Site Plan Final Special Permit

PLPZ 2021 00256

Sangyeup Lee & Soohyun Kwon

To construct an addition to a property which already exceeds 150,000 cubic feet in building volume as well as renovate a pool house exterior, install a new pool and other associated site improvements.

<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>16 Rock Ridge Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING ZONING:</td>
<td>RA-2 (2-acre minimum lot size)</td>
</tr>
<tr>
<td>PARCEL SIZE:</td>
<td>3.3960-acres (147,932 sq.ft.)</td>
</tr>
<tr>
<td>UTILITIES:</td>
<td>Municipal Water and Sewer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS SQUARE FEET:</td>
<td>10,536.5 sq.ft.</td>
<td>13,313.88 sq.ft.</td>
<td>12,754.5 sq.ft.</td>
</tr>
<tr>
<td>FLOOR AREA RATIO:</td>
<td>0.0712</td>
<td>0.09</td>
<td>0.0862</td>
</tr>
<tr>
<td>VOLUME</td>
<td>195,167 cu.ft.</td>
<td>Over 150,000 cu.ft. needs a Special Permit</td>
<td>234,484.9 cu.ft.</td>
</tr>
<tr>
<td>GREEN AREA:</td>
<td>83.4%</td>
<td>78%</td>
<td>83.5%</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Main Dwelling Structure</th>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT:</td>
<td>47 ½’</td>
<td>35’</td>
<td></td>
</tr>
<tr>
<td>STRUCTURE SETBACKS (Min. Required/ Proposed):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Front Yard Setback:</td>
<td>65’</td>
<td>75’</td>
<td>No change</td>
</tr>
<tr>
<td>• Side Yard Setback:</td>
<td>&gt;35’</td>
<td>35’</td>
<td>&gt;35’</td>
</tr>
<tr>
<td>• Rear Yard Setback:</td>
<td>&gt;75’</td>
<td>75’</td>
<td>No change</td>
</tr>
</tbody>
</table>

APPLICATION SUMMARY:

Final Site Plan and Special Permit applications are submitted by the applicant to construct an addition to a property that already exceeds 150,000 cubic feet in building volume. The proposed site improvements include an addition on the northern wing of the dwelling, a covered entry at the main entrance, removal of the existing driveway and the construction of a new driveway with a new layout, the installation of a geothermal heating and cooling system, the reconstruction of the pool and pool patio, the replacement of patios east and west of the pool house, the replacement of a walk from the guest house to the main dwelling, and the installation of a pool fence. The parcel is 3.4-acres in size and located within the RA-2 zone.

ISSUES/RECOMMENDATIONS:

1. The Inland Wetlands Agency (IWWA) issued a greensheet on 6/7/2021 indicating no further effort is needed with wetlands for this application.
2. The Zoning Enforcement Officer issued comments on 7/14/2021 and requests the applicant submit grade plane analysis for the main dwelling and guest house prior to Zoning Permit Sign-off.

3. Drainage Exemption. The applicant is removing 1,392 SF of impervious surface. They therefore qualify for drainage exemption, and the Town’s Engineering Division does not review the application.

4. Conservation issued comments on 6/13/2021 and lists their recommendations for the project in the attached memorandum.

5. Planting Plan – It is difficult to evaluate if the proposed plan is an effective mitigation measure. The Commission may request the applicant to further develop and demonstrate that the trees that are planned to be removed will be replaced with an adequate number of predominantly native plant species that will improve the existing environmental functions of the site.

PROPOSAL:
Final Site Plan and Special Permit applications are submitted by the applicant to construct an addition to a property that already exceeds 150,000 cubic feet in building volume. The proposed site improvements include an addition on the northern wing of the dwelling, a covered entry at the main entrance, removal of the existing driveway and the construction of a new driveway with a new layout, the installation of a geothermal heating and cooling system, the reconstruction of the pool and pool patio, the replacement of patios east and west of the pool house, the replacement of a walk from the guest house to the main dwelling, and the installation of a pool fence. The parcel is 3.4-acres in size and located within the RA-2 zone.

No work is planned for the site’s two accessory structures, the pool house or guest house.

A special permit is required for this application for the below reason:
1) Per Section 6-101(a) of the BZR, as the total volume of buildings on the property is proposed to be greater than 150,000 cubic feet.

DEPARTMENT COMMENTS:
- IWWA - see attached green sheet of 6/7/2021
- ZEO - see attached memo of 7/14/2021
- CONSERVATION - see attached memo of 7/13/2021
- SEWER - No comments received to date

EXISTING CONDITIONS: The property is on the western side of the intersection where Meadow Drive terminates into Rock Ridge Avenue. This site currently contains an existing house, guest house, pool, pool house, driveway, patio and landscaped areas.

According to the field card the main dwelling was originally constructed in 1953.

DRAINAGE: The applicant is proposing to remove a total of 1,392 sq.ft. of impervious surface from the existing site. The applicant therefore qualifies for a drainage exemption, and in
accordance to the latest Drainage Manual, the Town of Greenwich Engineering Division is not reviewing this application.

**CONSERVATION:** The Conservation team believes it is difficult to evaluate if the proposed plan is an effective mitigation measure for the proposed work. The Commission may ask the applicant to further develop and demonstrate that the trees that are planned to be removed will be replaced with an adequate number of predominantly native plant species that will improve the existing environmental functions of the site. The proposed planting plan shows 26 new trees spread throughout the parcel and some perennial beds. Approximately 55 trees / large shrubs are planned for removal of the site.

The application does a good job of reworking already disturbed site areas.

**ZONING:** The Zoning Enforcement Officer issued comments on 7/14/2021 and requests the applicant submit grade plane analysis for the main dwelling and guest house prior to Zoning Permit Sign-off.

The site and its structures comply with FAR and green area calculations as presented.

**BACKGROUND:** This is the first application to the Planning and Zoning office for this property.

**APPLICABLE ZONING REGULATIONS:**
- Section 6-5 – Definitions
- Section 6-10 – Zoning Permit Applications; Plans; Contents; Survey
- Section 6-13 – Site Plan Approval Required by Planning and Zoning Commission
- Section 6-14 – [Site Plan] Procedure
- Section 6-15 – [Site Plan] Standards
- Section 6-17 – Special Permit Standards and Procedures
- Section 6-95 – Permitted Accessory Uses
- Section 6-101(a) – Special Permit for Residential Zones
- Section 6-181 – Planting Specifications
- Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdg.


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

The applicant will need to submit grade planes for the main and guest House.

Resubmit the following prior to Site Plan/ Subdivision approval:

The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.
MEMORANDUM

TO: Jacalyn Pruitt, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: July 13, 2021

RE: Sangyeup Lee & Soohyun Kwon, 16 Rock Ridge Avenue, PLPZ 202100256
Site plan by Rocco V. D’Andrea, Inc., dated June 2, 2021 and landscape plan by Kathryn Herman Design, dated June 7, 2021

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration.

1. The proposed site improvements are offered to preserve the existing residence while adding a new touch and functionality. The proposed driveway will be rearranged and reshaped but located roughly in the same area. The proposed addition will be located over an already disturbed area and connect two existing impervious surfaces of the residence and a tennis court. The proposed replacement of the swimming pool will be limited to the short-term disturbance. Overall, the new development should not create any additional impact on the natural environment if the applicant compensates for the new impervious coverage.

2. To achieve no/low impact, the proposed improvements to the hardscapes need to be balanced with properly improved softscapes. Approximately 55 trees/large shrubs will be removed from the site, with most of them being hedge forming species. The proposed landscape plan offers some perennial beds and 26 new trees spread throughout the area. The plan contains no details making it impossible to evaluate the efficacy of the proposal. To determine whether or not a proper balance between the site disturbance and new paved areas exists, the proposed planting plan should be further developed and demonstrate the function of the lost trees will be replaced with adequate number of plants containing at least 50% of native species. The new trees, shrubs and herbaceous ground cover should provide needed shade and improve the existing environmental functions of the site. The proposed mitigation should provide a net benefit to the environment. The hard and planted surfaces maintained as a lawn should not exceed the pre-development conditions.

Limiting hard surfaces will decrease storm water runoff, heat island effect and allow more storm water to be infiltrated into the ground to replenish the aquifer. Less lawn will conserve water and reduce the need for intensive care, including the use of synthetic fertilizers and pesticides. These products are frequently found in storm water runoff flowing into the adjacent water bodies and wetlands. Native
cover of trees shrubs and herbaceous ground cover offers vertically stratified habitat and large, biologically active surfaces important for storm water absorption, soil protection, noise and pollution reduction and carbon sequestration. Native species require a very limited maintenance and no need or very little need for chemical treatments. This benefit can be amplified when organic land care is applied.

3. The project should further reduce its carbon footprint by considering the use of geothermal energy, solar power, efficient light and heat design. Pervious pavements for the driveway and terraces would help to manage the storm water and enhance the storm water quality.

cc: Conservation Commission
Inland Wetlands & Watercourses Agency  
Town Hall, 101 Field Point Road, Greenwich, CT 06830  
Phone 203 622-7736

PERMIT NEED DETERMINATION QUESTIONNAIRE  
(This form is NOT an IWWA Application)

PROJECT: Street Address  
16 Rock Ridge Avenue

PARCEL ID #:  
101450

Has there ever been an IWWA application for this site? YES NO Appl. #

ACTIVITY: (Circle)  
Demolition  
Deck  
Generator  
Site Work/Landscaping  
Septic  
Tennis court  

Will this activity require an addition to the septic system or 8100a? YES NO

FEE: $5 for reviews requiring a site visit or further in office analysis

Owner’s full name [please print]  
Sangyeup Lee & Soohyun Kwon

Mailing address  
16 Rock Ridge Avenue

Authorized Agent’s name [please print]  
John Heagney

Mailing address  
248 Greenwich Avenue

Phone ( )  
06830

Phone ( )  
203 661-8400

Zip 06830

Zip 06830

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

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

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

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

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

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

Signature  
John Heagney  
Date 6/7/2021

If mailing, return completed form.

If a site visit is required, you will be notified and asked to remit a $5 fee (payable to “Town of Greenwich”) to the Greenwich Inland Wetlands & Watercourses Agency. The site visit will not take place until this fee is received.

STAFF NOTES

Office Rev Date 6/7/2021  
Field Inv Date  
WET/WCP YES NO  
TIDAL

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

Soils Report Date  
Author

Comments: No Inland Wetlands

Fee Received: YES NO  
Comment: N/A

RECEIVED

IWWA Questionnaire Revised 9/21/17
Site Plan Application

Property Address: 16 Rock Ridge Avenue, Greenwich, CT 06830

Property Owner: Sangyeup Lee & Soohyun Kwon

Address: 16 Rock Ridge Avenue, Greenwich, CT 06830

Email: __________________________ Cell Phone: __________________________ Other Phone: __________________________

Applicant: Property Owner

Address: __________________________

Email: __________________________ Cell Phone: __________________________ Other Phone: __________________________

Authorized Agent: Heagney, Lennon & Slane, LLP

Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: jheagney@HLS248.com

Cell Phone: __________________________ Other Phone: 203-661-8400

Select One:

☐ Pre-Application

☒ Final

Zone(s): RA-2

Lot Area: 3.3960 acres (147,932sf)

Please select all relevant items below:

☒ Special Permit – Complete special permit application form

☐ Coastal Overlay Zone

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

☐ Amendment to Building Zone Regulations – Section(s)______________________________

☐ Amendment to Building Zone Map – Zone(s) affected______________________________

☐ Health Department review needed

☒ Sewer Department review needed

☐ Architectural Review Committee Application attached or Review needed

☐ Planning & Zoning Board of Appeals review needed

☐ Inland Wetlands and Watercourses Agency Review / Approval Required

☐ Scenic Road Designation

To be completed by P&Z staff only:

Check # __________________________ Check Amount: $ __________

Application # __________________________

pzSitePlanApp 2020
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<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<td></td>
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</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER USES</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
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<td></td>
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</tr>
<tr>
<td>Number of Units</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td>7</td>
<td>7</td>
<td></td>
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<tr>
<td>Gross Floor Area</td>
<td>8253sf</td>
<td>10471sf</td>
<td>13313.68sf</td>
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<tr>
<td>Parking Spaces</td>
<td></td>
<td>5 Garage</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>10536.5sf</td>
<td>12754.5sf</td>
<td>13313.68sf</td>
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<tr>
<td><strong>BUILDING HEIGHT</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>0.0712</td>
<td>0.0862</td>
<td>0.09</td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>LOT COVERAGE</strong></td>
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<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td></td>
<td>5 Garage</td>
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<tr>
<td><strong>GREEN AREA</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AGE OF STRUCTURE</td>
<td>1953</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Additions</td>
<td>☑ Alterations</td>
<td>☐ Demolition</td>
<td>☐ Re-Construction</td>
</tr>
</tbody>
</table>

pzSitePlanApp 2020
Special Permit Application

Property Address: 16 Rock Ridge Avenue
Property Owner: Sangyeup Lee & Soohyun Kwon
Address: 16 Rock Ridge Avenue, Greenwich, CT 06830

Applicant: Property Owner
Address: ____________________________
Email: ____________________
Cell Phone: ______________________
Other Phone: _____________________

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: jheagney@HLS248.com
Cell Phone: ______________________
Other Phone: 203-661-8400

Zone(s): RA-2
Lot Area: 3.3960 acres (147,932sf)

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☒ Section 6-30 — Conservation Zone special provisions
☒ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☒ Section 6-98 — RMF Zone
☒ Section 6-100 — Use Groups for Business Zones
☒ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☒ Section 6-103.1 — Parking deficient uses in CGBR
☒ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☒ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☒ Section 6-109 — HO & HRO Zones
☒ Section 6-110 — Dwellings under special requirements for Business Zones
☒ Section 6-112 — IND-RE Zone applications
☒ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☒ Section 6-114 — CCRC (Continuing Care Retirement Community)
☒ Section 6-118.1 — Uses within railroad rights of way
☒ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☒ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☒ Section 6-141 — Changes in non-conforming uses, buildings
☒ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # __________________________
Check Amount: $ _____________
Application # ____________________________
pzSpecialPermitApp 2020
# Application Signature Page

**Property Address:** 16 Rock Ridge Avenue  
**Tax ID:** 10-1450/S  

**Property Owner 1:** Sangyeup Lee & Soohyun Kwon  
**Address:** 16 Rock Ridge Avenue, Greenwich, CT 06830  
**Email:**  
**Cell Phone:**  
**Other Phone:**  
**Signature:** See Authorization Letter  
**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:** Property Owner  
**Address:**  
**Email:**  
**Cell Phone:**  
**Other Phone:**  
**Signature:**  
**Date:**  

**Authorized Agent:** Heagney, Lennon & Slane, LLP  
**Address:** 248 Greenwich Avenue, Greenwich, CT 06830  
**Email:** jheagney@HLS248.com  
**Cell Phone:**  
**Other Phone:** 203-661-8400  
**Signature:**  
**Date:** 6/7/2021
Site Plan Review Checklist

Property Address: 16 Rock Ridge Avenue, Greenwich, CT 06830  
Tax ID: 10-1450/S  
Anticipated Type of Application: Site Plan/Special Permit - 6-101 - Volume of Structures over 150,000cf

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

Please check the items submitted below:

X 1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   □ a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   □ b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   □ c. The location of all existing watercourses, intermittent streams wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   □ d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   □ e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   □ f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   □ g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   □ h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

X 2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   □ a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   □ b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   □ c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   □ d. Note specifying source of water supply and method of sewage disposal.
   □ e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission’s staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   □ f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   □ g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   □ h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking.
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

☐ i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.

☐ j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.

4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

5. Three copies of “building coverage” computation sheets.

6. Three copies of “area devoted to surface parking, building, and drives” worksheets.

☐ 7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

8. Three copies of Volume calculations per 6-101.

☐ 9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable.

11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1” to 400’ needs to be provided for affected areas(s).

☐ 13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

☐ 14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

17. A separate schematic plan at a scale no larger than 1”-100” indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

☐ 18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans Architectural and drainage plans are to be references by title, date(s) and sheet numbers.

21. Required fee submitted at time of application (see fee schedule).

☐ 22. "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.”

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

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.
April 28, 2021

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

RE: 16 Rock Ridge Avenue, Greenwich, CT 06831

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP to act as our agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

__________________________
Sangyeup Lee

__________________________
Soo hyun Kwon
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF FINAL SITE PLAN AND SPECIAL PERMIT
APPLICATION TO
PLANNING AND ZONING COMMISSION

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

I, JOHN J. HEAGNEY, being first duly sworn, do hereby certify that on
June 7, 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 June 7, 2021, as shown on the Town Tax Assessor’s
Office records of property abutting and across the street from the property located at 16 Rock
Ridge Avenue, Greenwich, Connecticut for which an application for site plan and special permit
for the construction of a building over 150,000 cubic feet has been filed with the Greenwich
Planning and Zoning Commission.

[Signature]
JOHN J. HEAGNEY

Subscribed and sworn to before me
this 7th day of June, 2021.

[Signature]
SUSAN L. MUTINO
NOTARY PUBLIC
My Commission Expires Aug. 31, 2025
EXHIBIT A

Abutting property owners 16 Rock Ridge Avenue:

24 SAWSCM LLC
24 Rock Ridge Avenue
Greenwich, CT 06830
Tax ID: 10-1532/S

Scott M. Kelley
11 Rock Ridge Avenue
Greenwich, CT 06830
Tax ID: 10-1164/S

Richard & Jane D. Potocki
10 Rock Ridge Avenue
Greenwich, CT 06831
Tax ID: 10-3477/S

Bristol Meadow LLC
19 Meadow Drive
Greenwich, CT 06831
Tax ID: 10-1655/S

Eagle Hill Foundation
45 Glenville Road
Greenwich, CT 06831
Tax ID: 10-4060/S

Eugene A. & Margaret Miao
23 Rock Ridge Avenue
Greenwich, CT 06830
Tax ID: 10-1285/S
June 7, 2021

To Whom It May Concern:

Notice is hereby given that Sangyeup Lee & Soohyun Kwon have filed an application with the Town of Greenwich Planning and Zoning Commission for site plan and special permit to construct an addition to the existing dwelling, renovations to the existing pool house, and new pool exceeding 150,000 cubic feet on the property located at 16 Rock Ridge Avenue, Greenwich, Connecticut.

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

John J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
June 7, 2021

To Whom It May Concern:

Notice is hereby given that Sangyeup Lee & Soohyun Kwon have filed an application with the Town of Greenwich Planning and Zoning Commission for site plan and special permit to construct an addition to the existing dwelling, renovations to the existing pool house, and new pool exceeding 150,000 cubic feet on the property located at 16 Rock Ridge Avenue, Greenwich, Connecticut.

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

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
<table>
<thead>
<tr>
<th>No.</th>
<th>Name and Address of Sponsor/Owner</th>
<th>Person Authorized to File</th>
<th>Signature of Person Authorized to File</th>
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<tr>
<td>1</td>
<td>24 SAWMC LLC</td>
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<td>2</td>
<td>11 Rock Ridge Avenue, Greenwich, CT 06830</td>
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<tr>
<td>4</td>
<td>Richard A. Podolski</td>
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</tr>
<tr>
<td>5</td>
<td>45 Greenhill Road, Greenwich, CT 06830</td>
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<tr>
<td>6</td>
<td>Eugene A. &amp; Margaret Mine</td>
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<tr>
<td>7</td>
<td>Eagle Hill Foundation</td>
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<td>8</td>
<td>Bristol Meadow LCC</td>
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<td>9 Meadow Drive, Greenwich, CT 06831</td>
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<td>45 Greenhill Road, Greenwich, CT 06830</td>
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<td>23 Rock Ridge Avenue, Greenwich, CT 06830</td>
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<td>12</td>
<td>Philip A. &amp; Margaret Mine</td>
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Form 3877, August 2000
TRANSFER OF OWNERSHIP

Date

05/20/2020  KAYE JEREMY E TR  $0
05/18/2020  THE PILOTS NOMINEE REAL ESTATE TRUST  $5225000
05/13/2020  OCONNELL DANIEL S & GLORIA P W/S  $0
09/30/1993  IVAN LENDL  $0
01/03/1990  ROHI CORP  $0

RESIDENTIAL

LAND DATA AND CALCULATIONS

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<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor -or- Depth Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
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BA20: Decrease Total value by $2,000,000
CRMP: 193

Supplemental Cards

TRUE TAX VALUE

1920000
### PHYSICAL CHARACTERISTICS

- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.0
- **Finished Area:** 9167
- **Attic:** Unfinished
- **Basement:** 3/4

### ROOFING

- **Material:** Slate or tile
- **Type:** Gable
- **Framing:** Std for Class
- **Pitch:** Not available

### EXTERIOR COVER

- **Stone:** 1.0, 2.0
- **Wood Siding:** A
- **Fireplace(s):** 6
- **Wood Normal:** A

### INTERIOR FINISH

- **Finished Rooms:** 20
- **Bedrooms:** 7
- **Formal Dining Rooms:** 1
- **Room Area:** 1794
- **Fireplaces:** 6

### HEATING AND AIR CONDITIONING

- **Primary Heat:** Hot water - oil
- **Heating and Air Conditioning Units:** 2

### SPECIAL FEATURES

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<tr>
<td>03 POOLKHE</td>
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</tr>
<tr>
<td>06 POOL</td>
<td>53.31</td>
</tr>
<tr>
<td>07 HOTTUB</td>
<td>53.31</td>
</tr>
<tr>
<td>13 UTLISHE</td>
<td>53.31</td>
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</table>

### SUMMARY OF IMPROVEMENTS

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<thead>
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<th>Value</th>
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</thead>
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<td>00 ATTGAR</td>
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</tr>
<tr>
<td>13</td>
<td>00 UTLISHE</td>
<td>53.31</td>
</tr>
</tbody>
</table>

### IMPROVEMENT DATA

**Finished**

- **Construction:** 4732
- **Basement:** 4635

**Value**

- **Brick:** 4732
- **Basement:** 4635

**Neighborhood**

- **Neigh:** 162100
- **AV:** 1589305

**TOTAL IMPROVEMENT VALUE**

- **Row Type Adjustment:** 1.00%
- **SUB-TOTAL:** 945180

**Other Features**

- **SUB-TOTAL ONE UNIT:** 1589305
- **SUB-TOTAL 0 UNITS:** 1589305
- **Quality Class/Grade:** 55
- **GRADE ADJUSTED VALUE:** 7334030

### REMODELING AND MODERNIZATION

- **Amount:** 10/01/2005
- **Date:** 10/01/2005
- **Kitchen:** 1
- **Bath Facilities:** 1

- **Kitchen:** 1
- **Bath Facilities:** 1

- **Sub Total:** 28

**TOTAL BASE**

- **945180**

**PLUMBING**

- **# Fixt. Baths:** 1
- **# Fixt. Baths:** 6
- **# Fixt. Baths:** 2
- **# Kit Sink:** 1
- **TOTAL:** 28

**SUB-TOTAL:** 1629785

**Value:** 39300

**Heating and Air Conditioning:** 17990

**Plumbing Fixt:** 285600

**Fireplace(s):** 6

**Air Condition:** 25200

**Heating and Air Conditioning:** 17990

**PLUMBING Fixt:** 285600

**Fireplace(s):** 6
**Administrative Information**

**Ownership**

**Transfer of Ownership**

**Date**

**Valuation Record**

- **Assessment Year**
- **Reason for Change**

**Valuation**

**Site Description**

**Land Data and Calculations**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Soil ID</th>
<th>Measured Acreage</th>
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<th>Base Rate</th>
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<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>
PHYSICAL CHARACTERISTICS

Style: Guest House
Occupancy: Single family

Story Height: 2.0
Finished Area: 2070
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER
Stone 2.0
Stucco 1.0

INTERIOR FINISH
Normal for Class B, 1.0, 2.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 1
Formal Dining Rooms 1
Fireplaces 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - oil

PLUMBING
# 3 Fixt. Baths 1 3
2 Fixt. Baths 1 2
Kit Sink 1 1
TOTAL 6

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA

Style: Guest House
Occupancy: Single family

Story Height: 2.0
Finished Area: 2070
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER
Stone 2.0
Stucco 1.0

INTERIOR FINISH
Normal for Class B, 1.0, 2.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 1
Formal Dining Rooms 1
Fireplaces 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - oil

PLUMBING
# 3 Fixt. Baths 1 3
2 Fixt. Baths 1 2
Kit Sink 1 1
TOTAL 6

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES

<table>
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<tbody>
<tr>
<td>D : BASIC</td>
<td>7420</td>
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<tr>
<td>MAS-STK</td>
<td>7860</td>
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SUMMARY OF IMPROVEMENTS

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<tr>
<td>D : BASIC</td>
<td>7420</td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
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</table>

 grund: 150.00

TOTAL IMPROVEMENT VALUE 306400
NARRATIVE

Applicants, Sangyeup Lee & Soohyun Kwon, are seeking to construct a 2,218sf addition to the existing dwelling, renovate the pool house exterior, install a new pool, and make associated site improvements at 16 Rock Ridge Avenue.

Final site plan and special permit approval is sought because the structures on the property exceed the BZR §6-101 threshold of 150,000cf. The existing main house, guest house and pool house already total a volume of 195,167cf. By pursuing the addition to the main house, the main house will gain 39,317.9cf and raise the site total to 234,484.9cf.

Applicant requests an exception to the pre-application review process in BZR §6-14 pursuant to the Planning and Zoning Commission’s March 2021 zoning text amendment in PLPZ 2021 00055 for residential structures that require special permits under BZR §6-101.

The project qualifies for a drainage report exemption and will reduce the overall impervious coverage on site.

The addition to the main dwelling will comply with the zoning criteria for the RA-2 zone, including height, story, FAR, setback, and green area. The other structures will remain unchanged.

The combination of existing trees and proposed trees selected by Kathryn Herman Design shall ensure that the property complies with the Type “B” Planting requirements per BZR §6-180 for residences in the RA-2 zone.

The Inland Wetlands and Watercourses staff has issued an administrative green sheet approval for the project.

Applicant requests that the Planning and Zoning Commission grant final site plan and special permit approval to construct an addition to the main dwelling, renovate the pool house exterior, install a new pool, and make associated site improvements at 16 Rock Ridge Avenue.

Respectfully Submitted,
John J. Heagney
Dated: June 7, 2021
June 2, 2021

Re:  Sangyeup Lee & Soohyun Kwon
16 Rock Ridge Avenue
Greenwich, Connecticut

DRAINAGE SUMMARY STATEMENT

Sangyeup Lee & Soohyun Kwon are proposing improvements on their existing property located at 16 Rock Ridge Avenue, Greenwich, Connecticut. Refer to the Zoning Location Survey, prepared by Rocco V. D’Andrea, Inc. dated June 2, 2021, for a depiction of existing conditions and proposed improvements.

The proposed improvements include an addition on the northern wing of the dwelling and a covered entry at the main entrance; the removal of the existing driveway and the construction of a new driveway with a new layout; the installation of geothermal heating and cooling system; the reconstruction of the pool and pool patio; the replacement of patios east and west of the pool house; the replacement of a walk from the guest house to the main dwelling; and the installation of a pool fence.

The proposed construction will decrease the total impervious coverage by approximately 1,392 square feet. The stormwater runoff from the proposed improvements will continue to flow in the same manner as under existing conditions.

The existing drywell system located approximately 7 feet south of the tennis court is currently treating approximately 1,308 square feet of existing driveway and a portion of the dwelling. Under proposed conditions, the 4” PVC pipe outlet of the existing driveway catch basin will be capped and abandoned, and roof leaders from the new proposed addition will be connected to another existing 4” PVC pipe going to the aforementioned drywell system. Under proposed conditions, the drywell system will treat approximately 1,381 square feet. Refer to the Development Plan, Sheet 1 of 2, as prepared by Rocco V. D’Andrea, Inc. and dated June 2, 2021 for a depiction of proposed drainage connections. As per a conversation this firm with Juan Paredes, P.E. with the Town of Greenwich Engineering Department on May 21, 2021, there is no Water Quality Volume drainage infrastructure needed for this project.
Therefore, the proposed improvement will not have an adverse impact on local drainage patterns, adjacent properties, or Rock Ridge Avenue.

Leonard C. D’Andrea, P.E.
CT License No. 14869
Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: Residential Improvement

Project Address: 16 Rock Ridge Avenue, Greenwich, Connecticut

Project Lot Number(s)

Property Owner(s): Sangyeup Lee & Soohyun Kwon

Tax Account Number(s) 10-1450/S Zone(s) RA-2 Lot Area 3.3960 acres

1. Check all that apply to the proposed project:

☑ This is a new development or redevelopment project,

☐ The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),

☐ The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:

☐ Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.

☐ Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.

☐ Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.

☐ Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.

☐ Customary cemetery management.

☐ Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.

☐ Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.

☐ Repair of an existing septic system.

☐ Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.

☐ Repair or replacement of an existing roof of a single-family dwelling.

☐ Construction of a second (or higher) floor addition on an existing building.

☐ Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.

☐ The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces:
   The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer.
   At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:
   - Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
   - A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
   - The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
   - Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
   - Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
   - Restoring a riparian buffer (may require IWMA permit)

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 3, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, Etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name  Rocco V. D'Andrea, Inc.

Street Address  6 Neil Lane  City  Riverside  State  CT  Zip 06878

Phone  203-637-1779  FAX  203-637-1770

Professional Engineer's Name  Leonard C. D'Andrea, P.E.
PROFESSIONAL – EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

- 0 to 500 square feet (conditionally exempt with Professional Engineer’s Certification)
- 500 to 1,000 square feet (conditionally exempt with Professional Engineer’s Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

- Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
- A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
- Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
- Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
- Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply)

- A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

[Signature]

Date 6/2/21

[Professional Engineer’s Seal]
**IMPERVIOUS AREA WORKSHEET**

This worksheet shall be used to quantify impervious surfaces\(^1\) associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

### POINT OF CONCERN

<table>
<thead>
<tr>
<th></th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
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<td>124</td>
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<tr>
<td>Patios</td>
<td>3625</td>
<td>2459</td>
<td>-1166</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>6871</td>
<td>6871</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTALS:</td>
<td>29335</td>
<td>27943</td>
<td>-1392</td>
</tr>
</tbody>
</table>

\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”

---

16 Rock Ridge Avenue
**DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION**

**PRE-CONSTRUCTION**

Property Address: 16 Rock Ridge Avenue  
Tax Account No.: 10-1450/S

Building Permit No.: 

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

Engineering Firm: Rocco V. D'Andrea, Inc.

Design Plans Date: 6/2/2021  
Drainage Report Date: 6/2/2021

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

<table>
<thead>
<tr>
<th>Total Impervious Area Under Existing Conditions (SF)</th>
<th>Total Impervious Area Under Proposed Conditions (SF)</th>
<th>Total Disconnected Impervious Area Under Proposed Conditions (SF)</th>
<th>Total Directly Connected Impervious Area Under Proposed Conditions (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>29,935.00</td>
<td>27,943.00</td>
<td>20,000.00</td>
<td>7,943.00</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, Culverts, 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: [Signature]  
Date: 6/2/21

Engineer’s Seal

Form SC-107  
February 2021
CONSTRUCTION SITE PLAN REVIEW SET
OF "RESIDENTIAL IMPROVEMENTS"
LOCATED AT
16 ROCK RIDGE AVENUE
GREENWICH, CONNECTICUT
PREPARED FOR
SANGYEUP LEE
SOOHYUN KWON

SHEET INDEX

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<thead>
<tr>
<th>SHEET</th>
<th>TITLE</th>
<th>REVISION</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 OF 2</td>
<td>DEVELOPMENT PLAN</td>
<td>0</td>
<td>6-2-21</td>
</tr>
<tr>
<td>2 OF 2</td>
<td>NOTES &amp; DETAILS</td>
<td>0</td>
<td>6-2-21</td>
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<tr>
<td>1 OF 1</td>
<td>LOW IMPACT DEVELOPMENT PLAN</td>
<td>0</td>
<td>6-2-21</td>
</tr>
</tbody>
</table>
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #
SCALE:
010 N/A
GENERAL NOTES

Issued for:

PERMIT DATE: 2021-05-20

AIR DETAILS AND DETAILS REVISIONS - DRAWING AND SPECIFICATIONS

AIR DETAILS:

ISSUE DATE FOR

REV. #

SPECIFICATIONS

ISSUE DATE FOR

REV. #

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PROJECT NO.  LEE RESIDENCE
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE

DATE: DESCRIPTION: REV. #

SCALE: 030 1/8"=1/-0"

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE: DESCRIPTION: REV. # SCALE:
099.1 1/4"=1'-0"

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #
SCALE:
100.1
1/4"=1'-0"

BASEMENT FLOOR PLAN
ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. # SCALE: 1/4"=1'-0"

BASEMENT FLOOR PLAN ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #
SCALE:
1/4"=1'-0"

FIRST FLOOR PLAN
SCHEMATIC DESIGN PASS 1
ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:

DESCRIPTION:

REV. #

SCALE: 1/4"=1'-0"

FIRST FLOOR PLAN
SCHEMATIC DESIGN PASS 1

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. # SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN ISSUE DATE FOR PERMIT DATE: 2021-05-20

102.1
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PROJECT NO. GREENWICH, CT 06831 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. # SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #

SCALE: 1/4"=1'-0"

ISSUE DATE FOR
PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE
DATE:
DESCRIPTION:
REV. #
SCALE:
1/4"=1'-0"
ATTIC FLOOR PLAN
ISSUE DATE FOR
PERMIT DATE:2021-05-20
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE: DESCRIPTION: REV. #
SCALE:
200
1/4"=1'-1'-0"

EXTERIOR ELEVATIONS
ISSUE DATE FOR
PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. # SCALE: 1/4"=1'-0" EXTERIOR ELEVATIONS ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. #

SCALE: 202 1/4"=1'-1'-0"

EXTERIOR ELEVATIONS

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #

SCALE: 301
1/4"=1'-1'-0"

SECTION E, F
ISSUE DATE FOR
PERMIT DATE: 2021-05-20
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PROJECT NO. 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. #
SCALE: AS NOTED & DETAILS WALL SECTIONS

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. 16 ROCK RIDGE AVENUE GREENWICH, CT 06831
LEEE RESIDENCE

DATE: 16 ROCK RIDGE AVENUE
DESCRIPTION: GREENWICH, CT 06831

REV. # ISSUE DATE FOR
SCALE: PERMIT DATE: 2021-05-20
& DETAILS WALL SECTIONS
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE
DATE: 
DESCRIPTION:
REV. #
SCALE: 800.0
AS NOTED
FIRST FLOOR FRAMING
EXISTING BASEMENT PLAN
ISSUE DATE FOR
PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:

DESCRIPTION:

REV. #

SCALE:

800.1

AS NOTED

FIRST FLOOR FRAMING
BASEMENT PLAN

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:

DESCRIPTION:

REV. #

SCALE:
800.2
AS NOTED

FIRST FLOOR FRAMING
BASEMENT PLAN

ISSUE DATE FOR
PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE: 
DESCRIPTION: 
REV. # 

SCALE: 
801.1
AS NOTED
SECOND FLOOR FRAMING
FIRST FLOOR PLAN
ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. 802.1
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE: DESCRIPTION: REV. #

SCALE: 1.4"=1'-0"

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. #

SCALE: 1.4"=1'-0"

ATTIC/CEILING FRAMING SECOND FLOOR PLAN

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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Do Not Scale Drawings. Written dimensions shall take precedence over scaled dimensions. The Architect must be notified of any discrepancies or exclusions from the drawings prior to work being executed.

PROJECT NO. GREENWICH, CT 06831 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. #

SCALE: 803.1 1/4"=1'-0"

ROOF FRAMING PLAN ROOF PLAN

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. # SCALE: 803.2 1/4"=1'-0"

ROOF FRAMING PLAN ROOF PLAN

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PROJECT NO. 16 ROCK RIDGE AVENUE LEE RESIDENCE

DATE: DESCRIPTION: REV. #

SCALE: AS NOTED & STRUCTURAL NOTES

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831

805 AS NOTED & STRUCTURAL NOTES

SCALE: AS NOTED

DESCRIPTION:

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE: DESCRIPTION: REV. #

SCALE: FAR-1.1 1/4"=1'-0"

FIRST FLOOR

FAR CALCULATIONS

ISSUE DATE FOR REVIEW: 2021-01-29
ISSUE DATE FOR PRICING: 2021-01-19
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:

DESCRIPTION:

REV. #

SCALE:
1/4"=1'-0"

FIRST FLOOR

FAR CALCULATIONS

ISSUE DATE FOR REVIEW: 2021-01-29

ISSUE DATE FOR PRICING: 2021-01-19
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #
SCALE:
1/4"=1'-0"
SECOND FLOOR
FAR CALCULATIONS
ISSUE DATE FOR REVIEW: 2021-01-29
ISSUE DATE FOR PRICING: 2021-01-19

FAR-2.1
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE
VOLUME CALCULATIONS

DATE:
DESCRIPTION:
REV. #

SCALE:
1/4"=1'-0"

POOL HOUSE

ISSUE DATE FOR
PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #
SCALE:
VOL-2
1/4"=1'-0"

GUEST HOUSE
VOLUME CALCULATIONS

ISSUE DATE FOR
PERMIT DATE: 2021-05-20
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PROJECT NO. GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE: DESCRIPTION: REV. #

SCALE: VOL-3
1/4"=1'-0"

MAIN HOUSE
VOLUME CALCULATIONS

ISSUE DATE FOR PERMIT DATE: 2021-05-20
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PROJECT NO.
GREENWICH, CT 06831
16 ROCK RIDGE AVENUE
LEE RESIDENCE

DATE:
DESCRIPTION:
REV. #
SCALE:
VOL-4
1/4"=1'-0"
MAIN HOUSE
VOLUME CALCULATIONS
ISSUE DATE FOR
PERMIT DATE: 2021-05-20