<table>
<thead>
<tr>
<th>Final Subdivision</th>
<th>Jaroslaw &amp; Alexandra Palmylyk</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLPZ 2021 00314</td>
<td>2-lot subdivision</td>
</tr>
</tbody>
</table>

**LOCATION:** 89 Indian Field Road

**TAX ID:** 08-2671/S

**EXISTING ZONING:** R-12 (12,000 SF minimum lot)

**FLOOD ZONE:** X

**PARCEL SIZE:** 26,377 SF

**UTILITIES:** Sewer, Public Water

### LOT AREAS

<table>
<thead>
<tr>
<th></th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Lot ‘A’</td>
<td>12,187 SF</td>
</tr>
<tr>
<td>Proposed Lot ‘B’</td>
<td>12,190 SF</td>
</tr>
<tr>
<td>Open Space Parcel</td>
<td>2,000 SF</td>
</tr>
<tr>
<td>Conservation Easement Area</td>
<td>1,957 SF</td>
</tr>
<tr>
<td><strong>Total Open Space:</strong></td>
<td>3,957 SF (15% of total lot area)</td>
</tr>
</tbody>
</table>

### ZONING STATISTICS

**Proposed Lot ‘A’**

<table>
<thead>
<tr>
<th>Setbacks:</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>35’</td>
<td>&gt; 35’</td>
</tr>
<tr>
<td>Side</td>
<td>10’ / sum of 25’</td>
<td>&gt; 10’ and 27.5’ (street side)</td>
</tr>
<tr>
<td>Rear</td>
<td>35’</td>
<td>&gt; 35’</td>
</tr>
<tr>
<td>Lot Area</td>
<td>12,000 SF minimum</td>
<td>12,187 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>55%</td>
<td>70.1%</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 5,484 SF</td>
<td>3,650 SF</td>
</tr>
</tbody>
</table>

**Proposed Lot ‘B’**

<table>
<thead>
<tr>
<th>Setbacks:</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>35’</td>
<td>&gt; 35’</td>
</tr>
<tr>
<td>Side</td>
<td>10’ / sum of 25’</td>
<td>&gt; 10’ and Not provided’</td>
</tr>
<tr>
<td>Rear</td>
<td>35’</td>
<td>&gt; 35’</td>
</tr>
<tr>
<td>Lot Area</td>
<td>12,000 SF minimum</td>
<td>12,190 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>55%</td>
<td>70.9%</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 5,485 SF</td>
<td>3,551 SF</td>
</tr>
</tbody>
</table>

**APPLICATION SUMMARY:** The applicant is requesting final subdivision approval to subdivide a 26,377 SF property into two lots, with proposed Lot ‘A’ with 12,187 SF and proposed Lot ‘B’ with 12,190 SF, a 2,000 SF open space area and a 1,957 SF Conservation Easement Area on a property located at 89 Indian Field Road in the R-12 zone.
ISSUES/RECOMMENDATIONS:

1. **DPW Engineering** – Issued comments dated 7/27/21 requiring revisions prior to final subdivision approval with several comments to be addressed. DPW Engineering requests that P&Z, Law Department and Engineering Division review the draft drainage maintenance agreement, utility easement and driveway easement prior to final subdivision approval.

2. **Station Drive Right-of-Way** – DPW Engineering noted that residents on Indian Field Road have been discussing with DPW the request for the installation of a sidewalk on Station Drive (paper road not owned by the Town). DPW comments indicated that there is no documentation of a meeting with the Deputy Commission or DPW staff in regards to the installation of a sidewalk on Station Drive. The applicant submitted an email and annotated plan which were discussed during a zoom meeting dated 10/16/20 with Jim Michel and Eleanor Rogers from DPW. The applicant noted that there was no funding, the timeframe would be at least 5 years and the project is in the preliminary planning stages.

3. DPW also provided the informational comment that the Deed from Book 127 Page 32 states that the grantee, his heirs, and assigned, shall not sub-divide said lot hereby conveyed, nor erect upon said lot more than one dwelling house. Staff consulted with the Law Department, which noted that P&Z Commission does not have the authority to interpret private deed restrictions, only whether the applicant has complied with the Town of Greenwich Subdivision Regulations.

4. **Sight distance** – It appears the 46” hickory tree may block the required 250-foot sight distance requirement. The applicant will need to submit a revised driveway sight distance sheet and landscaping sheet to show existing vegetation and verify any new proposed trees/shrubs do not block lines of sight or possible sidewalk easements.

5. **ZEO** – Issued comments dated 7/27/21 indicating endorsement for subdivision.

6. **IWWA** – The applicant has received an IWWA green sheet dated 7/22/20.

7. **Sewer** – Issued comments dated 7/29/21 indicating the proposed sewer connections cannot be approved as shown. The Sewer Division noted that two separate single family dwellings cannot share a sewer lateral connection to the main. They noted this can be resolved during the Sewer and Building Permit phase but wanted to bring it to the attention of the applicant/owner during the P&Z phase.

8. **Conservation** – Issued comments dated 7/29/21 indicating support of the location of the proposed easement and fee-simple conservation areas. Conservation also suggested more native plants to be added to the 1,200 SF disturbed area, a line of sunken boulders for demarcation and preserving existing mature trees instead of removal and planting arborvitaes between the I-95 and railroad and the subject property.

9. **Open Space** – The proposal includes one 2,000 SF open space parcel and one 1,957 SF Conservation Easement area totaling 3,957 sq. ft. (15% of the total lot area). This area is located to the east of proposed lot ‘B’. The Commission should determine if an open space parcel provided meets the standards per Sec. 6-297 of the GSR.

10. 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.

11. 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)]

DEPARTMENT COMMENTS:
Zoning Enforcement – Attached – dated 7/27/21
DPW Engineering – Attached – dated 7/27/21
Sewer – Attached – dated 7/29/21
Conservation – Attached – dated 7/29/21
Law – Not Received

APPLICATION DETAILS:
Existing Conditions:
The subject parcel is a corner lot located on the intersection of Indian Field Road and Station Drive (paper road). It is a 26,377 SF lot, appears to be conforming and contains an existing single family dwelling with driveway. The house is served by public water and sewer. There are no wetlands or water bodies present on the site. The topography slopes gently to the west toward Indian Field Road.

Proposal:
The proposed subdivision would subdivide the 26,377 SF lot into one 12,187 SF lot and one 12,190 SF lot, a 2,000 SF open space parcel and 1,957 SF Conservation Easement Area (15% of the total lot area). Each lot would be developed with a single family dwelling, patio. Lot ‘B’ would also be developed with a 576 SF detached garage. Both lots would use a single shared driveway. The proposed lots would appear to be in conformance with respect to lot shape, size, frontage and setbacks.

Engineering/Drainage:
The applicant submitted a full drainage report indicating the drainage design would be in compliance with the Town Drainage Manual and include a combination of surface rain gardens, subsurface infiltration including porous pavement and other LID BMPs.

DPW Engineering noted revisions are required prior to final subdivision approval with several comments to be addressed. DPW Engineering requests that P&Z, Law Department and Engineering Division review the draft drainage maintenance agreement, utility easement and driveway easement prior to final subdivision approval.

DPW Engineering noted that residents on Indian Field Road have been discussing with DPW the request for the installation of a sidewalk on Station Drive (paper road not owned by the Town). DPW comments indicated that there is no documentation of a meeting with the Deputy Commission or DPW staff in regards to the installation of a sidewalk on Station Drive. The applicant submitted an email and annotated plan which were discussed during a zoom meeting dated 10/16/20 with Jim Michel and Eleanor Rogers from DPW. The applicant noted that there was no funding, the timeframe would be at least 5 years and the project is in the preliminary planning stages.
It appears the 46” hickory tree may block the required 250-foot sight distance requirement. The applicant will need to submit a revised set of plans, including a revised driveway sight distance sheet and landscaping sheet to show existing vegetation and verify any new proposed trees/shrubs do not block lines of sight or possible sideway easements.

Sewer:
The second proposed dwelling will require its own separate sanitary sewer lateral to the Town sewer main. The proposed plan does not meet the Town regulations, as separate structures are required to have separate sewer laterals to the Town sewer main. The proposed development has shared sewer lateral between two separate single family dwellings on two lots. This is not permitted for residential lots. The applicant will need to coordinate directly with the Sewer Division for all permitting needs and the specifics related to the connection to the main. They noted this can be resolved during the Sewer and Building Permit phase but wanted to bring it to the attention of the applicant/owner during the P&Z phase in case they want to make revisions.

In addition, no new penetration to the existing Town sewer manhole will be permitted. The applicant must coordinate directly with the Sewer Division on where sanitary sewer connection(s) can be made for this project. An easement will be required for the rear property’s sanitary sewer lateral to connect to the sewer main on Indian Field Road.

The proposed cultec is too close to the proposed sanitary sewer lateral. There needs to be a minimum of 5-feet of clearance between the sewer lateral and the cultec system and the proposed sewer lateral will require concrete encasement, as it is within 10-feet of cultec system. Ideally, it would be best if the cultec location could be revised to provide a minimum of 10-feet of clearance from any sewer lateral, which would also eliminate the need to concrete encase the lateral near the cultec. The applicant must coordinate with Sewer Division during Sewer Permitting. Any sewer lateral within 10-feet of any drainage system (cultec), as well as any permeable pavement, etc. requires concrete encasement of the sewer lateral. Please coordinate with the Sewer Division for requirements.

The applicant/owner must adhere to the findings of the CCTV inspection of the sewer lateral from Sewer Permit PRSD202000139, cleaning and removing the roots from the sewer lateral and installing a cure-in-place liner in the clay sewer lateral to within 1 foot of the sewer main. Must use a Town Sewer Division approved installer. This will be for one of the proposed dwellings. The drawings need to be revised accordingly.

Background/Title Search:
The applicant submitted a deed history for the lot which dates to April 7, 1910 and GLR Map No. 386 which shows the property of Laurence Timmons dated October 20, 1909.

**APPLICABLE REGULATIONS:**
A. Subdivision Regulations Section 6-261 – Definitions
B. Subdivision Regulations Section 6-269 – Record Sheets; Contents
C. Subdivision Regulations Section 6-270 – Construction Sheet; Contents
D. Subdivision Regulations Section 6-271 – Health Dept. Report; Sewage Disposal Facility
E. Subdivision Regulations Section 6-278 – Signing of Subdivision Plan
F. Subdivision Regulations Section 6-279 – Filing with Clerk
G. Subdivision Regulations Section 6-296 – Natural Features; preservation.
H. Subdivision Regulations Section 6-297 – Parks and Playgrounds; standards.
I. Subdivision Regulations Section 6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
J. Subdivision Regulations Section 6-304 – Lot Dimensions
K. Building Zone Regulations Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
Bianca,

The preliminary approval letter dated October 6, 2020 required the property owner to meet with the Public Works Department to discuss the possibility of a sidewalk along the property. The meeting was held via Zoom on October 16, 2020. In attendance were my client, myself and Jim Michel and Eleanor Rogers from DPW. We were advised at the meeting that DPW had met with some neighbors to discuss sidewalks along Indian Field Road from Morningside to the train station. We were told that some residents in the neighborhood wanted sidewalks and others did not. There was no funding allocated yet and the timeframe for any sidewalk would be at least 5 years. We were provided with the attached sketch. We were told that the specifications for the sidewalk would likely involve a 5 foot walk and 2-3 feet of grass. Trees would need to be removed including the large hickory adjacent to our client’s property. Our client is willing to consider an easement to the town for a sidewalk but it appears at this point that the sidewalk concept is only in the preliminary planning stages.

SE Minor will comment on the other issues raised in the memo.

We would like to remain on the agenda to determine if there are other issues which need to be addressed.

Tom

Thomas J. Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830
O: 203-661-8400
F: 203-661-7496
theagney@HLS248.com

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Please see attached DPW Engineering comments for 89 Indian Field Road. Please let me know if you would like to remain on the agenda for 8/3.

Thanks,

Bianca Dygert

Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov

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ZONING ENFORCEMENT

Project No. PLPZ202100314

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Palylyk

LOCATION: 89 Indian Field 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:

☒ 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: 7/27/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
Date: July 29, 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: PLPZ202100314: 89 Indian Field Road, Jaroslaw Palylyk and Alexandra Palylyk

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

Project Summary:
- Subdivide parcel into two separate lots.

Sewer Division Comments:
As indicated in the Sewer Division’s prior comments dated September 16, 2020, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:
- The proposed sewer connection(s) cannot be approved as shown. Please refer to our comments below. This can be addressed during the Sewer and Building Permit phase but we wish to make the applicant/owner aware during the P&Z phase in case they wish to revise anything pertaining to their proposed plans with P&Z. The applicant/owner should be required to confirm in writing their understanding and agreement to comply. They cannot have a shared sewer lateral connection to the main for two separate single family dwellings.

Comments to be addressed during Sewer and Building Permit phase:
- The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permits.

- The applicant/owner must adhere to the findings of the CCTV inspection of the sewer lateral from Sewer Permit PRSD202000139, cleaning and removing the roots from the sewer lateral and installing a cure-in-place liner in the clay sewer lateral to within 1 foot of the sewer main. Must use a Town Sewer Division approved installer. This will be for one of the proposed dwellings. The drawings need to be revised accordingly.

- The second proposed dwelling will require its own separate sanitary sewer lateral to the Town sewer main. The proposed plan does not meet the Town regulations, as separate structures are required to have separate sewer laterals to the Town sewer main. The proposed development has shared sewer lateral between two separate single family dwellings on two lots. This is not permitted for residential lots. Please coordinate directly with the Sewer Division for all permitting needs and the specifics related to the connection to the main.
• In addition, no new penetration to the existing Town sewer manhole will be permitted. Please coordinate directly with the Sewer Division on where sanitary sewer connection(s) can be made for this project.

• An easement will be required for the rear property’s sanitary sewer lateral to connect to the sewer main on Indian Field Road.

• The proposed cultec is too close to the proposed sanitary sewer lateral. There needs to be a minimum of 5-feet of clearance between the sewer lateral and the cultec system and the proposed sewer lateral will require concrete encasement, as it is within 10-feet of cultec system. Ideally, it would be best if the cultec location could be revised to provide a minimum of 10-feet of clearance from any sewer lateral, which would also eliminate the need to concrete encase the lateral near the cultec. Please coordinate with Sewer Division during Sewer Permitting. Any sewer lateral within 10-feet of any drainage system (cultec), as well as any permeable pavement, etc., requires concrete encasement of the sewer lateral. Please coordinate with the Sewer Division for requirements.

• 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.
MEMORANDUM

TO: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: July 29, 2021

RE: 89 Indian Field Road, Jaroslaw Palylyk & Alexandra Palylyk, PLPZ 2021 00314
Site plan by S.E. Minor & Co., Inc., dated July 7, 2021 and landscape plan by Jay Fain & Associates, LLC, dated June 29, 2021

The Conservation Commission staff had review the preliminary application and supported the location of the easement and fee-simple conservation areas. In addition, two recommendations were offered.

1. The paved and disturbed section of the conservation areas are supposed to be restored with native plantings. This request was only partially fulfilled. The disturbed area shown on the landscape plan covers approximately 1,200 sf. The proposed plant material will fill only about 429 s.f. when mature. More native plants should be added to this area to fully repair the 1,200 s.f.

   The plant assembly should be dominated by woody plants rather than herbaceous ground cover. Low growing perennials once planted along the edges may be easily mowed. Shrubs and trees will provide greater benefits given the close proximity to I-95 and railroad. Larger biologically active surface areas are more effective in noise and pollution absorption.

   A line of sunken boulders installed every 5 feet should be used as a permanent demarcation feature.

2. The existing, mostly mature trees were recognized as an important buffer between the major transportation corridor and residential development. The proposed landscape plan indicates trees along Indian Field Road will be removed and the property line replanted with arborvitaes. The applicant should consider pruning the existing trees and applying supplemental plantings to enhance the existing green buffer along Indian Field Road and the railroad. Such buffer will offer a wildlife corridor, carbon sequestration, absorption of air and noise pollution, help with storm water management and protect the soil.

3. The applicant should be recognized for using permeable and shared driveway.

cc: Conservation Commission
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(6)  Department Project No. PLPZ202000212
Submittal Received Date: 7/13/2021

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

PLAN SET INFORMATION
Plan Title: Jay Palylyk  Project Address: 89 Indian Field Road
Engineering Firm: S.E. Minor and Co., Inc.  Original Plan Date: 6/7/2021

DRAINAGE SUMMARY REPORT INFORMATION
Engineering Firm: S.E. Minor and Co., Inc.  Original Report Date: 6/7/2021

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: Juan Paredes, P.E. - Civil Engineer II  Date: 07/27/2021

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Final Subdivision Approval

1. The following comment is for information only:
   a. Included within the deed from Book 127 Page 32 it states that the grantee, his heirs, and assigns, shall not sub-divide said lot herby conveyed, nor erect upon said lot more than one dwelling house.

2. The residents on Indian Field Road have been discussing with the Department of Public Works (DPW) the request for the installation of a sidewalk on Station Drive (paper road not owned by the Town) from Indian Field Road to Sachem Road. Since the Station Drive Right-of-Way is a private Right-of-Way any sidewalk would be owned by the owner of the Station Drive Right-of-Way. Based on the deeds it appears the Right-of-Way is still owned by Laurence Timmons and within the deed from Book 127 Page 32 it states Together with the right to use the streets, roads, and drives designated on said map of “Property of Laurence Timmons, Greenwich, Conn.” as fully as if said street, roads, and drives were public highways. It appears that all the properties shown on Map 386 would have rights to the Station Drive Right-of-Way (paper road not owned by the Town). Please contact the Deputy Commissioner of Public Works to discuss a potential sidewalk easement area along the frontage of Indian Field Road.
   a. There is no documentation of a meeting with the Deputy Commission or DPW staff in this regards.
3. The creation of an easement needs to be considered for the section of gravel drive on the rear of the lots.

4. A draft of the drainage maintenance agreement between all the lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.

5. A draft of the utility easement needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.

6. A draft of the driveway easement needs to be submitted for review by Planning & Zoning and the Law Department prior to final subdivision approval.

7. Form SC-107 needs to be submitted.

8. The Drainage Summary Report must be revised as follows:
   a. Verify if any off-site drainage area discharge runoff across subject property; Town of Greenwich GIS data may be utilized for this.
   b. Portions of watershed area 6S (and possibly off-site areas) are directed towards porous asphalt driveway No. 2.; revise routing computations to include these area or bypass accordingly.
   c. Porous driveway No. 2 overflows onto porous driveway No. 1.; porous driveway No. 1 overflows onto Cultec system (4P); routing model must be revised accordingly.
   d. Outlet structure for Cultec system must be revised to account for two (2) catch basins (as shown on the site plan).
   e. Show location, width and elevation of weirs on site plan; match routing model.
   f. Building cross sections show footing drains are proposed; footing drain pipe networks must be shown to the outfall. If sump pumps are proposed, these must be shown connecting into an infiltration practice and thereafter to a level spreader.
   g. Revise all other computations as needed.
   h. Additional comments may be issued upon submission of revised site plans and drainage report.

9. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. Show utilities and easements.
      ii. Show the entire pipe network from the starting point (roof leaders, catch basin, etc.) to the outfall.
      iii. Show the footing drain network from the house/sump pump to the outfall.
      iv. Show all catch basins/yard drains/drain inlets with the following in the callout:
         1. Sump elevation.
      v. Show all pipes with the following in the callout:
         1. Pipe size.
         2. Pipe material.
         3. Pipe slope.
      vi. Show all level spreaders/scour holes’/riparap aprons with the following in the callout:
         1. Dimensions (length and width).
         2. Depth of stone.
         3. Pipe/stone elevation.
         4. Pipe size.
         5. Pipe material.
      vii. Show all permeable pavements with the following in the callout:
         1. Underdrain/outlet pipe sizes, material, and invert elevations (liner).
   b. Driveway Sight Distance Sheet
      i. Based on a field inspection by Engineering Division staff it appears that the 46” Hickory tree may block the required 250-foot sight line. The sight distance plan must show the sight distance length for the sight line in front of the tree as well as behind the tree. The vegetation from the 46” Hickory tree to Utility Pole No. 78686 needs to be added to the plans and all vegetation from the sight line to the edge of the road shall be removed (this appears to require approval from the railroad).
      ii. Show sight distance for proposed driveways (use GIS data to supplement the A-2 and T-2 Survey as needed to show the entire road for the required sight distance).
      iii. The driveway location within the Indian Field Road Right-of-Way needs to be revised as follows:
         1. Where the driveway flare meets the edge of the road it must be 1-foot to the south of the northern property line projection where it would meet the edge of Indian Field Road.
iv. Show width of driveways at property line.

v. Show width of driveways at edge of road.

vi. Show distance from edge of driveways to parallel property line.

vii. Show profile for each driveway from edge of road to garage. The profile shall include slopes, spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.

viii. Callout all vegetation (trees, bushes, shrubs, etc.) to be removed for the required sight distance to be met.

c. Landscaping Sheet
   i. Verify proposed trees/shrubs do not block lines of sight.
   ii. Verify proposed trees/shrubs do not block possible sidewalk easement.

10. The Operations and Maintenance Plan Report must be a separate document (for each lot) and include the following:
   b. Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. A maintenance log form must also be included. A draft must be completed prior to Final Site Plan Approval. The final version must be submitted with the request for Certificate of Occupancy.
   c. Exhibit B: Improvement Location Survey showing a location of the Property and an accurate location of each stormwater management practice affected by this Declaration. This must be submitted prior to the issuance of the Certificate of Occupancy.
   d. The Maintenance Declaration will need 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.

Standard Conditions for Each Submittal

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g. P&Z, IWWA, and DPW Building and Highway Divisions).
2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.
3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

Standard Conditions of Approval

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.
2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.
4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
October 6, 2020

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 Jaroslaw and Alexandra Palylyk, record owners, for a preliminary subdivision, PLPZ 2020 00212, to subdivide an existing 26,377 sq. ft. parcel into two parcels where Lot ‘A’ would be 12,187 sq. ft. and Lot ‘B’ would be 12,190 sq. ft. with 1,957 sq. ft. conservation easement and a 2,000 sq. ft. open space parcel on a property at 89 Indian Field Road in the R-12 zone

Dear Mr. Heagney:

At a regular meeting held on September 22, 2020 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 Ms. Goss, the following resolution was unanimously adopted (Voting on this item: Alban, Macri, Goss (for Levy), Yeskey (for Fox), and Lowe (for Hardman))

WHEREAS the Commission held a regular meeting on September 22, 2020 and took all testimony required by law; and

WHEREAS a preliminary subdivision application was submitted to the Planning & Zoning Commission to subdivide an existing 26,377 sq. ft. parcel into two parcels where Lot ‘A’ would be 12,187 sq. ft. and Lot ‘B’ would be 12,190 sq. ft. with 1,957 sq. ft. conservation easement and a 2,000 sq. ft. open space parcel on a property at 89 Indian Field Road in the R-12 zone; and

WHEREAS a chain of title was submitted which dates back to 1910; and

WHEREAS the applicant received an IWWA green sheet dated 7/22/20; and

WHEREAS the ZEO issued comments dated 9/16/20 indicating endorsement for sign-off; and
WHEREAS the Sewer division issued comments dated 9/16/20 indicating no comments to be addressed during the P&Z phase; and

WHEREAS the Conservation department issued comments dated 9/16/20 which note the concrete curb would need to be removed and the area restored with predominantly native vegetation and suggests preserving the large trees growing along Station Drive; and

WHEREAS the Commission noted that DPW Engineering comments dated 9/17/20 need to be addressed prior to final subdivision; and

WHEREAS the applicant shall address tree replacement and/or protection of the large hickory tree; and

WHEREAS the applicant shall discuss with the Deputy Commissioner of Public Works regarding the possibility of installation of a sidewalk on Station Drive (paper road not owned by the Town) which would include a sidewalk easement area; and

WHEREAS the applicant shall submit a landscaping plan prior to final subdivision which show buffer planting along the southern and southwestern portions of the land owned in the subdivision, including the triangular property to the south; and

WHEREAS the applicant shall address any sightline issues prior to final subdivision; and

WHEREAS the applicant shall discuss with the Deputy Commissioner of Public Works regarding the possibility of installation of a sidewalk on Station Drive (paper road not owned by the Town) which would include a sidewalk easement area; and

WHEREAS the applicant shall submit a landscaping plan prior to final subdivision which show buffer planting along the southern and southwestern portions of the land owned in the subdivision, including the triangular property to the south; 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 Jaroslaw and Alexandra Palylyk, record owners, for a preliminary subdivision, PLPZ 2020 00212, to subdivide an existing 26,377 sq. ft. parcel into two parcels where Lot ‘A’ would be 12,187 sq. ft. and Lot ‘B’ would be 12,190 sq. ft. with 1,957 sq. ft. conservation easement and a 2,000 sq. ft. open space parcel on a property at 89 Indian Field 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. The applicant shall submit a landscaping plan that shows buffer planting along southern and southwestern area of the property, including the triangular area, protection of the large hickory tree and removal of the concrete curb and all structures within the proposed open space;
2. The applicant shall discuss with DPW Deputy Commissioner regarding the possibility of a sidewalk along Station Drive;
3. DPW Engineering comments dated 9/17/20 shall be addressed;
4. Conservation comments dated 9/16/20 shall be addressed.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on September 22, 2020.

If you have any questions, please contact our office.
Sincerely,

Bianca Dygert
Planner II
Subdivision Application

Property Address: 89 Indian Field Road, Greenwich, CT 06830
Tax ID: 08-2671/S

Property Owner: Jaroslaw Palylyk & Alexandra Palylyk
Address: 89 Indian Field Road, Greenwich, CT 06830

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Applicant: Jaroslaw Palylyk & Alexandra Palylyk
Address: 89 Indian Field Road, Greenwich, CT 06830

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

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

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

Zone(s): R-12 Total Area: 26,377 sf

Please select all relevant items below:

☐ Preliminary ☒ Final ☐ Coastal

☒ Subdivision ☐ Resubdivision

Number of Lots:
Existing: 1 Proposed: 2

Zone:
Existing: R-12 Proposed: R-12

Land Reserved:
Area of Land Reservation: 3,957
Reserved Land Area as Percent of Total Land Area: 15%

History:
Previous SB #: ___________________________

GLR Map # of any previously filed subdivisions or surveys: 386

Utilities:
☐ Septic ☐ Well ☒ Sewer ☒ Public Water

Health Permit needed and received? N/A

IWWA Permit received? N/A

IWWA Permit #: ___________________________

☐ 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
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax:203-622-3795

Application Signature Page

Property Address: 89 Indian Field Road, Greenwich, CT 06830
Tax ID: 08-2671/S

Property Owner 1: Jaroslaw Palylyk & Alexandra Palylyk
Address: 89 Indian Field Road, Greenwich, CT 06830
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: Jaroslaw Palylyk & Alexandra Palylyk
Address: 89 Indian Field Road, Greenwich, CT 06830
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: 7/2/21

pzSignaturePage 2020
In September 2020 applicant received a proceed to final decision from the Planning and Zoning Commission for a two-lot subdivision on the east side of Indian Field Road. The lots would be 12,187 square feet and 12,190 square feet with a 1957 square foot conservation easement area and a 2,000 square foot open space parcel. This provides for 15% set aside.

As required by the preliminary letter, the applicant has prepared and submits a landscape plan showing the buffer plantings along the southern and south western portion of the property including the triangular area on the other side of Station Drive.

The applicant also met with the Deputy Commissioner of Public Works to review a potential sidewalk along Indian Field Road and has prepared a drainage summary report for the development of each of the two lots. In response to the Conservation Commission comments, the hard surfaces in the open space and in the conservation easement area are shown to be removed and the area restored. In addition, the development plan and landscape plan show the preservation of the large agreees on Indian Field Road and on the southern part of Lot A.

Applicant request final subdivision approval.

Respectfully Submitted,
Thomas J. Heagney
Dated: July 6, 2021
DECLARATION OF RESTRICTIONS

WHEREAS, JAROSLAW PALYLYK and ALEXANDRA PALYLYK 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 Plan on property of Jay Palylyk, 89 Indian Field Road, Greenwich, Connecticut”, prepared by S.E. Minor & Co., Inc. dated ________, 2021, submitted to the Planning and Zoning Commission as a subdivision map of property located at 89 Indian Field Road, and filed in the Office of the Town Clerk of Greenwich as Number ________, said real property being composed of lots designated “Lot A”, “Lot B”, “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space.”

WHEREAS, the property is shown as lot 1 on a map entitled “Property of Laurence Timmons, Greenwich, Conn.” recorded as Map 386 in the Greenwich Land Records.

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 “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space” 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 “89 Indian Field Road Assoc. Open Space” for purposes of maintaining, pruning and replacing the trees, shrubs and plantings thereon.

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 “89 Indian Field 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 “89 Indian Field Road Assoc. 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 “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space.” If at any time the reservation, preservation,
maintenance or use of the area reserved as “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space” 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 “89 Indian Field Road Assoc. 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 “89 Indian Field Road Assoc. 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 “89 Indian Field Road Assoc. 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, 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 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 July, 2021.

__________________________________________
JAROSLAW PALYLYK

__________________________________________
ALEXANDRA PALYLYK
STATE OF CONNECTICUT  )
    ) ss: Greenwich
COUNTY OF FAIRFIELD  )

On the  day of , 2021, before me the undersigned, personally appeared JAROSLAW PALYLYK 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

________________________
Notary Public
TOWN OF GREENWICH

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

STATE OF CONNECTICUT  )
                   ss: Greenwich
COUNTY OF FAIRFIELD  )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on July 6, 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 July 6, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property for which an application for a final subdivision of the property located at 89 Indian Field Road, Greenwich, Connecticut has been filed with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to before me this 6th day of July, 2021

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
Abutting property owners of 89 Indian Field Road:

David A. Motay  
92 Indian Field Road  
Greenwich, CT 06830  
01-2302/S

Sandra Alfano  
87 Indian Field Road  
Greenwich, CT 06830  
08-2574/S

Timothy & Tatiana Andersen  
94 Indian Field Road  
Greenwich, CT 06830  
01-2303/S

Station Drive Associates Inc. Park  
Station Drive  
Cos Cob, CT 06807  
08-9005

Elaine DiAngelo  
88 Indian Field Road  
Greenwich, CT 06830  
01-2301/S

MTA Metro-North Railroad  
420 Lexington Avenue  
New York, NY 10017-3739
EXHIBIT B

July 6, 2021

To Whom It May Concern:

Notice is hereby given that Jaroslaw and Alexandra Palylyk have filed an application with the Town of Greenwich Planning and Zoning Commission to request final subdivision approval at 89 Indian Field Road in Greenwich, Connecticut.

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

As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Commission to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined.

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
To Whom It May Concern:

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

July 6, 2021

[Signature]

Thomas J. Heagney
March 31, 2020

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

RE: 89 Indian Field Road
     Greenwich, CT 06830

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.

[Signatures]

Juroslaw Palylyk

Alexandra Palylyk
CERTIFICATE OF TITLE

89 Indian Field Road
(Tax ID 08-2671/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 JAROSLAW PALLYK and ALEXANDRA PALYLYK are the owners in fee simple, conveyed to them by a Warranty Deed from DONALD FOX and SUSAN LENCZYCKI-FOX on February 14, 2020 in Book 7628 at Page 35 of the Greenwich Land Records.

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

Dated at Greenwich, Connecticut this 20 day of July, 2020.

HEAGNEY, LENNON & SLANE, LLP

By: __________________________
Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 7, 1910</td>
<td>127</td>
<td>32</td>
<td>Deed from Laurence Timmons to Theodore Fowler</td>
</tr>
<tr>
<td>July 17, 1944</td>
<td>394</td>
<td>455</td>
<td>Deed from Elise Scherer to Marion A. Lenczycki and Nellie F. Lenczycki</td>
</tr>
<tr>
<td>August 29, 1980</td>
<td>1184</td>
<td>183</td>
<td>Probate Court Tax Certificate for Land Records - Estate of Marion A. Lenczycki and Nellie F. Lenczycki</td>
</tr>
<tr>
<td>June 11, 2002</td>
<td>3877</td>
<td>309</td>
<td>Probate Court Certificate of Devise from Estate of Nellie F. Lenczycki to Joseph J. Lenczycki</td>
</tr>
<tr>
<td>March 9, 2005</td>
<td>4868</td>
<td>50</td>
<td>Quit Claim Deed from Joseph J. Lenczycki to Donald Fox and Susan Lenczycki-Fox</td>
</tr>
<tr>
<td>February 14, 2020</td>
<td>7628</td>
<td>35</td>
<td>Warranty Deed from Donald Fox and Susan Lenczycki-Fox to Jaroslaw Palylyk and Alexandra Palylyk</td>
</tr>
</tbody>
</table>
BOOK 127. MISCELLANEOUS.

STATE OF NEW YORK,

COUNTY OF WESTCHESTER,

SS.: Fort Chester, April 6th 1910.

Personally appeared George A. Slater, Walter S. Cook and Charles H. Lounsbury signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed before me,

Arthur R. Wilcox, Commissioner for Connecticut,
(SEAL) "W1"

Residing at Fort Chester, N. Y.

Received for Record April 7th, 1910, at 3:30 A.M., and recorded by Euro. Wellford, Town Clerk.

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

KNOW YE THAT Lawrence Timmons of the town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One Dollar and other good and valuable consideration received to my full satisfaction of Theodore Parsons of the town of North Castle, County of Westchester and State of New York, do give, grant, bargain, sell and convey unto the said Theodore Parsons, all that certain tract, piece or parcel of land located at Cos Cob in said Greenwich, and being lot No. 1 on map entitled "Property of Lawrence Timmons, Greenwich, Conn.," which map is on file in the Town Clerk's Office of said Greenwich, also additional land on the south of said lot as appears by map hereto attached, reference thereto being had.

Said tract as a whole is bounded and described as follows:

Beginning at the southwesterly corner of lot No. 2 on said map of property of said Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 2, 200 feet, thence southeasterly along the westerly boundary of lot No. 2 on said map of said Timmons 92.56 feet; thence southeasterly along the highway Station Drive (so-called) as laid on said map of Property of Lawrence Timmons 110.28 feet, thence running a circle as appears on map hereto attached, and being 128.95 feet to a point 100 feet from the point of beginning, thence running northerly along the highway Indian Field Road 100 feet to the point or place of beginning.

Also all that certain tract of land which appears on the southerly side of the highway on said map hereto attached, and which is bounded northerly by said Station Drive; southerly by land of N. Y. H. H. & H. R. R. Co; westerly by highway Indian Field Road (so-called).

Together with all right, title and interest in and to the highway Indian Field Road (so-called).

Together with the right to use the streets and drives designated on said map of "Property of Lawrence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

This deed is given and accepted upon the express covenant and agreement as part of the consideration hereof, that the grantee, his heirs and assigns, shall not sub-divide said lot hereby conveyed; nor erect upon said lot more than one dwelling house, said dwelling house in not to be what is known as a flat roof house, or a double house, and is to cost not less than $3,500, and said premises are to be used for residential purposes only.
TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof unto him the said grantee his heirs and assigns forever to him and their own proper use and benefit. And also I the said grantor, do for myself my heirs, executors and administrators, covenant with the said grantee his heirs and assigns, that at and until the unsealing of these presents, I am well seized of the premises, as 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 aforesaid.

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 the said grantee, his heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 6th day of April A.D. 1910.

Signed, sealed and delivered in presence of

Millicent S. Kerriot

Stephen L. Redford

Lawrence Tiemann U.S.

STATE OF CONNECTICUT, SS: Greenwich, April 6, 1910.

FAIRFIELD COUNTY; 

Personally appeared Lawrence Tiemann, signor and writer of the foregoing instrument, and acknowledged the same to be his free act and deed before me, 


Received for Record April 7th, 1910, at 10:28 A.M., and recorded by __________ Town Clerk.

THIS IS TO CERTIFY that Joseph P. Crosby, of the town of Greenwich, County of Fairfield, and State of Connecticut, on the eighth day of April 1910 in the Court of Common Pleas for Fairfield County holden at Bridgeport in the said County, did obtain a Judgment in his favor against Amy M. White of said Town of Greenwich, for the sum of $578.25 damages and $35.91 costs of suit, which judgment remains wholly unsatisfied, and to secure said sum and the lawful interest thereon, a Judgment Lien in favor of the said Joseph P. Crosby is hereby placed on the following real estate of the said Amy M. White situated in the said Town of Greenwich and bounded and described as follows: on a certain map made by S. E. Minor C.E., dated Decr 1, 1899 entitled "Map of Trust Estate of Thomas A. Black, building sites offered for sale at Greenwich Conn." as Lot No. 55 which map is on
AND FURTHERMORE, the said grantor does by these presents covenant that it had not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

IN SILENCE EVER OF, if it has heretofore ceased to be set hand and seal this 17th day of June in the year of our Lord nineteen hundred and forty-four.

Signed, sealed and delivered

In presence of

Mary Jane Thomas

Rebecca Evans

STATE OF UTAH

COUNTY OF DAVIE LANE

June 17th A.D. 1944.

Personally appeared American Institute of Architects by Raymond J. Ashman, its President, as aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said Corporation, before me.

I hereby certify that I am Sealer of the Great Seal of Utah

[Seal]

Mary Jane Thomas, Notary Public

Received for recording July 19, 1944 at 11:45 A.M. and recorded by

________________________

Town Clerk

To all people to whom these presents shall come,

KNOW YE, that I, ELIZABETH RICHARD, of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One (1) dollar and other valuable considerations received to my full satisfaction of RAYMOND A. LENCZYK and BELLIE P. LENCZYK, husband and wife, both of the said Town of Greenwich do give, grant, bargain, sell and convey unto the said RAYMOND A. LENCZYK and BELLIE P. LENCZYK during their joint lives with the remainder in fee to the survivor

in fee to the survivor.

All that certain tract, piece or parcel of land, with the buildings and improvements thereon situated at Cos Cob in said Town of Greenwich, being lot No. 1 on map entitled "Property of Laurence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 250; said premises being bounded and described as follows:

Beginning at the southwesterly corner of Lot No. 2 on said map of property of said Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 2, 200 feet, thence southerly along the westerly boundary of lot No. 30 on said map of said Timmons 21.82 feet; thence southwesterly along Station Drive (so-called) as laid out on said map 131.20 feet, thence 232.92 feet along the arc of a circle curving to the right and having a radius of 56.55 feet, thence running northwesterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Cos Cob in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Station Drive, southerly by land of the New York, New Haven and Hartford Railroad Company and westerly by said Indian Field Road.

Together with all right, title and interest which the grantor has in and to Indian Field Road in front of and adjoining said premises to the center line thereof.

Together with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

Said premises are conveyed subject, however, to the following:

1. Covenants and restrictions set forth in a warranty deed from Laurence Timmons to Emma Keston dated October 22, 1900 and recorded in the Greenwich Land Records in Book 186 at Page
BOOK 394 MISCELLANEOUS

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof, unto the said grantees for and during the joint lives of either of them, unto the survivor of them and to his or her heirs and assigns forever, to their own proper use and behoof. It being the intention hereof to convey to the said grantees the use and improvement of said premises during their joint lives and the remainder in fee to the survivor.

And also, I, the said grantor, do for myself, my heirs, executors, administrators, and assigns, covenant with the said grantees, their heirs and assigns, that at and until the enrolling of these presents, I am well satisfied of the premises, as a good and substantial estate in FEE SIMPLE and have good right to convey 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, and assigns 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 mentioned.

In witness whereof, I have hereunto caused to be set my hand and seal this 27 day of July in the year of our Lord nineteen hundred and forty-four.

Signed, Sealed and Delivered

in presence of

G. J. Morse
Benjamin P. Perris

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared ELICE SCHUER, signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

July 27 A.D. 1944

This instrument, made by and between M. BENJAMIN LOCKWOOD of Old Greenwich, Conn. lessee, and

DR. ERNEST G. SAYFFER of Salem, Massachusetts, lessor, witnesseth:

That the said lessor has leased, and does hereby lease to the said lessee from #2 on the second floor of 515-517 Sound Beach Avenue, Old Greenwich, Connecticut to be used as a dentist's office. The lease is, to stand all expenses of fitting up office #2 as a dental office, if by any chance by negligence any water should go into the stove below and damage same or stock the lessee is responsible for same and pay the cost at once. If fire should occur in office #2, it is up to the lessee to pay whether this lease should be broken or stand as is. The lessor gives the lessee the right to take possession of office #8 June 30th, 1930.
This is to certify that, by the records and files of this Court, said deceased was one of the joint tenants with right of survivorship in, or retained an interest in, or made a conveyance of real property whereby the gross taxable estate of said deceased included, the real property described in the deed or deeds recorded in the above written volume and page of the land records of the town above written.

THE COURT FINDS that:

☐ No succession tax is due the State of Connecticut in connection with the interest of said deceased.
☐ All succession taxes due the State of Connecticut have been fully paid.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of this Court on

this 26th day of August, 1980

[Signature]
Sarah Pothier
Asst. Clerk
CERTIFICATE OF DEVIDE, DESCENT, OR DISTRIBUTION

STATE OF CONNECTICUT
RECEIVED
COURT OF PROBATE
PC-250 REV. 1/92
(Date or print in block Ind. File certificate with town clerk
where real property is situated.)

COURT OF PROBATE, DISTRICT OF Greenwich

DISTRICT NO. 097

ESTATE OF
Nelle P. Leszczycki (99-0123)

DATE OF DEATH
January 10, 1991

Pursuant to C.G.S. §44a-450, this certificate is as appears from the records of this court, said decedent died on the date above written, and the following real property of the decedent is devised or distributed or set out or divided or descents etc. (Give name, place of residence, and share of distribution. Give street or lot number of real property, or, if none, a brief description of the location. C.G.S. § 44a-450.)

Joseph J. Leszczycki, of Greenwich, CT the decedent’s interest in and to the following described real estate:

89 Indian Field Road, Greenwich, CT

Legal description attached hereto

For a more particular description, reference should be made to the records of said probate court.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this court

on this 29th day of April, 2003.

David R. Tobin, Judge

FOR TOWN CLERK’S USE ONLY

FOR COURT USE ONLY

Original to:
Date sent:

CERTIFICATE OF DEVIDE, DESCENT, OR DISTRIBUTION

PC-259
All that certain tracts, pieces or parcel of land, with the buildings and improvements thereon
situated at the Cob, in said Town of Greenwich, being Lot No. 1 on a map entitled "Property of
Lawrence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of
Greenwich as Map No. 291; said premises being bounded and described as follows:
Beginning at the northwesterly corner of Lot No. 1 on said map of property of said Timmons
and the northeasterly corner of Lot No. 1 on said map of said Timmons aforesaid, then
running southerly along the northerly boundary of Lot No. 2, 240 feet, thence easterly along
the westerly boundary of Lot No. 23 on said map of said Timmons 51.66 feet, thence northwes-
terly along Station Drive (so-called) as laid out on said map 149.42 feet, thence southwes-
terly along the arc of a circle turning to the right and having a radius of 25.65 feet, then
eastwesterly and northeasterly along the Indian Field Road as laid out on said map 128.66
feet to the point or place of beginning.
Also all that certain tenements tract of land situated at the Cob in said Town of Greenwich
the northerly boundary of which is located about 20 feet south of the first premises herein
first more described, bounded and described as follows: Northerly by said station drive,
Souttherly by land of the New York, New Haven and Hartford Railroad Company and property by
Indian Field Road,
Together with all rights, title and interest which the grantor has in and to Indian Field Road,
4 feet of and adjoining said premises to the center line thereof,
Together also with the right to use the streets, roads and drives designated on said map of
"Property of Lawrence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives
were public highways.

Received for Record JUN 11 2002 at 2 h 05 m P.M. and recorded by

[Signature]

[Stamp]
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, Joseph J. Lenczycki, whose mailing address is 323 Linden Street, Wellesley, MA 02481, herein designated as the Releasor, for love and affection received to Releasor's full satisfaction from Donald Fox and Susan Lenczycki-Fox whose mailing address is 323 Linden Street, Wellesley, MA 02481, herein designated as the Releases, do by these presents remise, release and forever Quit-Claim unto the Releases, and unto the survivor of them, and unto such survivor's heirs and assigns forever all the right, title interest, claim and demand whatsoever as they the said Releasor has or ought to have in: all that certain piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, described in "SCHEDULE A" attached hereto and made part hereof.

To have and to hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the Releases, so that neither the Releasor not the Releasor's heir's, successors or assign nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents forever barred and excluded.

In Witness Whereof the Releasor has signed and sealed this instrument this 27th day of January, 2005.

Signed, Sealed and Delivered in the Presence or Attested by

[Signature]

Dezine Mignotte

[Signature]

Joseph J. Lenczycki

[Signature]

Susan Lin

[Stamp: Conveyance Tax Received]

[Signature]

Town Clerk of Greenwich
Commonwealth of Massachusetts }  
County of  
 } ss: 

On this the 27th day of January, 2005, before me,  

Andy Brown  
the undersigned  
Notary Public, personally appeared Joseph J. Lenczycki, proved to me through satisfactory evidence of identity, which was/were M I D to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

My Commission expires Jan. 21, 2011
SCHEDULE A

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated at Cos Cob in said Town of Greenwich, being lot No. 1 on map entitled "Property of Laurence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 386; said premises being bounded and described as follows:

Beginning at the southwesterly corner of lot No. 2 on said map of property of said Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 2, 200 feet, thence southerly along the westerly boundary of lot No. 38 on said map of said Timmons 91.66 feet; thence southwesterly along Station Drive (so-called) as laid out on said map 110.28 feet, thence 128.96 feet along the arc of a circle curving to the right and having a radius of 66.55 feet, thence running northeasterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Cos Cob in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Station Drive, Southerly by land of the New York, New Haven and Hartford Railway Company and Westerly by Indian Field Road.

Together with all right, title and interest which the grantor has in and to Indian Field Road in front of and adjoining said premises to the center line thereof.

Together also with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

Received for Record MAR 9 2005 at 12:45 p.m. and recorded by the Town Clerk.
Record and Return to:

ANDRIJ CICHOWLAS, ESQ.
CICHOWLAS & ASSOCIATES, PLLC
125 CORPORATE BLVD., STE. 301
YONKERS, NY 10701

STATUTORY FORM WARRANTY DEED

Donald Fox and Susan Lencycki-Fox for consideration of $680,750.00 grant to Jarosław Palyłyk and Alexandra Palyłyk, as joint tenants with right of survivorship, with WARRANTY COVENANTS, all that certain real property known as 89 Indian Field Road, Greenwich, CT being more particularly described in Schedule A attached hereto and made a part hereof.


Witnessed by:

Michael C. Jachimczyk

Donald Fox

Jeffrey L. Meyers

Susan Lencycki-Fox

STATE OF CONNECTICUT

COUNTY OF Fairfield ss. Stamford

The foregoing instrument was acknowledged before me this February 11, 2020 by Donald Fox and Susan Lencycki-Fox.

Michael C. Jachimczyk
Commissioner of the Superior Court
Notary Public; My Comm. Exp.: 10/31/21
SCHEDULE A
(Legal Description)

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated at Cos Cob, in said Town of Greenwich, being lot No. 1 on map entitled "Property of Laurence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 386; said premises being bounded and described as follows:

Beginning at the southwesterly corner of lot No. 2 on said map of property of said Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 2, 200 feet, thence southerly along the westerly boundary of lot No. 38 on said map of said Timmons 91.66 feet; thence southwesterly along Station Drive (so-called) as laid out on said map 110.28 feet, thence 128.96 feet along the arc of a circle curving to the right and having a radius of 66.55 feet, thence running northeasterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Cos Cob in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Station Drive, Southerly by land of the New York, New Haven and Hartford Railway Company and Westerly by Indian Field Road.

Together also with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

SUBJECT TO:

Any and all restrictions, limitations, regulations, ordinances and/or laws imposed by any governmental authority;

Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
ADMINISTRATIVE INFORMATION
PARCEL NUMBER 08-2671/S
Parent Parcel Number
Property Address
INDIAN FIELD ROAD 0089
Neighborhood
DISTRICT 8 WEST COB [1]
Property Class
101 Single Family
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 08
Section & Plat 236
Routing Number 4114K0033

OWNERSHIP
PALLYK JAROSLAW & ALEXANDRA W/S
278 LAKEVIEW DRIVE
HIGHLAND LAKE, NY 12743
LOT NO 1 INDIAN FIELD RD & STATION DR E-33

TRANSFER OF OWNERSHIP
Date
02/14/2020 FOX DONALD & SUSAN LENCZYKI W/S $680750
03/09/2005 LENCZYKI JOSEPH J
BK/Pg: 7628, 35
$0
06/11/2002 EST NELLIE F LENCZYKI
BK/Pg: 3877, 309
$0
03/17/1999 LENCZYKI NELLIE F
BK/Pg: 3240, 186
$0
08/29/1980 LENCZYKI MARTON A & NELLIE F W/ SUR
BK/Pg: 1184, 183
$0

RESIDENTIAL

VALUATION RECORD
Assessment Year 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019 10/01/2019 10/01/2020
Reason for Change

LAND DATA AND CALCULATIONS

RESIDENTIAL LAND
0.5430 1.00 1420810.00 1420810.00 771500 A -5% X -15% 623000

Supplemental Cards
TRUE TAX VALUE 623000

AP5: 08-2672/S
BA19: Decrease Land value by $50,000
BF20: 20-5620 Demo SF Hse bit 1907 100% complete
CRMF: 386
LAND:
A- TRAFFIC
X- RAILROAD INFLUENCE
RV18: Sketch Revision
TRDS: Teardown Sale 2/14/20
June 7, 2021

S. E. MINOR & CO., INC.
Consulting Engineers & Surveyors
33 West Elm Street, P.O. Box 92
Greenwich, CT 06830

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE: Palyltyk – 89 Indian Field Road LOT A
Zone: R-12
Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 34.46 for a weighted first floor elevation of 37.13 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12' above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,

S. E. Minor & Co., Inc.

Prepared by A.Y.
Att.: Grade Plane Worksheet & Sketch
## PALYLYK RESIDENCE
89 INDIAN FIELD ROAD
GREENWICH, CT.
PROPOSED GRADE PLANE COMPUTATION

<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>LENGTH</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
<th>LENGTH X ELEVATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
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<td>35.80</td>
<td>1178.54</td>
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<tr>
<td>B</td>
<td>4.20</td>
<td>36.00</td>
<td>151.20</td>
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<tr>
<td>C</td>
<td>18.59</td>
<td>35.00</td>
<td>650.65</td>
</tr>
<tr>
<td>D</td>
<td>65.84</td>
<td>33.50</td>
<td>2205.64</td>
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<tr>
<td>E</td>
<td>32.24</td>
<td>33.50</td>
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<td>F</td>
<td>27.43</td>
<td>34.00</td>
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<td>34.00</td>
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<tr>
<td>J</td>
<td>29.80</td>
<td>35.80</td>
<td>1066.84</td>
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</table>

**TOTAL**

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<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
<th>COLUMN 3</th>
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</thead>
<tbody>
<tr>
<td>245.43</td>
<td>-</td>
<td>8457.17</td>
</tr>
</tbody>
</table>

FIRST FLOOR ELEVATION = 37.13

COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION = 34.46

DIFFERENTIAL = 2.67

S. E. MINOR & CO., INC.
June 7, 2021

S. E. MINOR & CO., INC.
Consulting Engineers & Surveyors
33 West Elm Street, P.O. Box 92
Greenwich, CT 06830

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE: Palylyk – 89 Indian Field Road LOT B
Zone: R-12
Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 35.99 for a weighted first floor elevation of 38.12 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12’ above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,
S. E. Minor & Co., Inc.

Roy G. Cary, L.S.

Prepared by A.Y.
Att.: Grade Plane Worksheet & Sketch
### PALYLYK RESIDENCE
89 INDIAN FIELD ROAD
GREENWICH, CT.
PROPOSED GRADE PLANE COMPUTATION

<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>LENGTH</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
<th>LENGTH X ELEVATION</th>
</tr>
</thead>
<tbody>
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<td>C</td>
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<td>J</td>
<td>6.18</td>
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<td>227.42</td>
</tr>
</tbody>
</table>

**TOTAL**

![Image of a seal]

**COLUMN 1**

**COLUMN 2**

**COLUMN 3**

FIRST FLOOR ELEVATION = 38.12

COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION = 35.99

DIFFERENTIAL = 2.13

S. E. MINOR & CO., INC.
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 applicant 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.
   - 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 tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown. Location and dimensions of all boundary lines (metes and bounds) of the property. The dimensions and areas of all existing and proposed lots. Information to show the location of the subdivision in relation to surrounding property and streets. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, wells, and septic on adjacent properties within 100 feet of the proposed subdivision.
   - 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.
   - Location and type of all proposed monuments.
   - 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.
   - The lines and purposes of existing and proposed easements immediately adjoining and within the subdivision.
   - The location of all existing and proposed water bodies, streams and wetlands.
   - 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.
   - The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.
   - 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.
   - Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an 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.
   - 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."
   - 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
   ____________________________

   a. A note indicating the type of sewage disposal and water supply facilities to be provided.
   b. 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.
   c. 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.
   d. All notes required for the preliminary layout not mentioned herein are required.
   e. 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 the 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 ______________________________________ Date____________

Agent name / signature __________________________________________ Date____________

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.
PERMIT-NEED QUESTIONNAIRE
This form is NOT an IWWA Application

Project Address: 89 Indian Field Road, Greenwich, CT 06830
Tax ID: 08-2671/S

Property Owner: Jaroslaw Palylyk & Alexandra Palylyk
Address: 89 Indian Field Rd, Greenwich CT 06830

Contact information – Email or Cell Phone: ____________________________

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

Contact information – Email or Cell Phone: Thomas J. Heagney (203) 661-8400 THHeagney@HLS248.com

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

ACTIVITY: [Check one] □ Addition □ Demolition □ Deck □ Garage □ Interior renovations □
□ New residence □ Tennis Court □ Pool □ Site Work/Landscaping □
□ Septic □ Generator □ Other (specify) Subdivision □

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

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.
IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.
No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner ☐ or, authorized agent ☐, I believe the information I have submitted is correct.
Signature ____________________________________________________________________________ Date 07/22/2020

STAFF NOTES
Office Rev Date 07/22/2021
Action Required? YES ☐ NO ☑ If yes, DRO AA AR SIA Staff __________________________________
Soils Report Date / / Author ____________________________ Soils __________________
Comments: __________________________________________

Received 7-22-20

IWWA Questionnaire Revised 3/24/2020
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 89 Indian Field Road
Tax Account No.: 08-2671

Building Permit No.: ______________

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor & Co. Inc.

Design Plans Date: 6/7/2021
Drainage Report Date: 6/7/2021

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>2,336.00</td>
<td>5,595.00</td>
<td>5,062.00</td>
<td>533.00</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 6/07/2021

Engineer's Seal

Form SC-1/7

February 2021
Drainage Summary Report
Property of
Jay Palulryk
89 Indian Field Road
Greenwich, Connecticut
June 7, 2021
TABLE OF CONTENTS:

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SOIL SURVEY DATA 2
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HYDROLOGICAL & HYDRAULIC CALCULATIONS PROPOSED CONDITIONS 9
STORMWATER MANAGEMENT OPERATIONS & MAINTENANCE PLAN 10
The subject site is a residential building lot located on the east side of Indian Field Road. It is proposed to subdivide the property into two separate lots. On the respective lots, the proposed improvements on the property include the removal of any impervious area on the property and the construction of a shared driveway and two new residences, porches, walkways, and associated site work. As can be seen on the attached site plan package, there are no wetlands on the property.

Runoff from the site discharges to Indian Field Road. This condition will not be altered in the proposed condition however for clarity there are two links in the proposed drainage model. This is done to prove runoff will be treated on each lot prior to eventually discharging onto India Field Road. As such there is a single Point of Concern which will be labelled “3L” in the existing condition and “1L” in the proposed condition. Lot “B” will be routed to link “2L” prior to discharging to link “1L”.

In accordance with Appendix B of the Greenwich Drainage Manual, the NRCS Web Soil Survey was used to conduct the initial soils feasibility evaluation. According to the survey, the site soils are composed of Sutton-Urban land complex. These soils are characterized by a hydrologic soil group (HSG) classification of B/D. Feasibility testing on the site showed that there is substantial depth of soil on the site above ledge and mottling to allow for infiltration. Soils on site were found to be consistent with a hydrological soil group (HSG) classification of B. The site has been modeled using D soil classification however saturated hydraulic conductivity testing was not conducted given the deep test revealed soils much more similar to B soils.

The proposed development concept sought to utilize Low Impact Development (LID) design principles and techniques to the maximum extent practicable. The Stormwater Management Standards from the Town of Greenwich Drainage Manual – Low Impact Development and Stormwater Management, are outlined below.
Standard 1: Low Impact Development

Site disturbance was limited to the maximum extent practicable. Efforts were made to minimize the construction envelope to preserve existing vegetation where possible. The natural contours of the site are preserved to the maximum extent practicable. The proposed porous driveway areas will treat the roof areas on both lots. A proposed cul-tec system will collect and treat the bottom section of the driveway.

Standard 2: Protection of Natural Hydrology

A. Site disturbance has been minimized as depicted on the enclosed Site Plan package.
B. Construction notes to the contractor to limit soil compaction and the limits of disturbance are included on the Site Plan.
C. The time of concentrations after development will approximate predevelopment values.
D. The enclosed Site Plan package illustrates how the development sought to follow the natural contours of the landscape.
E. Areas of compost-amended soils have not been incorporated into the design, however, any pervious areas used for parking during construction shall have the soil tilled to a depth of 12 to 18 inches and amended with small amounts of organic matter if needed.
F. All areas disturbed, with the exception of the proposed impervious surfaces will be restored to a vegetated state upon completion of the project.
G. There is no pond or wetlands on the property.
H. No roadway or driveway crossings of surface waters are proposed.
I. No roadway or driveway crossings of streams are proposed.

Standard 3: Stormwater Best Management Practices

A. Site disturbance was limited to the maximum extent practicable. Efforts were made to minimize the construction envelope to preserve existing vegetation where possible. The natural contours of the site are preserved to the maximum extent practicable. The proposed porous driveway area will treat a large portion of the roof and the impervious section of the driveway. The remainder of the roof will be treated in a stone storage area beneath the proposed patio in the rear of the lot.
B. Calculations are enclosed showing how the necessary standards are met to the maximum extent practicable.
C. The proposed drainage system can be shut-down if deemed necessary via their respective catch basins and manholes.
D. No pumping of stormwater is proposed.
E. Pumping of uncontaminated groundwater is proposed.
Standard 4: Runoff Volume Reduction and Groundwater Recharge

A. RRV (Runoff Reduction Volume) – calculations are enclosed.
B. GRV (Groundwater Recharge Volume) – calculations are enclosed.
C. RCV (Runoff Capture Volume) calculations are not required for this project.

Standard 5: Peak Flow Control

A. The Steam Channel Protection criteria are not required to be met for this project.
B. Conveyance calculations are included with this submittal.
C. Using HydroCAD, which incorporates the SCS TR – 20 Unit Hydrograph Method, the peak rate of runoff discharging from the site was computed for the 1, 2, 5, 10-, 25-, 50-, and 100-year 24-hour storm events, under existing and proposed conditions. The total peak rate of runoff discharging from the site after development will be maintained at or below current discharge levels for the 1, 2, 5, 10, 25, 50, and 100-year 24-hour storm events. These results are summarized below:

DRAINAGE SUMMARY TABLE I
SUMMARY OF HYDROLOGICAL & HYDRAULIC ROUTING CALCULATIONS FOR DRAINAGE AREA TO INDIAN FIELD ROAD

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Year</td>
<td>0.89</td>
<td>0.53</td>
<td>-404%</td>
<td>3257</td>
<td>2221</td>
<td>-31.8%</td>
</tr>
<tr>
<td>2 - Year</td>
<td>1.15</td>
<td>0.71</td>
<td>-38.3%</td>
<td>4203</td>
<td>3139</td>
<td>-25.3%</td>
</tr>
<tr>
<td>5 - Year</td>
<td>1.64</td>
<td>1.25</td>
<td>-23.8%</td>
<td>5989</td>
<td>4898</td>
<td>-16.8%</td>
</tr>
<tr>
<td>10 - Year</td>
<td>2.08</td>
<td>2.03</td>
<td>-2.40%</td>
<td>7635</td>
<td>6533</td>
<td>-14.4%</td>
</tr>
<tr>
<td>25 - Year</td>
<td>2.80</td>
<td>2.70</td>
<td>-3.57%</td>
<td>10385</td>
<td>9265</td>
<td>-10.8%</td>
</tr>
<tr>
<td>50 - Year</td>
<td>3.46</td>
<td>3.43</td>
<td>-0.87%</td>
<td>12975</td>
<td>11841</td>
<td>-8.74%</td>
</tr>
<tr>
<td>100 - Year</td>
<td>4.29</td>
<td>4.25</td>
<td>-0.93%</td>
<td>16257</td>
<td>15107</td>
<td>-7.07%</td>
</tr>
</tbody>
</table>

D. Emergency outlet sizing is not required for this site.

Standard 6: Pollution Reduction

A. Calculations are enclosed for the Water Quality Volume.
B. See standard 4.A
C. See standard 4.B
Standard 7: High Load Areas

A. This site is not classified as a High Load Area.
B. This site is not classified as a High Load Area.
C. This site is not classified as a High Load Area.

Standard 8: Critical Areas

A. This site is not classified as a critical area.
B. This site is not classified as a High Load Area.

Standard 9: Redevelopment

A. The site has been evaluated as a redevelopment.
B. As previously discussed, this project meets the standards to the maximum extent practicable.
C. The entire property has been previously developed.
D. As previously discussed, this project meets the standards to the maximum extent practicable.
E. No known regulated or hazardous soils or materials were found on site during the onsite soil investigation; therefore, this standard is not applicable.

Standard 10: Construction Erosion and Sediment Control

A. Erosion control design and details are indicated in the site plan drawing set.
B. Erosion control design and details are indicated in the site plan drawing set.

Standard 11: Construction Inspections

A. If required by the approving authority, the proponent will post a bond, cash or other acceptable surety, in an amount deemed sufficient to ensure the work will be completed in compliance with the approved plans.
B. The proponent will be instructed to notify the approving authority before starting land-disturbing activity and before construction of key components of the stormwater management system.
C. The project engineer will conduct periodic inspections of the stormwater management system.
D. The project engineer will perform site inspections as required by the Field Inspection Record form SC-106.
E. Regardless of compliance with the approved plans, the stormwater management system design shall be revised if performance is not deemed adequate due to operational failure. This shall occur prior to final approval by approving authority.
F. Upon project completion, all required inspections and certifications necessary to document compliance to the approved plans shall be performed prior to approval being granted by the approving authority.
Standard 12: Operation and Maintenance

A. Refer to the Operations and Maintenance Plan Report for specific maintenance activities necessary to ensure functionality of the proposed stormwater management system.

B. The Operations and Maintenance Plan shall identify all applicable items in Section 5 and Section 7 of the Town of Greenwich Drainage Manual – Low Impact Development and Stormwater Management.

C. The Operations and Maintenance Plan Report will identify the parties legally responsible for implementing the Operations and Maintenance Plan.

D. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities necessary to ensure system functionality.

E. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities, and to provide these to the approving authority during inspections and/or upon request.

F. When the parties legally responsible fails to implement the Operation and Maintenance Plan, the municipality is authorized to assume responsibility for their implementation, and to secure reimbursement for associated expenses from the parties legally responsible, including, if necessary, placing a lien on the subject property.


This report satisfies this standard.

Standard 14: Illicit Discharges

Based on investigation of the site, there are currently no existing illicit discharges that could enter the stormwater management system. No illicit discharges are proposed.

Based on the above we can be assured that this development will not have any adverse hydrological or hydraulic impacts to any surrounding or downstream properties or drainage facilities. To the best of my knowledge, the drainage aspects of this proposal comply with the Town of Greenwich Roadway Design Manual, Drainage Manual, and Construction Standards.

Respectfully submitted,
S.E. Minor & Co., Inc.

[Signature]
John P. Giancola, P.E., P.L.S.
Senior Project Engineer

Date: June 7th, 2021
ZONE: R-12
TOTAL AREA = 26,377 SQ. FT.

UTILITY NOTE:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.
1. A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN TOWN OF GREENWICH - RIGHT OF WAY.

2. ALL WORK WITHIN THE TOWN OF GREENWICH - RIGHT OF WAY SHALL BE CONSTRUCTED TO TOWN OF GREENWICH STANDARDS.

3. CATCH BASINS FOR PRIVATE DRIVEWAYS SHALL HAVE A MINIMUM GRATE OF TWO FEET BY TWO FEET. IF THE DRIVEWAY

4. ALL DRAINAGE CONNECTIONS TO THE TOWN DRAINAGE SYSTEM SHALL BE GRAVITY LINES. IF A DISCHARGE FROM A SUMP

5. IN ROADWAY CUTS, SUBDRAINS SHALL BE REQUIRED IF SEEPAGE OCCURS DURING CONSTRUCTION OR WITHIN ONE YEAR

6. THE CONTRACTOR MUST CONSTRUCT THE BIORETENTION AREA FOLLOWING THE SPECIFICATIONS IN APPENDIX G OF

7. ALL DETENTION/RETENTION SYSTEMS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. ALL SYSTEMS SHALL

8. ALL INFILTRATION SYSTEMS MUST MEET THE STORMWATER INFILTRATION/RECHARGE DESIGN REQUIREMENTS IN

9. DISTANCE FROM THE BOTTOM OF STONE BELOW THE INFILTRATION STRUCTURE TO THE SEASONAL HIGH GROUNDWATER

10. THE CONTRACTOR MUST CONSTRUCT THE BIORETENTION AREA FOLLOWING THE SPECIFICATIONS IN APPENDIX G OF

11. ALL AREAS THAT ARE USED BY CONSTRUCTION EQUIPMENT AND USED FOR CONTRACTOR PARKING MUST HAVE THE

12. IMPROVEMENT LOCATION SURVEY (ITEMS ON CHECKLIST FOR IMPROVEMENT LOCATION SURVEY DEPICTING

13. TO OBTAIN A CERTIFICATE OF OCCUPANCY THE SUBMITTAL MUST INCLUDE THE FOLLOWING:

- IMPROVEMENT LOCATION SURVEY (ITEMS ON CHECKLIST FOR IMPROVEMENT LOCATION SURVEY DEPICTING

- LOT SHAPE 60'x100'

- AREA = 1,921 S.F.
NOTES:
1. PROPERTY IS IN "A" ZONE AS SHOWN ON FLOOD INSURANCE MAPS IF PENDING THE TOWN OF DARIEN PROPOSAL NO. 08-2671/S, NO. 08-2672/S OF EFFECTIVE 1.2.13.
2. ZONING REFORM TO REFLECT AMENDMENTS TO DARIEN ZONING ORDINANCE OF 1994 (R.A.C. NO. 94-10).
3. PROPERTY IS SERVED BY TOWN WATER AND PUBLIC WATER SUPPLY.
4. LOT NUMBERS AS SHOWN ON E.M.P. ARE DARIEN LAND RECORDS.
5. EASEMENTS: RESTRICTIONS, AGREEMENTS AND Covenants, If Any Exist, Must Not Affect Rights Shown or Platted Herein.
6. ALL LAND UTILIZED SHALL BE PLACED UNDERGROUND.
7. UPON APPROVAL OF THIS SUBDIVISION PLAN, THE OWNER AGREES WITH THE TOWN THAT INSTALL AND/OR OTHERWISE DEPLOY ILLEGIBLE, OBSCURED, OR UTILITY MILESTONES IN ELIGIBLE, OR INFRARED SIGNAL TRANSMISSION, OR OTHER PROCEDURE AND METHODS OF MARKING OR IDENTIFYING ALL SERVICES OR INSTALLATIONS. THE OWNER AGREES TO INSTALL AN APPROPRIATE COVER ALL SUCH SERVICES OR INSTALLATIONS. THE OWNER AGREES THAT THE TOWN MAY MARK ACROSS THE STREET AND THE ROAD ITEMS OR DEVICES THAT THE TOWN DEEMS NECESSARY TO MARK OR IDENTIFY THE SERVICES OR INSTALLATIONS. THE OWNER AGREES TO INSTALL AN APPROPRIATE COVER ALL SUCH SERVICES OR INSTALLATIONS. THE OWNER AGREES THAT THE TOWN SHALL NOT BE LIABLE FOR THE TOWN'S INSTALLATION OF THE MARKING OR IDENTIFICATION OF THE SERVICES OR INSTALLATIONS, OR THE COST THEREOF, WHICH SHALL BE THE RESPONSIBILITY OF THE OWNER.
A L F A N O

LOT No. 2

STATION DRIVE

ASOCIATES INC. PARK

LOT No. 4

INDIAN FIELD ROAD

STATION DRIVE

AREA = 1,921 S.F.

TAX ACCOUNT No. 08-2672/S

METRO NORTH (NEW YORK, NEW HAVEN & HARTFORD RAILROAD)

LAND PURPORTED TO BE RAILROAD PROPERTY

LOT SHAPE 60'x100'

LOT "A"

AREA - 12,187 S.F.

LOT SHAPE 60'x100'

AREA = 2,000 SQ. FT.

EASEMENT

AREA = 1,957 SQ. FT.

LOT "B"

AREA - 12,190 S.F.

SCALE: 1"=1000'

LOCATION MAP

TOTAL AREA = 26,377 SQ. FT.

ZONE : R-12

UTILITY NOTE:

Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.

S.E. MINOR & CO., INC.

ESTABLISHED 1887

ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL SCIENTISTS

33 West Elm Street
Greenwich, Connecticut 06830
203-869-0136
www.seminor.com