

**HEAGNEY, LENNON & SLANE, LLP**  
**ATTORNEYS AT LAW**

JOHN G. HEAGNEY (1925-1982)  
FRANCIS X. LENNON, JR. (1928-1999)  
JOHN F. SLANE, JR. \*  
THOMAS J. HEAGNEY \*

JOHN J. HEAGNEY\*

\* ALSO ADMITTED IN NEW YORK

248 GREENWICH AVENUE  
GREENWICH, CONNECTICUT 06830-6507  
(203) 661-8400  
FACSIMILE (203) 661-7496  
THeagney@hls248.com  
JSlane@hls248.com  
JHeagney@hls248.com

May 24, 2021

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

RE: PLPZ 2021 00075  
Timothy K. Saunders, Jr.  
249 Valley Road, Cos Cob, CT 06870


Dear Bianca:

Based on the conversation at the briefing session today, we would like to include the architectural plans as part of the presentation material for tomorrow night's meeting.

The architectural plans represent the actual house which is proposed to be constructed and which was approved by the Zoning Board of Appeals.

Also attached is the subdivision map with the open space and conservation areas highlighted to illustrate that they are attached.

Very truly yours,

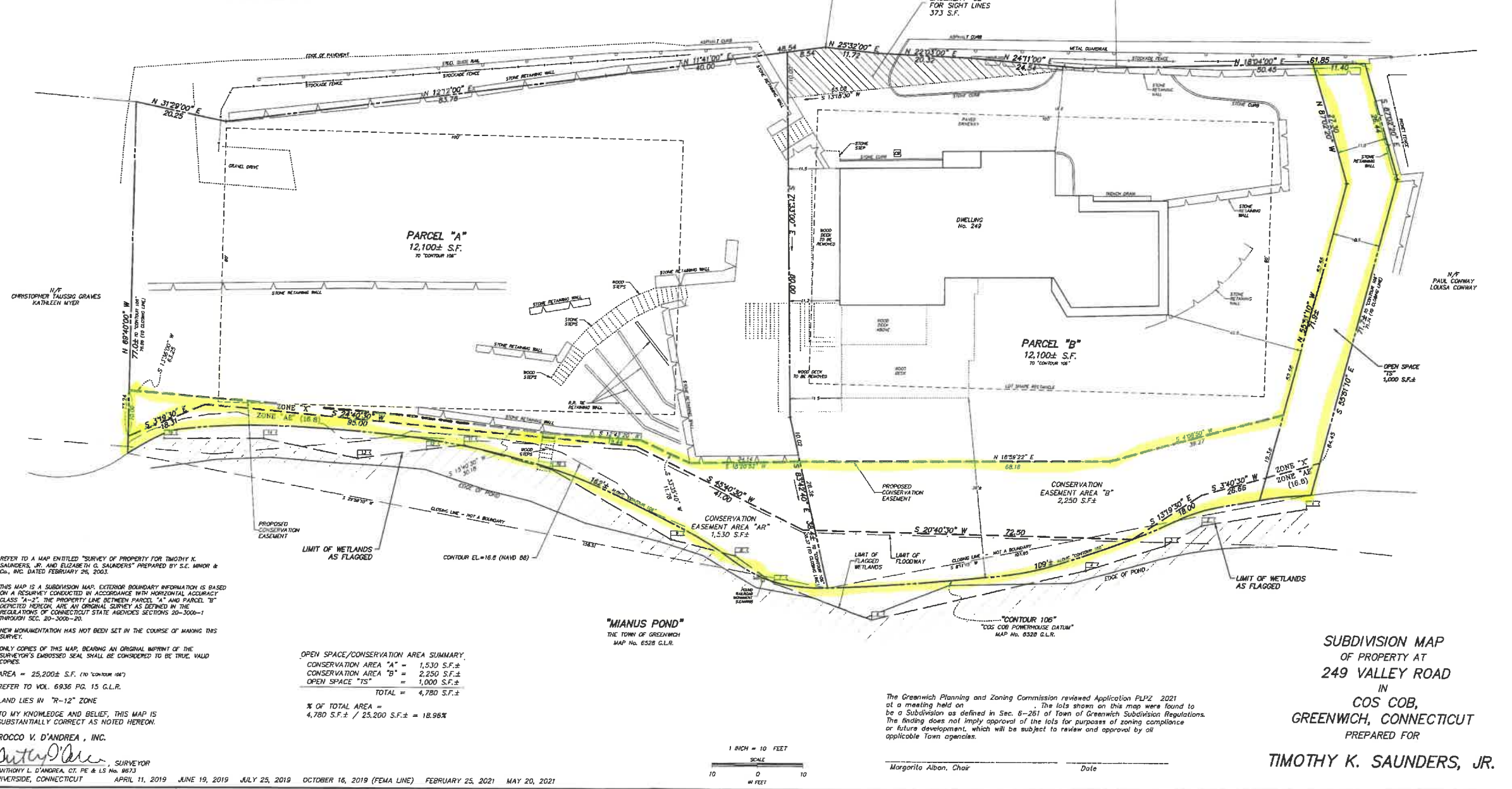
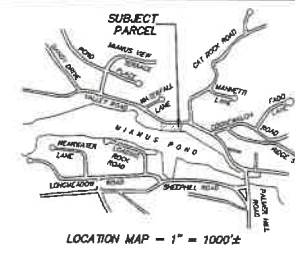
  
Thomas J. Heagney

TJH/em

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DIVIDE A SUBDIVISION OF PROPERTY PREPARED IN ACCORDANCE WITH CURRENT APPLICABLE SUBDIVISION REGULATIONS OF THE TOWN OF GREENWICH.
2. LOTS SHALL BE SERVED BY THE AQUADUCT WATER COMPANY.
3. THESE LOTS ARE SERVED BY THE TOWN SEWER SYSTEM. DEVELOPMENT OF THESE LOTS WILL REQUIRE ISSUANCE OF A SEWER PERMIT FOR EACH LOT.
4. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. DEVELOPMENT OF THESE PARCELS DEPICTED HEREON MAY BE SUBJECT TO REVIEW AND APPROVAL FROM THE ZONING ENFORCEMENT OFFICE, THE HEALTH AND BUILDING DEPARTMENTS, DPW-ENGINEERING DIVISION, THE PLANNING AND ZONING COMMISSION AND OTHER TOWN DEPARTMENTS THAT MAY HAVE JURISDICTION OVER CONSTRUCTION.
6. THERE SHALL BE NO EARTH DISTURBANCE, GRADE CHANGES OR REMOVAL OF TREES UNLESS AS SPECIFIED BY THE PLANNING AND ZONING COMMISSION AND CONFIRMED THAT REQUIRED S & C CONTROLS ARE IN PLACE AND ARE SUFFICIENT TO MINIMIZE IMPACT TO NATURAL RESOURCES AND WETLAND DURING THE CONSTRUCTION PROCESS.
7. EACH HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTENANCE DRAINAGE FACILITIES ON HIS/HER LOT AS SPECIFIED BY THE DRAINAGE MAINTENANCE AGREEMENT THAT SHALL BE FILED IN THE LAND RECORDS PRIOR TO THE COMMENCEMENT OF A BUILDING PERMIT FOR THE BUILDINGS TO BE CONSTRUCTED.
8. PURSUANT TO SECTION 14-287 ALL SUBDIVISION LOTS SHALL BE REVIEWED FOR COMPLIANCE WITH TOWN DRAINAGE STANDARDS. A DETAILED DRAINAGE PLAN SHALL BE SUBMITTED FOR REVIEW BY PLANNING AND ZONING AND DPW-ENGINEERING DIVISION PRIOR TO THE COMMENCEMENT OF A BUILDING PERMIT.
9. ANY PROPOSED CHANGE IN THE SIZE OF APPROVED SUBDIVISION LOTS SHALL REQUIRE SUBMISSION OF A REVISED SUBDIVISION PLAN AND DECLARATION OF RESTRICTIONS FOR REVIEW BY THE COMMISSIONER OF REVENUE AND APPROVAL BY THE PLANNING AND ZONING COMMISSION. THE REVISED MAPS MUST INCLUDE APPROVAL FROM THE COMMISSIONER AND THE DECLARATION OF RESTRICTIONS MUST BE ADOPTED TO REFLECT THE CHANGES.
10. A DRAINAGE MAINTENANCE AGREEMENT FOR SHARED DRAINAGE STRUCTURES AND STORMS SHALL BE FILED IN THE LAND RECORDS SIMULTANEOUSLY WITH THE RECORD MAP.

11. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR PARCEL "A" PORTIONS OF THE EXISTING DITCH AND STAIRS ON PARCEL "B" SHALL BE REMOVED.
12. PROPERTY LIES WITHIN ZONE X, PART OF FLOODWAY AND ZONE "A" (16.8) AS DETERMINED FROM THE STREET FRONTAGE OF 6' PARCELS. AS SHOWN ON FLOOD REGULATION MAP, MAP OF THE TOWN OF GREENWICH, CONNECTICUT, DATED JULY 1, 2014, AS SUBSEQUENTLY AMENDED BY TOWN OF GREENWICH, CT.
13. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT IN THIS SUBDIVISION A DETAILED DEVELOPMENT PLAN SHOWING THE DRAINAGE SYSTEM, GRADE, DRAINAGE AND OTHER PROTECTION MEASURES SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW.
14. ANY BLANKS WILL REQUIRE THE PREPARATION OF A PRE-BLAST SURVEY AND ISSUANCE OF APPROPRIATE PERMITS FROM THE MUNICIPAL ENGINEER.
15. UPON APPROVAL OF THIS SUBDIVISION PLAN, THE OWNER AGREES WITH THE TOWN THAT UNLESS OTHERWISE SPECIFIED HEREON, THE AREAS WITHIN AT LEAST 250' FEET OF THE CENTERLINE OF ANY DRAINAGE FACILITY (DITCH, STAIR, DITCH OR STREAM) WHICH ARE DESIGNATED FOR DRAINAGE, SHALL NOT BE BUILT UPON OR STRUCTURES SHALL BE LOCATED THEREIN AND THAT THE TOWN SHALL NOT BE OBLIGATED TO MAINTAIN, CLEAN, DRAINAGE OR OTHERWISE ALTER OR IMPROVE SUCH DRAINAGE FACILITY.
16. THE LIMIT OF FLAGGED WETLANDS DEPICTED HEREON WAS DETERMINED BY THE FIELD BY WILLIAM HENRY ASSOCIATES LLC, WILLIAM L. STANLEY, SOIL SCIENTIST ON MARCH 28, 2019 AND LOCATED BY THE FIELD BY ROCCO V. D'ANDREA, INC.
17. THE GRANTEE OF ANY PARCEL, HAVING A BUILDING ADDRESS TO MAINTAIN THE RECORDS SHALL BE RESPONSIBLE FOR THE FILL FLOW OF HIS/HER RECORD. UPON RECEIVING APPROVAL FOR THE REVISED MAP FROM THE TOWN OF GREENWICH, THE GRANTEE SHALL HAVE THE PRIVILEGE OF ENTERING UPON THE PROPERTY TO PERFORM THE REQUIRED WORK AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF THE PARCEL IN DETAIL.
18. THE DRAINAGE DESIGN FOR EACH PARCEL SHALL MEET THE STANDARDS OF THE TOWN OF GREENWICH DRAINAGE MANUAL AS EFFECT AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED. THE FULL STANDARDS OF THE TOWN OF GREENWICH DRAINAGE MANUAL SHALL BE SET FORTH IN THE SUPPLEMENTAL SPECIFICATIONS TO THE TOWN OF GREENWICH DRAINAGE MANUAL.
19. DEVELOPMENT OF EACH PARCEL SHALL REQUIRE SUBMISSION OF A DRAINAGE MAINTENANCE AGREEMENT WITH CONSTRUCTION PLANS FOR REVIEW BY PLANNING AND ZONING AND DPW-ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF A BUILDING PERMIT.
20. ACCESS TO OPEN SPACE PARCELS "TS" FROM PARCEL "A" SHALL BE OVER CONSERVATION EASEMENT AREA "V".



REFER TO A MAP ENTITLED "SURVEY OF PROPERTY FOR TIMOTHY K. SAUNDERS, JR. AND ELIZABETH G. SAUNDERS" PREPARED BY S.E. AMOR & CO., INC. DATED FEBRUARY 24, 2003.

THIS MAP IS A SUBDIVISION MAP. EXTERIOR BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2". THE PROPERTY LINE BETWEEN PARCEL "A" AND PARCEL "B" DEPICTED HEREON ARE AN ORIGINAL SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3000-1 THROUGH SEC. 20-3000-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 25,200± S.F. (10' CONTOUR 106)  
REFER TO VOL. 6836 PG. 15 G.L.R.

LAND LIES IN "R-12" ZONE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

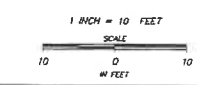
ROCCO V. D'ANDREA, INC.  
SURVEYOR  
ANTHONY L. D'ANDREA, C.T. P.E. & L.S. No. 8673  
RIVERSIDE, CONNECTICUT

APRIL 11, 2019 JUNE 19, 2019 JULY 25, 2019 OCTOBER 16, 2019 (FEMA LINE) FEBRUARY 25, 2021 MAY 20, 2021

OPEN SPACE/CONSERVATION AREA SUMMARY

CONSERVATION AREA "A"	= 1,530 S.F.±
CONSERVATION AREA "B"	= 2,250 S.F.±
OPEN SPACE "TS"	= 1,000 S.F.±
TOTAL	= 4,780 S.F.±

% OF TOTAL AREA = 4,780 S.F.± / 25,200 S.F.± = 18.98%



The Greenwich Planning and Zoning Commission reviewed Application FLPZ 2021 of a meeting held on [Date]. The lots shown on this map were found to be a Subdivision as defined in Sec. 6-261 of Town of Greenwich Subdivision Regulations. The finding does not imply approval of the lots for purposes of zoning compliance or future development, which will be subject to review and approval by all applicable Town agencies.

Margarito Alban, Chair Date

SUBDIVISION MAP  
OF PROPERTY AT  
249 VALLEY ROAD  
IN  
COS COB,  
GREENWICH, CONNECTICUT  
PREPARED FOR  
TIMOTHY K. SAUNDERS, JR.