 4/20/21 – See Attached
- Law - Not Received

**APPLICATION DETAILS:**

**Existing Conditions:**
The subject parcel is located on the south side of Valley Road. The parcel is 25,200 sq. ft. The existing parcel appears to be legally non-conforming with respect to front yard setback and contains an existing single family dwelling, wood deck (to be removed), and paved driveway. There is a stone retaining wall along the front parcel boundary along valley road and several stone retaining walls along the adjacent property to the east, and within the property. There are existing stone steps and walkways on the property. The existing topography of the site steeply slopes from west to east with flows discharging into Mianus Pond.

**Proposal:**
The proposed subdivision would divide the parcel into one 12,100 sq. ft. parcel proposed to be developed with a new single family dwelling and one 12,100 sq. ft. parcel which would retain the existing dwelling. The proposed Parcel B appears to be non-conforming with respect to front yard setbacks for the existing dwelling. The wood deck is proposed to be removed to comply with side yard setback requirements for the proposed boundary between Parcel A and Parcel B.

The proposed single-family dwelling on Parcel A would require variances for front and rear yard setbacks. The proposed front yard setback would be 23 feet where 35 feet is required. The proposed rear yard setback would be 19 feet where 35 feet is required.
The Wetland Buffer Habitat Enhancement Plan proposes to plant 6 native canopy trees, 16 native understory trees, 116 native shrubs and 690 native groundcover plantings. Three canopy trees would be retained on Parcel ‘B’ and four canopy trees would be retained on Parcel ‘A’. 10 trees are proposed to be removed.

**Modifications to Site Plan from Preliminary:**
The following changes to the site plan have been noted by the applicant:

1. Changed from “deck boards” to “solid deck design” as shown on plans with engineered gutter/drainage routed to front of house, thereby eliminating erosion concern under decks;

2. Removed catch basins on east side of plan;

3. Eliminated deck support columns and subsequently modified design to cantilevered deck design as shown;

4. Redirected roof drains from the rear of the house to the front treatment reservoir under the driveway;

5. Redesigned the stormwater system to reflect a portion of the stormwater system under the lowest floor of the structure, which is an innovative means to avoid direct discharge to the surface of the ground on the east side of the structure;

6. Re-directed overflow water from the permeable driveway system to the storage area under the lower floor representing an effective alternative to surface discharge through a level spreader. The system under the lower floor has been designed to receive excess runoff from the system under the driveway in the very unlikely event that the capacity of the driveway system is exceeded. It should be noted that the current driveway drainage system has been over-designed to accommodate the runoff generated during a 100-year design storm (50-year is the requirement);

7. All of the required storage and treatment will occur within the driveway system, including the runoff collected from the entire area of the roof. However, the driveway drainage system includes a provision for a high-overflow outlet in the northerly catch basin that will direct flow to the final distribution under the floor of the dwelling. The need for the overflow will only occur if we experience a storm with an intensity greater than 100-year event. The system under the lower floor will function as an interior level spreader with controlled outlet and no potential erosion;

8. The drainage system has been designed to be sufficient to accommodate a 100-year design storm, twice what is required by the Town’s Drainage Manual;
9. Eliminated the level spreader trenches to the east of the home. The elimination of the level spreader enabled additional storage and treatment of runoff under the lower floor of the home;

10. Considered a traditional T-foundation footer, but as an alternative we modified foundation to a L-shaped foundation footer to minimize site disruption away from the wetlands;

11. The Architect designed a cantilever system of supports for the deck and screened porch on the east side of the home; roof drains from the entire house have been directed to the front driveway drainage system as an alternative to partial treatment of only half of the roof area;

12. Alternative of entering the garage below the house was considered in order to minimize the footprint of the house, however this alternative was rejected due to the extensive alteration of the topography on a steep slope close to the wetlands that would be required to create a driveway with sufficient area for turning;

13. Increased the “Conservation Easement Area” to protect additional portions of the property along the shoreline for a total of 18.9% of lot area;

14. Provided modifications/improvements to existing house driveway and existing house drainage system by installing pervious pavement and a level spreader for stormwater treatment and renovation at the existing house;

15. Improved natural drainage by changing east side of garage from structure/walls to design on piers;

16. Alternatives considered included a conventional foundation wall, which would have involved more digging and the existing topography on the slope under the house would have been lost;

17. Multiple modifications to existing house site, including improvements on drainage; and

18. Added additional sedimentation and erosion control measures.

Drainage:
The project proposed to re-disturb approximately 80% of the site for the construction of the proposed improvements and the implementation of landscaping and would increase 4,003 sq. ft. of impervious coverage. There is a proposed porous asphalt driveway and outflow would be discharged into the Mianus Pond via level spreaders and rip-rap splash pads.

Conservation:
Conservation recommends denial of the application based on the following comments:
The Conservation Commission commented on this project during the preliminary review on July 2, 2019 and September 25, 2019. In both reviews, the proposed subdivision and lot development was determined to be too invasive to the natural resources such as steep slopes (42%), high quality wildlife migratory corridor, quality of the water in the pond and wildlife habitat this area supports. This development was also found inappropriate when the principles stated in the Plan of Conservation and Development are applied. The proposal, with 90% of the new lot being disturbed and 50% of the lot being permanently consumed by development, does not represent a reasonable balance within the sensitive watercourse buffer area and steep slope setting. Add to this, the proposed lot does not meet the basic standards for a building lot.

The intensity of the site modification needed to accommodate the development outweighs benefits such development offers to the community. The criteria for a building lot is not random. The criteria exist to balance the right to develop property and the broader rights of neighbors and community. This parcel has reaped development benefits and is not entitled to more. The new lot fails to meet several basic lot minimums, standards that are equally important as size. The Conservation Commission depends on those minimum being upheld to ensure the natural resources of the town are responsibly used.

By virtue of the variances needed for both the front and rear yard, the adjoining public land will be diminished. Mianus Pond is a highly valued resource for the community to share. The public land often extends beyond the pond boundary, as is the case adjoining the subject parcel. Given the proposed lot is so steep and narrow, and with the granted rear yard variance, the 50-foot-tall east elevation of the house will loom just 25 feet from public land. While similar situations were historically created, this should not be the rationale or standard to justify further impacts to public property.

To properly support the pond’s ecosystem, its adjacent land cannot be excessively consumed. The inhospitable slopes and lot configuration drive an inordinate amount of disturbance and permanent land utilization to the detriment of avian species and animals such as muskrats, turtles, fish, pollinators, etc. who need land to complement their aquatic habitat. These wildlife impacts are not in the purview of the IWWA and their approval of the plan should not be construed to include these considerations.

If the Commission is inclined to move forward with the application, Conservation offered the following recommendations:

1. Construction on a steep slope is challenging. The applicant provided construction staging plan which is very generic and does not work for this site. The access for the tree clearing is not presently available nor is the proposed access explained. One of the steps is stripping topsoil and stockpiling it. Where this stockpile will be located? Another step will be to excavate for foundation. The stockpile area shown on the plan is located over a steep slope with a single line of silt fence that is not adequate to hold the loose material. In addition, the area is difficult to access by the machinery. The front driveway calls for a large amount of fill to be installed in
order to gain an access to the site. How will the area be graded and at the same time used as an access? The street is very narrow and has no shoulder. How will the access to the construction site be kept clear and where the contractors’ vehicles will be parked? It is not at all unusual to see 10-15 cars associated with home construction. The complexity of logistics for this site is another reason against the site development. The applicant should provide detailed construction staging explain the mechanisms of fill movement, contractor parking and site access during the different stages of the construction phase.

2. The Conservation Easement area should be protected during the site development. The lines of silt fence should be located up the hill from the protected area not within it.

3. The modification of the natural drainage pattern over the slope area is of concern. The proposed site development will replace vegetated slope with hard surfaces. This change will cause decline in storm water quality and increase of storm water runoff. The Drainage Summary Report explains the storm water management in terms of its quantity. No quality measures are described other than porous pavement which may trap some courser particles, but do not adsorb any of the water born pollution derived from the driveway. The area is underlined by fractured bedrock and will not provide adequate renovation before the runoff enters the ground water feeding Mianus Pond. To protect the high quality of water in the pond it is recommended runoff from the driveway be detained separately and pre-treated before discharged into the groundwater. The applicant addressed this concern in the letter from Rocco V. D’Andrea dated 5/19/21 and indicated that the water would be filtered and move slowly through the soil. Any excess water that may exceed the capacity of the storage under the driveway would be routed through a bypass structure to another deep layer of granular fill placed under the floor of the lower level of the new dwelling. The applicant has also indicated that the flow path would not be altered from the following the natural slope of the site

4. The proposed site restoration planting plan targets the Conservation Easement area and the areas of the watercourse buffer. The new vegetation is predominantly native and of high wildlife value. Replacing the invasive species with native will benefit the wildlife habitat. Prior to planting, it should be ensured the soils are deep enough to support the large root balls of the proposed trees.

5. There is a concern with the proposed use of pesticides as the only method of invasive species eradication. Pesticides can have a long lasting effect on the soil and water quality impacting the wildlife visiting the area. Pollinators are especially sensitive to pesticides. It is recommended the applicant uses mechanical methods supplemented with spot pesticide treatment outside of the protected areas and only if needed. Broadcasting pesticides over the environmentally sensitive edges of the pond and the Conservation Easement area should be prohibited. A revised invasive species removal plan should be submitted to demonstrate how the native species be preserved and the Conservation Easement not violated with pesticides.
6. The 24” dbh oak located downgrade from the residence should be preserved to continue to provide shade, protect soil, stabilize the slope, absorb storm water and support the wildlife habitat.

**Background/Title Search:**
The applicant submitted a deed history for the lot which dates to 8/20/1928.

**Application History:**
PLPZ2019 00073 - PSB moved to final on 10/1/19.

**APPLICABLE REGULATIONS:**
A. Subdivision Regulations Section 6-258 – Authority for Regulations
B. Subdivision Regulations Section 6-259 – Compliance
C. Subdivision Regulations Section 6-260 – Purposes
D. Subdivision Regulations Section 6-261 – Definitions
E. Subdivision Regulations Section 6-269 – Record Sheets; Contents
F. Subdivision Regulations Section 6-270 – Construction Sheet; Contents
G. Subdivision Regulations Section 6-271 – Health Dept. Report; Sewage Disposal Facility
H. Subdivision Regulations Section 6-278 – Signing of Subdivision Plan
I. Subdivision Regulations Section 6-279 – Filing with Clerk
J. Subdivision Regulations Section 6-296 – Natural Features; preservation.
K. Subdivision Regulations Section 6-297 – Parks and Playgrounds; standards.
L. Subdivision Regulations Section 6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
M. Subdivision Regulations Section 6-304 – Lot Dimensions
N. Building Zone Regulations Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
Date: May 20, 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: PLPZZ202100075: 249 Valley Road, Timothy K Saunders, Jr.

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

Project Summary:
- 2 lot subdivision.

Sewer Division Comments:
As indicated in the Sewer Division’s prior comments dated April 19, 2021, September 26, 2019, June 17, 2019, and April 19, 2021 it appears that none of the Sewer Division’s prior comments were addressed. We repeat these comments as they still apply and need to be addressed:

Comments to be addressed during P&Z phase:
- The applicant/owner needs to confirm and provide written confirmation that they have paid all required sewer assessments and that they have the right to subdivide and install additional connections to the sanitary sewer.

Comments to be addressed during Sewer and Building Permit phase:
- The site development must consider that this portion of the North Mianus sewer extension was based on gravity connection from this parcel. Should the development require any sewer pumps, the Town will not be providing nor will the Town be responsible for maintaining any sewer pumps to facilitate the proposed development.
- As we previously commented in both the 2019 and 2021 comments, the plan notes call out to install sewers, but no sewer infrastructure shown on plans. The plans need to be revised to show how they propose to connect to sanitary sewer.
- The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting.
- The application does not show the existing sanitary sewer infrastructure that serves the existing dwelling on Parcel B of 249 Valley Road, or the proposed sanitary sewer infrastructure for the proposed dwelling on Parcel A. The applicant must show all sanitary infrastructure for any plans submitted for the sewer permitting. Please revise plan to show the existing and proposed sanitary sewer line and laterals, including size of the pipe, if it is a gravity line or a pressurized line, manholes, clean outs, and any other sanitary sewer infrastructure. Also show any easements (if applicable) on the property so that the Sewer Division can provide any necessary comments as they relate to the proposed site improvements.
Once the existing sewer lateral is shown for the existing house at Parcel B, a determination can be made regarding the proposed permeable pavers and whether or not there will be any requirements related to the sanitary sewer lateral for this parcel.

The plans need to be revised to show how they propose to connect the proposed dwelling on Parcel A to sanitary sewer.

The plan shows septic tank on Parcel B that needs to be crushed and filled, however if the owner connected to sanitary sewer in 2004, this should have been completed. Please have the owner/applicant confirm and adjust notes on plans, if required.

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

The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals and private mains that serve the existing buildings to confirm there are no issues with the existing sanitary sewer lateral. Any televising of sanitary sewer laterals must be performed in the presence of the Environmental Asset Engineer. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Inspector present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.

As portions of this lot are in the floodplain, and approximately a third of the proposed dwelling on Parcel A are in the floodplain, include written confirmation during Sewer Permitting that all plumbing fixtures in the development will be installed a minimum of 1-foot above the flood zone elevations.

Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other
necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.

Also, please note, the applicant should NOT submit for Sewer Permits until the project has received approval from P&Z.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 19-5(25)  Department Project No.  PLPZ202100075  Submittal Received Date: 5/10/2021

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

PLAN SET INFORMATION

Plan Title: Timothy K. Saunders, Jr.  Project Address: 249 Valley Road
Engineering Firm:  Original Plan Date: 4/9/2019  Latest Plan Revision Date: 5/3/2021
Rocco V. D'Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Rocco V. D'Andrea, Inc.

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

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

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

Reviewed and Approved by: ___________________________  Date: 5/17/21
Scott Marucci - Senior Civil Engineer

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

1. A revised Form SC-107 needs to be submitted.
2. A sight line easement must be provided by 249 Valley Road (see attached sketch). The sight line easement must be added to the subdivision map and an easement must be filed on the Town Land Records. A draft of the map and sight line easement must be submitted for review prior to filing of the subdivision map and easement.
3. The Drainage Summary Report is acceptable.
4. The construction plan set needs to be revised as follows:
   a. Existing Conditions Survey Sheet
      i. Additional spot elevations along the edge road and in the road shoulder to the property line need to be added (in front of each driveway very important).
   b. Site Plan Sheets
      i. The footing drain needs to show the necessary rip-rap apron/level spreader.
      ii. Show saturated hydraulic conductivity test locations.
   c. Driveway Profile & Sight Distance Sheet
      i. Show slope of driveways for first five feet on profile (required minimum slope is +3% to 6%).
   d. Construction Details Sheets
      i. Need to add a detail or cross-section for the select granular fill and stone below the house.
5. The draft Operations and Maintenance Plan Report is acceptable. The address shall be revised on all final documents.

**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).
A sight line easement must be provided across the area shown.
<table>
<thead>
<tr>
<th>Project No.</th>
<th>PLPZ20210075</th>
<th>Preliminary</th>
<th>Final</th>
<th>X</th>
</tr>
</thead>
</table>

Reviewed for Planning and Zoning Commission.

**TITLE OF PLAN REVIEWED:** Saunders

**LOCATION:** 249 Valley Rd.

**PLAN DATE:**

**ZONE:** R-12

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

- [ ] Resubmit the following prior to Site Plan/Subdivision approval:

- [x] 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.
MEMORANDUM

TO:               Bianca Dygert, Planner II
FROM:            Aleksandra Moch, Environmental Analyst
DATE:            April 20, 2021
RE:               Timothy K. Saunders, 249 Valley Road, PLPZ 2021 00075


The Conservation Commission commented on this project during the preliminary review on July 2, 2019 and September 25, 2019. In both reviews, the proposed subdivision and lot development was determined to be too invasive to the natural resources such as steep slopes (42%), high quality wildlife migratory corridor, quality of the water in the pond and wildlife habitat this area supports. This development was also found inappropriate when the principles stated in the Plan of Conservation and Development are applied. The proposal, with 90% of the new lot being disturbed and 50% of the lot being permanently consumed by development, does not represent a reasonable balance within the sensitive watercourse buffer area and steep slope setting. Add to this, the proposed lot does not meet the basic standards for a building lot.

The intensity of the site modification needed to accommodate the development outweighs benefits such development offers to the community. The criteria for a building lot is not random. The criteria exist to balance the right to develop property and the broader rights of neighbors and community. This parcel has reaped development benefits and is not entitled to more. The new lot fails to meet several basic lot minimums, standards that are equally important as size. The Conservation Commission depends on those minimum being upheld to ensure the natural resources of the town are responsibly used.

By virtue of the variances needed for both the front and rear yard, the adjoining public land will be diminished. Mianus Pond is a highly valued resource for the community to share. The public land often extends beyond the pond boundary, as is the case adjoining the subject parcel. Given the proposed lot is so steep and narrow, and with the granted rear yard variance, the 50-foot-tall east elevation of the house will loom just 25 feet from public land. While similar situations were historically created, this should not be the rationale or standard to justify further impacts to public property.

To properly support the pond’s ecosystem, its adjacent land cannot be excessively consumed. The inhospitable slopes and lot configuration drive an inordinate amount of disturbance and permanent land utilization to the detriment of avian species and animals such as muskrats, turtles, fish, pollinators, etc. who need land to complement their aquatic habitat. These wildlife impacts are not in the purview of the IWWA and their approval of the plan should not be construed to include these considerations.
For all the aforementioned reasons the application should be denied. Our public land and natural resources depend on the subdivision process, standards, and upholding of the important principles of the Plan of Conservation and Development.

If the Commission is inclined to look past the inadequacies of the proposed lot, the following recommendations are offered.

1. Construction on a steep slope is challenging. The applicant provided construction staging plan which is very generic and does not work for this site. The access for the tree clearing is not presently available nor is the proposed access explained. One of the steps is stripping topsoil and stockpiling it. Where this stockpile will be located? Another step will be to excavate for foundation. The stockpile area shown on the plan is located over a steep slope with a single line of silt fence that is not adequate to hold the loose material. In addition, the area is difficult to access by the machinery. The front driveway calls for a large amount of fill to be installed in order to gain an access to the site. How will the area be graded and at the same time used as an access? The street is very narrow and has no shoulder. How will the access to the construction site be kept clear and where the contractors’ vehicles will be parked? It is not at all unusual to see 10-15 cars associated with home construction.

The complexity of logistics for this site is another reason against the site development. The applicant should provide detailed construction staging explain the mechanisms of fill movement, contractor parking and site access during the different stages of the construction phase.

2. The Conservation Easement area should be protected during the site development. The lines of silt fence should be located up the hill from the protected area not within it.

3. The modification of the natural drainage pattern over the slope area is of concern. The proposed site development will replace vegetated slope with hard surfaces. This change will cause decline in storm water quality and increase of storm water runoff. The Drainage Summary Report explains the storm water management in terms of its quantity. No quality measures are described other than porous pavement which may trap some courser particles, but do not adsorb any of the water born pollution derived from the driveway. The area is underlined by fractured bedrock and will not provide adequate renovation before the runoff enters the ground water feeding Mianus Pond. To protect the high quality of water in the pond it is recommended runoff from the driveway be detained separately and pre-treated before discharged into the groundwater.

4. The proposed site restoration planting plan targets the Conservation Easement area and the areas of the watercourse buffer. The new vegetation is predominantly native and of high wildlife value. Replacing the invasive species with native will benefit the wildlife habitat. Prior to planting, it should be ensured the soils are deep enough to support the large root balls of the proposed trees.

5. There is a concern with the proposed use of pesticides as the only method of invasive species eradication. Pesticides can have a long lasting effect on the soil and water quality impacting the wildlife visiting the area. Pollinators are especially sensitive to pesticides. It is recommended the applicant uses mechanical methods supplemented with spot pesticide treatment outside of the protected areas and only if needed. Broadcasting pesticides over the environmentally sensitive edges of the pond and the Conservation Easement area should be prohibited. A revised invasive species removal plan should be submitted to demonstrate how the native species be preserved and the Conservation Easement not violated with pesticides.
6. The 24” dbh oak located downgrade from the residence should be preserved to continue to provide shade, protect soil, stabilize the slope, absorb storm water and support the wildlife habitat.

cc: Conservation Commission
May 19, 2021

Thomas Heagney
Heagney Lennon & Slane
248 Greenwich Avenue
Greenwich CT 06830

Re: 249 Valley Road
Response to Conservation staff comments

Dear Tom,

The following is provided in response to Recommendation No. 3 on page 2 of the comments from Aleksandra Moche, Environmental Analyst dated April 20, 2021.

The drainage design for the two-lot subdivision, and particularly the new home, has been formulated to filter virtually all runoff generated on impervious surfaces through soil.

Water collected from the permeable surface of the driveway will flow through the pavement, then a five-foot layer of gravel and a layer of granular soil with gradation equivalent to select fill specified in the Health Code.

The water will move slowly through the soil as it infiltrates into the natural soil below that exists on site.

Excess water that may exceed the capacity of the storage area under the driveway during an extreme intense storm will be routed through a bypass structure to another deep layer of select granular fill to be placed under the floor of the lower level of the new dwelling.

The water that reaches the select material will filter down toward the layer of original soil under and beyond the house and continue along the natural flow path toward the Mianus Pond.

The result of the design is ultra-filtered water with the majority of it infiltrating into the natural ground over a wide area on its way to the river. At no time will the flow path be altered from following the natural slope of the site.
The layers of soil that the water will pass through have been designed to filter and renovate the water before it reaches the Mianus Pond.

Our design will increase the depth of soil on the site and will increase the length of travel toward the Mianus Pond. Both factors will contribute to the quality of runoff discharged from the site.

In contrast to the comment from Ms. Moch, the quality of the runoff will not decline after development. The peak rate of runoff will be controlled, however, due to the discharge into the Mianus Pond, volume was not the most important consideration in the design.

The construction of the dwelling and drainage infrastructure as proposed will insure against any detriment to the Mianus Pond.

Please advise if additional information is required at this time.

Sincerely,

ROCCO V. D'ANDREA, INC.

[Signature]

Anthony L. D'Andrea, PE&LS

ALD:adm
14UOTH02
Enclosures

cc: Timothy K. Saunders, Jr.
Francesca Mistretta
William Kenny

ROCCO V. D'ANDREA, INC.
Subdivision Application

Property Address: 249 Valley Road, Cos Cob, CT 06807

Property Owner: Timothy K. Saunders, Jr.

Email: Timothy K. Saunders, Jr.

Applicant: Timothy K. Saunders, Jr.

Authorized Agent: Heagney, Lennon & Slane, LLP

Email: THeagney@HLS

Zone(s): R-12

Total Area: 25,200 sf

Please select all relevant items below:

☐ Preliminary  ☑ Final  ☐ Coastal  ☐ Resubdivision

Number of Lots:

Existing: 1

Proposed: 2

Zone:

Existing: R-12

Proposed: R-12

Land Reserved:

Area of Land Reservation: 0

Reserved Land Area as Percent of Total Land Area: 0%

History:

Previous SB #: PLPZ201900212

GLR Map # of any previously filed subdivisions or surveys:

Utilities:

☐ Septic  ☐ Well  ☑ Sewer  ☑ Public Water

Health Permit needed and received?

Yes

IWWA Permit received? Yes  IWWA Permit #: Application 2019-109

☐ Property is within 500 feet of a Municipal Boundary of ______________ (for notification)

☐ 10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

To be completed by P&Z staff only:

Check # ___________  Check Amount: $__________

Application # ____________________________

pzSubdivisionApp 2020
Application Signature Page

Property Address: 249 Valley Road, Cos Cob, CT 06807  
Tax ID: 08-2018/S

Property Owner 1: Timothy K. Saunders, Jr.  
Address: 249 Valley Road, Cos Cob, CT 06807

Email:  
Cell Phone:  
Other Phone: 

Signature:  
Date: 

Property Owner 2: 
Address: 

Email:  
Cell Phone:  
Other Phone: 

Signature:  
Date: 

Property Owner 3: 
Address: 

Email:  
Cell Phone:  
Other Phone: 

Signature:  
Date: 

Property Owner 4: 
Address: 

Email:  
Cell Phone:  
Other Phone: 

Signature:  
Date: 

Applicant:  
Address: 

Email:  
Cell Phone:  
Other Phone: 

Signature:  
Date: 

Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: Theagney@HLS248.com  
Cell Phone:  
Other Phone: (203) 661-8400

Signature:  
Date: 3/1/21

pzSignaturePage 2020
**TOWN OF GREENWICH**  
Town Hall – 1 Field Point Road – Greenwich, CT 06830  
Planning & Zoning Department – 203-622-7894 – Fax 203-622-3795

**Final Subdivision Application Checklist**  
(Per Section 6-267 and 6-272 of the Subdivision Regulations)

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

**Please Check Items Submitted:**

1. **Record Sheets:** shall be drawn at a scale of 20, 40, 50 feet to 1 inch except that for tracts in the RA-1, RA-2 or RA-4 zones a scale of 100 feet to 1 inch may be used provided required data is clearly shown. An index is to be provided in the event multiple sheets are required.
   - a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right-hand corner of the tracings. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.
   - b. The location and dimensions of all boundary lines (metes and bounds) of the property.
   - c. The dimensions and areas of all existing and proposed lots.
   - d. Information to show the location of the subdivision in relation to surrounding property and streets.
   - e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, wells, and seeps on adjacent properties within 100 feet of the proposed subdivision.
   - f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets. Survey data shall be shown across all street intersections to relate accurately one block with another and one side of a street with the opposite side.
   - g. Location and type of all proposed monuments.
   - h. The names of existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.
   - i. The lines and purposes of existing and proposed easements immediately adjoining and within the subdivision.
   - j. The location of all existing and proposed water bodies, streams and wetlands.
   - k. The location and dimension of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.
   - l. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.
   - m. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all street lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.
   - n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.
   - o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: "Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility."
   - p. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:

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

   **Signature of Chairman**  
   **Date**

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

   **r.** The following information is to be shown on the record sheet as applicable: total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.

   **s.** The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.

   **t.** All notes required for the preliminary layout not mentioned herein are required.

   **u.** A note stating that all utilities shall be placed underground.

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

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

   **4.** Eight copies of 11 x 17 inch reduction.
5. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets.

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

7. Fee submitted at time of application: $___________ (see fee schedule)

8. Eight copies of a completed application form.

9. All items from the Preliminary Subdivision checklist.

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

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

__________________________
Owner name/ signature

__________________________
Agent name / signature

Date 2/5/21

__________________________
P&Z Staff Signature

Applicant Comments:

__________________________

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
October 9, 2019

Mr. Thomas Heagney, Esq.
Heagney, Lennon & Slane LLP
248 Greenwich Avenue
Greenwich, CT 06830

RE: The application of Thomas J. Heagney, Esq, authorized agent for Timothy K. Saunders, record owner, for a preliminary subdivision, PLPZ 2019 00373, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at 249 Valley Road in the R-12 zone and AE and X Flood Zones.

Dear Mr. Heagney:

At a regular meeting held on October 1, 2019 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion to move the preliminary subdivision to final subdivision made by Mr. Macri and seconded by Mr. Fox, the following resolution was unanimously adopted. (Voting on this item: Alban, Macri, Levy, Fox and Hardman).

WHEREAS the Commission held a regular meeting on October 1, 2019 and took all testimony required by law; and

WHEREAS a final subdivision application was submitted to the Planning & Zoning Commission to subdivide a 25,200 sq. ft. lot into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at 249 Valley Road in the R-12 zone and AE and X Flood Zones; and

WHEREAS the property is located on the Mianus Pond with steep slopes; and

WHEREAS the applicant converted the final subdivision to preliminary; and
WHEREAS a chain of title was submitted which dates back to 1928; and

WHEREAS the applicant shall obtain an IWWA permit prior to final subdivision approval; and

WHEREAS the applicant noted that additional soil testing shall be done to determine if the soil bearing capacity is acceptable for the proposed construction and with regards to soil infiltration capability as per the Town of Greenwich Drainage Manual; and

WHEREAS the Commission noted concerns regarding the development plan which requires front and rear yard variances; and

WHEREAS the Commission noted that the proposed subdivision does not meet the purposes of Sec 6-260(a)(4) to “control the layout of lots to protect the environment” and Sec 6-260(a)(7) to “secure the preservation of natural features of the landscape and setting aside of open space for the recreational needs of future residents” of the Town of Greenwich Subdivision Regulations; and

WHEREAS the Commission noted that DPW Engineering comments dated 9/16/19 need to be addressed prior to final subdivision, particularly in regards to sightlines of driveway curb cuts; and

WHEREAS the Commission noted that no proposal for any dock has been submitted at this time; and

WHEREAS the Commission noted the following concerns from the Conservation Department which shall be addressed by the applicant with any application for final subdivision:
1. 90% disturbance of the lot with the proposed development;
2. The structural stability on the 42% slopes;
3. Insufficient soil testing for drainage;
4. Amount of deep fill to be used on site;
5. The loss of rich soil that is currently on the surface;
6. No provisions for contractor parking during proposed development;
7. The planting plan including upland native species;
8. The applicant not addressing slope stabilization after invasive plant removal;
9. Restoration of protected areas not described;
10. No plan provided for the preservation of native plants within protected areas;
11. Inadequate protection of trees on site;
12. Deteriorating yard created by the existing retaining wall behind the residence which may result in washing into the Mianus Pond;
13. Retaining walls in flood plain; and

WHEREAS the Commission received a staff report as well as department comments from DPW Engineering and Sewer Divisions, Conservation and Zoning Enforcement; and

THEREFORE BE IT RESOLVED the application of Thomas J. Heagney, Esq, authorized agent for Timothy K. Saunders, record owner, for a preliminary subdivision, PLPZ 2019 00373, to
subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at 249 Valley Road in the R-12 zone is hereby moved to final subdivision with modifications.

The applicant shall address the following issues with any application for final subdivision:

1. Applicant shall obtain an IWWA permit for the proposed subdivision.
2. A variance of front and rear yard setbacks for the proposed site development shall be obtained;
3. DPW Engineering comments dated 9/16/19 shall be addressed;
4. Conservation comments dated 9/25/19 shall be addressed;
5. Soil testing (structural and porosity) shall be conducted; and

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on October 1, 2019.

If you have any questions, please contact our office.

Sincerely,

Bianca Dygert
Planner II
NARRATIVE

On October 1, 2019, the Planning and Zoning Commission voted to move the preliminary subdivision application for 249 Valley Road to a final subdivision submission subject to resolving a number of outstanding issues. Since that time, the applicant has prepared a number of revisions to the proposed house on the second lot and to the site plan which are attached.

Based on the revisions presented, the Inland Wetlands and Watercourses Agency approved Application 2019-109 on February 24, 2020.

Revised house plans and setbacks were also approved by the Planning and Zoning Board of Appeals on November 9, 2020.

The wetland buffer habitat enhancement planting plan and construction phases have been prepared and revised by William Kenny Associates to respond to the Conservation Department’s comments. In response to those comments the house design was modified to reduce cantilever the decks to provide for less disturbance near the Mianus pond.

All stormwater runoff has been directed to the pervious pavement area on the westerly side of the house and all level spreaders have been removed from the easterly side of the house.

A letter of map revision application was submitted to the Federal Emergency Management Agency to relocate the flood way line on the property and approval from FEMA was obtained. The revised site plan reflects the revised floodway line location.

Test borings were conducted on the property to determine suitability of soil and the depth of the bed rock as part of the design of the house foundation. In addition, structural engineering analysis was conducted on the existing retaining wall along at the Mianus Pond which was found to be adequately constructed.

The traffic access evaluation was conducted by Frederick P. Clark Associates to determine the adequate site lines for the driveways from the property to Valley Road. Engineering comments dated September 16, 2019 have been addressed with the revised site plan. Conservation Department comments dated September 25, 2019 have been addressed with the enhanced enhancement planting plan and construction phasing plan.

Based on the foregoing applicant requests final subdivision approval for the proposed two-lot subdivision.

Respectfully Submitted,
Thomas J. Heagney
Dated: March 5, 2021
MODIFICATIONS TO SITE PLAN
249 Valley Road

1. Changed from “deck boards” to “solid deck design” as shown on plans with engineered gutter/drainage routed to front of house, thereby eliminating erosion concern under decks;

2. Removed catch basins on east side of plan;

3. Eliminated deck support columns and subsequently modified design to cantilevered deck design as shown;

4. Redirected roof drains from the rear of the house to the front treatment reservoir under the driveway;

5. Redesigned the stormwater system to reflect a portion of the stormwater system under the lowest floor of the structure, which is an innovative means to avoid direct discharge to the surface of the ground on the east side of the structure;

6. Re-directed overflow water from the permeable driveway system to the storage area under the lower floor representing an effective alternative to surface discharge through a level spreader. The system under the lower floor has been designed to receive excess runoff from the system under the driveway in the very unlikely event that the capacity of the driveway system is exceeded. It should be noted that the current driveway drainage system has been over-designed to accommodate the runoff generated during a 100-year design storm (50-year is the requirement);

7. All of the required storage and treatment will occur within the driveway system, including the runoff collected from the entire area of the roof. However, the driveway drainage system includes a provision for a high-overflow outlet in the northerly catch basin that will direct flow to the final distribution under the floor of the dwelling. The need for the overflow will only occur if we experience a storm with an intensity greater than 100-year event. The system under the lower floor will function as an interior level spreader with controlled outlet and no potential erosion;

8. The drainage system has been designed to be sufficient to accommodate a 100-year design storm, twice what is required by the Town’s Drainage Manual;

9. Eliminated the level spreader trenches to the east of the home. The elimination of the level spreader enabled additional storage and treatment of runoff under the lower floor of the home;

10. Considered a traditional T-foundation footer, but as an alternative we modified foundation to a L-shaped foundation footer to minimize site disruption away from the wetlands;
11. The Architect designed a cantilever system of supports for the deck and screened porch on the east side of the home; roof drains from the entire house have been directed to the front driveway drainage system as an alternative to partial treatment of only half of the roof area;

12. Alternative of entering the garage below the house was considered in order to minimize the footprint of the house, however this alternative was rejected due to the extensive alteration of the topography on a steep slope close to the wetlands that would be required to create a driveway with sufficient area for turning;

13. Increased the “Conservation Easement Area” to protect additional portions of the property along the shoreline for a total of 18.9% of lot area;

14. Provided modifications/improvements to existing house driveway and existing house drainage system by installing pervious pavement and a level spreader for stormwater treatment and renovation at the existing house;

15. Improved natural drainage by changing east side of garage from structure/walls to design on piers;

16. Alternatives considered included a conventional foundation wall, which would have involved more digging and the existing topography on the slope under the house would have been lost;

17. Multiple modifications to existing house site, including improvements on drainage; and

18. Added additional sedimentation and erosion control measures.
I, Arthur Delmhorst, Secretary, of the Planning and Zoning Board of Appeals of the Town of Greenwich, Connecticut do hereby certify that the following is a true copy of the decision rendered by such Board at its meeting held October 28, 2020 at which a quorum was present.

APPEAL No. PLZE202000042

Appeal of Timothy K. Saunders, Jr., 249 Valley Road, Greenwich for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12 Zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

After due consideration, the Board finds there is hardship due to the lot’s shape and topography. Therefore, the requested variances of front and rear yard setback is granted from sections 6-203 and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

Arthur Delmhorst, Secretary
2/24/2020

Timothy Saunders, Jr.
249 Valley Road
Cos Cob, CT 06807

RE: Application #2019-109 to conduct regulated activities at 249 Valley Road - Tax #08-2018/s

Permit #2020-010

Dear Mr. Saunders,

The Inland Wetlands and Watercourses Agency has reviewed the application record and found the proposed activities in the above mentioned application are consistent with the purposes and policies of the Inland Wetland and Watercourses Regulations. Accordingly, the Agency GRANTED the enclosed permit with conditions.

Your attention is directed to the special and standard conditions because those in **BOLD** require action either prior to the start of clearing or construction activities or within a specific time period after the receipt of the permit.

The effective date of the permit is the date of issue. The permit expires 5 years from the effective date, but when deemed necessary, the Agency may extend the period according to the provisions in Section 11.11 of the Regulations.

If you have any questions concerning this permit or the functions and values of wetlands in Greenwich, please let me know.

Sincerely,

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Stephan Skoufalos, Secretary

C: Rocco V. D’Andrea, Inc.
Following a duly noticed public hearing, the Inland Wetlands & Watercourses Agency APPROVED regulated activities on the property of Timothy Saunders, Jr. at 249 Valley Road, tax #08-2018/s. The permitted activity is for a two-lot subdivision and construction of a single family residence 25 feet from wetlands, as further described in the following documents.

1. Completed application form, with supporting documentation, submitted August 22, 2019, signed by Tony D’Andrea, Rocco V. D'Andrea, inc., agent
2. “Project Narrative”, dated August 22, 2019, prepared by Rocco V. D'Andrea, inc., signed by Tony D’Andrea, PE
4. “Drainage Summary Report”, dated March 27, 2019 and revised August 8, 2019, prepared by Rocco V. D’Andrea, inc., signed by Tony D’Andrea, PE
5. “Long Term Maintenance Plan”, dated April 9, 2019, prepared by Rocco V. D'Andrea, inc., signed by Tony D’Andrea, P.E.
7. Letter to Anthony D’Andrea from Ruspini Consulting Engineers, inc., dated August 5, 2019, signed by Carl E. Ruspini, M.S., P.E.
8. Email from Derek Daunais to Adam Cerini, dated August 9, 2019.
9. Letter with attachments addressed to Brian Harris, chairman, dated August 23, 2019, prepared by Heagney, Lennon & Slane, LLC, signed by Thomas J. Heagney.
11. “Staff Report,” dated June 19, 2019, prepared by Patricia Sesto, director
12. “Site Development Review,” dated May 11, 2019 and revised August 22, 2019, prepared and signed by Scott Marucci, Senior Civil Engineer and Juan Parades, Civil Engineer II, Greenwich DPW
13. Plan entitled “Subsurface Drainage Cross-Section,” dated August 22, 2019, prepared by Rocco V. D’Andrea, inc., signed by Tony D’Andrea, PE
16. “Site Development Review,” dated September 14, 2019, prepared and signed by Scott Marucci, Senior Civil Engineer and Juan Parades, Civil Engineer II, Greenwich DPW
17. Staff report, dated October 21, 2019, prepared by Patricia Sesto, director.
18. Planning and Zoning Preliminary Approval, dated October 9, 2019
19. Zoning Board of Approval resolution, dated October 28, 2019
20. Curriculum vitae for William Kenny
21. Plan entitled, “Proposed Site Section, 249 Valley Road, Cos Cob, CT,” dated October 28, 2019, prepared by William Kenny Associates LLC.
22. Excerpts from 2004 CT Stormwater Quality Manual, University of New Hampshire, etc.
23. “Site Development Review,” dated November 22, 2019, prepared and signed by Scott Marucci, P.E., Department of Public Works, Engineering Division
24. Curriculum vitae for Patricia Sesto, Director of Environmental Affairs
26. Report by Land Tech Consultants, dated December 6, 2019
27. Sun exposure study report and graphics, prepared by William Kenny Associates LLC, dated December 12, 2019, signed by William Kenny, LA and Carolyn Matthews, ecologist
28. Proposed site section, prepared by William Kenny Associates LLC, dated December 12, 2019, unsigned
34. Email, dated January 27, 2020 from Steve Gephard, Supervising Fisheries Biologist, Fisheries Division, CT DEEP
After a full review of the considerations set forth in Section 10 of the Regulations and other pertinent factors, this permit is issued with the following special and standard conditions:

**SPECIAL CONDITIONS**

*Conditions in bold require action either prior to the start of clearing or construction activities or within a specified time period after the receipt of the permit.*

1. Prior to the commencement of any on-site permit related activity, a revised site plan shall be submitted showing:
   a. The soil and erosion controls, including the gravel filter strip, wholly on the subject property, at elevation 16.8 or higher, and at least 10 feet from the house foundation;
   b. No portion of the structure, cantilevered or otherwise, shall be closer than 25 feet from the wetland;
   c. The expanded section of deck shall be shifted as far north as possible allowing for functional accommodation of the stairs below.
   d. The deck as an impervious matrial with it runoff being directed to the driveway or other suitable treatment

2. Prior to the commencement of any on-site permit related activity, a revised planting plan shall be submitted to reflect testimony and discussion of this application. The revisions shall include:
   a. Fifteen native shade species to compensate for the violation. One half of the understory trees proposed on the new lot should be changed to native shade trees in the process of compensating for the violation.
   b. The standard for control of invasive species shall be revised to consider success at 10% or less.
   c. Shrubs shall be 2-3 feet in size.
   d. The “rooted” planting area shall be expanded to encompass the on-site areas east of the house on the southern lot.

3. Prior to the commencement of any on-site permit related activity, a revised plasing plan shall be submitted to reflect testimony and discussion of this application. The revisions shall include revising “Phase I” to show the limit of the property as the extent of the project area.

4. Prior to the commencement of any on-site permit related activity, a detail of the level spreader for the northern lot shall be submitted. The plan and detail shall reflect testimony and discussion of this feature to demonstrate discharged stormwater will not create erosion on the steep hillside above the pond.
5. Not later than April 1, 2020, an estimate for the retail, installed cost of the mitigation plan and invasive species management for the northern lot shall be submitted for the purpose of determining a bond amount. The estimate is subject to approval by this Agency or its staff.

6. Not later than April 15, 2020, a cash performance bond in the amount equal to 30% of the approved value of the mitigation plan for the northern lot shall be submitted to the Agency to ensure compliance with the conditions of this permit. The bond shall be submitted in the form of a check payable to the Town of Greenwich. No portion of the bond shall be eligible for release until all Conditions of this permit are satisfied and staff has deemed the project to be in compliance with the approved plans.

7. Corrective action mitigation work on the northern lot shall commence no later than May 1, 2020.

8. Prior to the commencement of any on-site permit related activity, an estimate for the retail, installed cost of the mitigation plan for the southern lot shall be submitted for the purpose of determining a bond amount. The estimate is subject to approval by this Agency or its staff.

9. Prior to the commencement of any on-site permit related activity for the southern lot, a cash performance bond of $7,000, plus 30% the approved value of the planting plan shall be submitted to the Agency to ensure compliance with the conditions of this permit. The bond shall be submitted in the form of a check payable to the Town of Greenwich. No portion of the bond shall be eligible for release until all Conditions of this permit are satisfied and staff has deemed the project to be in compliance with the approved plans.

10. Prior to the commencement of any on-site permit related activity, the permittee shall cause to be prepared a Conservation Easements noting the presence of inland wetland and watercourse areas on the property and the requirement to maintain the land east of the dwellings in a naturally vegetated state and ensure the area is free from erosion. This Easement shall also reference Inland Wetlands and Watercourses Permit #2020-010 and Application #2019-109. The Easement must be submitted to Agency staff for review and approval prior to being filed in the Land Records of the Town. A copy of the filed Easement shall be provided to the office of the Agency.

Prior to the commencement of any on-site permit related activity, the permittee shall cause to be prepared a packet for the homeowner describing the components of the stormwater management system, their purpose, and practical means to maintain them. The packet
shall also include information pertaining to environmentally friendly lawn care. The packet shall be submitted for review and approval by this Agency or its staff. If the permittee is not the project end user, verification the end user received the information packet shall be submitted to the office of the Agency.

11. At the end of the third year of implementing the habitat enhancement plan, 25% of the bond shall be eligible for release as verified by staff and at least 80% of the planted material is thriving, with no substantive populations of non-native invasive species. An additional 25% will be eligible for release at the end of year four as verified by staff and at least 80% of the planted material is thriving and the non-native invasive species population is under 10%. The remaining 25% of the bond shall be eligible for release at the end of year five, provided at least 80% of the planted material is thriving and the non-native invasive species population is under 10%. High-visibility tags shall be maintained on all of the planting stock for the duration of the two-year establishment period. The plan shall be fully implemented within six months of seeking a Certificate of Occupancy.

12. Areas within the disturbance envelope where the soil is compacted during construction shall be restored to their original properties and porosity by incorporation of compost per recognized guidelines, such as the Virginia DEQ Stormwater Design Specification No. 4 “Soil Compost Amendment”.

13. The permittee shall provide the Agency with written certification that all imported fill required to complete the approved activities is clean and not polluted with contaminants and/or hazardous materials. Certification shall be based on any monitoring, sampling, and testing that may be needed to verify compliance with this condition.

14. The stormwater drainage system shall be certified to have been constructed according to the approved plans and to be in compliance with the permit and conditions by a registered, professional engineer. Certification shall be based upon regular on-site supervision of construction activities. A written certification report shall be submitted to Agency staff upon the completion of construction.

15. The permittee shall file a note on the Town Land Records requiring a licensed professional to inspect and certify the stormwater management structures every five years to ensure the system has been properly maintained, as required to sustain the designed goal. A copy of the filed note and copies of the periodic certifications shall be submitted to the Agency for its records.

Upon completion of construction activities, an "as-built" survey drawing locating foundations, other authorized structures, surface stormwater management features, with distances to
inland wetland and watercourse areas shall be submitted. The survey shall be in a form suitable for filing on the Greenwich Land Records. A copy of this record plan shall be submitted to Agency staff for review and approval prior to filing with the Town Clerk. A copy of the filed plan shall be submitted in both paper and digital formats.

16. A qualified environmental consultant approved by this Agency or its staff shall be utilized during the course of construction to minimize adverse environmental impacts on inland wetlands and watercourses. Written status reports shall be submitted to the office of the agency weekly during site preparation and house construction, then monthly until such time as the Certificate of Occupancy is issued, the planting plan is fully implemented, and the site is stabilized as determined by this agency or its staff. At this point, reports shall be submitted every other month for the first year and then quarterly until the final portion of the bond is released. Requests for modifications to this schedule may be considered by agency staff upon written request.

17. The inland wetland and watercourses boundary shall be delineated on the record plan of the approved subdivision with a note indicating that all activities within or adjacent to inland wetlands and watercourses are subject to the review and approval of the Inland Wetlands and Watercourses Agency. The intended record plan shall be submitted to Agency staff for review and approval prior to filing with the Town Clerk. The filed plan shall be submitted to the office of the Agency in paper and digital form.

-END-
STANDARD CONDITIONS:

All Greenwich Inland Wetlands and Watercourses Agency permits are subject to the following Standard Conditions:

1. This permit expires on February 24, 2025. If the authorized activity is not completed on or before this date, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.

2. Prior to the commencement of any on-site permit related activity, the attached compliance statement shall be signed by the contractor engaged to perform the regulated activities and then returned to the Agency office. This form shall serve as written notice to the Agency as to when work is planned to commence. The permittee shall also provide written notice to the Agency upon completion of the regulated activities.

3. The permittee shall employ best management practices, consistent with the terms and conditions of this permit and provisions of the Connecticut Guidelines for Soil Erosion and Sediment Control (2002, as revised), to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Agency staff. The permittee shall immediately inform the Agency of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.

4. Any material, man-made or natural, which is in any way disturbed and/or utilized during work authorized herein, shall not be deposited in any wetland or watercourse, either on or off site, unless specifically authorized in this permit.

5. Fuel oil tanks shall be installed above ground or within the structure unless specifically approved otherwise by the Agency or its staff.

6. This permit shall not be assigned or transferred by the permittee to any other party without the written consent of the Greenwich Inland Wetlands and Watercourses Agency.

7. This permit may be revoked or suspended if the permittee exceeds the conditions or limitations of this permit, or has secured this permit through deception or inaccurate information.

8. This permit does not obviate the permittee’s obligation to obey all other applicable federal, state and local laws or to obtain any applicable federal, state and local permits.

Sincerely,

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Stephan Skoufalos, Secretary
INLAND WETLANDS AND WATERCOURSES AGENCY

Permit #2020-010
Application #2019-109
2/24/2020

As the contractor engaged by Timothy Saunders, Jr. to perform regulated activities as described in the Greenwich Inland Wetlands and Watercourses Application #2019-109 at 249 Valley Road, tax #08-2018/s, I am familiar with the IWWA regulations and have read the permit referenced herein and agree to comply with both.

Work will commence on or about and will be completed in months/weeks.

_________________________________________
Contractor Name

_________________________________________
Street Address, City, State, Zip Code

_________________________________________  ______________________________
Phone                                           Email Address

_________________________________________
Signature

Mail to: IWWA
        101 Field Point Road
        Greenwich, CT 06830
or
Email to: wetlands@greenwichct.org
Pursuant to the provisions of the Inland Wetlands and Watercourses Regulations of the Town of Greenwich, Connecticut, effective December 28, 1973 and as amended, notice is hereby given on actions taken by the Inland Wetlands and Watercourses Agency of the Town of Greenwich at its duly noticed February 24, 2020 meeting.

GRANTED with Conditions Application #2019-109 – 249 Valley Road – Timothy Saunders, Jr. for a two-lot subdivision and construction of a single family residence 25’ from wetlands. Tax #08-2590

Brian Harris, Chairman

Dated: February 25, 2020

PUBLISHED ONCE ON FEBRUARY 28, AND AGAIN ON MARCH 4, 2020.

BILL TO THE GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY AND PROVIDE AN AFFIDAVIT OF PUBLICATION
To: Shanice Becker, Planner I
Fr: Aleksandra Moch, Environmental Analyst
Date: September 25, 2019
Re: Timothy K. Saunders, 249 Valley Road, PLPZ 2019 00373
Site plan by Rocco V. D’Andrea, Inc., dated August 22, 2019

I have reviewed the above-revised site plan and the list of concerns raised in July 2, 2019 Conservation Commission staff review. Most of the comments have not been addressed or only partially addressed. Below is the discussion on each of them provided in the same order.

1. It is important to emphasize again the upstream watershed benefits can be negatively offset if land use surrounding the pond is not balanced. The proposal, with 90% of the new lot being disturbed and 50% of the lot being permanently consumed by development, does not represent reasonable balance. The existing condition of the entire parcel, that being one house and productive vegetation on the remaining steeply sloped portion, is an appropriate balance.

2. Not every piece of land is developable. Certainly this proposed new lot, with its steep 42% slopes, ledge outcrops, shallow soils, and adjacent sensitive wetland/watercourses should not be considered for development. The proposal ignores the limitations recognized in the Plan of Conservation and Development and deemed inappropriate for development.

3. Soil testing for drainage was one of the concerns. The applicant provides two additional test holes, which are not very helpful because they are located within the filled areas. The proposed drainage underneath the residence lacks soil data. The depth to the bedrock is unknown so it is difficult to evaluate the efficiency of this area to detain and infiltrate storm water.

The area will receive polluted storm water overflow from the driveway. If the storm water detention system is underlain by fractured bedrock, the system may not provide adequate renovation before the runoff enters the ground water and Mianus Pond. Granular fill does not have the capacity to absorb hydrocarbons and
other water born pollutants, thus an understanding of the extent of ledge is critical to understanding the efficacy of the proposal.

4. The upper portion of the site will be covered by deep fill. The biologically rich soil will be buried and will have long-term impacts on storm water quality and environmental functions. New fill will have different textural properties (less pollutant absorption), different rate of infiltration, nutrient and microbe deficiency, etc. that will detract from then normally expected renovation services of soil.

5. The soil erosion and sediment control plan has been provided. The plan fails to designate an area for contractor vehicle parking and for heavy equipment storage. The access is very difficult and there is no parking along the road.

6. A planting plan was submitted with the IWWA application. The plan was prepared by William Kenny Associated, LLC, dated August 23, 2019. The design provides a list of predominantly native species of trees, shrubs, and herbaceous ground cover. The plan fails to show the location of the Open Space and Conservation Easement. The site restoration focuses on wetland and wetland buffers rather than the upland areas proposed to be protected. The western section of the open space is shown as a lawn.

The area proposed to be mitigated is heavily infested with invasive species. Steep slopes limit the access to transport the cut and pulled vegetation and to access the area for planting and management. The plan indicates native wetland species will be the only ones preserved. This approach ignores the upland native plants, which are located within the protected areas.

The area of control is large and the planned use of foliar application of pesticides will not only result in wide range impact to the soil and other protected plants, but it may result in runoff to Mianus Pond.

The plan should be revised to address:
- Slope stabilization after invasive plant removal.
- Restoration of both protected areas, no lawn should be allowed.
- Preservation of native plants with the protected areas.
- Avoidance of pesticides with the protected areas. If needed, a more detailed plan should be presented to eliminate broad foliar application in favor of stem painting.

7. The yard area created by the existing retaining wall behind the existing residence is in the stage of deterioration, which if not attended to may result in soil/sediment being washed into the Mianus Pond and associated wetland fringe. The applicant failed to submit an engineering evaluation of this wall.
8. Grading and installation of retaining walls should not be allowed within the flood plain. Changing weather patterns resulting in more torrential rains should be addressed with increased flood water storage capacity, not the other way around.

9. No steps were taken to minimize the removal of existing trees. Trees which are not located directly within the development area should be preserved, at least until the invasive species removal plan is completed and the slope fully stabilized.

10. The revised plan offers some improvements to the storm water storage capacity, but fails to address the storm water quality. As stated above, the shallow ledge and the ease of storm water to enter fractures rock is of a concern. Open fractures within the bedrock allow for water to move fast and provide no water quality renovation. It is important to ensure storm water is properly pretreated by the adequate soil layer or vegetation before reaching the ground water. Crushed rock used for the drainage storage provides no absorption to the water born pollutants.

11. The storm water storage underneath the driveway and potential buildup of hydrological pressure against the house foundation had been addressed.

cc: Conservation Commission
October 1, 2019

Mr. Timothy Saunders
249 Valley Road
Cos Cob, Connecticut 06807

Subject: Traffic Access Evaluation – Proposed Residential Development – 249 Valley Road, Cos Cob, Connecticut

Dear Mr. Saunders

As requested, we have evaluated the proposed access configuration for the proposed residential development to be located at 249 Valley Road. The proposed residential development of one single-family home is located on the easterly side of Valley Road, between Cat Rock Road and Waterfall Lane. Access to Valley Road is proposed via two full-movement driveways to be located on the northerly and southerly sides of the Subject Property.

As part of our field investigation it was noted that the available sight distance to both the north and south is limited by the horizontal curvature of Valley Road in the vicinity of the Cat Rock Road and Waterfall Lane intersections.

Based on the proposed locations of the Site access drives on Valley Road, Clark Associates conducted a Spot Speed Study, an Intersection Sight Distance (ISD) Analysis and a Stopping Sight Distance (SSD) Analysis to determine if adequate sight distance can be provided. The following sections provide a description of Valley Road and the aforementioned analyses.

Study Area Roadway

Valley Road is generally a north-south, two-lane, Town-maintained roadway, which begins to the south at Orchard Street and continues north to the Stamford City Line, where it continues as Manus Road. It provides an approximately 11-foot travel lane in each direction, a double yellow centerline, shoulder lines and curbs on both sides of the roadway. A sidewalk is provided along the westerly side of the road. The posted speed limit is 25 miles per hour and land use is generally residential.

The roadway slopes uphill south to north and is further complicated by curves on either end. There are CURVE WARNING CHEVRON signs posted on the westerly side of the road, north of the Subject Property and on the easterly side of the road, south of the Subject Property. Photographs of Valley Road are provided in the Appendix of this Traffic Evaluation.

Spot Speed Study

A Spot Speed Study was conducted on Valley Road by our office using a portable radar speed gun on Monday, September 23, 2019 from 1:30 to 2:10 P.M. (during the off-peak hours of the roadway). This is a standard adopted by the Connecticut Department of Transportation (CTDOT) which is also followed by the
Town of Greenwich. The Spot Speed Study identified the 85th percentile speed of vehicles traveling northbound and southbound on the Valley Road along the site frontage. The measured (85th percentile) speed of vehicles on Valley Road along the Site frontage were found to be 29 miles per hour northbound and 33 miles per hour southbound. Table 1 provides the results of the Spot Speed Study in tabular format.

**Intersection Sight Distance Analysis**

An ISD Analysis was conducted following standards set forth in the CTDOT Highway Design Manual published in 2003 and revised in January 2011. Review of the ISD requirements indicated that due to the existing horizontal curvature of the roadway to the north and south of the proposed site access drives, the required ISD for both driveways will not be met. However, it is our opinion that for this single-family home a SSD analysis is appropriate.

**Stopping Sight Distance Analysis**

A SSD analysis was conducted to determine if motorists traveling along Valley Road will have adequate sight distance to identify a vehicle entering the roadway from the proposed residential access drives and come to a complete STOP to avoid potential collision. The findings of the analysis indicate that there is adequate SSD provided along both the northbound and southbound travel lanes of Valley Road to the proposed locations of the Site access drives to 249 Valley Road. SSD calculations are provided for the northbound and southbound approaches to the proposed locations of the Site access drives in the Appendix of this Traffic Evaluation. Table 2 provides the results of the SSD analysis for Valley Road to locations of the proposed Site access drives.

**Findings**

The results of the analysis indicate that adequate SSD distance can be provided along Valley Road to the location of the proposed access drives. Therefore, it is our opinion that the proposed development can be accommodated on Valley Road and that it will have minimal impact, if any, to overall traffic operations on the roadway.

Sincerely,

Michael A. Galante  
Managing Principal

Enclosure

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Table 1
SPEED STUDY
Residential Development
249 Valley Road
Cos Cob, Connecticut

<table>
<thead>
<tr>
<th>Northbound</th>
<th>Southbound</th>
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<tbody>
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<td>34</td>
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</tbody>
</table>

| Average Speed | 28 | 30 |
| 85th Percentile Speed | 29 | 33 |

Source: Speed Study conducted by Frederick P. Clark Associates on Monday, September 23, 2019. The Study was conducted by radar speed gun between 1:30 and 2:10 P.M.
Table 2
STOPPING SIGHT DISTANCE (SSD) ANALYSIS – VALLEY ROAD
Residential Development
249 Valley Road
Cos Cob, Connecticut

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>NORTHBOUND TRAVEL LANE</th>
<th>SOUTHBOUND TRAVEL LANE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Distance Available (Feet)</td>
<td>85th Percentile Speed 29 MPH</td>
</tr>
<tr>
<td>Valley Road at Site Access Drive North</td>
<td>185</td>
<td>185</td>
</tr>
<tr>
<td>Valley Road at Site Access Drive South</td>
<td>180</td>
<td>180</td>
</tr>
</tbody>
</table>

Sources:
1. Speed Study conducted by Frederick P. Clark Associates on Monday, September 23, 2019. The Study was conducted by radar speed gun between 1:30 and 2:10 P.M. See Table 1.

Notes:
1. Valley Road is a two-lane roadway in the vicinity of the site.
2. The posted speed limit on Valley Road is 25 miles per hour.
3. The 85th percentile speed of vehicles on Valley Road along the Site frontage was found to be 29 miles per hour northbound and 33 miles per hour southbound.
4. The height of the driver’s eye was assumed to be 3.5 feet.
5. The height of the object was assumed to be 2 feet.
6. The required SSD values were rounded up to the next highest 5-foot increment to be conservative. A design exception is not required if the SSD meets the computed value, and, if due to rounding does not achieve the value.
7. Grade adjustments were provided due to account for gravitational forces. The gradient utilized was based on the longitudinal gradient at the site of brake application.

Conclusions:
1. There is adequate SSD provided along the northbound and southbound travel lanes of Valley Road to the location of the driveways for the proposed single-family residential development.
PHOTOGRAPHS
Valley Road at Site Access Drive North, Looking North

Valley Road at Site Access Drive North, Looking South
STOPPING SIGHT DISTANCE (SSD) CALCULATIONS
Location:
Valley Road to Proposed Residential Driveway North

Direction: Northbound

Approach Grade: +2.2 Percent
Obtained from sightline plan prepared by Rocco V. D'Andrea, Inc.

\[ G = \frac{\text{rise}}{\text{run}} = \frac{+4}{185} = 0.022 \]

Posted Speed Limit: 25 MPH

85th Percentile Speed: 29 MPH
Speed Study conducted by portable radar speed gun by Frederick P. Clark Associates, on Monday, September 23, 2019 between 1:30 and 2:10 P.M.

1. Calculation of Braking Distance:

\[ d_B = \frac{V^2}{30 \left[ \left( \frac{a}{32.2} \right) \pm G \right]} \]

Where:

\( d_B \) = breaking distance on grade, ft

\( V \) = design speed or 85th percentile speed, mph

\( a \) = deceleration, ft/s²

\( G \) = grade, rise/run, ft/ft

\[ d_B = \frac{29^2}{30 \left[ \left( \frac{11.2}{32.2} \right) + 0.022 \right]} \]

\[ d_B = 75.8 \text{ ft} \]
2. Calculation of Stopping Sight Distance:

\[ SSD = 1.47Vt + d_B \]

Where:

SSD = stopping sight distance, ft  
t = brake reaction time, 2.5s

\[ SSD = 1.47(29)(2.5) + (75.8) \]

\[ SSD = 182.4 \text{ ft} \approx 185 \text{ ft} \quad \text{Available (refer to plan) = 185 ft} \checkmark \]

Conclusion: There is adequate SSD provided along Valley Road from the northbound travel lane to the proposed location of the northerly driveway at 249 Valley Road.

---

Location:
Valley Road to Proposed Residential Driveway North

Direction: Southbound

Approach Grade: -4.5 Percent

\[ G = \frac{\text{rise}}{\text{run}} = \frac{-11.0}{245} = -0.045 \]

Obtained from sightline plan prepared by Rocco V. D'Andree, Inc.

Posted Speed Limit: 25 MPH

85th Percentile Speed: 33 MPH

Speed Study conducted by portable radar speed gun by Frederick P. Clark Associates, on Monday, September 23, 2019 between 1:30 and 2:10 P.M.

1. Calculation of Braking Distance:

\[ d_B = \frac{v^2}{30 \left( \frac{a}{32.2} \pm G \right)} \]
Where:

\[ D_B = \text{breaking distance on grade, ft} \]
\[ V = \text{design speed or 85th percentile speed, mph} \]
\[ a = \text{deceleration, ft/s}^2 \]
\[ G = \text{grade, rise/run, ft/ft} \]

\[ d_B = \frac{33.0^2}{30 \left[ \left( \frac{11.2}{32.2} \right) - 0.045 \right]} \]

\[ d_B = 119.9 \text{ft} \]

2. Calculation of Stopping Sight Distance:

Where:

\[ SSD = 1.47Vt + d_B \]

Where:

SSD = stopping sight distance, ft
\[ t = \text{brake reaction time, 2.5s} \]

\[ SSD = 1.47(33)(2.5) + (119.9) \]

\[ SSD = 241.2 \approx 245 \text{ ft} \quad \text{Available (refer to plan) = 245 ft} \sqrt{\text{✓}} \]

Conclusion: There is adequate SSD provided along Valley Road from the southbound travel lane to the proposed location of the northerly driveway at 249 Valley Road.

Sources:


Notes:

1. The height of the drivers eye was assumed to be 3.5 feet.
2. The height of the object was assumed to be 2 feet.
3. SSD was rounded up to the next highest 5-foot increment to be conservative. A design exception is not required if the SSD meets the computed value, and, if due to rounding does not achieve the value.
4. Grade adjustments were provided due to account for gravitational forces. The gradient utilized was based on the longitudinal gradient at the site of brake application.

Frederick P. Clark Associates, Inc.
Stopping Sight Distance (SSD) CALCULATIONS
Residential Development
249 Valley Road
Cos Cob, Connecticut

Location:
Valley Road to Proposed Residential Driveway South

Direction: Northbound

Approach Grade: +4.4 Percent
 Obtained from sightline plan prepared by Rocco V. D’Andrea, Inc.

\[ G = \frac{\text{rise}}{\text{run}} = \frac{+8}{180} = 0.044 \]

Posted Speed Limit: 25 MPH

85\textsuperscript{th} Percentile Speed: 29 MPH
 Speed Study conducted by portable radar speed gun by Frederick P. Clark Associates, on
 Monday, September 23, 2019 between 1:30 and 2:10 P.M.

1. Calculation of Braking Distance:

\[ d_B = \frac{V^2}{30 \left[ \frac{a}{32.2} \right] \pm G} \]

Where:

\( d_B \) = breaking distance on grade, ft
\( V \) = design speed or 85\textsuperscript{th} percentile speed, mph
\( a \) = deceleration, ft/s\( ^2 \)
\( G \) = grade, rise/run, ft/ft

\[ d_B = \frac{29^2}{30 \left[ \frac{11.2}{32.2} \right] + 0.044} \]

\[ d_B = 71.5 \text{ ft} \]
2. Calculation of Stopping Sight Distance:

\[ SSD = 1.47Vt + d_B \]

Where:

\[ SSD = \text{stopping sight distance, ft} \]
\[ t = \text{brake reaction time, 2.5s} \]

\[ SSD = 1.47(29)(2.5) + (71.5) \]

\[ SSD = 178.1 \, ft \approx 180 \, ft \quad \text{Available (refer to plan) = 180 ft} \sqrt{\text{ }} \]

Conclusion: There is adequate SSD provided along Valley Road from the northbound travel lane to the proposed location of the southerly driveway at 249 Valley Road.

---

**Location:**
Valley Road to Proposed Residential Driveway South

**Direction:** Southbound

**Approach Grade:** -4.3 Percent

\[ G = \frac{\text{rise}}{\text{run}} = \frac{-10.5}{245} = -0.043 \]

*Obtained from sightline plan prepared by Rocco V. D'Andrea, Inc.*

**Posted Speed Limit:** 25 MPH

**85th Percentile Speed:** 33 MPH

*Speed Study conducted by portable radar speed gun by Frederick P. Clark Associates, on Monday, September 23, 2019 between 1:30 and 2:10 P.M.*

---

1. Calculation of Braking Distance:

\[ d_B = \frac{V^2}{30 \left[ \frac{a}{32.2} \pm G \right]} \]
Where:

\[ D_B = \text{breaking distance on grade, ft} \]
\[ V = \text{design speed or 85^{th} percentile speed, mph} \]
\[ a = \text{deceleration, ft/s}^2 \]
\[ G = \text{grade, rise/run, ft/ft} \]

\[ d_B = \frac{33.0^2}{30 \left[ \frac{11.2}{32.2} \right] - 0.043} \]

\[ d_B = 119.1 \text{ ft} \]

2. Calculation of Stopping Sight Distance:

Where:

\[ SSD = 1.47Vt + d_B \]

Where:

SSD = stopping sight distance, ft
\[ t = \text{brake reaction time, 2.5s} \]

\[ SSD = 1.47(33)(2.5) + (119.1) \]

\[ SSD = 240.4 \approx 245 \text{ ft} \quad \text{Available (refer to plan) = 245 ft} \]

Conclusion: There is adequate SSD provided along Valley Road from the southbound travel lane to the proposed location of the southerly driveway at 249 Valley Road.

Sources:


Notes:

1. The height of the drivers eye was assumed to be 3.5 feet.
2. The height of the object was assumed to be 2 feet.
3. SSD was rounded up to the next highest 5-foot increment to be conservative. A design exception is not required if the SSD meets the computed value, and, if due to rounding does not achieve the value.
4. Grade adjustments were provided due to account for gravitational forces. The gradient utilized was based on the longitudinal gradient at the site of brake application.

Frederick P. Clark Associates, Inc.
g:\traffic2010-11930.003 249 valley road, greenwich - verg\word\asd calculations south dr..docx
9/30/19
August 2, 2019

Carl Ruspini
414 Pepper Street
Monroe CT 06468

Re: 249 Valley Road
Retaining Wall Evaluation

Dear Carl,

Pursuant to your observation of the test pits that we excavated within the interior of the wall and along the outside perimeter of the structure, on July 24, 2019, I have plotted the location of the test holes and provided a tabulation of the observations.

Please refer to a copy of the Development Plan, Sheet 1 of 3 dated August 5, 2019 for a location of the test holes.

A test hole was excavated approximately 78 inches deep. A deeper excavation was not pursued in order to prevent destabilizing the carefully stacked large stones of the wall. The excavation exposed a sheer face of ledge along the north side of the test hole.

As you observed, the wall is constructed with large stones with sharp or square edges that facilitate the stacking and the underlying ledge formation provides stability for the structure.

Another test hole was excavated outside of the wall approximately six (6) feet west of the southeast corner for the purpose of establishing the bottom of the wall footing.

The footing hole was excavated approximately 42 inches deep until we encountered ledge.

The attached photos illustrate the type of stone used in construction and the existence of a stable ledge formation along the north side.

Please note that blasting is not anticipated for construction of the house foundation, and no new structures are proposed above the wall. Also, the grading
above the existing wall will not change from existing conditions, and a short section of the southerly ledge of the wall will be removed.

Please advise if additional information is required at this time to support your assessment of the stability of the wall and the potential adverse impacts of construction.

Sincerely,

ROCCO V. D'ANDREA, INC.

[Signature]

Anthony L. D'Andrea, PE&LS

cc: Thomas J. Heagney
    Tim Saunders

Rocco V. D'Andrea, Inc.
August 5, 2019

Anthony L. D’Andrea, PE&LS
Rocco V. D”Andrea, Inc.
6 Neil Lane
Riverside, Ct. 06878

RE: 249 Valley Road (Existing Retaining Wall Evaluation)

Dear Tony:

Please note, pursuant to our observations at the site, as described in your letter to me dated August 2, 2019.

It is of my opinion that the existing retaining wall appears to be of adequate dimensions and construction to resist the anticipated loads. The wall has performed with minor adverse signs, while maintaining its integrity. There are no major signs of compromise to the integrity of the wall and its capability to perform.

The anticipated construction of the house foundation along with no new structures above the wall will have no adverse impacts to the wall.

If you have any questions or require additional information please do not hesitate to contact our office.

Sincerely:

[Signature]

Ruspini Consulting Engineers LLC
Carl E. Ruspini M.S., P.E.
## TEST BORING LOG

**GZA GeoEnvironmental, Inc.**

**Logged By:** P. Waters  
**Drilling Co.:** Hardiman Co. & Associates, Inc.  
**Foreman:** T. Hardman III

**Type of Rig:** Tri-pod  
**Rig Model:** N/A  
**Drilling Method:** N/A  
**Boring Location:** See Plan

**Ground Surface Elev. (ft.):** 27  
**Final Boring Depth (ft.):** 4.4  
**Date Start - Finish:** 10/15/2019 - 10/15/2019

**Hammer Type:** Donut  
**Hammer Weight (lb.):** 140  
**Hammer Fall (in.):** 30  
**Auger or Casing O.D./I.D Dia (in.):** N/A

**Sampler Type:** SS  
**Sampler O.D. (in.):** 2  
**Sampler Length (in.):** 24  
**Core Barrel Size:** N/A

<table>
<thead>
<tr>
<th>Depth (ft.)</th>
<th>No.</th>
<th>Depth (ft.)</th>
<th>Pen. (in.)</th>
<th>Rec. (in.)</th>
<th>Blows (per 6 in.)</th>
<th>SPT Value</th>
<th>Sample Description and Identification (Modified Burmister Procedure)</th>
<th>Remark</th>
<th>Field Test Date</th>
<th>Depth (ft.)</th>
<th>STRATUM Description Elev. (ft.)</th>
</tr>
</thead>
</table>
| SS-1        | 0-2 | 24          | 14         | 2          | 3                | 5 6       | 8  
SS-1: Top 2": TOPSOIL  
Bottom 12": Brown, fine to medium SAND and SILT, trace fine to coarse Gravel, trace Roots  
SS-2: Medium dense, brown, fine to medium SAND and SILT, coarse Gravel, rock fragment at bottom of spoon  
SS-3: Very dense, brown, fine to medium SAND, some Silt, trace fine to coarse Gravel (rock structure)  
End of exploration at 4.4 feet below grade. | 1     | 10/15/19    | 1100       | Dry          | |
| SS-2        | 2-4 | 24          | 10         | 10         | 11               | 14 65     | 25  
SS-2: Medium dense, brown, fine to medium SAND and SILT, coarse Gravel, rock fragment at bottom of spoon  
End of exploration at 4.4 feet below grade. | 1     | 10/15/19    | 1100       | Dry          | |

**Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual.**

**Exploration No.:** GZ-1
# TEST BORING LOG

**Logged By:** P. Waters  
**Drilling Co.:** Hardman Co. & Associates, Inc.  
**Foreman:** T. Hardman III  

**Type of Rig:** Tri-pod  
**Rig Model:** N/A  
**Drilling Method:** N/A  

**Boring Location:** See Plan  
**Ground Surface Elev. (ft.):** 22  
**Final Boring Depth (ft.):** 1.2  
**Date Start - Finish:** 10/15/2019 - 10/15/2019  

**Hammer Type:** Donut  
**Hammer Weight (lb.):** 140  
**Hammer Fall (in.):** 30  
**Auger or Casing O.D./I.D Dia (in.):** N/A  

**Sampler Type:** SS  
**Sampler O.D. (in.):** 2  
**Sampler Length (in.):** 24  
**Core Barrel Size:** N/A  

### Depth (ft)  
<table>
<thead>
<tr>
<th>Sample</th>
<th>No.</th>
<th>Depth (ft)</th>
<th>Pen. (in.)</th>
<th>Rec. (in.)</th>
<th>Blows (per 6 in.)</th>
<th>SPT Value</th>
<th>Sample Description and Identification (Modified Burmister Procedure)</th>
<th>Remark</th>
</tr>
</thead>
<tbody>
<tr>
<td>SS-1</td>
<td>0-1.2</td>
<td>24</td>
<td>9</td>
<td>3 6</td>
<td>100/2&quot;</td>
<td></td>
<td>SS-1 : Top 7&quot;: Brown, fine to medium SAND and SILT, some Roots, trace fine Gravel (Topsoil) Bottom 2&quot;: Grey, possible BOULDER</td>
<td>1</td>
</tr>
</tbody>
</table>

1 - Split spoon refusal at 1.2 feet below grade  

### Groundwater Depth (ft.)  
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Water Depth</th>
<th>Stab. Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/15/19</td>
<td>1139</td>
<td>Dry</td>
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</tbody>
</table>

### STRATUM Description Elev. (ft.)  
<table>
<thead>
<tr>
<th>Depth</th>
<th>STRATUM Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.5</td>
<td>TOPSOIL 21.4</td>
</tr>
<tr>
<td>1.2</td>
<td>POSSIBLE BOULDER/RO.8</td>
</tr>
</tbody>
</table>

**REMARKS**  
Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual.

**EXPLORATION NO.:** GZ-2  
**PROJECT NO.:** 05.0046566.00  
**REVIEWS BY:** D. Barstow  
**V. Datum:** NAVD 88
### TEST BORING LOG

**Logged By:** P. Waters  
**Drilling Co.:** Hardman Co. & Associates, Inc.  
**Foreman:** T. Hardman III

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Casing Blow/ Core Rate</th>
<th>Sample No.</th>
<th>Pen. (in.)</th>
<th>Rec. (in.)</th>
<th>Blows (per 6 in.)</th>
<th>SPT Value</th>
<th>Sample Description and Identification (Modified Burmister Procedure)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2</td>
<td>SS-1</td>
<td>10</td>
<td>11</td>
<td>5 7</td>
<td>18</td>
<td></td>
<td><strong>SS-1:</strong> Top 7&quot;: Brown, fine to medium SAND and SILT, some Roots, trace fine Gravel (Topsoil) Bottom 2&quot;: Brown, fine to medium SAND and SILT, trace fine to coarse Gravel SS-2: Very dense, brown, fine to medium SAND and SILT, little fine to coarse Gravel</td>
</tr>
<tr>
<td>2-2.4</td>
<td>SS-2</td>
<td>5</td>
<td>5</td>
<td>100/5&quot;</td>
<td></td>
<td></td>
<td>End of exploration at 2.4 feet below grade.</td>
</tr>
</tbody>
</table>

**Groundwater Depth (ft.)**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Water Depth</th>
<th>Stab. Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/15/19</td>
<td>1300</td>
<td>Dry</td>
<td></td>
</tr>
</tbody>
</table>

**Remarks:**

1. Offset 1-foot northwest of GZ-2  
2. Split spoon refusal at 2.4 feet below grade

**Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual.**

**EXPLORATION NO.:** GZ-2A  
**EXPLORATION NO.:** GZ-2A  
**PROJECT NO.:** 05.0046566.00  
**REVIEWED BY:** D. Barstow
## TEST BORING LOG

**GZA**  
GeoEnvironmental, Inc.  
Engineers and Scientists

Logged By:  P. Waters  
Drilling Co.: Hardiman Co. & Associates, Inc.  
Foreman:  T. Hardman III

**Type of Rig:** Tri-pod  
**Rig Model:** N/A  
**Drilling Method:** N/A

**Boring Location:** See Plan  
**Ground Surface Elev. (ft.):** 22  
**Final Boring Depth (ft.):** 6.3  
**Date Start - Finish:** 10/15/2019 - 10/15/2019

**Hammer Type:** Donut  
**Hammer Weight (lb.):** 140  
**Hammer Fall (In.):** 30  
**Auger or Casing O.D./I.D Dia (In.):** N/A

**Sampler Type:** SS  
**Sampler O.D. (In.):** 2  
**Sampler Length (In.):** 24  
**Core Barrel Size:** N/A

**Groundwater Depth (ft.)**  
<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Casing Blows/ Core Rate</th>
<th>Sampled No.</th>
<th>Depth (ft)</th>
<th>Penetr (in)</th>
<th>Rec. (in)</th>
<th>Blows (per 6 in)</th>
<th>SPT Value</th>
<th>Sample Description and Identification (Modified Burmister Procedure)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2</td>
<td>3</td>
<td>8</td>
<td>3 5</td>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>SS-1: Top 4&quot;: Brown, fine to medium SAND and SILT, some Roots, trace fine Gravel (Topsoil) Bottom 4&quot;: Brown, fine to medium SAND and SILT, trace fine to coarse Gravel</td>
</tr>
<tr>
<td>2-4</td>
<td>7</td>
<td>10</td>
<td>7 10</td>
<td></td>
<td></td>
<td></td>
<td>37</td>
<td>SS-2: Top 6&quot;: Brown, fine to medium SAND and SILT, trace fine to coarse Gravel Bottom 4&quot;: Brownish grey, fine to medium SAND and ROCK Fragments, some Silt</td>
</tr>
<tr>
<td>4-6</td>
<td>20</td>
<td>11</td>
<td>20 16</td>
<td></td>
<td></td>
<td></td>
<td>42</td>
<td>SS-3: Dense, light brown, grey, fine to medium SAND and ROCK Fragments, some Silt SS-4: Very dense, brown, fine to medium SAND and ROCK Fragments, some Silt</td>
</tr>
</tbody>
</table>

**Final Depth:** 6.3

**Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual.**

**Remarks:**  
1 - Split spoon refusal at 6.3 feet below grade

**Exploration No.:** GZ-3
# TEST BORING LOG

**GZA GeoEnvironmental, Inc.**  
**Engineers and Scientists**  
249 Valley Road  
Cos Cob, Connecticut

**EXPLORATION NO.:**  GZ-4  
**SHEET:**  1 of 1  
**PROJECT NO.:**  05.0046566.00  
**REVIEWED BY:**  D. Barstow

Logged By:  P. Waters  
Drilling Co.: Hardman Co. & Associates, Inc.  
Foreman:  T. Hardman III  

**Type of Rig:** ATV  
**Rig Model:** CME 45  
**Drilling Method:** HSA  

**Boring Location:** See Plan  
**Ground Surface Elev. (ft.):** 38  
**Final Boring Depth (ft.):** 9.5  
**Date Start - Finish:** 10/16/2019 - 10/16/2019  
**H. Datum:** Project  
**V. Datum:** NAVD 88

**Hammer Type:** Safety  
**Hammer Weight (lb.):** 140  
**Hammer Fall (in.):** 30  
**Auger or Casing O.D./I.D Dia (in.):** 2-1/4

**Sampler Type:** SS  
**Sampler O.D. (in.):** 2  
**Sampler Length (in.):** 24  
**Core Barrel Size:** NQ2

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Casing Blows/ Core Rate</th>
<th>Sample</th>
<th>Depth (ft)</th>
<th>Pen. (in.)</th>
<th>Rec. (in.)</th>
<th>Blows (per 6 in.)</th>
<th>SPT Value</th>
<th>Sample Description and Identification (Modified Burmister Procedure)</th>
<th>Remarks</th>
<th>Field Test Data</th>
<th>STRATUM ELEV. (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2</td>
<td>SS-1</td>
<td></td>
<td>24</td>
<td>12</td>
<td>3</td>
<td>3 3</td>
<td>5</td>
<td>SS-1 : Top 7&quot;: Brown, fine to medium SAND and SILT, some Roots, trace fine Gravel (Topsoil)</td>
<td>1</td>
<td></td>
<td>-37.4</td>
</tr>
<tr>
<td>2-4</td>
<td>SS-2</td>
<td></td>
<td>24</td>
<td>15</td>
<td>27</td>
<td>27 27</td>
<td>62</td>
<td>Bottom 5&quot;: Brown, fine to medium SAND and SILT, trace fine to coarse Gravel</td>
<td></td>
<td></td>
<td>-36.0</td>
</tr>
<tr>
<td>3-19</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SS-2 : Very dense, brown, grey, Weathered ROCK, some fine to medium Sand, little Silt</td>
<td></td>
<td></td>
<td>-33.5</td>
</tr>
<tr>
<td>3-29</td>
<td></td>
<td>5.5</td>
<td>60</td>
<td>38</td>
<td></td>
<td></td>
<td></td>
<td>C-1 : Dark grey, white, moderately hard, slightly weathered, medium grained GNEISS</td>
<td>1</td>
<td></td>
<td>-28.5</td>
</tr>
<tr>
<td>14-31</td>
<td></td>
<td>9.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>REC=63% , RQD=17.5%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>End of exploration at 9.5 feet below grade.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**REMARKS**

1. Grinding between 2 to 4 feet below grade  
2. Auger refusal at 4.5 feet below grade; 5-foot rock core from 4.5 to 9.5 feet

Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual.

**Exploration No.:**  GZ-4
<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Casing Blow Rate</th>
<th>Sample No.</th>
<th>Depth (ft)</th>
<th>Pen. (in)</th>
<th>Rec. (in)</th>
<th>Blows (per 6 in.)</th>
<th>SPT Value</th>
<th>Sample Description and Identification (Modified Burmister Procedure)</th>
<th>Remark</th>
<th>Field Test Data</th>
<th>STRATUM Description (Elev. ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2</td>
<td></td>
<td>SS-1</td>
<td>24</td>
<td>15</td>
<td>2</td>
<td>2 2</td>
<td>5</td>
<td>SS-1: Top 7': Brown, fine to medium SAND and SILT, some Roots, trace fine Gravel (Topsoil) Bottom 8&quot;: Orange, brown, fine to medium SAND and SILT, trace fine Gravel, trace Roots (Loam) SS-2: Medium dense, brown, orange, fine to medium SAND and SILT</td>
<td></td>
<td></td>
<td>TOPSOIL 37.9</td>
</tr>
<tr>
<td>2-4</td>
<td></td>
<td>SS-2</td>
<td>24</td>
<td>15</td>
<td>4</td>
<td>8 8</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td>LOAM 36.5</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>GLACIAL TILL 33.5</td>
</tr>
</tbody>
</table>

**Remarks:**
1 - Grinding at 4.5 feet below grade
2 - Auger refusal at 5 feet below grade

Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual.

Exploration No.: GZ-5
<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Sample</th>
<th>Casing Blows/ Core Rate</th>
<th>No.</th>
<th>Depth (ft)</th>
<th>Pen. (in)</th>
<th>Rec. (in)</th>
<th>Blows (per 6 in.)</th>
<th>SPT Value</th>
<th>Sample Description and Identification (Modified Burmister Procedure)</th>
<th>Remark</th>
<th>Field Test Date</th>
<th>Depth</th>
<th>STRATUM Description</th>
<th>Elev. (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2</td>
<td>SS-1</td>
<td></td>
<td></td>
<td>24</td>
<td>14</td>
<td></td>
<td>3 3</td>
<td>8</td>
<td>SS-1: Top 7&quot;: Brown, fine to medium SAND and SILT, some Roots, trace fine Gravel (Topsoil)</td>
<td></td>
<td>10/16/19</td>
<td>6</td>
<td>TCPSOIL</td>
<td>37.4</td>
</tr>
<tr>
<td>2-4</td>
<td>SS-2</td>
<td></td>
<td></td>
<td>24</td>
<td>14</td>
<td></td>
<td>4 5</td>
<td>9</td>
<td>Bottom 7&quot;: Brown, fine to medium SAND and SILT, trace fine to coarse Gravel (Loam)</td>
<td></td>
<td></td>
<td></td>
<td>LOAM</td>
<td></td>
</tr>
<tr>
<td>5-7</td>
<td>SS-3</td>
<td></td>
<td></td>
<td>24</td>
<td>14</td>
<td></td>
<td>10 9</td>
<td>21</td>
<td>SS-3: Top 11&quot;: Brown, orange, fine to medium SAND and SILT, trace fine Gravel, trace Roots (Loam)</td>
<td></td>
<td></td>
<td></td>
<td>GLACIAL TILL</td>
<td>31.0</td>
</tr>
<tr>
<td>2-10</td>
<td>C-1</td>
<td></td>
<td></td>
<td>60</td>
<td>30</td>
<td></td>
<td>14</td>
<td>1</td>
<td>Bottom 5&quot;: Light brown, fine to medium SAND, trace fine Gravel, trace Silt</td>
<td></td>
<td></td>
<td></td>
<td>BEDROCK</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td>1:04</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>C-1: Dark grey, while, moderately hard, slightly weathered, medium grained GNEISS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td>11:05</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>REC=50%, RQD=14.0%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>End of exploration at 12 feet below grade.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 - Auger refusal at 7 feet below grade; 5-ft. rock core from 7 to 12 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual.
LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

<table>
<thead>
<tr>
<th>COMMUNITY AND MAP PANEL INFORMATION</th>
<th>LEGAL PROPERTY DESCRIPTION</th>
</tr>
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<tbody>
<tr>
<td>COMMUNITY</td>
<td>TOWN OF GREENWICH, FAIRFIELD COUNTY, CONNECTICUT</td>
</tr>
<tr>
<td>COMMUNITY NO.: 090008</td>
<td></td>
</tr>
<tr>
<td>AFFECTED MAP PANEL</td>
<td>NUMBER: 09001C0512G</td>
</tr>
<tr>
<td>DATE: 7/8/2013</td>
<td></td>
</tr>
<tr>
<td>FLOODING SOURCE: MIANUS POND; MIANUS RIVER</td>
<td>APPROXIMATE LATITUDE &amp; LONGITUDE OF PROPERTY: 41.055074, -73.585139</td>
</tr>
<tr>
<td></td>
<td>SOURCE OF LAT &amp; LON: LOMA LOGIC</td>
</tr>
<tr>
<td></td>
<td>DATUM: NAD 83</td>
</tr>
</tbody>
</table>

## DETERMINATION

<table>
<thead>
<tr>
<th>LOT</th>
<th>BLOCK/SECTION</th>
<th>SUBDIVISION</th>
<th>STREET</th>
<th>OUTCOME</th>
<th>FLOOD ZONE</th>
<th>1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)</th>
<th>LOWEST ADJACENT GRADE ELEVATION (NAVD 88)</th>
<th>LOWEST LOT ELEVATION (NAVD 88)</th>
</tr>
</thead>
<tbody>
<tr>
<td>--</td>
<td>--</td>
<td>--</td>
<td>249 Valley Road</td>
<td>Portion of Property</td>
<td>X (shaded)</td>
<td>--</td>
<td>--</td>
<td>17.0 feet</td>
</tr>
</tbody>
</table>

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)**

**LEGAL PROPERTY DESCRIPTION**

**INADVERTENT INCLUSION FLOODWAY 1**

**PORTIONS REMAIN IN THE SFHA**

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodríguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration
LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at the intersection of the Easterly street line of Valley Road with the division line between street addresses 249 and 241, then running along said street line the following courses and distances; North 31°29'00" East a distance of 20.25 feet; North 12°12'00" East a distance of 83.78 feet; North 11°41'00" East a distance of 48.54 feet; North 25°32'00" East a distance of 11.72 feet; North 22°03'00" East a distance of 20.32 feet; North 24°11'00" East a distance of 24.54 feet; North 18°04'00" East a distance of 61.85 feet; to the division line between street addresses 249 and 255, then turning and running along said division line the following courses and distances; South 87°02'20" East a distance of 26.44 feet; South 55°51'10" East a distance of 64.45 feet; then turning and running through street address 249 the following courses and distances; South 3°40'30" West a distance of 26.66 feet; South 13°19'30" East a distance of 18.00 feet; to the division line between street address 249 and Mianus Pond, then continuing through street address 249 the following courses and distances; South 20°40'30" West a distance of 72.50 feet; South 45°40'30" West a distance of 41.00 feet; South 24°40'30" West a distance of 95.00 feet; South 3°19'30" East a distance of 18.31 feet; to the division line between street addresses 249 and 241, then turning and running along said division line; North 69°40'00" West a distance of 73.24 feet; to the Point of Beginning

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.
September 13, 2019

THE HONORABLE PETER TESEI
FIRST SELECTMAN, BOARD OF SELECTMAN
TOWN OF GREENWICH
101 FIELD POINT ROAD
GREENWICH, CT 06830

CASE NO.: 19-01-1615A
COMMUNITY: TOWN OF GREENWICH, FAIRFIELD COUNTY, CONNECTICUT
COMMUNITY NO.: 090008

DEAR MR. TESEI:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision (LOMR) Floodway Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMRs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:
LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
    Community Map Repository
    Region
    Mr. Derek Daunais
ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security’s Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA’s determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA is not a waiver of the condition that the property owner maintain flood insurance coverage for the property. Only the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. The property owner must request and receive a written waiver from the lender before canceling the policy. The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA’s comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.
The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAS in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.
Your property has been reclassified as moderate-to-low flood risk. Your flood risk has been reduced but not removed.

You may now qualify for a Preferred Risk Flood Insurance Policy with annual rates starting as low as $325. Keep your home—and everything inside of it—covered for less money. Contact your insurance agent to secure a lower-cost policy today.

Protect the life you’ve built.

Call 800-427-4661 or visit www.FloodSmart.gov
Flooding 101: Did you know?

- Flooding is the most common and costly disaster in the United States. Just 1 inch of flood water can cause $25,000 of damage to your home.
- People outside of high-risk flood areas file more than 20% of NFIP claims and receive one-third of disaster assistance for flooding.
- Most homeowners and renters insurance doesn't cover flood damage. Only flood insurance provides financial protection from costly flooding.

Stay covered. Save money. Talk to an agent today.
For more information visit FloodSmart.gov.
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF FINAL SUBDIVISION APPLICATION TO
PLANNING & ZONING COMMISSION

STATE OF CONNECTICUT )
) ss: Greenwich
COUNTY OF FAIRFIELD )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on
March 5, 2021, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to
those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice
Exhibit B. Said persons are the record owners, as of March 5, 2021, as shown on the Town Tax
Assessor’s Office records of property abutting and across the street from the properties for which
an application for final subdivision approval for the property located at 249 Valley Road in Cos
Cob, Connecticut has been filed with the Town of Greenwich Planning and Zoning Commission.

[Signature]

THOMAS J. HEAGNEY

Subscribed and sworn to before me
this 5th day of March, 2021.

[Signature]

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 249 Valley Road, Cos Cob, CT:

Westwood Partners LLC
9 Palmer Street
Stamford, CT 06907
08A-2000/S

Town of Greenwich
c/o Public Works
101 Field Point Road
Greenwich, CT 06830
08-4610

Thomas Carvette
2 Cat Rock Road
Cos Cob, CT 06807
08-2364/S

Paul & Louisa Conway
255 Valley Road
Cos Cob, CT 06807
08-2462/S

Christopher Taussig Graves & Kathleen Myer
241 Valley Road
Cos Cob, CT 06807
08-1091/S
To Whom It May Concern:

Notice is hereby given that Timothy K. Saunders, Jr. has filed an application with the Town of Greenwich Planning and Zoning Commission to request final subdivision approval for his property located at 249 Valley Road in Cos Cob, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

Thomas J. Heagney

For information contact:
Planning & Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
March 5, 2021

To Whom It May Concern:

Notice is hereby given that Timothy K. Saunders, Jr. has filed an application with the
Town of Greenwich Planning and Zoning Commission to request final subdivision approval for
his property located at 249 Valley Road in Cos Cob, Connecticut.

Further information regarding this application may be obtained at the Planning and
Zoning Commission or this office.

For information contact:
Planning & Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894

Thomas J. Heagney
January 11, 2019

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

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

Inland, Wetlands & Watercourses Agency
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 249 Valley Road, Cos Cob, Connecticut

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission, Planning and Zoning Board of Appeals and Inland, Wetlands & Watercourses Agency or any other Town Municipal Board in connection with the filing of applications on the above captioned property.

Timothy K. Saunders, Jr.
CERTIFICATE OF TITLE

249 Valley Road (Tax ID 08-2018/S)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that TIMOTHY K. SAUNDERS is the owner in fee simple, conveyed to him by a Warranty Deed from CONSTANCE C. CHAMBERS on August 17, 199 in Book 3318 at Page 198 in the Greenwich Land Records and a Quit Claim Deed from ELIZABETH G. A. SAUNDERS on July 28, 2015 in Book 6936 at Page 15 in the Greenwich Land Records.

The chain of title to the property is as shown on the attached schedule.

Dated at Greenwich, Connecticut this 6th day of May, 2019.

HEAGNEY, LENNON & SLANE, LLP

By: John Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 20, 1928</td>
<td>250</td>
<td>459</td>
<td>Warrantee Deed from Ottavio Confalonì to Jessie Sherman Kalker</td>
</tr>
<tr>
<td>January 17, 1936</td>
<td>327</td>
<td>260</td>
<td>Probate District of Greenwich - Certificate as to Real Estate for the deceased Jessie S. Kalker</td>
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<tr>
<td>July 18, 1941</td>
<td>368</td>
<td>313</td>
<td>Warrantee Deed from Janet Kalker Rogers to Carol Sherman Kalker</td>
</tr>
<tr>
<td>July 18, 1941</td>
<td>377</td>
<td>367</td>
<td>Change of Name - Janet Kalker Rodgers certifies interest in certain Real Estate</td>
</tr>
<tr>
<td>October 29, 1942</td>
<td>385</td>
<td>238</td>
<td>Change of Name - Carol Sherman Kalker present name Carol Kalker Lyons certifies interest in certain Real Estate</td>
</tr>
<tr>
<td>July 24, 1950</td>
<td>447</td>
<td>227</td>
<td>Warrantee Deed from Carol Kalker Lyons to Leamon P. Leonard</td>
</tr>
<tr>
<td>February 24, 1995</td>
<td>1147</td>
<td>47</td>
<td>Deed from Leamon P. Leonard to John S. Chambers and Constance C. Chambers</td>
</tr>
<tr>
<td>August 17, 1999</td>
<td>3318</td>
<td>196</td>
<td>Conservator's Deed from Thompson Chambers Conservator for the Estate of John S. Chambers to Timothy K. Saunders and Elizabeth G. A. Saunders</td>
</tr>
<tr>
<td>August 17, 1999</td>
<td>3318</td>
<td>198</td>
<td>Warranty Deed from Constance C. Chambers to Timothy K. Saunders and Elizabeth G. A. Saunders</td>
</tr>
<tr>
<td>July 28, 2015</td>
<td>6936</td>
<td>15</td>
<td>Quit Claim Deed from Elizabeth G. A. Saunders to Timothy K. Saunders</td>
</tr>
</tbody>
</table>
BOOK 250 WARRANTEE DEED.

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

KNOW YE THAT I, O'TATTOO COMPAPEL, of the Town of Greenwich, County of Fairfield, and State of Connecticut,

For the consideration of One ($1.00) Dollar and other good and valuable considerations received to my full satisfaction of JESSIE DEER HAW KING, of Town of Greenwich,

Do give, grant, bargain, sell and convey unto the said JESSIE DEER HAW KING all that certain tract, piece or parcel of land, with all the buildings thereon situated at North Manes, in the Town of Greenwich, County of Fairfield, and State of Connecticut, bounded and described as follows:

Begun by land formerly of Frank Morse, now of Frank Palmy, east by land of the New Haven and Hartford Railroad Company (said eastern boundary being a contour line at an elevation of in feet above a certain datum line shown on a map entitled "New Haven, New Haven and Hartford Railroad Shore Line Division map of the Manes River, scale 1" to 150"), July 28, 1915, on file in the Office of the Chief Engineer of said Railroad); south by land formerly of Dr. Garney, now of Henry Morse and west by the highway, excluding, however, all that small piece or parcel of land conveyed by the grantor to the New York, New Haven and Hartford Railroad Company, by Warranty Deed dated September 30, 1928, and recorded in the Greenwich Land Records in Book 235 at Page 475, to which reference is hereby made for a particular description of said premises;

TOGETHER with all right, title and interest in and to the highway in front of and adjoining said premises to the center line thereof.

BEING the same premises conveyed to the Grantor heretofore by said (2) certain deeds, one from Pietro Forino to the Grantor by deed dated August 26, 1824, and recorded in the Greenwich Land Records in Book 37 at Page 295, and another from said Pietro Forino, as Executor of the Estate of Germano Monotetta to the said Grantor, dated December 20, 1892, and recorded in the Greenwich Land Records in Book 524 at Page 295, excepting therefrom small piece or parcel of land above referred to conveyed to the New York, New Haven, and Hartford Railroad Company.

SUBJECT to the Town of Greenwich Tax on the list of June 1, 1923, due and payable January 1, 1924, which the Grantor herein assumes and agrees to pay.

CONVEYING to the said Grantee, heirs and assigns as established within and for the said premises, with the same right, title and interest in and to the same, as they are vested in and are entitled to as aforesaid.

AND FURTHERMORE, I, the said grantee, do, by these presents, bind my self, my heirs, and assigns, against all claims and demands whatsoever, except as aforesaid.

In Witness Whereof, I, I have hereunto set my hand and seal this 24th day of August, A.D. 1928.

[Signature]

STATE OF CONNECTICUT,
COUNTY OF Fairfield, Town of Greenwich,

[Signature]

OTATTOO COMPAPEL (Seal) [Mark]

Notary Public

[Signature]

[Signature]
BOOK 327 MISCELLANEOUS

Lafayette Place and the division line between the premises hereby conveyed and
land formerly of Isaac L. Need, now or formerly of the Estate of Isaac L. Need,
ence Westerly 115 feet along land now or formerly of said Isaac L. Need, to
land of Hannah T. Need, thence Southerly along land of Hannah T. Need, 80 feet
to land now or formerly of Edward N. Jud, thence Easterly along land now or for-
erly of said Jud 100 feet to said Lafayette Place, thence Northerly along the
Westerly line or side of Lafayette Place, 60 feet to the point or place of begin-
ing.

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

Being the same premises conveyed to the Grantee hereof by Frank T. Herbrun,
 Executor of the Last Will and Testament of Adolphus W. Herbrun, deceased, by
Executors deed dated February 22, 1930 and recorded in the Greenwich Land Records
in Book 173 at page 304.

Subject to the restrictions imposed by the zoning laws, ordinances and regulations
as established in and for the Town of Greenwich.

The time limited for redemption in said judgment of foreclosure has passed, and
the title to said premises became absolute in the said Joseph L. Merritt, on the
21st day of January, A.D. 1936.

Dated at Greenwich, Conn., this 21st day of January, 1936.

JOSEPH L. MERRITT

By: James A. Dougherty,
His Attorney.

Received for Record Jan. 25, 1936 at 11:40 A.M. and recorded by-

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

THIS IS TO CERTIFY that Milda Rysinski of the town of Greenwich, in said District,
died on the 6th day of January, 1936, at said Greenwich that said deceased was
the owner of real estate located in the said Town of Greenwich, and that said de-
ceased left no will.


Certified by

Robert Rysinski, Administrator.

Received for Record Jan. 27, 1936 at 11:30 A.M. and recorded by-

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

THIS IS TO CERTIFY that Jessie S. Raiter, of the town of Greenwich, in said Dis-
trict, died on the 11st day of October, 1936, at said Greenwich that said deceased
was the owner of mortgage lien real estate located in the said Town of Greenwich,
and that said deceased left a will.

Greenwich, Connecticut, January 17, 1936.

Certified by

Bernard Raiter, Administrator.

Received for Record Jan. 27, 1936 at 12:01 P. M. and recorded by-

...
BOOK-388—WARRANTED DEED.

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

KNOW YE THAT JANET KALEK RODGERS, of San Francisco, San Francisco County, California,

For the consideration of ONE (1) DOLLAR AND OTHER VALUE,

received to my full satisfaction CAROL SHERMAN KALEK, of the Town of Greenwich, Fairfield County, Connecticut,

WE give, grant, bargain, sell and convey unto the said CAROL SHERMAN KALEK, an undivided one-half interest in and to all that certain piece, parcel or tract of land, with the buildings thereon, situated at North Xianna, in the Town of Greenwich, Fairfield County, Connecticut, bounded north by land formerly of Frank Morrill, now of Frank Palmer; Easterly by land of the New York, New Haven and Hartford Railroad Company, (said Easterly boundary being a contour line at an elevation of 100 feet above a certain datum line shown on a map entitled "New York, New Haven and Hartford Railroad Shore Line Division, map of Milian's River, mile 1" to 100", July 28, 1915, on file in the office of the Chief Engineer of said Railroad"); Southwesterly by land formerly of Edward Gargol, now of Henry Morrill, and Easterly by the highway known as Valley Road; excluding therefrom, however, all that certain piece or parcel of land conveyed by Ottavio Confalone to the New York, New Haven and Hartford Railroad Company by warranty deed dated September 10th, 1898 and recorded in the Greenwich Land Records in Book 333 at page 488, reference thereeto being had.

Being the same premises conveyed by Ottavio Confalone to Jessie Sherman Kalert, mother of the grantor and grantees herein, by deed dated August 26th, 1923 and recorded in the Greenwich Land Records in Book 250 at page 469.

The grantees and the grantees herein are the children and only heirs at law of Jessie Sherman Kalert, late of said Greenwich, deceased.

We hereby sell to the above granting and bargained premises, with the privileges and appurtenances thereto appertaining and the whole and entire estate and term as the same now is or may hereafter be, and we hereby forever to have, hold, keep, and maintain the said premises, with the said appurtenances, to the said grantee, her heirs, assigns, that at and unto the said premises, I have well and truly conveyed with the said grants, hereinafter by me, my heirs, assigns, that at and unto the said premises, I have well and truly conveyed along with the same as a good and valuable consideration, for the sum of $1000, the second installment of the purchase money due to the said grantor, and we hereby forever to have, hold, and maintain the same as a good and valuable consideration, for the said premises, and we hereby forever to have, hold, and maintain the same as a good and valuable consideration, for the said premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of July, 1941.

JANET KALEK RODGERS

STATE OF CONNECTICUT

County of Fairfield

Personally appeared, JANET KALEK RODGERS, and acknowledged the same to be her free and voluntary act and deed before me.

Recorded for Record, July 18, 1941

JANET KALEK RODGERS

Frank F. Barrett
BOOK 377 MISCELLANEOUS

Line of said Edgewood Avenue 40 feet to the point and place of beginning.

bounded northerly by Lots Nos. 28 and 31 on said map; easterly by Edgewood Avenue, southerly by Lot No. 43 on said map; and westerly by the remaining portion of said Lot No. 30.

Together with all rights, title and interest in and to that portion of Edgewood Avenue which is in front of and adjoining said tract of land to the center line thereof.

TO HAVE AND TO HOLD the premises, with all the appurtenances unto the said Releasors, its successors and assigns forever, so that neither we the Releasors nor our heirs nor any other person under us or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefore we and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of July, A.D. 1941.

Signed, Sealed and Delivered

In presence of:

Edward L. Liptay

William S. F. Flase

Katherine McCarth

Walter X. Burns

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared GEORGE SAUKRAY, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

William S. F. Flase, Notary Public.

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared DELIA LIPSEY and ROBERT W. WELLSTOOD Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me.

Walter X. Burns, Notary Public.

Received for Record July 17, 1941 at 2:15 P.M. and Recorded by:

I. JANET KALLEN RODGERS, of San Francisco, San Francisco County, California, do hereby certify that I have an interest in certain real estate situated in the Town of Greenwich, Fairfield County, Connecticut; that I acquired said interest under the name of JANET TAYLOR KALLEN, and that my present name is JANET KALLEN RODGERS.

Dated at Stamford, Connecticut, this 17th day of July, 1941.

Signed, sealed and delivered

In presence of:

Frank F. Barrett

Janet Kallen Rodgers

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared JANET KALLEN RODGERS, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

Frank F. Barrett, Notary Public.

Received for Record July 19, 1941 at 8:00 A.M. and Recorded by:

改变名称
right or power for the recovery of the mortgage debt with interest in case of the non-fulfil-
ment of the agreements and covenants contained in said note or mortgage or this agreement.
This agreement shall bind and inure to the benefit of the parties hereto and their respective
heirs, executors, administrators and assigns.

Witnesses (two for each signature)

David N. Root
Julia Wayoures
Geo. F. Dowham
Walter C. Herbert
Geo. F. Dowham
Walter C. Herbert

STATE OF CONNECTICUT } SS. Stamford }
COURT OF FAIRFIELD Sept. 28th, 1942
Personally appeared Margaret Kleinhans one of the signers and sealers of the foregoing instru-
ment and acknowledged the same to be her free act and deed, before me.

STATE OF VIRGINIA }
CITY OF ALEXANDRIA }
Oct. 20, 1942
Personally appeared Flora L. Kendrick and Martha X. Bolle one of the signers and sealers of
the foregoing instrument and acknowledged the same to be their free act and deed, before me.
(Notary Seal)

STATE OF VIRGINIA }
CITY OF ALEXANDRIA }
I, ELLIOTT F. HOFFMAN, Clerk of the Corporation Court of the City aforesaid, the same being a
Court of Record, do hereby certify that Geo. F. Dowham whose name is subscribed to the Cor-


TOM CLARK, Town Clerk.

I, CAROL KALER LYONS, of the Town of Greenwich, Fairfield County, Connecticut, do hereby
certify that I have an interest in certain real estate situated in the Town of Greenwich
that I acquired said interest under the name of CAROL KALER WALKER; and that my present
name is CAROL KALER LYONS.

Dated at Stamford, Connecticut, this 29th day of October, 1942.
Signed, sealed and delivered
in presence of:

Frank P. Darrett
Tyrphom P. Abbott

STATE OF CONNECTICUT }
COURT OF FAIRFIELD }
ss. Stamford }
October 29th, 1942
Personally appeared CAROL KALER LYONS, signer and sealer of the foregoing instrument, and
To all People to whom these Presents shall come, Greetings:

Know Ye that I, CAROL KEIZER LYONS, of Chicago, Illinois,

For the consideration of ONE ($1) DOLLAR AND OTHER VALUE,
received to my full satisfaction of LEONARD P. LEONARD, of the City, County and State of New York,

Do give, grant, bargain, sell and convey unto the said LEONARD P. LEONARD,

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Greenwich, Fairfield County, Connecticut, bounded Northerly by land now or formerly of Frank T. Palmer, Easterly by land of the New York, New Haven and Hartford Railroad Company, Southerly by land now or formerly of Albert G. Beckitt, and Wasterly by Valley Road.

Together with all rights, title and interest of the grantor in and to the highway adjoining said premises to the center line thereof.

Said premises are subject to a mortgage to the Bridgeport People's Savings Bank upon which there remains unpaid the principal sum of $7,000.00, and tax of the Town of Greenwich on the 1st of June last, 1920, which mortgage and tax the grantee assumes and agrees to pay as part of the consideration hereof; and subject also to zoning and planning rules and regulations of the Town of Greenwich.

To have and to hold the above granted and bargained premises, with the appurtenances thereof unto him the said grantee his heirs and assigns forever to have and enjoy and their own proper use and benefit. And I, the said grantor, do for myself, my heirs, executors, and administrators, warrant with the said premises his heirs and assigns, that at and until the canceling of these presents, I was well seized of the premises, a good indefeasible estate in fee simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as above mentioned.

And Furthermore, I, the said grantor do, by these presents, bind myself and my heirs forever to WARRANT and DEFEND the above granted and bargained premises to him the said grantee his heirs and assigns, against all claims and demands whatsoever, except as above mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 13th day of July, A.D. 1920.

Signed, sealed and delivered, in presence of

Signed, sealed and delivered, in presence of

Lillian R. Stimple
77 No. 2nd St.
Geneva, Ill.

Ethel S. Whitney
[Signature]
STATE OF ILLINOIS
COUNTY OF DUPage
Personally appeared, CAROL KEIZER LYONS
of the foregoing instrument, and acknowledged the same to be her free act and deed before me.

Received for Record July 24, 1920

Of the said instrument.

Edward W. Wyma, Notary Public.

County Clerk's certificate of authority of off our taking acknowledgment was attached to original instrument.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT I, LEAHON P. LEONARD of Apartment 14F
East Building, Sandy Hills, Calle Esperanza Final, Loquillo, Puerto Rico, 00673, for the consideration of ONE HUNDRED AND EIGHTY FIVE THOUSAND ($185,000.) DOLLARS, received to my full satisfaction of JOHN S. CHAMBERS and CONSTANCE C. CHAMBERS, both of Cognewaug Road, Cos Cob, in the Town of Greenwich, County of Fairfield and State of Connecticut, do hereby give, grant, bargain, sell and confirm unto the said JOHN S. CHAMBERS and CONSTANCE C. CHAMBERS, as joint tenants with survivorship.

All that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situate in the Town of Greenwich, County of Fairfield and State of Connecticut and bounded and described as follows:

Bounded Northerly 90 feet more or less by land now or formerly of Hardy; Easterly 275 feet more or less by land now or formerly of the New York, New Haven and Hartford Railroad Company; Southerly 77 feet more or less by land now or formerly of Francefort and Westerly 270 feet more or less by the public highway, Valley Road.

Together with all right, title and interest of the Grantor in and to the highway adjoining said premises to the center line thereof.

Said premises are conveyed subject to:

Zoning, Planning and Environmental laws, rules and regulations of said Town of Greenwich and the State of Connecticut.

All taxes and assessments which shall become due and payable after the date hereof.

\[265.50 CONVEYANCE TAX RPT}\]

\[\text{Town of Greenwich}\]
The right heretofore given to maintain an historical marker now erected on the southwest corner of said premises.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto them, the said grantees, their heirs and assigns forever, to them and their own proper use and behoof. And Also I, the said Grantor, do for myself, my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that at and until the enrolling of these presents, I am well seized of the premises, as a good and indefeasible estate in fee simple; and have good right to bargain and sell the same in the manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as above stated.

AND FURTHERMORE, I, the said grantor do by these presents bind myself and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to them, the said grantees, their heirs and assigns, against all claims and demands whatsoever, except as above stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of October 1979.

Signed, Sealed and Delivered in the presence of

[Signatures]
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
TOWN OF GREENWICH

On this 1st day of October, 1979, before me, the
undersigned officer, personally appeared LEAMON P. LEONARD,
known to me to be the person whose name is subscribed to
the within instrument and that he acknowledged that he executed
the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand.

J. Gerard Tobin
Commissioner of the Superior Court
KNOW ALL MEN BY THESE PRESENTS, that I, JOHN S. CHAMBERS and
CONSTANCE C. CHAMBERS, residing in the Town of Greenwich, Connecticut, hereinafter
referred to as the Releasors, in consideration of One Dollar ($1.00) and other good and valuable
consideration, received to our full satisfaction of JOHN S. CHAMBERS and CONSTANCE
C. CHAMBERS, of 249 Valley Road, Cos Cob, Connecticut 06807, hereinafter referred to as
the Releasors, do remise, release and forever QUITCLAIM to the said Releasors, as tenants in
common, all such right, title, interest, claim and demand whatsoever as we, the said Releasors,
have or ought to have in and to:

ALL THAT certain tract, piece or parcel of land, together with the buildings and
improvements thereon, situate in the Town of Greenwich, County of Fairfield and State of
Connecticut, bounded and described as follows:

BOUNDED Northeasterly 90 feet more or less by land now or formerly of Hardy;
 Easterly
275 feet more or less by land now or formerly of the New York, New Haven and Hartford
Railroad Company; Southerly 77 feet more or less by land now or formerly of Farmefoot and
Westernly 270 feet more or less by the public highway, Valley Road.

TOGETHER with all right, title and interest of the Releasors in and to the highway
adjoining said premises to the center line thereof.

TOGETHER with the right herebefore given to maintain an historical marker now
erected on the southwest corner of said premises.

BEING the same premises conveyed to the Releasor and Releases by Leonora P. Leonard
by Warranty Deed dated October 1, 1979 and recorded in the Greenwich Land Records in Book
1147 at page 47.

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto the said
Releasors, forever to their own proper use and behoof, so that neither we, the said Releasors, nor
any other person or persons in our name and behalf, shall or will hereafter claim or demand any
right or title to the premises or any part thereof, but they and every one of them shall by these
preseant be excluded and forever barred, as their heirs and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 16th day of

Signed, Sealed and
Delivered in the
Presence of:

[Signatures]

JOHN S. CHAMBERS

CONSTANCE C. CHAMBERS

[Seals]

Town Clerk of Greenwich

[Seals]

Town Clerk of Greenwich
STATE OF CONNECTICUT  
COUNTY OF GREENWICH  

Before me personally appeared JOHN S. CHAMBERS and CONSTANCE C. 
CHAMBERS, signors and sealers of the foregoing Instrument, who acknowledged the same to be 
his free act and deed.

Notary Public
My Commission Expires: 
Commissioner of the Superior Court

ROBERT F. GRELE
NOTARY PUBLIC FOR CONNECTICUT
Commission Expires April 30, 1997

Received for Record  
FEB 2 4 1995  at 11 h 37 m  A M. and recorded by  
Town Clerk
CONSERVATOR'S DEED

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

WHEREAS, THOMAS CHAMBERS has duly qualified as Conservator
For the Estate of John S. Chambers, an Incapable Person, and is at
the date hereof duly qualified to act as such Conservator;

NOW, THEREFORE, KNOW YE, that THOMAS CHAMBERS as Conservator
as aforesaid (hereinafter referred to as the Grantor) for the
consideration of THREE HUNDRED EIGHTY FIVE THOUSAND ($385,000.00) DOLLARS received to his full satisfaction of TIMOTHY
K. SAUNDERS, JR., and ELIZABETH G. A. SAUNDERS of 503 East Putnam
Avenue, Cos Cob, Connecticut 06807, (hereinafter referred to as the
Grantees) does hereby give, grant, bargain, sell, and convey to the
Grantees, and to the survivor of them, and to such survivor's heirs
and assigns forever, all the right, title, interest, claim, and
demand (being an undivided one-half interest) which the said JOHN
S. CHAMBERS, has or ought to have in or to:

All that certain tract, piece or parcel of land, together with the
buildings and improvements thereon, situate in the Town of
Greenwich, County of Fairfield and State of Connecticut, and
bounded and described as follows:

BOUNDARY: Northerly 90 feet, more or less, by land now or formerly
of Hardy; Easterly 275 feet, more or less, by land now or formerly
of The New York, New Haven and Hartford Railroad Company; Southerly
77 feet, more or less, by land now or formerly of Finance; and
Westerly 270 feet, more or less, by the public highway, Valley
Road.

Together with all right, title and interest of the Grantor in and
to the highway adjoining said premises to the center line thereof.

Said premises are conveyed subject to the following:

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

2. Second half of the tax of the Town of Greenwich on the List of

3. The right to maintain a historical marker erected on and now
existing on said premises, which marker was placed by the
Bicentennial Commission.

4. Any state of facts which an accurate survey of the premises
would disclose.

TO HAVE AND TO HOLD the above granted and bargained premises,
with the appurtenances thereof, unto the said Grantees, and to the
survivor of them, and to such survivor's heirs and assigns forever,
to their own proper use and behoof.

\[
\text{\$402.50} \quad \text{\$250.00} \quad \text{\$1925.00} \\
\text{Conveyance Tax Received} \quad \text{Conveyance Tax Received} \quad \text{State} \\
\text{Town Clerk of Greenwich} \quad \text{Town Clerk of Greenwich} 
\]

AND the said Grantor, does for himself, his heirs, executors, administrators and assigns, covenant with the said Grantees, and with the survivor of them, and with such survivor's heirs and assigns forever, that he has full power and authority as Conservator as aforesaid, to bargain and sell the same in manner and form as above written.

AND FURTHERMORE, the said Grantor does by these presents bind himself and his heirs, executors, administrators and assigns forever to warrant and defend the above granted and bargained premises to them, the said Grantees, and to the survivor of them, and to such survivor's heirs and assigns forever, against all claims and demands of any person or persons claiming by, from or under him as Conservator as aforesaid, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Executor as aforesaid this 15th day of August, 1999.

Signed, Sealed and Delivered in the presence of:

[Signature]

[Stamp]

Thompson Chambers, Conservator as Aforesaid

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Stamford

August 15, 1999

Personally appeared THOMPSON CHAMBERS, as the duly authorized Conservator of the Estate of John S. Chambers, an Incapable Person, signer and sealer of the foregoing instrument, and acknowledged same to be his free act and deed, before me.

[Signature]

Notary Public

My Commission Expires 9/1999

Received for Record AUG 17 1999 at 11 47 a.m. and Recorded by Town Clerk.
To all People to Whom these Presents Shall Come, Greeting:

Know ye, that the undersigned

CONSTANCE C. CHAMBERS
249 Valley Road
Cos Cob, CT 06807

THREE HUNDRED EIGHTY-FIVE
for the consideration of EIGHT HUNDRED THOUSAND and 00/100 DOLLARS

received to my full satisfaction of

TIMOTHY K. SAUNDERS, JR. AND ELIZABETH C. A. SAUNDERS
508 East Putnam Avenue
Cos Cob, CT 06807

do give, grant, bargain, sell and convey unto the said

TIMOTHY K. SAUNDERS, JR. AND ELIZABETH C. A. SAUNDERS

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

ALL that certain tract, piece or parcel of land, together with the buildings and improvements therein, situate in the Town of Greenwich, County of Fairfield and State of Connecticut and bounded and described as follows:

BOUNDED Northerly 90 feet more or less by land now or formerly of Hardy; Easterly 275 feet more or less by land now or formerly of the New York, New Haven and Hartford Railroad Company; Southerly 77 feet more or less by land now or formerly of Francefort and Wasterly 270 feet more or less by the public highway Valley Road.

TOGETHER with all right, title and interest of the Grantor in and to the highway adjoining said premises the center line thereof.

Said premises are conveyed subject to the following:
1. Zoning laws, rules and regulations as established in and for the Town of Greenwich.
3. The right to maintain a historical marker erected on and now existing on said premises which marker was placed by the Bicentennial Commission.

423 50/100
$ Conveyance Tax Received

1925 90/100
$ Conveyance Tax Received

Town Clerk of Greenwich

Town Clerk of Greenwich
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto such survivor's heirs and assigns forever, to them and their own proper use and benefit.

And also, I, the said grantor, do for myself and my heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the same shall be delivered in fee simple; and I, have well and truly executed the same, as a good and adequate sale and conveyance, to the said grantees, and to the survivor of them, and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

And furthermore, I, the said grantor, do by these presents bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantees, and to the survivor of them, and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand this 16th day of August, in the year of our Lord 1999.

[Signature]
Constance C. Chambers

State of Connecticut,
County of Fairfield

On this the 16th day of August, 1999, before me, the undersigned officer, personally appeared
Frederick J. Whelan, Jr.
Constance C. Chambers

whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

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

[Signature]
Frederick J. Whelan, Jr.
Commissioner of the Superior Court
Title of Officer

State of Connecticut,
County of

On this the day of , 1999, before me, the undersigned officer, personally appeared who acknowledged himself to be the

of

being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

[Signature]
Title of Officer

Received for Record Aug 17 1999 at 1:50 PM

Town Clerk
KNOW ALL MEN BY THESE PRESENTS that ELIZABETH
G. A. SAUNDERS of the Town of Newton, County of Middlesex and
Commonwealth of Massachusetts, for the consideration of ONE ($1.00)
DOLLAR and other good and valuable consideration received to her full
satisfaction of TIMOTHY K. SAUNDERS, JR., of 249 Valley Road, in the
Town of Greenwich, County of Fairfield, and State of Connecticut, and does
by these presents, remise, release and forever QUIT-CLAIM unto the said
TIMOTHY K. SAUNDERS, JR., all right, title, interest, claim and demand
whatevsoever which the said RELEASOR has or ought to have in and to

All that certain tract, piece or parcel of land, together with the
buildings and improvements thereon, situate in the Town of Greenwich,
County of Fairfield and State of Connecticut, and bounded and described as
follows:

BOUNDED Northerly 90 feet, more or less, by land now or
formerly of Hardy; Easterly 275 feet, more or less, by land now or formerly of
The New York, New Haven and Hartford Railroad Company; Southerly 77
feet, more or less, by land now or formerly of Francefort; and Westerly 270
feet, more or less, by the public highway, Valley Road.

Together with all right, title and interest of the Grantor in and
to the highway adjoining said premises to the center line thereof.

TO HAVE AND TO HOLD the premises, with all the
appurtenances, unto the said RELEASEE, his heirs, successors and assigns
forever, so that neither the said RELEASOR, nor her heirs, successors or
DECLARATION OF RESTRICTIONS

WHEREAS, TIMOTHY K. SAUNDERS, JR., of Greenwich, Connecticut, (hereinafter referred to as the Grantor) is the owner of certain real property in the Town of Greenwich, County of Fairfield and State of Connecticut, described and shown on a certain map entitled, “Subdivision Map of Property at 249 Valley Road in Cos Cob, Greenwich, Connecticut”, prepared by Rocco V. D’Andrea, Inc., dated , 2019, submitted to the Planning and Zoning Commission as a subdivision map of property located at 249 Valley Road, and filed in the Office of the Town Clerk of Greenwich as Number ________, said real property being composed of lots designated “Parcel A”, “Parcel B”, “Open Space” and “Conservation Easement Areas A and B”.

WHEREAS, said Grantor, in order to induce the Planning and Zoning Commission to approve proposed subdivision of Grantor’s real property as shown on said map, desire to create such covenants and restrictions as are necessary to comply with the provisions of the Subdivision Regulations of the Town of Greenwich adopted September 10, 1970, by the Planning and Zoning Commission and approved September 14, 1970, by the Representative Town Meeting.

NOW THEREFORE, the Grantor does hereby declare the following covenants and restrictions, which covenants and restrictions shall run with the land in perpetuity and shall be binding on the Grantor, his heirs, legal representatives and assigns and all future owners of any and all of the lots within the herein described subdivision.

1. The areas designated on the Map as “Open Space” and “Conservation Easement Areas A and B” shall be forever reserved, preserved, used and maintained by the Grantor, or the association hereinafter provided for, as the case may be, solely for Open Space purposes.

2. Grantor shall subject any conveyance of either of the lots within the subdivision to the burden of these covenants and restrictions and shall, in any instrument of conveyance,
express and make specific reference to this declaration by book and page number in the Greenwich Land Records. Grantor, its successors and or assigns shall have the right and obligation to enter onto the “Open Space” for purposes of maintaining, pruning and replacing the trees, shrubs and plantings thereon, and to construct and maintain walkways and stairs within the Conservation Easement Areas to enable lot owners to access the Mianus Pond and install a dock.

3. At the time of conveying any one of the lots shown on the Map, Grantor shall create an unincorporated Connecticut non-profit association named “249 Valley Road Association” of which the only members will be the owner, or owners, from time to time of said lots and the primary purpose of which shall be to own, reserve, preserve, maintain and keep in good order and condition said “Open Space”. Said association shall have no purpose and shall conduct no business which is or may become repugnant to the covenants and restrictions contained in this declaration. Said association shall have the power to assess its members equally for all costs necessary to perform the association’s obligations hereunder. The Grantee of each of the lots shall, by acceptance of the instrument of conveyance, be deemed to have agreed to become a member of the association and to have agreed to pay such share or such costs as shall be assessed against Grantee’s lot for the purposes and obligations of the association as hereinbefore described. Said association shall, with the prior review and approval of the Planning and Zoning Commission or its authorized representative, adopt, maintain and enforce reasonable regulations for the preservation, maintenance and use of such area reserved as “Open Space” and “Conservation Easement Areas”. If at any time the reservation, preservation, maintenance or use of the area reserved as “Open Space” and “Conservation Easements Areas” does not comply with the purposes of such reserved area or with the regulations adopted by the association pursuant hereto, the Town of Greenwich may take any and all necessary action to assure proper compliance and
may assess against the association all costs incurred by the Town, including reasonable attorney's fees, for such purposes. Any such assessment not paid within thirty days after demand therefore shall bear interest from the date of demand at the rate established by law for interest upon money judgments, and the Town may bring an action at law to collect such assessment and there shall be added to the amount of such assessment, in such event, all costs incurred by the Town for such collection, including reasonable attorney's fees.

4. All members of the association shall have access to the area reserved as “Open Space”.

5. In the event the Association mentioned in paragraph 3 herein fails, neglects or refuses to pay assessments made by the Town of Greenwich on the area entitled “Open Space”, the individual lot owners in the subdivision that is subject to these restrictions shall each be jointly and individually liable for any and all taxes and assessments made by the Town of Greenwich.

In the event that any tax or assessment is not paid within thirty (30) days after demand therefore shall bear interest from the date of demand at the rate established by law and any penalties thereon, and the Town may bring an action at law to collect such assessments and there shall be added to the amount of such assessment, in such event, all costs incurred by the Town for such collection, including reasonable attorney's fees.

6. The covenants and restrictions declared herein shall inure to the benefit of the Town of Greenwich and all property owners adjoining the subdivided real property of the Grantors described herein above and will run with the land in perpetuity and be binding on all future owners of any and all lots within the subdivision. The Town may enforce any of such covenants or restrictions by appropriate court action.

7. The restrictive covenants and agreements herein declared may not be modified,
altered, amended, changed, or released without the written approval of the Town of Greenwich acting jointly by its Planning and Zoning Commission or such municipal officer or agency as may have succeeded them and with the unanimous approval of all the property owners in the subdivision as shown on the map.

8. The covenants and restrictions declared herein shall not be affected in any manner by change in zoning or land use subsequent to the final approval of the subdivision hereinbefore described.

9. “Open Space Parcel” on the Map designated as “Open Space” shall be forever reserved, preserved, used and maintained by the Owner or the association hereinafter provided for, solely for Open Space subject to the following:

a) No building or other structure or improvement, either temporary or permanent, other than an access walkway and stairs to the Mianus Pond, shall be erected or caused to be placed on any portion of the Open Space or Conservation Easement Areas other than sunken boulder demarcation denoting the Open Space boundary.

b) No topographic changes shall be made in any portion of the Open Space or Conservation Easement Areas, including, filling, grading, excavation or the altering of natural or existing drainage, what is necessary for the installation of the walkway and stairs needed to access the Mianus Pond without the prior written approval of the Planning and Zoning Commission or designee.

c) No tree shall be removed from the Open Space or Conservation Easement Areas by the Owner unless, as a result of disease or death, said tree poses a threat to the residential use of the lot and the removal of said tree is approved in writing by the Planning and Zoning Commission or designee.
d) No refuse, trash, debris, garbage, waste matter, sewage, organic yard debris (grass clippings, leaves, branches, wood chips, etc.) or other like substance or offensive material shall be placed, caused to be placed or allowed to remain in or upon the Open Space or Conservation Easement Areas.

e) The Owner shall have the right to protect from erosion portions of the Open Space by planting trees, plants and shrubs where and to the extent necessary, or by other appropriate means after said planting(s) is approved in writing by the Planning and Zoning Commission or designee. Owner shall demarcate the Open Space parcel and Conservation Easement Areas and allow the area to naturalize.

f) Any new plantings in the Open Space and Conservation Easement Areas parcel will use only native species. All management of the Open Space parcel and Conservation Easement Areas will be done as to encourage biodiversity and growth of native species and discourage the growth and spread of invasive species. Any work to prevent the spread of invasive species will be done in consultation with the Planning and Zoning Commission or designee, including but not limited to the Conservation Commission staff.

g) Portions of the Open Space parcel may be maintained by mowing of overgrown grass by no more than twice a growing season.

h) As part of the future management of the Open Space parcel and Conservation Easement Areas, the Owner may through application to the appropriate Town agency address invasive/nuisance species.

10. NOTWITHSTANDING ANY OTHER REQUIREMENT CONCERNING MODIFICATION OF THIS INSTRUMENT, OR ANY DOCUMENT FILED PREVIOUSLY IN THE GREENWICH LAND RECORDS, NO MODIFICATION OR INSTRUMENT PURPORTING TO MODIFY ANY CONDITION, TERM OR PROVISION OF THIS DECLARATION OF RESTRICTIONS SHALL BE VALID UNLESS IT IS FILED ON THE
GREENWICH LAND RECORDS AND APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE TOWN OF GREENWICH AND THE SIGNATURE OF THE
CHAIRMAN OF SUCH PLANNING AND ZONING COMMISSION APPEARS THEREON.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of   ,
2019.

______________________________

TIMOTHY K. SAUNDERS, JR.

______________________________

STATE OF CONNECTICUT )
) ss: Greenwich
COUNTY OF FAIRFIELD )

On the    day of       , 2019, before me the undersigned, personally appeared TIMOTHY
J. SAUNDERS, JR. known to me (or satisfactorily proven) to be the person whose name is
subscribed to the within instrument and acknowledged that he executed the same for purposes
therein contained.

In witness whereof I hereunto set my hand.

______________________________
Notary Public
LONG TERM MAINTENANCE PLAN

For

249 Valley Road
Greenwich, Connecticut

Prepared For

Timothy K. Saunders, Jr.

February 24, 2021
Stormwater Management
Practices Maintenance Declaration
Stormwater Management Practices Maintenance Declaration

THIS DECLARATION is made this date, ____________ 20__, by and between the Town of Greenwich, a municipal corporation with principal offices located at 101 Field Point Road, Greenwich, CT 06830 and

TIMOTHY K. SAUNDERS, JR.

[Owner(s) Name]

249 VALLEY ROAD, COS COB, CT 06807

[Address]

hereinafter referred to as “Owner(s)” of the “Property” as more fully described in a deed recorded in Book 6936 at Page 15 of the Greenwich Land Records. In accordance with the Town of Greenwich Drainage Manual as Amended, the “Owner(s)” agree to install and maintain stormwater management practice(s) on the subject Property in accordance with approved plans and conditions. The Owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended function in perpetuity. This Declaration includes the following exhibits located in the project files of one or all of the following Town of Greenwich Departments:

- Building Division – Permit #
- Inland Wetlands and Watercourses Agency – Application #
- Planning and Zoning – Application #

Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. Approved Maintenance Plan dated ____________.

Exhibit B: Improvement Location Survey depicting “As-Built” conditions and showing an accurate location of each stormwater management practice affected by this Declaration. Approved Improvement Location Survey dated ____________.

Note: After construction has been verified and accepted by the Town of Greenwich for the stormwater management practices, this declaration shall be recorded by the Owner on the Greenwich Land Records and copies of the recorded document shall be submitted to all of the following Town of Greenwich Departments involved in the approval:

- Building Division
- Inland Wetlands and Watercourses Agency
- Planning and Zoning

Through this Declaration, the Owner(s) hereby subjects the Property to the following covenants, conditions, and restrictions:

1. The Owner(s), at its expense, shall secure from any affected owners of land all easements and releases of rights-of-way necessary for utilization of the stormwater practices identified in Exhibit B and shall record them with the Town Clerk. These easements and releases of rights-of-way shall
not be altered, amended, vacated, released or abandoned without prior written approval of the Town of Greenwich.

2. The Owner(s) shall be solely responsible for the installation, maintenance and repair of the stormwater management practices, drainage easements and associated landscaping identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

3. No alterations or changes to the stormwater management practice(s) identified in Exhibit B shall be permitted unless they are deemed to comply with this Declaration and are approved in writing by the Town of Greenwich.

4. The Owner(s) shall retain the services of a qualified inspector (as described in Exhibit A) to operate and ensure the maintenance of the stormwater management practice(s) identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

5. The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times. Inspection Documentation must be maintained as frequently as required in Exhibit A.

6. The Town of Greenwich or its designee is authorized to access the property as necessary to conduct inspections of the stormwater management practices or drainage easements to ascertain compliance with the intent of this Declaration and the activities prescribed in Exhibit A. Upon written notification by the Town of Greenwich or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the Town of Greenwich. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

7. If the Owner(s) does not keep the stormwater management practice(s) in reasonable order and condition, or complete maintenance activities in accordance with the Operation and Maintenance Plan contained in Exhibit A, or the required maintenance or repairs under 6 above within the specified time frames, the Town of Greenwich is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the practice(s) and prevent the practice(s) from becoming a threat to public health, safety, general welfare or the environment. In the case of an emergency, as determined by the Town of Greenwich, no notice shall be required prior to the Town of Greenwich performing emergency maintenance or repairs. The Town of Greenwich may levy the costs and expenses of such inspections, maintenance, repairs and appropriate fees against the Owner(s). The Town of Greenwich at the time of entering upon said stormwater management practice for the purpose of maintenance or repair may file a notice of lien upon the property affected by the lien. If said costs and expenses are not paid by the Owner(s), the Town of Greenwich may pursue the collection of same through appropriate court actions.

8. The Owner(s) hereby conveys to the Town of Greenwich an easement over, on and in the Property for the purpose of access to the stormwater management practice(s) for the inspection, maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair the practice(s). The Town of Greenwich's execution of any repair or maintenance does not alter the Owner(s) responsibility to maintain in future.
9. The Owner(s) agrees that this Declaration shall be recorded and that the land described in a deed recorded in Book 6936 at Page 15 of the Greenwich Land Records shall be subject to the covenants and obligations contained herein, and this Declaration shall bind all current and future owners of the property.

10. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include Exhibits A and B and this Declaration. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

11. The Owner(s) agree that the rights, obligations and responsibilities hereunder shall commence upon execution of the Declaration.

12. The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

13. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the Town of Greenwich harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter “Claims”, fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit “A” hereto, appurtenances, connections and attachments thereto which are the subject of this Declaration. The Proprietor, its agents, representatives, successors and assigns shall not be required to indemnify the Town, its officers, agents, servants, or employees, against any such damages occasioned solely by acts or omissions of the Town, its officers, agents, servants or employees, other than supervisory acts or omissions of the Town, its officers, agents; servants, or employees, in connection with such Claims or the enforcement of this Declaration.
IN WITNESS WHEREOF, the "Owner(s)" have executed this Declaration on this _____ day of __________________, 20____.

By: ____________________________________________
[Owner(s)]

By: ____________________________________________
[Owner(s)]

STATE OF CONNECTICUT  
) ss: Greenwich
COUNTY OF FAIRFIELD  
)

The foregoing instrument was acknowledged before me on this ________ day of  
____________________, 20____, by ____________________________________________ , the  
[Owner(s)]

“Owner(s)" of ____________________________________________  
[Address]

_______________________________________________
Notary Public

My Commission Expires On:

WHEN RECORDED RETURN COPY TO:  
[All of the following departments involved in approval:  
Building Division, Inland Wetlands & Watercourses Agency, and Planning & Zoning]
Exhibit “A”

Long Term Maintenance Plan
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

3. Stormwater Control Structures:

a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
b. For the first year, outfalls shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

5. Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):

a. Changing the porous pavement surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
b. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
c. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.

h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.

i. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.

j. Any additional maintenance required per the manufacturer's specifications shall also be completed.

6. Roof Gutters:

   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
Operations and Maintenance Log (Page 1 of 3)
249 Valley Road, Greenwich, CT

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

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

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Stormwater Control Structures:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:
Operations and Maintenance Log (Page 2 of 3)
249 Valley Road, Greenwich, CT

Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- Have all drainage outlets been cleared of debris? □ Yes □ No □ N/A
- Have all outlet protections been inspected/repai red? □ Yes □ No □ N/A
- Have all erosion issues been repaired? □ Yes □ No □ N/A

Notes:

Porous Pavement:

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

Notes:

Roof Gutters:

- Has accumulated debris been removed from gutters? □ Yes □ No □ N/A
- Do any gutters require additional repair? (identify below): □ Yes □ No □ N/A

Notes:
Operations and Maintenance Log (Page 3 of 3)
249 Valley Road, Greenwich, CT

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

Signature of Inspector: ____________________________

Date: ____________________________
May 4, 2021

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

RE: 249 Valley Road, Cos Cob, CT 06870
Timothy K. Saunders, Jr.

Dear Bianca:

In response to DPW comments dated April 21, 2021, please find the following revised materials:

1. Response Letter from Rocco V. D’Andrea, Inc.
2. One (1) copy of the revised Drainage Summary Report;
3. One (1) copy of the revised Site Plan Review Set;
4. One (1) copy of the Long-Term Maintenance Plan Report; and
5. One (1) copy of the original Form SC-107.

Please let me know if there is anything further we need to submit as part of this application.

Very truly yours,

[Signature]
Thomas J. Heagney

TJH/em
May 3, 2021

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

Re: 249 Valley Road, Greenwich
Timothy K. Saunders, Jr.

Dear Mr. Marucci,

In response to DPW comments dated April 21st, 2021, we have revised the design plans and reports in preparation for a submission to Planning and Zoning. Please find enclosed the following material in support of this application:

- Two (2) copies of the revised Drainage Summary Report, revised May 3, 2021;
- Two (2) copies of the revised Site Plan Review Set, revised May 3, 2021;
- One (1) copy of the Long Term Maintenance Plan Report, revised May 3, 2021;
- One (1) original of the form SC-107.

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

1. A revised Form SC-107 has been submitted.
2. Additional information has been submitted for the sight distance review:
   a. A sight distance plan has been provided for the southern driveway showing sight lines looking south and looking north.
   b. A sight distance plan has been provided for the northern driveway showing sight lines looking south and looking north.
3. An easement will be added to the subdivision map and presented to you for review prior to signature by the Commission.
4. The Drainage Report has been revised as follows:
   a. The stormwater BMP for watershed 1S has been deemed acceptable.
   b. The bottom of the proposed permeable pavement system is proposed to be at least 2.5 feet above the existing ground elevation where DT#1 and DT#2 were conducted. The material to be used to fill between the existing ground and the bottom of the No.2 stone calls for appropriate select fill which will be well draining and will provide adequate infiltration before reaching the existing soil profile.
   c. Pond 4P has been revised in callout to match the surface area of 930.25 square feet.
   d. Pond 5P has been revised in callout to match the surface area of 1,764 square feet.
   e. Pond 5P now has a void ratio of 20 percent instead of 40 percent.
f. Pond 5P has been revised to have an outlet device invert of 22.5 in callout.
g. The Drawdown computation has been revised to use the correct area of the bottom of stone (930.25 SF).
h. All other computations have been revised as needed.

5. The construction plan set has been revised as follows:
   a. Existing Conditions Survey Sheet:
      i. Additional topographic information has been added along the roadway and in front of each driveway.
   b. Site Plan Sheets:
      i. The 73-feet of guiderail to remain now show the required guardrail termination.
      ii. A callout has been added for the restoration of the shoulder of the road along the entire property frontage.
      iii. Excavation and fill quantities are now shown on a table on the Development Plan.
      iv. The footing drain network has been added to the Development Plan.
      v. No saturated hydraulic conductivity tests were performed (see response 4b).
      vi. All catch basins now include sump elevations.
      vii. The permeable pavement now has all of the necessary information in callout.
      viii. The gravel trench now has all of the requested information in callout.
      ix. The granular fill now has all of the requested information in callout.
   c. Driveway Profile & Sight Distance Sheet:
      i. A sight distance plan has been provided for the southern driveway showing sight lines looking south and looking north.
      ii. A sight distance plan has been provided for the northern driveway showing sight lines looking south and looking north.
      iii. The width of the driveways at the property line is now shown.
      iv. The width of the driveways at the edge of road is now shown.
      v. The distance between driveways is now shown.
      vi. The distance from edge of driveways to parallel property lines is now shown.
      vii. A profile is now shown for each driveway from edge of road to garage.
      viii. Driveway slopes are shown for the first five feet.
      ix. Driveway slopes are shown for the next twenty feet.
      x. Driveway slopes are shown for the remaining distance to garage.
      xi. There is no additional vegetation along the property line or within the Right-of-Way.
      xii. There are no additional structures along the property line or within the Right-of-Way.
      xiii. A callout has been added for the removal of all vegetation for the required sight distance to be met.
   d. Construction Details Sheets:
      i. All necessary details and sheets have been included.
      ii. The CTDOT guiderail termination detail has been included.

6. The Operations and Maintenance Plan Report now includes the following:

Rocco V. D'Andrea, Inc.
a. Exhibit A: gravel trench is included under the Roof Gutters item.

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

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

Sincerely,

ROCCO V. D’ANDREA, INC.

Anthony L. D’Andrea, PE

ALD:adm
14UO_Trans_DPW_00.doc
Enclosures

cc: Timothy K. Saunders
**DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION**

**PRE-CONSTRUCTION**

Property Address: 249 Valley Road, Greenwich  
Tax Account No.: 08-2018/S

Building Permit No.:  

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

Engineering Firm: Rocco V. D'Andrea, Inc.  
Design Plans Date: 5/3/2021  
Drainage Report Date: 5/3/2021

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Impervious Area Under Existing Conditions</td>
<td>732.00</td>
</tr>
<tr>
<td>Total Impervious Area Under Proposed Conditions</td>
<td>4,997.00</td>
</tr>
<tr>
<td>Total Disconnected Impervious Area Under Proposed Conditions</td>
<td>4,660.00</td>
</tr>
<tr>
<td>Total Directly Connected Impervious Area Under Proposed Conditions</td>
<td>337.00</td>
</tr>
</tbody>
</table>

1 Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

2 All impervious surfaces that are directed to stormwater BMPs that meet the water quality volume (WQV) standard will be considered disconnected impervious cover. Acceptable stormwater BMPs are Bioretention (infiltrating/filtering), Constructed Stormwater Wetlands, Extended Dry Detention Basins (infiltration required), Gravel Wetlands, Constructed Wet Stormwater Ponds, Sand/Organic Filters (sand filters, tree filters, stormwater planters, etc.), Infiltration Systems (drywells, Cultecs, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

3 Subtract the Total Disconnected Impervious Area Under Proposed Conditions (SF) from the Total Impervious Area Under Proposed Conditions (SF).

Engineer’s Signature ___________________________ Date ___________________________

Engineer’s Seal

Form SC-107  
February 2021
LONG TERM MAINTENANCE PLAN

For

249 Valley Road
Greenwich, Connecticut

Prepared For

Timothy K. Saunders, Jr.

February 24, 2021
Revised: May 3, 2021
Stormwater Management Practices Maintenance Declaration
Exhibit "A"

Long Term Maintenance Plan
Exhibit A
Operations and Maintenance Plan
249 Valley Road, Greenwich, CT

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 249 Valley Road, Greenwich, CT are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:
   a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:
   a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
   b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
   c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

3. **Stormwater Control Structures:**
   
a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. **Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:**
   
a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
b. For the first year, outfalls shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

5. **Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):**
   
a. Changing the porous pavement surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
b. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
c. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer’s specifications.
h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.

i. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.

j. Any additional maintenance required per the manufacturer's specifications shall also be completed.

6. **Roof Gutters and Gravel Trench:**

   a. Remove accumulated debris from gutters and trench clean-out and inspect for damage. Any damage should be repaired as required.

**Disposal of Debris and Sediment:**

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

**Maintenance Records:**

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
Operations and Maintenance Log (Page 1 of 3)
249 Valley Road, Greenwich, CT

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name: ______________________ Date of Inspection: __________
Affiliation: ______________________ Phone #: __________

Catch Basins & Drainage Inlets:
- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:
- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Stormwater Control Structures:
- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:
### Operations and Maintenance Log (Page 2 of 3)
249 Valley Road, Greenwich, CT

#### Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:
- Have all drainage outlets been cleared of debris? □ Yes □ No □ N/A
- Have all outlet protections been inspected/repairsed? □ Yes □ No □ N/A
- Have all erosion issues been repaired? □ Yes □ No □ N/A

#### Porous Pavement:
- Has pavement been vacuumed? □ Yes □ No □ N/A
- Has draining times been verified? □ Yes □ No □ N/A

#### Roof Gutters and Gravel Trench:
- Has accumulated debris been removed from gutters/pipes? □ Yes □ No □ N/A
- Do any gutters require additional repair? (identify below): □ Yes □ No □ N/A

#### Notes:

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Rocco V. D'Andrea Inc.

Form MD-100

February 2014
Operations and Maintenance Log (Page 3 of 3)
249 Valley Road, Greenwich, CT

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

Signature of Inspector: ____________________________ Date: ____________________________
DRAINAGE SUMMARY REPORT

For

249 Valley Road
Greenwich, Connecticut

Prepared For

Timothy K. Saunders, Jr.

March 27, 2019
Revised: May 3, 2021

Anthony L. D’Andrea, PE
CT License No. 9673
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   2.4. Peak Runoff Attenuation  

3. Conclusion  

4. HydroCAD Summary Table  

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FEMA Flood Map  

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Stormwater Management Standards Narrative  
Credits for LID BMPs  
Runoff Volume & Retention System Design Calculations  
HydroCAD Analysis – Existing Conditions  
HydroCAD Analysis – Proposed Conditions  
Pipe Conveyance Calculations  
Soil Results Forms  

Exhibit A  
Exhibit B  
Exhibit C  
Exhibit D  
Appendix A  
Appendix B  
Appendix C  
Appendix D  
Appendix E  
Appendix F  
Appendix G
Introduction & LID Techniques

1.1. Project Narrative

The applicant is proposing improvements to the subject property. The existing lot will be subdivided into two new parcels, Parcel “A” and Parcel “B”. Parcel “A” will remain unchanged. Improvements to Parcel “B” will include the construction of a single-family dwelling and driveway, as well as 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, Single Family Dwelling, Location 249 Valley Road, Greenwich, Connecticut, prepared for Timothy K. Saunders, Jr.” as prepared by Rocco V. D’Andrea, Inc.

The subject parcel is 25,000 square feet in size and is located approximately 140 feet south of the intersection of Valley Road and Cat Rock Road. The proposed redevelopment of the parcel will increase the impervious coverage by approximately 4,003 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 parcel is located in the “R-12” zone. All applicable zoning setbacks and regulations will be adhered to. There are no inland wetlands or watercourses located on the property.

1.3. Site Inventory & Evaluation

The site consists of an existing gravel driveway, several retaining walls, and various walkways. The topography of the site exhibits slopes from west to east with flows discharging into the Mianus Pond. 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 parcel. 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 parcel 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 pretreatment 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 parcel, or the town drainage system, due to the proposed improvements.
## RESIDENTIAL

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### PUBLIC UTILITIES
- Water, Sewer, Electric

### ZONING
- R-12 Single Fam 12,000 sf

### LEGAL ACRES
- 0.5680

### SUPPLEMENTAL CARDS
- GEN: ADDED 'S' ON 9/27/04 - DD
- LAND: WATER- RIVER FRONT
- WET: Declaration of wetlands
- 03/28/03 - V.4184, P. 202
**PHYSICAL CHARACTERISTICS**

- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.0
- **Finished Area:** 3286
- **Attic:** 1/4

**ROOFING**
- **Material:** Asphalt shingles
- **Type:** Gable
- **Pitch:** Not available

**FLOORING**
- **Slab:** B, 1.0
- **Sub and joists:** 2.0, A
- **Base Allowance:** B, 1.0, 2.0, A

**EXTERIOR COVER**
- **Wood Siding:** 1.0, 2.0, A

**INTERIOR FINISH**
- **Normal for Class:** B, 1.0, 2.0

**ACCOMMODATIONS**
- **Finished Rooms:** 8
- **Bedrooms:** 4
- **Formal Dining Rooms:** 1
- **Fireplaces:** 2

**HEATING AND AIR CONDITIONING**
- **Primary Heat:** Forced hot air-gas
- **Lower Full Part:** 1
- **Upper:** Full
- **Air Cond:** 0

**PLUMBING**
- **Fixt. Baths:** 3
- **Kit Sink:** 1
- **TOTAL:** 10

**REMODELING AND MODERNIZATION**
- **Amount Date:** 10/01/2003
- **Bath Facilities:** 1

**SPECIAL FEATURES**

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**SUMMARY OF IMPROVEMENTS**

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**TOTAL IMPROVEMENT VALUE**

Value: 685760
CONSTRUCTION SITE PLAN REVIEW SET

OF

SINGLE FAMILY DWELLING

LOCATED AT

249 VALLEY ROAD

GREENWICH, CONNECTICUT

PREPARED FOR

TIMOTHY K. SAUNDERS, JR.

**Sheet Index**

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GENERAL NOTES:

1. Offset dimensions as shown for R-I End Anchorage Type II apply to trailing end location of leading end anchorage shall be as shown on the plans including the offset dimension.

2. R-I End Anchorage Type II shall use class A (12 gauge) hot-dipped galvanized components.

3. Either end which can be demonstrated to provide the installation shown for End Anchorage Type II may be approved.

4. Type II 16'-6" (5.08) End anchorage may be used only on roads with maximum speed less than 35 mph.

5. Modernized R-I End Anchorage Required Minimum Spacing. Refer to HW-912.19f for detail of post spacing at end anchorage.

CONCRETE END ANCHOR

DETAIL E

TYPE 2 OBJECT MARKER

SIGN # S1-5030

DETAIL D

SHOP CURVED RAIL (SEE NOTE 2)

DETAIL C

W-BEAM TERMINAL ELEMENT

ELEVATION

R-I END ANCHORAGE TYPE II

SEE NOTE 2

PLAN

PAY LIMIT R-I END ANCHORAGE TYPE II

WORKING POINT

TERMINAL ELEMENT

SEE DETAIL C

OBJECT MARKER

10' APPROACH (2000)

DIRECTION OF TRAFFIC

END POST

SHOP CURVED RAIL (SEE NOTE 2)

DECOUPLING LINE

CONCRETE ANCHOR

PAY LIMIT MODIFIED R-I END ANCHORAGE TYPE II

PAY LIMIT R-I END ANCHORAGE TYPE II

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(2000)

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PHASE I - NOTES

1. INSPECT, MAINTAIN AND REPAIR AS NEEDED THE S&E CONTROLS.
2. REMOVE GUARDRAIL AS NEEDED FOR THE SOUTH ENTRANCE (THE "CONSTRUCTION ENTRANCE").
3. USING RECLAIMED CONCRETE BLOCK ON THE EASTERN EDGE, BUILD 50' X 12' CONSTRUCTION ACC.
4. COMPLETE YEAR-ONE INVASIVE PLANT MANAGEMENT ACTIVITIES. SEE INVASIVE PLANT MANAGEMENT SEQUENCE NOTES FOR ADDITIONAL SEQUENCING INFORMATION.
5. EXCAVATE FOR FOOTINGS FOR ALL FOUNDATION AND RETAINING WALLS USING MINI EXCAVATOR.
6. STABILIZE ANY DISTURBED AREA WITH HAY MULCH AND/OR STONE.

PHASE II - NOTES

1. PROPOSED 6' HIGH TEMPORARY CHAIN LINK FENCE WITH SILT FENCE.
2. INSTALL 6' HIGH CHAIN LINK FENCE AND SILT FENCE

INVASIVE PLANT MANAGEMENT SEQUENCE NOTES

1. YEAR ONE
   1.1. COMPLETE FIRST CUT OF INVASIVE PLANT MANAGEMENT SEQUENCE.
   1.2. REMOVE TREES, CLEAR AND GRUB VEGETATION, STRIP AND REMOVE TOPSOIL FROM THE PROPERTY.
   1.3. REMOVE ALL RETAINING WALLS LABELED FOR REMOVAL PER THE PLANS. ALL MATERIALS TO BE REMOVED FROM SITE. PLACE 6" GRAB AND MULCH CONCRETE FOOTINGS.
   1.4. INSTALL 6" OF CLEAN STONE UNDER THE FOOTINGS.
   1.5. POUR CONCRETE FOOTINGS.
   1.6. ALL DISTURBED AREAS WILL BE STABILIZED DAILY AS NEEDED WITH HAY MULCH AND/OR STONE.

2. YEAR TWO
   2.1. REMOVE EXISTING TREES. CLEAR AND GRUB VEGETATION, STRIP AND REMOVE TOPSOIL FROM THE PROPERTY.
   2.2. REMOVE GUARDRAIL AS NEEDED FOR THE SOUTH ENTRANCE (THE "CONSTRUCTION ENTRANCE").
   2.3. USING RECLAIMED CONCRETE BLOCK ON THE EASTERN EDGE, BUILD 50' X 12' CONSTRUCTION ACC.
   2.4. COMPLETE YEAR-ONE INVASIVE PLANT MANAGEMENT ACTIVITIES. SEE INVASIVE PLANT MANAGEMENT SEQUENCE NOTES FOR ADDITIONAL SEQUENCING INFORMATION.
   2.5. EXCAVATE FOR FOOTINGS FOR ALL FOUNDATION AND RETAINING WALLS USING MINI EXCAVATOR.
   2.6. STABILIZE ANY DISTURBED AREA WITH HAY MULCH AND/OR STONE.

PROPOSED SINGLE-FAMILY RESIDENCE CONSTRUCTION PHASES I-II

TIMOTHY K. SAUNDERS, JR.
249 VALLEY ROAD
COS COB, CONNECTICUT

TIMOTHY K. SAUNDERS, JR.
249 VALLEY ROAD
COS COB, CONNECTICUT

PHASE II - NOTES

1. INSTALL PROTECTION AROUND TREES THAT WILL NOT BE REMOVED.
2. COMPLETE YEAR-ONE INVASIVE PLANT MANAGEMENT ACTIVITIES. SEE INVASIVE PLANT MANAGEMENT SEQUENCE NOTES FOR ADDITIONAL SEQUENCING INFORMATION.
3. EXCAVATE FOR FOOTINGS FOR ALL FOUNDATION AND RETAINING WALLS USING MINI EXCAVATOR.
4. INSTALL 6" OF CLEAN STONE UNDER THE FOOTINGS.
5. POUR CONCRETE FOOTINGS.
6. ALL DISTURBED AREAS WILL BE STABILIZED DAILY AS NEEDED WITH HAY MULCH AND/OR STONE.
**PHASE III - PLAN**

- Construct foundation, retaining walls and piers to EL. 38.0 & backfill.
- Install sand & gravel filter beds for stormwater as indicated on civil engineer plans.
- Proposed final finish and surface grade.
- Proposed parking & staging area.
- Existing surface grade.
- Abutment, retaining wall, etc.

**PHASE III - SECTION**

- Proposed parking & staging area for construction.
- Backfill front of house over temporary construction ramp.
- Create new access & parking areas.
- Form & pour remaining foundation walls, retaining walls and piers.

**PHASE IV - PLAN**

- Construct foundation, retaining walls above EL. 38.0 & backfill.
- Install sand & gravel filter beds for driveway & roof stormwater as indicated on civil engineer plans.
- Proposed final finish and surface grade.
- Proposed parking & staging area.
- Existing surface grade.
- Abutment, retaining wall, etc.

**PHASE IV - SECTION**

- City water service.
- City gas service.
- City drainage.

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**LEGEND**

- Area of active construction/soil disturbance
- Proposed 6' high temporary chainlink fence with silts

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**PROPOSED SINGLE-FAMILY RESIDENCE**

**CONSTRUCTION PHASES III-IV**

**TIMOTHY K. SAUNDERS, JR.**

249 VALLEY ROAD
COS COB, CONNECTICUT

DATE: JANUARY 14, 2020
JANUARY 27, 2020 (REV. 1)
FEBRUARY 19, 2021 (REV. 2)

**SCALE**: 0' 5' 10'

**PREPARED FOR**: TIMOTHY K. SAUNDERS, JR.
WILLIAM KENNY ASSOCIATES LLC

**AREA OF SOIL DISTURBANCE**: 0.04 ACRES

**AREA OF SOIL DISTURBANCE**: 0.1 ACRES

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**SEQUENCE**:

1. Inspect, maintain & repair as needed the S&E controls.
2. Form & pour remaining foundation and retaining walls.
3. Backfill area between house and road (including temporary access ramp). Cover entire area with reclaimed process to act as anti-traction pad, parking and staging area for construction.

**ESTIMATED WORK DURATION**: 2-4 weeks

**AREA OF SOIL DISTURBANCE**: 0.04 ACRES

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**SEQUENCE**:

1. Inspect, maintain & repair as needed the S&E controls.
2. Construct foundation, retaining walls and piers to EL. 38.0 (bottom of temporary ramp).
3. Backfill front of house foundation with trucked in material.
4. Install drainage within house foundation and backfill.
5. Install footing drains.
7. Top 6" of backfill will be gravel and will extend 2' from the foundation and to the retaining wall on the north side of the property and to the property line on the south side of the property. This will prevent erosion once the home is constructed and prior to gutters being installed.
8. All disturbed areas will be stabilized daily as needed with hay mulch and/or stone.

**ESTIMATED WORK DURATION**: 2 weeks

**AREA OF SOIL DISTURBANCE**: 0.1 ACRES
PHASE III - NOTES

1. INSTALL VEGETATION & PERMANENTLY STABILIZE VEGETATION AND SOIL SURFACES.
2. INSTALL临时SOIL EROSION AND SEDIMENT CONTROL MEASURES.
3. COMPLETE SECOND CUTTING OF INVASIVE VEGETATION MANAGEMENT ACTIVITIES. SEE DRAWING 1 FOR SEQUENCING INFORMATION. NO GRUBBING OF ROOT SYSTEMS. LEAVE ALL ROOTS IN PLACE.

AREA OF SOIL DISTURBANCE: 0.03 ACRES

ESTIMATED WORK DURATION: 2-3 WEEKS (NOT INCLUDING VEGETATION CUTTING & TREATMENTS)

PROPOSED SEDIMENT BARRIER

EXISTING POND

EXISTING GROUND

EXISTING PAVEMENT

EXISTING SURFACE GRADE

EXISTING-LOT - NOTES

1. COMPLETE SECOND CUTTING AND TREATMENT OF YEAR-ONE INVASIVE PLANT MANAGEMENT ACTIVITIES AS SPECIFIED ON DRAWING 1. LEAVE ROOT SYSTEMS IN PLACE.
2. IN THE AREA WEST OF THE TEMPORARY CHAIN LINK FENCE (AREAS THAT BORDER THE HOUSE) COMPLETE ALL LANDSCAPE PLANTINGS AND STABILIZE ALL SOIL SURFACES.
3. INSTALL GRAVEL & STONE PATH.
4. INSTALL PROPOSED VEGETATION, INCLUDING BUFFER PLANTINGS.
5. STABILIZE SOIL SURFACE OF ALL WORK AREAS AT THE END OF EACH DAY.

AREA OF SOIL DISTURBANCE: 0.05 ACRES

ESTIMATED WORK DURATION: 8 MONTHS

CONSTRUCTION PHASES V-VI

TIMOTHY K. SAUNDERS, JR.

COS COB, CONNECTICUT

DATE: JANUARY 14, 2020

SCALE: AS NOTED

DRAWING NO: 3 of 3

REF. NO. 4190