<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS FLOOR AREA:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>House:</td>
<td>11,826</td>
<td></td>
</tr>
<tr>
<td>Guest House:</td>
<td>1,198</td>
<td></td>
</tr>
<tr>
<td>Pool House:</td>
<td>557</td>
<td></td>
</tr>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>Not provided</td>
<td>13,581 sq. ft.</td>
</tr>
<tr>
<td>FLOOR AREA RATIO:</td>
<td>0.0073</td>
<td>.0312</td>
</tr>
<tr>
<td>NO. OF STORIES:</td>
<td>2</td>
<td>2 ¼</td>
</tr>
<tr>
<td>HEIGHT:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>House:</td>
<td>Not provided</td>
<td>37.1 ft.</td>
</tr>
<tr>
<td>Accessory:</td>
<td>N/A</td>
<td>24.4 ft. (Guest House)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12.3 (pool house)</td>
</tr>
<tr>
<td>LOT COVERAGE:</td>
<td>Not provided</td>
<td>Not provided</td>
</tr>
<tr>
<td>GREEN AREA:</td>
<td>97.5% (424,871 SF)</td>
<td>92.3% (401,893 sq. ft.)</td>
</tr>
<tr>
<td>SETBACKS (PRIMARY):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>House</td>
<td>Front: 126.4 ft</td>
<td>650+ ft.</td>
</tr>
<tr>
<td></td>
<td>Side: 96.2 ft</td>
<td>95.7 ft.</td>
</tr>
<tr>
<td></td>
<td>Rear: Not provided</td>
<td>302.8 ft.</td>
</tr>
<tr>
<td>Guest House</td>
<td>Front: N/A</td>
<td>156.5 ft.</td>
</tr>
<tr>
<td></td>
<td>Side: N/A</td>
<td>51 ft.</td>
</tr>
<tr>
<td></td>
<td>Rear: N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SETBACKS (ACCESSORY):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool House</td>
<td>Side: N/A</td>
<td>35.5 ft</td>
</tr>
<tr>
<td></td>
<td>Rear: N/A</td>
<td>Not provided</td>
</tr>
</tbody>
</table>

**APPLICATION SUMMARY:**
The applicant is requesting Final Site Plan and Special Permit approval to amend a previous approval (PLPZ 2020 00050 and PLPZ 2020 00314) to construct a new single family dwelling, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations and per Sections 6-5, 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a),
6-146 and 6-205 of the Town of Greenwich Building Zone Regulations on a 10-acres property located at 70 Lower Cross Road in the RA-4 zone.

**ISSUES/RECOMMENDATIONS:**

1. **ZEO** – Issued comments dated 10/6/21 indicating endorsement for sign-off.
2. **DPW Engineering** – Issued comments dated 10/12/21 indicating comments to be addressed prior to site plan approval. The applicant submitted revisions on 10/12/21 and staff is awaiting updated DPW Engineering comments.
3. **IWWA** – The applicant has submitted the revised plans to IWWA for review and IWWA approved the revisions at the 9/27/21 IWWA meeting under application #2021-120. IWWA noted that the previously approved buffer would remain intact and include 16 new shrubs and 400 herbaceous plants to compensate for the loss of two trees.
4. **Conservation** - issued comments dated 10/4/21 recommending removal of the tennis court from the proposal and to build the proposed guest house over the disturbed area of the old house. The applicant has noted they will submit a response to these comments before the P&Z meeting.
5. **Health** – issued an email dated 9/14/21 indicating approval of the plans with a note that the opening for the gym would be 5’ 6”.
6. **Special Permit** – As per Sec. 6-101(a), the proposed of volume 203,579 cu. ft. (previously approved as 201,579 cu. ft.) would exceed the threshold of 150,000 cu. ft. for residential zones and therefore requires a special permit.
7. **Guest House** – Section 6-146 indicates a guest house is permitted on a property in the RA-4 zone for a property that has one (1) zoning lot area for each family housed and the structure is used solely by the owner or temporary accommodation of guests or family and no rental or other charge is made. This property is 10 acres, which exceeds the minimum requirement of 8 acres for a guest house in the RA-4 zone.
8. The amended application includes the proposal to add new tennis court to the previously approved site plan.

**DEPARTMENT COMMENTS:**

<table>
<thead>
<tr>
<th>Department</th>
<th>Date</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Enforcement</td>
<td>Dated 10/6/21</td>
<td>See Attached</td>
</tr>
<tr>
<td>Health</td>
<td>Dated 9/14/21</td>
<td>See Attached</td>
</tr>
<tr>
<td>Conservation</td>
<td>Dated 10/4/21</td>
<td>See Attached</td>
</tr>
<tr>
<td>DPW Engineering</td>
<td>Dated 10/12/21</td>
<td>See Attached</td>
</tr>
</tbody>
</table>

**APPLICATION DETAILS:**

**Proposal:**

The applicant is proposing to modify the previously approved Final Site Plan and Special Permit (PLPZ 202000314) to construct a new Har-Tru tennis court, to modify the location of the proposed guest house and to modify the pool house with a full basement. The tennis court would be located behind the proposed guest house. The previously approved application included a new single family dwelling with two attached three car garages, guest house, pool house, pool, asphalt driveway, porous motor courts, septic system on the property. The proposed volume of the buildings would be 203,579 cu. ft.
(previously approved as 201,579 cu. ft.) which would be in excess of 150,000 cu. ft. in volume, therefore requiring a special permit.

The applicant received original approval for a final site plan and special permit PLPZ 2020 00050 at the 5/19/20 P&Z Commission meeting. The applicant then received approval for final site plan and special permit PLPZ 202000314 at the 12/1/20 meeting to amend the previous approval to include an addition to the main house to include a three car garage.

**Existing Conditions:**
The subject parcel is currently in the process of construction associated with approval PLPZ 2020 00314. The applicant has received sign-off for Zoning Permit from P&Z on 2/22/21.

A majority of the parcel gently slopes to the north toward Lower Cross Road. In the southeast portion of the property there is a high point which slopes to the northwest toward the larger ponded wetland area. There are approximately a total of 4.17 acres of wetlands/pond/marsh area on the property. There is a ponded wetlands area in the southeast portion of the site and a pond located in the center of the site. They both feed a stream that runs along the eastern property line. The property is also surrounded by wooded areas.

**Zoning:**
The proposed construction appears to conform to the requirements for RA-4 zone for lot shape, size, frontage and setbacks. The property is more than twice the minimum lot size requirement, which permits a guest house pursuant to Section 6-146 of the BZR.

**Drainage:**
The proposed overall site disturbance is approximately 3.31 acres of land. The proposed construction includes a rain garden in the front yard, two porous pavement drive courts, cultech infiltration chambers and the utilization of simple disconnect of impervious surfaces. Tree protection and silt and/or construction fence would also be utilized to limit disturbance. The site also has very high groundwater, so infiltration practices are not possible.

The proposed tennis court will act as its own drainage basin and no other areas will provide water run-on to the court. The court will be constructed using the Har-Tru tennis court system which will consist of a playing surface (about two inches of a green silty sand) over a 12” crushed stone reservoir (consisting of a silty sand and gravel mix).

**Septic:**
The Health Department issued comments in an email dated 9/14/21 indicating approval for the revised plans with an increased opening of 5’ 6” to the gym.

**Wetlands:**
The IWWA has reviewed the revisions and approved the application # 2021-120 for the proposed tennis court with grading 20 feet from wetlands at their 9/27/21 meeting.
Application History:
PLPZ 2020 00050 – Final Site Plan and Special Permit approval for a new single family dwelling in excess of 150,000 cu. ft. in volume at the 5/19/20 P&Z meeting.

PLPZ 202000314 – Final Site Plan and Special Permit approval at the 12/1/20 meeting to amend the previous approval to include an addition to the main house to include a three car garage.

APPLICABLE ZONING REGULATIONS:
§6-5. Definitions
§6-13. Site Plan approval required.
§6-14. Site Plan procedure
§6-15. Site Plan Standards.
§6-17. Special Permit
§6-94. Residential Zones – Permitted uses by Special Permit
§6-101. Special Permit for Business and Residential Zones
§6-146. Use of Accessory Building as Residence: Guest Houses.
§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
December 15, 2020

Mr. Bret Holzwarth P.E.
Redniss & Mead, Inc.
22 First Street
Stamford, CT 06905

RE: The applications of Bret Holzwarth, P.E., authorized agent, for SBP Lower Cross LLC., record owner, for a final site plan and special permit PLPZ 2020 00314, approval to modify the previously approved dwelling which would further exceed 150,000 cubic feet in volume threshold, requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations and per Sections 6-5, 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a), 6-146 and 6-205 of the Town of Greenwich Building Zone Regulations on a 10-acres property located at 70 Lower Cross Road in the RA-4 zone.

Dear Mr. Holzwarth:

At a public hearing held on December 1, 2020 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion made by Macri and seconded by Fox, the following resolution was unanimously adopted 5-0; (Voting in favor on this item: Alban, Macri, Fox, Levy and Hardman; and

WHEREAS the Commission held a public hearing on December 1, 2020 and took all testimony as required by law; and

WHEREAS a final site plan and special permit application was submitted to modify the previously approved dwelling which would further exceed 150,000 cubic feet in volume threshold on a 10-acre property located at 70 Lower Cross Road in the RA-4 Zone; and
WHEREAS the Commission finds that this final site plan and special permit are subject to Sections 6-5, 6-13 through 6-15, 6-17, 6-93, 6-101, 6-146 and 6-205 of the Building Zone Regulations; and

WHEREAS the applicant is requesting to modify the approval of PLPZ 2020 00050 which approved on 6/2/20; and

WHEREAS the proposed total volume of 201,579 cu. ft. is subject to Section 6-17 and 6-101 of the Building Zone Regulations; and

WHEREAS the proposal includes the addition of a three-car garage to the previously approved main dwelling; and

WHEREAS the Zoning Enforcement Officer issued comments dated 11/19/20 indicating endorsement for zoning permit sign-off with revisions; and

WHEREAS the DPW Engineering Division issued comments dated 11/19/20 indicating endorsement for Zoning Permit Sign-off; and

WHEREAS the Town of Greenwich Health Department issued comments dated 11/18/20 indicating previous approval of the septic systems; and

WHEREAS the IWWA issued comments on 11/25/20 indicating no issues with the proposed revisions in reference to permit #2020-025; and

WHEREAS the applicant shall continue to comply with IWWA permit #2020-025; and

WHEREAS the Conservation issued comments dated 11/24/20 indicating concern with the already large residence; and

WHEREAS the applicant has confirmed the location of the previously permitted pool house on sketched drawings prepared by William Kenny Associates dated 5/27/20; and

WHEREAS the applicant shall continue to comply with the requirements of the approval for PLPZ 2020 00050; and

WHEREAS the Commission considered comments from the Planning and Zoning Staff as well as the aforementioned departments or agencies; and

WHEREAS the Commission noted that all outstanding staff and department comments must be addressed by the applicant; and

THEREFORE BE IT RESOLVED the applications of Bret Holzwarth, P.E., authorized agent, for SBP Lower Cross LLC., record owner, for a final site plan and special permit PLPZ 2020 00314, approval to
modify the previously approved dwelling which would further exceed 150,000 cubic feet in volume threshold, requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations and per Sections 6-5, 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a), 6-146 and 6-205 of the Town of Greenwich Building Zone Regulations on a 10-acres property located at 70 Lower Cross Road in the RA-4 zone, as shown on site development plans prepared by Redniss & Mead, Inc., last revised 10/16/20 and architectural plans prepared by SBP, dated 10/20/20 is hereby approved with modifications.

Prior to any activity on site or Zoning Permit issuance, the applicant shall make an appointment with Planning and Zoning staff to submit documentation to address the Commission’s decision. This submittal shall include:

1. Three (3) sets of revised development plans;
2. Three (3) sets of architectural plans consisting of floor plans, building elevations, and building sections;
3. One (1) copy of the Drainage Summary Report;
4. A digital copy of all material;
5. Any other pertinent documentation necessary to address the Commission’s decision; and
6. Any outstanding comments from the ZEO, Conservation, Engineering Division, IWWA, Health Department and/or staff;
7. Any changes to the proposed plans shall be reviewed with Planning and Zoning.

In accordance with Section 6-14.1(e) of the Building Zone Regulations of the Town of Greenwich, failure to complete all approved work within five years of the approval date shall result in automatic expiration of the approval. Upon a written request to extend the site plan approval beyond five years, the Planning and Zoning Commission may grant one or more extensions of time to complete all work not to exceed ten years from the effective date of approval.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on December 1, 2020.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

[Signature]

Bianca Dygert
Planner II
TO: Jodi Couture, Zoning Enforcement Officer

FROM: Patrick LaRow, Deputy Director/Assistant Town Planner
       Bianca Dygert, Planner II

DATE: February 22, 2021

RE: OK For Zoning Permit
70 Lower Cross Road
PLPZ 2020 00314
Final Site Plan – Special Permit
Lot Size: 10 acres  Zone: RA-4

PROJECT: To construct an additional 3 stall garage to a previously approved new single family dwelling in excess of 150,000 cu. ft. (PLPZ 2020 00050)

The attached site plan for, prepared by Redniss and Mead Inc., last revised 1/20/21 and architectural plans, prepared by SBP Design LLC, dated 1/18/21 are hereby approved for Zoning Permit Purposes and subject to the following:

1. The applicant shall continue to comply with IWWA permit #2020-025.
2. S&E controls shall be installed prior to issuance of any building permit and maintained during the entire construction period;
3. The Town of Greenwich - Standard Construction notes for site and subdivision plans are conditions that must be met; and
4. Contractor parking shall be accommodated on site to the greatest extent practical. Blocking of traffic on Lower Cross Road or adjacent streets is not permitted without proper approvals.

PRIOR TO THE ISSUANCE OF A ZONING PERMIT THE FOLLOWING SHALL BE MET:
1. ZEO to confirm compliance with all relevant Sections of the Building Zone Regulations, in particular, grade plane, setbacks, and FAR
2. Any work in the Town's right-of-way will require Highway permit or approval prior to issuance of any building permit
PRIOR TO ANY C.O. THE APPLICANT SHALL MAKE AN APPOINTMENT WITH STAFF 
AND PROVIDE THE FOLLOWING:

1. Three (3) copies of an “Improvement Survey” map that depicts as-built conditions shall be submitted upon completion and prior to the issuance of a Certificate of Occupancy;
2. A digital copy of all submitted material;
3. The site shall be stabilized and site work completed prior to issuance of any CO. P&Z staff to inspect work prior to sign-off.
4. The Town of Greenwich - Standard Construction Notes for Site and Subdivision Plans are conditions that must be met
5. 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.
6. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   b. Drainage Certification Sign-Off - Form SC-103 - Sealed and Signed by a Connecticut Licensed Professional Engineer.
   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.
   g. Improvement Location Survey Depicting “As-Built” Conditions - Sealed and Signed by a Connecticut Licensed Land Surveyor.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).

7. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014. If the revisions are not submitted as required, the submittal will be sent back as incomplete. Please note in accordance with Section 7.7 of the Town of Greenwich Drainage Manual, February 2012 amended February 2014, all revisions shall be accompanied by a point-by-point written response to the Engineering Division’s comments.
8. The Town of Greenwich - Standard Construction notes for site and subdivision plans are conditions that must be met.

BACKGROUND:
The applications of Bret Holzwarth, P.E., authorized agent, for SBP Lower Cross LLC., record owner, for a final site plan and special permit PLPZ 2020 00314, approval to modify the previously approved dwelling which would further exceed 150,000 cubic feet in volume threshold, requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations and per Sections 6-5, 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a), 6-146 and 6-205 of the Town of Greenwich Building Zone Regulations on a 10-acres property located at 70 Lower Cross Road in the RA-4 zone was approved with modifications at the 12/1/20 Planning and Zoning Commission Meeting.
MEMORANDUM

TO: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: October 4, 2021

RE: SBP Lower Cross LLC, 70 Lower Cross Road, PLPZ 2021 00384

Based on the above references the following comments are offered for your consideration.

1. This site has been granted a special permit in 2020 for allowing an excess of 51,579 cubic feet volume. The new application is requesting additional 2,000 cubic feet of increase in volume. In addition, a tennis court will be added to cover approximately 7,000 sf of soil surface.

2. The drainage summary report indicates only 60% of the storm water runoff generated at the site will be renovated and only 80% of TSS reduction made before discharged to the high quality wetland/watercourse area which drains into the protected by the town Babcock Preserve. The total area generating storm water runoff once developed will reach 37,831 sf.

3. The proposed storm water quality measures focus on the less pollution loaded areas. The proposed rain garden which is the most effective storm water quality measure will treat the runoff from the guest house while the most polluted storm water from the driveway at the main house will be discharged towards the ponded wetland to the north. The IWWA has limited jurisdiction which excludes water quality. Therefore, it is important for P&Z to protect the drinking water watershed and make sure, development which asks to exceed the maximums set by the regulations is held to a higher standard. The site plan design should do more for the storm water renovation considering the Class AA water quality at the site.

4. The proposed tennis court will result in additional and unnecessary site paving. This large area of hard cover will increase the heat island effect, thermally pollute the storm water runoff, eliminate a large area from the natural infiltration and create additional need for the storm water capacity disturbing more areas.

5. The proposed mitigation planting plan offers native species which will enhance the habitat and reduce the lawn area, but the proposed mitigation offers only 790 sf (16 shrubs x 25sf and 390 herbaceous
ground cover x 1sf) of new vegetative cover while the tennis court itself will take over 7,000 sf and two trees will be cut in the process eliminating about 100 sf of planted area. There should be a point when the ongoing expansions of the site improvement exceed reasonable mitigation measures. The tennis court had reached this tipping point when the impact no longer can be balanced by the natural areas or compensated by further mitigation measures. It is recommended the tennis court be removed from the plan and the proposed guest house build over the disturbed area of the old house.

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

Engineering Project No. 20-5(6)  Department Project No. PLPZ202000384
Submittal Received Date: 9/1/2021

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

PLAN SET INFORMATION
Plan Title: Sound Beach Partners  Project Address: 70 Lower Cross Road
Engineering Firm: Redniss and Mead, Inc.  Original Plan Date: 2/21/2020  Latest Plan Revision Date: 8/6/2021

DRAINAGE SUMMARY REPORT INFORMATION
Engineering Firm: Redniss and Mead, Inc.  Original Report Date: 2/21/2020  Latest Report Revision Date: 8/6/2021

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: ____________________________  Date: 10/12/2021
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Planning and Zoning Approval

1. The Drainage Summary Report must be revised as follows:
   a. The Har-Tru tennis court stone reservoir storage volume may not be used towards RRV as it does not meet the two-foot (2') vertical separation to restrictive layers.
      i. A groundwater mounding analysis may be provided to demonstrate that the required design volume is fully dewatered within 72 hours (so the next storm can be stored for exfiltration).
   b. Revise all other computations as needed.
2. The draft Operations and Maintenance Plan Report is acceptable.

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).
Dygert, Bianca

From: Meade, Theresa <Theresa.Meade@greenwichct.org>
Sent: Tuesday, September 14, 2021 10:45 AM
To: Bret Holzwarth
Subject: RE: 70 Lower Cross Rd

Disregard sending me new design plans. Matt is ok with change and present exemption is ok. Design plans can be brought in for sign off for house/pool house

From: Bret Holzwarth [mailto:b.holzwarth@rednissmead.com]
Sent: Tuesday, September 14, 2021 10:09 AM
To: Meade, Theresa <Theresa.Meade@greenwichct.org>
Cc: tanner white <tanner@tannerwhitearchitects.com>; Jim Hoffman <JHoffman@sbphomes.com>
Subject: RE: 70 Lower Cross Rd

[EXTERNAL]

Theresa, the opening to the gym was increased to 5'-6" in the latest PDF I sent you last week. Attached is a snip of that plan showing the wide opening. If this is acceptable, we’ll send you 2 copies of the full size plans for your official review.

Bret Holzwarth, P.E.
203.327.0500 x15139

From: Meade, Theresa <Theresa.Meade@greenwichct.org>
Sent: Friday, September 10, 2021 8:33 AM
To: Bret Holzwarth <b.holzwarth@rednissmead.com>
Subject: 70 Lower Cross Rd

I am not sure you understood my last email, but there are still 9 bedrooms in the house, yet you say only 8. Basement has 2 (bedroom and gym) Unless there is a 5 ft open case entrance into the gym, it is considered a bedroom. First floor has 1 bedroom, 2nd floor has 5 bedrooms and 3rd floor has 1 bedroom. That’s 9. Either revise the design plans to be for 9 bedrooms or open the gym entrance with no door

Theresa Meade, R.S.
Environmental Hygienist
Division of Environmental Services
Department of Health
203-622-3775

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
incomplete, missing elements such as a biological assessment.

Applicant Patrick Cummings addressed the agency. He described storm damage that led to some of the debris accumulation in addition to past practices. He is looking to supplement the application.

There was no public comment.

The hearing was continued to the October meeting of the agency.

Ms. Sesto left the meeting.

**New Applications for Review**

1. **#2021-120 – 70 Lower Cross Road** – Redniss & Mead, Inc. for SBP Lower Cross LLC – Construction of tennis court with grading 20’ from wetlands. Tax #11-1842. (First 65 days 10/27/21) BC

   Robert Clausi described the project and contents of his staff report. This property was before the agency as recently as last year. The builders would now like to convert the yard behind the guest house to a tennis court. The previously approved buffer will remain intact and will have new 16 shrubs and 400 herbaceous plants. This should compensate for the loss of two trees.

   Bret Holzwarth, Redniss and Meade addressed the agency. He reiterated the limit of changes and the development underway to the rear. The tennis court meets the needs of the prospective buyer.

   There was no public comment.

   Klaus Jander made a motion to approve with the general condition and special conditions provided by staff, seconded by Jay Schondorf, and carried, 6-0-0.

2. **#2021-126 – 337 Valley Road** – Rocco V. D’Andrea, Inc. for Erik & Christine Lee – Demolition and construction of single-family residence, driveway, guest house, garage, deck, and stormwater management system 37’ from wetlands. Tax #08-1293/s. (First 65 days 10/27/21) BC

   Robert Clausi described the proposed project. The property was proposed for redevelopment in 2007. The current proposal is notably different in terms of the extent of site work, which is far less due to the inclusion of piers rather than the excavation approved in 2007. The E&S control plan is tailored to the site and its extensive exposed rock. No trees will be removed from the hillside. CT DEEP was asked to divulge the species of concern associated with the property. No response has been received.

   Brian Smith, D’Andrea Surveying & Engineering, P.C., addressed the agency. He stated his agreement with the staff report and its recommendations. He referenced the DPW comments stating they were minor and easily addressed.

   There was no public comment.
ZONING ENFORCEMENT

Project No. PLPZ202100384 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: SBP Lower Cross LLC.

LOCATION: 70 Lower Cross Rd.

PLAN DATE:

ZONE: RA-4

☐ 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: 10/6/2021

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

Property Address: 70 Lower Cross Road, Greenwich, CT 06831

Property Owner: SBP Lower Cross LLC

Email: jERCHANT@sbphomes.com

Applicant: (Same as owner)

Address: 289 Selleck Street Stamford, CT 06905

Cell Phone: Other Phone: (203) 323-2200

Email: 

Authorized Agent: Redniss & Mead, Inc c/o Bret Holzwarth

Address: 22 First Street Stamford, CT 06905

Cell Phone: Other Phone: (203) 327-0500

Select One: Pre-Application Final

Zone(s): RA-4 Lot Area: 10.00 acres

Select all relevant items below:

✓ Special Permit – Complete special permit application form

☐ Coastal Overlay Zone

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

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

☐ Amendment to Building Zone Map – Zone(s) affected ________

✓ Health Department review needed

☐ Sewer Department review needed

☐ Architectural Review Committee Application attached or Review needed

☐ Planning & Zoning Board of Appeals review needed

✓ Inland Wetlands and Watercourses Agency Review / Approval Required

☐ Scenic Road Designation

To be completed by P&Z staff only:

Check # ________________ Check Amount: $ __________

Application # ___________________________
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
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<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<td>Usable Floor Area</td>
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<td>1 (Demolished)</td>
<td>2 (1 main, 1 guest)</td>
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<td>10 (8 main, 2 guest)</td>
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<td>Building Height</td>
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<td>0.0312</td>
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<td>11,310 SF</td>
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<td></td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>GREEN AREA</strong></td>
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<td></td>
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<tr>
<td>Area</td>
<td>424,871 SF (97.5%)</td>
<td>401,893 SF (92.3%)</td>
<td>365,903 SF (84%)</td>
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<td>Age</td>
<td>120 Years (Demolished)</td>
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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<td>Additions</td>
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<td>Alterations</td>
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<tr>
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pzSitePlanApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax: 203-622-3795

Special Permit Application

Property Address: 70 Lower Cross Road, Greenwich, CT 06831
Tax ID: 194/003
Property Owner: SBP Lower Cross LLC
Address: 289 Selleck Street Stamford, CT 06905
Email: lefrch@sbphomes.com
Cell Phone: ____________________________ Other Phone: (203) 323-2200
Applicant: (Same as owner)
Address: ________________________________
Email: ________________________________
Cell Phone: ____________________________ Other Phone:
Authorized Agent: Redniss & Mead c/o Bret Holzwarth
Address: 22 First Street Stamford CT 06905
Email: b.holzwarth@rednissmead.com
Cell Phone: ____________________________ Other Phone: (203) 327-0500

Zone(s): RA-4
Lot Area: 10.00 acres

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

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

To be completed by P&Z staff only:
Check # ____________________________
Check Amount: $___________
Application # ____________________________

pzSpecialPermitApp 2020
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: 70 Lower Cross Road, Greenwich, CT 06831
Property Owner 1: SBP Lower Cross LLC
Email: @sbphomes.com
Signature: [Signature]
Address: 289 Selleck Street Stamford, CT 06905
Cell Phone: (203) 327-8105
Other Phone: (203) 323-2200
Date: 8/27/2021

Property Owner 2: ____________________________
Email: ____________________________
Signature: ____________________________
Address: ____________________________
Cell Phone: ____________________________
Other Phone: ____________________________
Date: ____________________________

Property Owner 3: ____________________________
Email: ____________________________
Signature: ____________________________
Address: ____________________________
Cell Phone: ____________________________
Other Phone: ____________________________
Date: ____________________________

Property Owner 4: ____________________________
Email: ____________________________
Signature: ____________________________
Address: ____________________________
Cell Phone: ____________________________
Other Phone: ____________________________
Date: ____________________________

Applicant: ____________________________
(Same as owner)
Email: ____________________________
Signature: ____________________________
Address: ____________________________
Cell Phone: ____________________________
Other Phone: ____________________________
Date: ____________________________

Authorized Agent: Redniss & Mead c/o Bret Holzwarth
Email: b.holzwarth@rednissmead.com
Signature: [Signature]
Address: 22 First Street Stamford CT 06905
Cell Phone: ____________________________
Other Phone: (203) 327-0500
Date: 8/27/2021
Site Plan Review Checklist

Property Address: 70 Lower Cross
Anticipated Type of Application: Special Permit for volume
Tax ID: 194/003

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

Please check the items submitted below:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ 22. “It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials pZSitePlanChecklist 2020
referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

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

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
August 28, 2021

Katie DeLuca, Director
Planning & Zoning Department
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Planning and Zoning Special Permit Application
70 Lower Cross Road, Greenwich, CT

Dear Ms. DeLuca,

On behalf of our client, SBP Lower Cross LLC, we are pleased to submit the enclosed Application for a Planning & Zoning Site Plan – Special Permit pertaining to their 10.0-acre property at 70 Lower Cross Road. The property is located in the RA-4 zone on the south side of Lower Cross Road. This application is being submitted to modify the previously approved dwelling that exceeds 150,000 cubic feet in volume (203,579 cubic feet proposed vs. 201,579 cubic feet previously approved). Per Section 6-101 of the Greenwich Zoning Regulations, this expansion requires a Special Permit.

The property is currently under construction per the most recent Special Permit #2020 00314 approved on December 1, 2020 and subsequent building permit. This development includes a single-family dwelling, guest house, pool house, pool, asphalt driveway, porous motor courts, septic system and drainage systems as well as associated site improvements. The proposed modification includes the modified location of the proposed guest house (no footprint change), addition of a tennis court, and a modified pool house structure with a full basement. The proposal will be compliant with other zoning criteria including height, setbacks, green area, and floor area ratio. No lighting is proposed for the tennis court.

The Inland Wetlands and Watercourses Agency (IWWA) issued a permit for regulated activities for the proposed development on May 18, 2020 (Permit #2020-052). A revised application is pending with that agency. Furthermore, Wetlands has forwarded the application to DPW for their review and we are currently waiting for their comments.

Submitted Plans and Support Documentation: In addition to the Application for Permit, we include one copy of the following in support of the request:

- Application fee, $1,060 (Revision Permit), check payable to the Town of Greenwich
- Signed complete application form dated August 27, 2021
- Special Permit Form dated August 27, 2021
- Property and Topographic Survey (PTS) dated February 21, 2020
- Zoning Location Survey (ZLS) dated August 6, 2021
- Site Plans (CV-1, SE-1 through SE-10) dated August 6, 2021
- Wetland & Buffer Habitat Enhancement Plans (Sheets 1 through 3) dated August 6, 2021
- Architectural Plans (A-100 through A-121) including FAR and Volume calculations dated August 24, 2021
- Proposed Greenspace Exhibits dated August 6, 2021
- Proposed Grade Plane worksheets dated August 6, 2021
We respectfully request this matter be placed on the earliest available Commission agenda. Thank you and don’t hesitate to call or email me to discuss.

Sincerely,

Bret D. Holzwarth, P.E.
August 27, 2021

Via Certified Mail Return Receipt Requested

Re: Planning & Zoning Special Permit Application

70 Lower Cross Road, Greenwich, CT

TO WHOM IT MAY CONCERN:

Notice is hereby given that owners of 70 Lower Cross Road have filed an application with the Greenwich Planning & Zoning Commission (P&Z) to amend a previous approval of a single-family residence to modify the location of the approved guest house and the addition of a tennis court.

Further information on this application may be obtained by contacting the Town of Greenwich Planning & Zoning Department, Town Hall, 101 Field Point Road, Greenwich, CT 06830 at (203) 622-7894 or the undersigned at (203) 327-0500.

Sincerely,

Bret D. Holzwarth, P.E.
PLANNING & ZONING APPLICATION FOR SPECIAL PERMIT
SBP LOWER CROSS LLC
70 LOWER CROSS ROAD
ABUTTING PROPERTY OWNERS
CERTIFICATE OF MAIL

TAI JACKSON & KAY YEE
75 LOWER CROSS RD
GREENWICH CT 06831

SBP LOWER CROSS LLC
170 MASON STREET
GREENWICH CT 06830

ELDUMIATI MANAL TR
42 LOWER CROSS RD
GREENWICH CT 06831

TOWN OF GREENWICH
BABCOCK PROPERTY
C/O SELECTMAN’S OFFICE
101 FIELD POINT ROAD
GREENWICH CT 06830

GREENWICH LAND TRUST INC.
370 ROUND HILL ROAD
GREENWICH CT 06831

BLACK STEVEN D &
BLACK STEVEN D TR
74 LOWER CROSS RD
GREENWICH CT 06831

BLOOM MINA TR
61 LOWER CROSS RD
GREENWICH CT 06831
I, Jeanien Sheridan, being first duly sworn, do hereby certify that on August 27, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on the Certificate of Mail attached hereto, a copy of the notice attached hereto. Said persons were the record owners, as of August 25, 2021, as shown on the Town Tax Assessor’s Office records of property abutting (as said term is defined in Sec. 6-14(a) (3) of the Greenwich Building Zone Regulations) the property belonging to SBP Lower Cross, LLC, having an address of 70 Lower Cross Road, Greenwich, Connecticut 06831, for which an application for permit has been filed with the Planning & Zoning Department.
Engineer of Record Certification

Project Name: 70 Lower Cross Road

Project Address: 70 Lower Cross Road, Greenwich, CT

Engineer’s Name: Bret D. Holzwarth, P.E.

Engineering Firm’s Name: Redniss & Mead, Inc.

Street Address: 22 First Street

City: Stamford

State: CT

Zip: 06905

Phone: 203-327-0500

Fax: 203-357-1118

Email: b.holzwarth@rednissmead.com

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:

CV-1 (Cover Sheet), PSTS (Property and Topographic Survey), ZLS (Zoning Location Survey), SE-1 (Site Development Plan), SE-2 (Site Grading Plan), SE-3 (Site Utility Plan), SE-4 (Sediment & Erosion Control Plan), SE-5 (Low Impact Development Plan), SE-6 (Cross Sections), SE-7 (Cross Sections and Building Elevation), SE-8 (Soil Testing Information), SE-9 and SE-10 (Details)

Stormwater Management Report Last Revision Date: 10/11/2021

Number of Plan Sheets: 13

Last Revision Date: 10/11/2021


Engineer’s Signature ___________________________ Date 10/11/2021

Engineer’s Seal

Form SC-100
SBP Lower Cross LLC c/o Jim Hoffman  
289 Selleck Street  
Stamford, CT 06902  

February 21, 2020  

Mr. Bret D. Holzwarth  
Redniss & Mead, Inc.  
22 First Street  
Stamford, CT 06905  

Re: 70 Lower Cross Road - Greenwich, CT  

Dear Mr. Holzwarth,  

This letter serves to authorize Redniss & Mead to act as our agent in securing any and all approvals required for the property referenced above.  

Sincerely,  

Doron Sibag  
Date  

2/25/20
October 12, 2021

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

Re: 70 Lower Cross Road (Special Permit PLPZ 2020 000384)

Dear Mrs. Dygert,

We are in receipt of the DPW comments dated October 12, 2021, regarding Planning & Zoning Application 202000384. Please find the revised site plan set and revised Drainage Summary Report both dated October 11, 2021. Revisions are bubbled on the site plans and bold & italicized on the report for your convenience. In response to these comments and in advance of a Planning & Zoning Commission action, we offer the following point by point response:

1. The Drainage Summary Report was revised to address the vertical separation to restrictive layers for the tennis court. The court was raised by one foot to allow for the required two-foot separation. Also, per your instructions, the CN value for the tennis court was revised to 80 and the drawdown rate was modified to 0.24 in/hr. All other computations and site plans were revised accordingly.

2. Thank you for accepting the draft Operations and Maintenance Plan.

Standard Conditions of Approval – All conditions are acceptable and will be addressed prior to Certificate of Occupancy.

We trust these responses and revised site plans address your comments. Should you have any questions regarding this matter, please don’t hesitate to contact our office.

Sincerely,

Bret D. Holzwarth, P.E.
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 70 Lower Cross Road
Tax Account No.: 194/003

Building Permit No.: ________________

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Redniss & Mead, Inc.

Design Plans Date: 10/11/2021
Drainage Report Date: 10/11/2021

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

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<th>Total Property Area (SF)</th>
<th>Total Proposed Site Disturbance Area (SF)</th>
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<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>
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<tbody>
<tr>
<td>14,510</td>
<td>40,319*</td>
<td>31,072**</td>
<td>9,247</td>
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</table>

1. The entire property area (i.e. parcel/lot area) based on property address and tax account number.

2. The entire area being disturbed for the proposed construction activity (foundations, buildings, houses, stormwater systems, septic systems, pools, patios, accessory structures, vegetative soil cover modifications, etc.). The project disturbance area (delineated with construction/silt fence) shall be depicted on the design, construction, and mitigation plans, and shall be installed on-site prior to commencing land disturbance activities.

3. 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.

4. 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, Culfecs, 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).

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

*Proposed impervious coverage includes existing coverages, such as retaining walls, that are to remain.

**An additional area of 5,750 sf of driveway is via a stone diaphragm and heavy vegetation. As this method is not considered a BMP, the area is not included within the Total Disconnected Impervious Area.

Engineer’s Signature ___________________________ Date 10/11/2021

Engineer’s Date: 10/11/2021

Form SC-107

June 2019
DRAINAGE SUMMARY REPORT

Prepared for:
SBP Lower Cross LLC
70 Lower Cross Road
Greenwich, CT

Prepared by
Redniss & Mead, Inc.
22 First Street
Stamford, CT
(203) 327-0500

Issued on
February 21, 2020

Revised on
April 14, 2020
June 15, 2020
October 16, 2020
August 6, 2021
October 11, 2021

Bret D. Holzwarth, P.E.
CT #27812
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Parcel Size: 10.00 Acres

ZONE: RA-4

SCALE: 1"=1000'

ORIENTATION
Narrative

General Project Description

The property located at 70 Lower Cross Road (Tax ID 194/003) in Greenwich, CT is currently owned by SBP Lower Cross LLC. The owner has been issued permits to develop the site with a new single-family residence, guest house, a tennis court, asphalt drive, permeable paver drive courts, patio area, a pool and pool house, subsurface sewage disposal system, drainage improvements, and other associated site improvements. The current approvals for the proposed improvements are IWWA Permit #2020-052 and PLPZ 2020 00314. Further, the current owner was granted IWWA permit #2020-003 for the demolition of the existing dwelling, which has since been demolished. This report is revised to include revised calculations related to the Har-Tru tennis court system. The elevation of the system was raised so that proposed storage was two-feet (2’) above the restrictive layer – note, the CN value of the tennis court system was revised from 98 to 80 based upon feedback from the Town Engineer. Reference is made to the Site Plan Set prepared by Redniss & Mead, Inc., dated 10/11/2021.

Site

The property is 10.00 acres situated on the south side of Lower Cross Road within the RA-4 zone. The property is entirely bounded by residually zoned properties. The property is to be served by private well water and an on-site septic system. The property has a Groundwater Classification of GAA and the Surface Water Quality Classification is AA. The site is located within the drinking water supply watershed.

A review of the National Cooperative Soil Survey (NCSS) indicates Canton and Charlton soils, with a hydrologic soil group rating of D, over a majority of the site. Additionally, NCSS indicates the remaining portion of the site soils are a Charlton-Chatfield complex with a hydrologic soil group rating of B. Upon further investigation, via deep test pits, the soils consist of a sandy loam material, which is more similar to hydrologic soil group rating B. In addition, Saturated Hydraulic Conductivity Tests indicated effective infiltration rates representative of well-draining soils. For calculation purposes the higher curve number (CN) for soil group D has been used where applicable; infiltration practices, where proposed, assume a soil group B rating and are not proposed to be lined systems that are typically required for soil group D.

Existing/Historic Conditions

Stormwater runoff from the site is divided amongst seven distinct basins (Basins A through G). Basins A, B, C, D, F, and G are directly tributary to two 36” RCP pipes which cross under Lower Cross Road at the north end of the site. Basin E sheet flows into the Lower Cross Road right-of-way, heading west. All basins are ultimately tributary to the Converse Pond Brook watershed. The total on-site and off-site watershed area studied is 149.63 acres. The area studied represents a confluence point where the site drainage represents 10% of the total drainage area.

Four critical points of interest were evaluated in this study. The first is Junction 10 where the southeast pond flows from the property. This junction collects stormwater runoff from Basin A on-site (woods and pond coverage) and Basin A off-site (residentially zoned neighborhood). The second is Junction 20 at the easterly outlet of the existing pond located on the west portion of the site. This junction
collects stormwater runoff from Basin B (woods and stream coverage), Basin C (on-site developed area, woods, and pond and off-site developed area), and Basin G (off-site woods area). The third is the existing outlet at the two 36" RCP pipes. In addition to areas tributary to Junctions 10 and 20, the outlet pipes receive stormwater runoff from Basin D (on-site wood and driveway area) and Basin F (off-site woods area). The last study point is Basin E, which collects runoff from the north portion of the site (existing driveway and roof area, woods, and lawn coverage). The existing onsite impervious area tributary to the site outlet is 10,463 square feet (including pool area) and the impervious area tributary to Basin E is 4,047sf for a total existing impervious coverage of 14,510 square feet.

It should be noted that existing conditions noted are based upon site conditions prior to construction activity that started in late 2015 in conjunction with the modification to IWWA Permit #2011-51. Work that was completed includes clearing of trees and land in the vicinity of the previously proposed house and modification to the bridge and culvert outlets for Basin C; note, the historic condition outlet for pond C consisted of one 18" CMP pipe underneath the existing bridge.

Proposed Conditions

The proposed improvements include constructing a single-family residence, guest house, a tennis court, asphalt drive, permeable paver drive courts, patio area, a pool, pool house and other various site improvements. In all, impervious coverage on the property will increase by 25,809 square feet (0.59± acres, including pool area). The storm water management measures incorporated into the site design are intended to promote Low Impact Development principles described in Section 4.4 of the Greenwich LID Manual.

As these proposed improvements are classified as a new development, the Runoff Reduction Volume (RRV), Groundwater Recharge Volume (GRV) and Water Quality Volume (WQV) were calculated and are included in Appendix 2. To mitigate the increase in volume and peak rates of runoff, as well as provide water quality treatment and groundwater recharge, several mitigation systems are proposed.

In the front yard, a rain garden is proposed to receive stormwater runoff via piped connection and overland flow from the guest house roof, front drive court, lawn area and a portion of the driveway. This rain garden has a total storage capacity of 847 cf. The rain garden is sized to treat the Water Quality Volume from the area tributary to it. Its outlet is an area drain that discharges into the stream adjacent to the twin 36” pipes that run below Lower Cross Road. A portion of the guest house patio area is treated for water quality via simple disconnect. The runoff from the impervious surface sheets flows to the south/southwest for over 50’ at a slope between 1.5 and 2% towards the pond.

The proposed tennis court will act as its own drainage basin and no other areas will provide water run-on to the court. The court will be constructed using the Har-Tru tennis court system which will consist of a playing surface (about two inches of a green silty sand) over a 12” crushed stone reservoir (consisting of a silty sand and gravel mix). The total storage provided below the high overflow outlet (court edge) is 3,066 cubic feet. A majority of the overflow is discharged at grade and is tributary to the pond via overland sheet flow, while a portion of the overflow discharge is tributary to the rain garden via overland sheet flow.
Along the driveway, the middle section slopes down to an existing concrete bridge. It is proposed to install a stone diaphragm along the western edge of road along the two sides of the bridge. This will dissipate energy of the runoff and provide minimal water quality treatment prior to flowing into the central wetland and pond. A test pit nearby indicated very high groundwater, so any infiltration practices are not possible. Also, a lined system is not feasible since the underdrain would be below the normal pond water surface elevation.

The bridge was constructed in 2015 as part of the past approvals. Twin 18” culverts cross under the bridge and a weir & orifice structure meters the flow from the onsite pond. These control structures were not installed at the previously proposed design elevations. It is now proposed to correct those outlets to match the intended design. This will ultimately help maintain the ponds water surface elevation and peak rates of runoff.

There are two permeable unit paver systems proposed in the two motor courts located in front of the garage (PP1) and in front of the main house (PP2). They receive runoff from a portion of the roof and lawn areas. The bottom of stone is set at an elevation 1 foot below the lowest inlet invert. There is 2.47' of stone storage below PP1 and 2.55' below PP2. The total storage provided within the crushed stone, below the high overflow outlet, is 2,996 cubic feet for PP1 and 2,102 cubic feet for PP2. They both overflow to surface drains and are piped to the north. The outlets combine and discharge via a level spreader on the low side of an existing stone wall in Basin B.

The rear of the property including lawn, pool, pool house, screened porch and a portion of the roof discharge into an infiltration system consisting of 24 units of Cultec R-330XLHD galleries with crushed stone below the system and one foot around the outer perimeter. This infiltration system, sized to provide 2,080 cubic feet of storage provides additional water quality treatment, groundwater recharge, and peak attenuation and is not included within the 60% calculation for LID techniques. The outlet is an area drain set just below the top of storage.

Based upon the disturbed impervious area of the site (37,831 square feet), the minimum required area of treatment using LID techniques is 60% (22,699 square feet). The impervious area treated within the disturbed area using LID techniques is 22,892 square feet (60.5% of total disturbed impervious area), which occurs in the Rain Garden, Porous Pavement 1 & 2, Tennis Court Har-Tru System, and areas of simple disconnect. An additional area of 8,180 square feet is treated by the Cultech system, for a total treated area of 31,072 square feet. Additional driveway area (5,750 sf) is treated via a stone diaphragm and heavy vegetation; as this method is not considered a BMP, the area is not included within the overall treatment area. The remaining areas of the site are proposed to bypass the infiltration systems and continue to drain in a similar fashion to existing conditions.

The following explains how the development conforms to the Stormwater Management Standards:

**Standard 1. Low Impact Development**

Low impact development and site planning techniques were used to the maximum extent practicable given the soil conditions and need for a septic system. LID techniques are used in limiting the amount of disturbance around the proposed improvements.
As infiltration possibilities are limited, where it is feasible, infiltration is maximized to the greatest extent possible and provides the water quality volume for the area tributary to it as well as the runoff reduction volume for the property as a whole.

**Standard 2. Protection of Natural Hydrology**

A. Overall site disturbance for this project is approximately 3.31± acres. Temporary site disturbance will be kept to a minimum for this project by the phasing of construction and staging construction in areas that are going to be permanently disturbed. Surrounding vegetation and mature trees will be protected throughout the construction process and remain in place after it is completed. The limit of disturbance is noted on the site plans and will be delineated in the field through the use of silt and/or construction fence.

B. Soil compaction and disturbance will be minimized by using the smallest equipment necessary to complete the development. Upon completion, soil compaction will be mitigated by deep tilling.

C. Existing on site drainage patterns are retained as much as is practicable. The time of concentration under pre-development conditions is similar to that under post-development conditions. This is achieved by leaving large portions of existing drainage patterns intact.

D. The natural topography of the land is retained in large areas even within the limit of disturbance.

E. Tilling will be recommended in the disturbed areas that will be heavily trafficked during construction.

F. At the completion of the project, no soil shall be left bare. All areas of exposed soil shall be sufficiently seeded, planted, or mulched so as to sufficiently stabilize it.

G. It is proposed to modify the outlet works of the pond within Basin C. The existing discharge of the pond within Basin C is an 18” CMP that crosses underneath a land bridge, connecting the pond to the eastern stream. It is proposed to replace the existing pipe connection with a new outlet system which will consist of an asymmetrical weir with two 8” orifices that discharge through twin 18” RCP pipes underneath the crossing. This will ultimately help maintain the ponds water surface elevation and peak rates of runoff. Note: the proposed pond outlet works were previously installed as part of the work completely under IWWA Permit #2011-51. As-built elevations indicate that the installed outlet works are lower than originally designed and approved. The outlet works will require further modification to provide the discussed improvements to the pond.

In addition, pond dredging is proposed by William Kenny Associates to further help in enhancing the functions of Pond C.

Other existing surface water systems on site shall remain undisturbed to the maximum extent practicable.

H. There is an existing water crossing on-site within Basin C. As described above, the outlet works crossing the land bridge will be modified as part of this project. This will ultimately help maintain the ponds water surface elevation and peak rates of runoff. As this crossing occurs at a low point in the site, the amount of direct discharge of runoff from the driveway is reduced to the maximum
extent practicable. Uphill driveway areas are tributary to a 1’ wide x 1’ deep stone diaphragm that runs along the edge of the tributary driveway.

In addition, Wickcraft boardwalks are proposed to cross the pond/wetlands in Basin A and the pond in Basin C. The boardwalk will connect the proposed development area with the proposed pergola structure in the southeast corner of the site. The wickcraft boardwalks (plans prepared by William Kenny Associates) are designed to be minimally intrusive.

I. The existing land bridge crosses a culvert between the outlet of the pond (in Basin C) and the stream along the east side of the site. As described above, the outlet works crossing the land bridge will be modified as part of this project, ultimately helping to maintain the ponds water surface elevation and peak rates of runoff.

A. Stormwater management practices have been designed to integrate with the sites specific hydrologic and geologic conditions.
B. The proposed stormwater best management practices comply with peak flow, runoff volume reduction, water quality and groundwater recharge requirements of the Greenwich LID Manual. A summary of existing and proposed condition peak flows is provided in Tables 1 and 2 below and in Appendix 3. Runoff Reduction Volumes (RRV) are summarized in Table 3 below and in Appendix 2.
C. N/A
D. This project does not propose any stormwater to be pumped.
E. This project does not propose any groundwater to be pumped.

Standard 4. Runoff Volume Reduction and Groundwater Recharge
A. The Runoff Reduction Volume for the property in its entirety is provided within the rain garden, porous pavers, Har-Tru system, and infiltration system. The outlet structures have been designed to provide the requisite volume below the lowest outlets in both systems. Refer to Table 3 for a summary of runoff volumes.
B. Groundwater Recharge Volume requirements for this project are met through the installation of the rain garden, porous pavers, Har-Tru system, and infiltration systems.
C. This item does not apply to this site as there are no tidal wetlands in the vicinity.

Standard 5. Peak Flow Control
A. N/A
B. All proposed stormwater management facilities are adequately sized to pass appropriate flows. Outlet controls from all infiltration or filtering devices will be sufficient to pass the 100-year storm flow. The pipe networks downstream of these systems are sized to pass the 100-year storm flow. All other pipe networks are designed to pass the 25-year storm flow. Refer to Appendix 4 for further information and calculations.
C. All peak flow rates will be reduced from existing conditions up to and including the 50-year storm. Refer to Tables 1 and 2 and Appendix 3 for further information.
D. The outlets from each of the storage devices on site have been sized to safely pass the post development peak flows up to the 100-year storm. Please refer to Appendix 4 and Item B of this section for further information.

**Standard 6. Pollutant Reduction**

A. Stormwater management systems meet the Greenwich LID Manual requirement to reduce 80% of the annual TSS by treating stormwater runoff from affected areas. Refer to Appendix 4 for further information on TSS removal. Refer to Appendix 2 for a summary of required water quality volumes and provided storage.

B. This project meets the required pollutant reduction standard by providing the required runoff reduction volume in the rain garden, porous paver areas, and infiltration system.

C. This project meets the required pollutant reduction for groundwater recharge volume by providing the required storage within the rain garden, porous paver areas, Har-Tru system, and infiltration system.

**Standard 7. High Load Areas**

A. This site does not, and is not proposed to have any areas defined as “High Load Areas” defined in the Greenwich LID Manual.

**Standard 8. Critical Areas**

A. No stormwater discharge is proposed within or near any critical areas as defined by the Greenwich LID Manual.

B. Infiltration from “High Load Areas” are not proposed because there are no “High Load Areas” on site.

**Standard 9. Redevelopment**

A. The portion of the project occurring on the north side of the bridge is considered a redevelopment project as defined by the Greenwich LID Manual. The manual defines redevelopment as, “...construction, alteration, or improvement that disturbs the ground surface or increases the impervious area on previously developed sites.” This project is not considered to be a redevelopment project as defined by the Greenwich LID Manual. The remaining work, on the south side of the bridge is considered new development.

B. This project meets the standards to the maximum extent practicable given the existing soil conditions, locations of the wetlands and watercourses and need for a proposed septic system.

C. The portion of the property that is not a redevelopment is proposed to meet the Stormwater Management Standards as described through this drainage narrative.

D. Refer to Item B above.

E. It is not proposed to place any stormwater infiltration practices within materials or soils that are deemed hazardous or contaminated.

**Standard 10. Construction Erosion and Sediment Control**

A. A plan to control construction related impacts has been created specifically for this site and project and is included in the drawing set.
B. Sediment and erosion controls such as silt fence, hay bales around area basins, and tree protection will be put in place at the beginning of the project. Controls related to improvements not yet constructed are proposed to be put in place as soon as construction allows. Additionally, the areas of the rain garden and the infiltration system will be inspected upon the completion of the entire project to ensure there is no accumulation of sediment. Any accumulated sediment will be removed from the system.

**Standard 11. Construction Inspections**

A. No surety is proposed.

B.-F. Refer to notes Greenwich LID Notes #1-5 on sheet SE-5.

**Standard 12. Operation and Maintenance**

A. A long-term operation and maintenance plan, developed to ensure proper function of the stormwater management system is provided with this submission.

B. The operation and maintenance plan takes into consideration applicable items outlined in Sections 5 and 7 of the Greenwich LID Manual.

C.-F. These items will be addressed by way of the “Stormwater Management Practices Maintenance Declaration” (Appendix H of the Greenwich LID Manual) at the time a Certificate of Occupancy is requested.

**Standard 13. Stormwater Management Report**

This document shall serve as the “Stormwater Management Report”.

**Standard 14. Illicit Discharges**

There are no “illicit discharges” found onsite.

The following table depicts existing and proposed peak flows leaving Junction 10 and Junction 20:

**Table 1**

<table>
<thead>
<tr>
<th>Return Period (yrs)</th>
<th>Junction 10 Peak Flow (cfs)</th>
<th>Junction 20 Peak Flow (cfs)</th>
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<td>Ex</td>
<td>Pr</td>
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<tr>
<td>1</td>
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<tr>
<td>2</td>
<td>103.82</td>
<td>103.18</td>
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<tr>
<td>5</td>
<td>154.20</td>
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<td>25</td>
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<td>100</td>
<td>441.06</td>
<td>438.67</td>
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</tbody>
</table>
The following table depicts existing and proposed peak flows leaving the site through the two 36” RCP pipes (Outlet) and Basin E:

### Table 2

<table>
<thead>
<tr>
<th>Return Period (yrs)</th>
<th>Outlet Peak Flow (cfs)</th>
<th>Basin E Peak Flow (cfs)</th>
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<tr>
<td></td>
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<tr>
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</tr>
<tr>
<td>100</td>
<td>464.12</td>
<td>466.27</td>
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</table>

All flows indicated above are taken from the HydroCAD analysis attached in Appendix 3.

The following table depicts existing and proposed runoff volumes of the Outlet and Basin E:

### Table 3

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<tr>
<th>Return Period (yrs)</th>
<th>Outlet Runoff Volume (cf)</th>
<th>Basin E Runoff Volume (cf)</th>
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<tr>
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<tr>
<td>100</td>
<td>3,585,886</td>
<td>3,589,326</td>
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</table>

All volumes indicated above are taken from the HydroCAD analysis attached in Appendix 3.

**Conclusion**

It is our opinion that this project is in conformance with all applicable standards set forth in the Greenwich LID Drainage Manual. If built and constructed according to the design plans this project will have no significant impact to the onsite wetlands, or adverse impact to onsite or downstream hydrology.
### ~ PROPOSED DWELLING ~

#### Grade Plane Calculations

REFER TO ATTACHED EXHIBIT

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<tr>
<th>Side (A)</th>
<th>Lowest Elevation within 6' Envelope (B)</th>
<th>Length along 6' Offset Line (C)</th>
<th>Product (D) = (B x C)</th>
<th>Lowest Elevation along Foundation (E)</th>
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**Total**

| 697.0 | 71,331.7 | 94.0 |

**Grade Plane** = 102.3 Column D/Column C

**Weighted First Floor Elev** = 104.1

**Lower Level Elev** = 91.77

**First Floor Elev - Grade Plane** = 1.83

**Grade Plane - Lower Level Elev** = 10.5

**Distance between Lowest Elevation along Foundation and FFE** = 10.1

**Is the Basement Considered a Story**

**Percent of Basement Floor Area Counting towards FAR** = 0% §6-5 (22.1)(B)

---

On **August 6, 2021**

By

Bret D. Holzwarth  CT P.E. 27812

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### Existing FFE Weighted Average

(Refer to EXHIBIT)

<table>
<thead>
<tr>
<th>Assumed Datum</th>
<th>FIRST FLOOR</th>
<th>GARAGE</th>
<th>Screened Porch</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>FFE (ft.)</td>
<td>104.50</td>
<td>102.00</td>
<td>104.30</td>
<td>-</td>
</tr>
<tr>
<td>Floor Area (sq.ft.)</td>
<td>5,626</td>
<td>1,049</td>
<td>757</td>
<td>7,432</td>
</tr>
<tr>
<td>Product (FFE x FA)</td>
<td>587,917.00</td>
<td>106,998.00</td>
<td>78,955.10</td>
<td>773,870</td>
</tr>
</tbody>
</table>

**FFE Weighted Avg. (Product / FA) = 104.13**

On August 6, 2021

By ____________________________________________________________

Bret D. Holzwarth  CT P.E. 27812

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## ~ PROPOSED POOL HOUSE ~

### Grade Plane Calculations

REFER TO ATTACHED EXHIBIT

<table>
<thead>
<tr>
<th>Side (A)</th>
<th>Lowest Elevation within 6’ Envelope (B)</th>
<th>Length along 6’ Offset Line (C)</th>
<th>Product (D) = (B x C)</th>
<th>Lowest Elevation along Foundation (E)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>103.90</td>
<td>44.9</td>
<td>4,665.1</td>
<td></td>
<td></td>
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<tr>
<td>B1</td>
<td>103.30</td>
<td>75.3</td>
<td>7,778.5</td>
<td></td>
<td></td>
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<tr>
<td>C1</td>
<td>99.10</td>
<td>12.5</td>
<td>1,238.8</td>
<td>94.50</td>
<td>Refer to Note 1</td>
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<tr>
<td>D1</td>
<td>94.45</td>
<td>5.0</td>
<td>472.3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Total    | 137.7                                  | 14,154.7                        | 94.5                  |                                      |       |

- **Grade Plane = 102.8** Column D/Column C
- **First Floor Elev = 103.5**
- **Lower Level Elev = 94.5**
- **First Floor Elev - Grade Plane = 0.70**
- **Grade Plane - Lower Level Elev = 8.3**

**Distance between Lowest Elevation along Foundation and FFE = 9.0**

**Is the Basement Considered a Story**

- **NO** §6-5 (45.1)
- **Percent of Basement Floor Area Counting towards FAR = 0%** §6-5 (22.1)(B)

Note 1: Linear slope within segment allows for lowest grade utilized in calculation above to be an average of the highest and lowest grades within the segment. (OK’d by Chief ZEO via e-mail on 10-19-18)

On August 6, 2021  By Bret D. Holzwarth  CT P.E. 27812

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# Grade Plane Calculations

## REFER TO ATTACHED EXHIBIT

<table>
<thead>
<tr>
<th>Side (A)</th>
<th>Lowest Elevation within 6' Envelope (B)</th>
<th>Length along 6' Offset Line (C)</th>
<th>Product (D) = (B x C)</th>
<th>Lowest Elevation along Foundation (E)</th>
<th>Notes</th>
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</thead>
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<tr>
<td>A2</td>
<td>91.3</td>
<td>44.0</td>
<td>4,017.2</td>
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<tr>
<td>B2</td>
<td>91.75</td>
<td>15.7</td>
<td>1,440.5</td>
<td></td>
<td></td>
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<tr>
<td>C2</td>
<td>83.5</td>
<td>10.9</td>
<td>910.2</td>
<td>83.5</td>
<td></td>
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<tr>
<td>D2</td>
<td>93.9</td>
<td>49.1</td>
<td>4,610.5</td>
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<tr>
<td>E2</td>
<td>93.4</td>
<td>43.5</td>
<td>4,062.9</td>
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<tr>
<td>F2</td>
<td>91.7</td>
<td>28.4</td>
<td>2,604.3</td>
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<td></td>
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<tr>
<td>G2</td>
<td>83.5</td>
<td>8.2</td>
<td>684.7</td>
<td>83.5</td>
<td></td>
</tr>
<tr>
<td>H2</td>
<td>91.75</td>
<td>29.7</td>
<td>2,725.0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total**: 229.5  21,055.3  83.5

- **Grade Plane** = 91.7 Column D/Column C
- **First Floor Elev** = 94.5
- **Lower Level Elev** = 83.5
- **First Floor Elev - Grade Plane** = 2.80
- **Grade Plane - Lower Level Elev** = 8.2

- **Distance between Lowest Elevation along Foundation and FFE** = 11.0
- **Is the Basement Considered a Story** = NO §6-5 (45.2)
- **Percent of Basement Floor Area Counting towards FAR** = 0% §6-5 (22.1)(B)

---

On **August 6, 2021**  
By  

Bret D. Holzwarth  CT P.E. 27812

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# Proposed Greenspace Exhibit

**70 Lower Cross Road**
**Greenwich, CT**

## Total Site Area
- **Total Site Area:** 435,600 sq.ft.

## Non-Green Area

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
<th>Area (sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Buildings, Structures, Garage</td>
<td>11,310</td>
</tr>
<tr>
<td></td>
<td>Walks &gt; 5' wide, Terraces, Tennis Courts</td>
<td>13,781</td>
</tr>
<tr>
<td></td>
<td>Driveways &amp; Pavement</td>
<td>13,781</td>
</tr>
<tr>
<td></td>
<td>Pool &amp; Coring, Water Features</td>
<td>4,266</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>33,707</strong> (7.7%)</td>
</tr>
</tbody>
</table>

## Green Area

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
<th>Area (sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lawn</td>
<td>270,087</td>
</tr>
<tr>
<td></td>
<td>Water</td>
<td>114,767</td>
</tr>
<tr>
<td></td>
<td>Patios, Walks &gt; 5' wide, Walls &gt; 6', Mechanical Equipment</td>
<td>1,296</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>401,893</strong> (92.3%)</td>
</tr>
</tbody>
</table>

## Minimum Green Area Required for RA-4 Zone
- **365,903 sq.ft.** (84.0%)  
*Green Area Requirement Per Zoning Section 6-5(a)(26.1) and Section 6-205(A)*

---

**August 6, 2021**

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11. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be repaired to match its original type of construction. The joint between the structure and the new pipe shall be made of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or flaky materials.

12. Force main to be Schedule 40 PVC with solvent welds or rubber gasketed couplings or polyethylene pipe with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.

13. Main lines shall be installed with a minimum uniform slope as specified.

14. All gravity sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with rubber compression gasketed couplings or approved machinery.

15. A 24" diameter main shall be installed where needed to accommodate projected five-year demand. The main shall be Poly Vinyl Chloride Pipe (PVCP), Schedule 40, or polyethylene pipe with rubber gasketed couplings and meet the requirements of ASTM D3034 and D3212. Where concrete encasement is required, the installation must be in accordance with the requirements of the governing utility company.

16. All conduits shall be from concrete encased if required by utility company.

17. The contractor must supply and install drag lines with all conduits.

18. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies to ensure the installation is in conformance to the requirements of the governing utility company. All conduits shall be installed in accordance with the approved machinery.

19. The force main shall be installed so that its top will be at least 42" below finished grade and no low or high points shall be permitted.

20. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

21. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

22. Sand or gravel backfill shall be placed around all conduits.

23. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

24. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

25. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

26. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

27. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

28. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

29. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

30. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

31. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

32. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

33. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

34. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

35. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

36. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

37. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

38. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

39. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

40. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

41. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

42. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

43. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

44. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

45. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

46. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

47. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

48. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

49. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

50. Gravel backfill with a thickness of at least 6" shall be placed around all conduits.

51. The pumping system shall comply with all applicable codes and requirements and be installed in accordance with the approved machinery.

52. The force main shall be installed so that its top will be at least 42" below finished grade and no low or high points shall be permitted.

53. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

54. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

55. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

56. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

57. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

58. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

59. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

60. The pumping system shall comply with all applicable codes and requirements and be installed in accordance with the approved machinery.

61. The force main shall be installed so that its top will be at least 42" below finished grade and no low or high points shall be permitted.

62. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

63. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

64. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

65. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

66. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

67. The contractor shall ensure that all conduits are installed in accordance with the approved machinery.

68. Non-select fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the Unified Soil Classification System. Rock removal shall be filled with select fill material.
1. Sheet SE-4 is intended to describe the soil sediment and erosion control treatment of this site only. For
2. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric
3. The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes
4. Permanent Lawns:
5. limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such
6. used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer’s instruction,
7. discharge (not muddy). Each dewatering pump shall discharge into the existing or proposed storm
8. system. Alternative methods may be used, such as well points, other types of pump intake filters and
9. of adequate size to further clarify the pump discharge prior to entering the storm drainage system. Such
10. August 15 through October 1
11. 5 lbs/ac.
12. VARY AS NEEDED DURING CONSTRUCTION. HAYBALE
13. THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW
14. A. THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW
15. C. INSTALL SEPTIC SYSTEM, WATER, GAS, ELECTRIC, AND TELEPHONE UTILITIES.
16. H. SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
17. L. FINAL STABILIZATION AND PLANTING.
18. C. INSTALL PREFORMED SCOUR HOLE RIP RAP.
19. construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.
20. I. MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING
21. I. ROUGH GRADE DRIVEWAY AND INSTALL DRIVEWAY BASE.
22. F. MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING
23. H. SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
24. C. INSTALL PREFORMED SCOUR HOLE RIP RAP.
# Project Description

New 2 1/2 story single family home with detached guest house, pool and pool pavilion.

## Sheet Index

<table>
<thead>
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<th>Name</th>
</tr>
</thead>
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<td>Foundation Plan</td>
</tr>
<tr>
<td>A-102</td>
<td>Cellar Floor Plan</td>
</tr>
<tr>
<td>A-103</td>
<td>First Floor Plan</td>
</tr>
<tr>
<td>A-104</td>
<td>SECOND FLOOR PLAN</td>
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<tr>
<td>A-105</td>
<td>ATTIC PLAN</td>
</tr>
<tr>
<td>A-106</td>
<td>ROOF PLAN</td>
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<tr>
<td>A-107</td>
<td>EXTERIOR ELEVATIONS</td>
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<td>A-108</td>
<td>EXTERIOR ELEVATIONS</td>
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<td>BUILDING SECTIONS</td>
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<tr>
<td>A-110</td>
<td>BUILDING SECTIONS</td>
</tr>
<tr>
<td>A-114</td>
<td>FAR CALCULATIONS</td>
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<tr>
<td>A-115</td>
<td>FIRST FLOOR FAR</td>
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<tr>
<td>A-116</td>
<td>SECOND FLOOR FAR</td>
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<tr>
<td>A-117</td>
<td>ATTIC FAR</td>
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<tr>
<td>A-118</td>
<td>POOL HOUSE PLANS</td>
</tr>
<tr>
<td>A-119</td>
<td>POOL HOUSE BUILDING SECTIONS</td>
</tr>
<tr>
<td>A-120</td>
<td>CUBIC VOLUME FOR MAIN HOUSE</td>
</tr>
<tr>
<td>A-122</td>
<td>BASEMENT ELECTRICAL PLAN</td>
</tr>
<tr>
<td>A-123</td>
<td>FIRST FLOOR ELECTRICAL PLAN</td>
</tr>
<tr>
<td>A-124</td>
<td>SECOND FLOOR ELECTRICAL PLAN</td>
</tr>
<tr>
<td>A-125</td>
<td>ATTIC ELECTRICAL PLAN</td>
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</table>
DRAWING No.

Drawing Name:

Scale:

Date:

Drawn By:

Client Name:

Address:

PHONE: 203.323.2200  
FAX: 203.323.2201

ARCHITECT OF RECORD  
TANNER WHITE  
ARCHITECT. AIA  
SOUND BEACH PARTNERS

PROJECT ARCHITECT  
TANNER WHITE  
SOUND BEACH PARTNERS  
289 SELLECK STREET  
STAMFORD, CT 06902  
Ph: 203.323.2200  
Fax: 203.323.2201

A-106

8/24/21  
revised

FLAT ROOF- PITCH 1/4" : 12"
12'-10 1/4" DOOR & TRANSOM R.O. HT
10' DOOR & TRANSOM R.O. HT
12'-4"
12'-2"
10'-3/4"
1'-4 3/4"
1'-11 1/4"
5'-5 3/4"
7'-5"
3'-9 1/2"
6'-11 3/4"
10'-9 1/4"
LOW POINT OF GARAGE SLAB: 102.08'
HIGH POINT OF GARAGE SLAB: 102'.33"
LOW POINT OF GARAGE SLAB: 102.0'
HIGH POINT OF GARAGE SLAB: 102.25'
HIGH POINT OF GARAGE SLAB: 102'.33"
TOP OF SUBFLOOR EL: 116'-5 3/4"
TOP OF WALL PLATE EL: 125' 1 3/4"
10'-10" TOP OF SUBFLOOR TO TOP OF PLATE 1'-5"
8'-5 1/2" 9'-5 1/2" PLATE HEIGHT 11'-2 1/2" FINISHED CEILING HEIGHT 6'-11" PLATE HT 1'-1/2" 9'-2 1/2" 6'-11" PLATE HT 1'-1/2" 9'-2 1/2"
DRAWING No. A-113

Drawing Name: GH-1 GUEST HOUSE BUILDING

Scale: 3/16" = 1'-0"

Date: 6/7/21

Drawn By: TANNER WHITE

Architect of Record: TANNER WHITE

Address: SOUND BEACH PARTNERS
289 SELLECK ST. STAMFORD CT. 06902

Phone: 203.323.2200
Fax: 203.323.2201

Client Name: SOUND BEACH PARTNERS

Architect Scale: 3/16" = 1'-0"

First Floor Finished Floor
EL: 94.5'

Grade Plane
EL: 91.7'

Top of Ridge
EL: 116.68'

24'-5 3/4"
# AS BUILT F.A.R. & GROSS FLOOR AREA CALCULATIONS

Note: Calculations generated based on survey completed by Redniss and Head.

### House First Floor Square Footage Calculations

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>429 SQ FT</td>
</tr>
<tr>
<td>B</td>
<td>227 SQ FT</td>
</tr>
<tr>
<td>C</td>
<td>149 SQ FT</td>
</tr>
<tr>
<td>D</td>
<td>189 SQ FT</td>
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<tr>
<td>E</td>
<td>643 SQ FT</td>
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<tr>
<td>F</td>
<td>253 SQ FT</td>
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<tr>
<td>G</td>
<td>652 SQ FT</td>
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<tr>
<td>H</td>
<td>533 SQ FT</td>
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<tr>
<td>I</td>
<td>145 SQ FT</td>
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<tr>
<td>J</td>
<td>583 SQ FT</td>
</tr>
<tr>
<td>K</td>
<td>20 SQ FT</td>
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<tr>
<td>L</td>
<td>33 SQ FT</td>
</tr>
<tr>
<td>M</td>
<td>75 SQ FT</td>
</tr>
<tr>
<td>N</td>
<td>185 SQ FT</td>
</tr>
<tr>
<td>P</td>
<td>252 SQ FT</td>
</tr>
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</table>

**Total:** 6,097 SQ FT

### House Second Floor Square Footage Calculations

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>594 SQ FT</td>
</tr>
<tr>
<td>B</td>
<td>285 SQ FT</td>
</tr>
<tr>
<td>C</td>
<td>715 SQ FT</td>
</tr>
<tr>
<td>D</td>
<td>328 SQ FT</td>
</tr>
<tr>
<td>E</td>
<td>819 SQ FT</td>
</tr>
<tr>
<td>F</td>
<td>543 SQ FT</td>
</tr>
<tr>
<td>G</td>
<td>247 SQ FT</td>
</tr>
<tr>
<td>H</td>
<td>428 SQ FT</td>
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<tr>
<td>I</td>
<td>584 SQ FT</td>
</tr>
<tr>
<td>J</td>
<td>246 SQ FT</td>
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</table>

**Total:** 8,119 SQ FT

### House Attic Floor Square Footage Calculations

<table>
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</tr>
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<tbody>
<tr>
<td>A</td>
<td>175 SQ FT</td>
</tr>
<tr>
<td>B</td>
<td>374 SQ FT</td>
</tr>
<tr>
<td>C</td>
<td>2 SQ FT</td>
</tr>
<tr>
<td>D</td>
<td>324 SQ FT</td>
</tr>
<tr>
<td>E</td>
<td>176 SQ FT</td>
</tr>
<tr>
<td>F</td>
<td>26 SQ FT</td>
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**Total:** 1,032 SQ FT

### Guest House First Floor Square Footage Calculations

<table>
<thead>
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<th>Area</th>
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</tr>
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<tbody>
<tr>
<td>A</td>
<td>375 SQ FT</td>
</tr>
<tr>
<td>B</td>
<td>374 SQ FT</td>
</tr>
<tr>
<td>C</td>
<td>374 SQ FT</td>
</tr>
<tr>
<td>D</td>
<td>375 SQ FT</td>
</tr>
</tbody>
</table>

**Total:** 1,198 SQ FT

### Pool House First Floor Square Footage Calculations

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>557 SQ FT</td>
</tr>
</tbody>
</table>

**Total:** 557 SQ FT

### Guest House Attic Floor Square Footage

**Total:** 0 SQ FT

### Percentage of Attic Area over 2nd Floor Footprint: 22.5%

**NO FAR COUNTED**

### Guest House First Floor Square Footage Calculations

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>557 SQ FT</td>
</tr>
</tbody>
</table>

**Total:** 557 SQ FT

### Pool House First Floor Square Footage

**Total:** 0 SQ FT

### Total Square Footage

- **House Total:** 11,462 SQ FT
- **Guest House Total:** 1,198 SQ FT
- **Total House:** 12,660 SQ FT
- **Grand Total:** 13,974 SQ FT

### Allowable Gross Floor Area = 27,250.00 SQ FT

**Gross Floor Area Below Allowable GFA:** 17,217.00 SQ FT
POOL HOUSE WALL SECTION & DETAILS

SCALE: 3/16" = 1'-0"

1. POOL HOUSE BUILDING SECTION

SCALE: 3/16" = 1'-0"

A

B

2. POOL HOUSE BUILDING SECTION

SCALE: 3/16" = 1'-0"

FOUNDATION WALL CONSTRUCTION:
- 1 5/8" THICK RIGID INSULATION
- RUB-R-WALL WEATHER PROOFING MEMBRANE
- 12" THICK REINFORCE CONRETE FOUNDATION WALL; (SEE STRUCTURAL FOR REBAR SIZING AND SPACING)
- WATERSTOP; TYP. @ KEYWAY
- GEOTEXTILE FILTER FABRIC
- GRAVEL FILL
- FOOTING DRAIN
- CONCRETE FOOTING
- DRAIN PIPE IF REQUIRED BY BUILDER

6" COMPACTED STONE
CRUSHED GRAVEL FILL

6 ML VAPOR BARRIER OVER 1 5/8" RIGID INSULATION

STONE FLOOR OVER 1 1/8" ADVANTEK

PARAPET WALL CONSTRUCTION:
- PAINTED PARAPET METAL FLASHING
- VAPOR RETARDER
- P.T. ANGLED BLOCKING

FLAT ROOF CONSTRUCTION:
(TYPICAL)
- FULLY ADHERED EPDM ROOFING MEMBRANE
- 1/4" SANDED PLYWOOD OVER 1/2" EXTERIOR GRADE PLYWD SHEATHING
- 3/4" EXTERIOR GRADE PLYWD SHEATHING
- SEE STRUCTURE BY ENGINEER ROOF RAFTERS @ 16" O.C

EXT. WALL CONSTRUCTION:
- KRAFT FACE VAPOR BARRIER W/ OPEN CELL POLYURETHANE SPRAY INSULATION R-21 MIN.
- 2x6 STUDS @ 16 O.C
- 5/8" EXT GRADE PLYWOOD SHEATHING
- HYDROGRAP DRAINABLE HOUSEWRAP
- SEE ELEVATION FOR SIDING STEP GYPSUM BOARD
PTD. T&G V-GROOVE BOARD
CANT
WOOD BLOCKING
PTD. 1x4 TRIM BOARD

SEE SIZING & DIRECTION BY STRUCTURE ENGI.

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**Pavilion Foundation Plan**

- Scale: 3/16" = 1'-0"

- Prefabricated pier footing form down to undisturbed soil or 42" minimum from grade
- 12" Sono-Tube form

**Pavilion Floor Plan**

- Scale: 3/16" = 1'-0"

- P.T. 2x8 extended outrigger to receive P.T. 1x12 wrapped around deck trim board
- P.T. 6x6 post wrapped column
- Prefabricated pier footing form down to undisturbed soil or 42" minimum from grade
- 12" Sono-Tube form

**Pavilion Building Section**

- Scale: 3/16" = 1'-0"

- JOIST HANGER TO RECEIVE P.T. DECK JOIST
- 1x6 IPE DECKING
- SIMPSON POST BASE
- SIMPSON POST CAP

**Pavilion Elevation**

- Scale: 3/16" = 1'-0"

- INSTALL 12" x 12" LAYER OF CRUSHED GRAVEL AROUND STRUCTURE
- INSTALL 12" LAYER OF CRUSHED GRAVEL BELOW STRUCTURE

**Project Details**

- Client Name: SOUND BEACH PARTNERS
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- Phone: 203.323.2200
- Fax: 203.323.2201

- Architect of Record: TANNER WHITE
- Project Architect: TANNER WHITE