Relevant Zoning Statistics

<table>
<thead>
<tr>
<th>Gross Floor Area</th>
<th>Existing</th>
<th>Proposed</th>
<th>Allowed/ Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Clubhouse:</td>
<td>27,686 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Snack Bar:</td>
<td>1,421 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Pro-Shop:</td>
<td>1,454 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Caddy Shack:</td>
<td>540 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Skeet House:</td>
<td>357 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Paddle Tennis Building:</td>
<td>1,092 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Staff Housing:</td>
<td>12,779 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Indoor Racquets facility:</td>
<td>24,112 SF</td>
<td>No Change</td>
<td></td>
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<tr>
<td>Ground Keeper’s House:</td>
<td>3,644 SF</td>
<td>No Change</td>
<td></td>
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<tr>
<td>Maintenance Building:</td>
<td>12,500 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Storage Shed (Former pump house):</td>
<td>432 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Pump House:</td>
<td>676 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>8 Misc. out buildings:</td>
<td>1,156 SF</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>New Turn Maintenance Building:</td>
<td>N/A</td>
<td>2,442 SF</td>
<td></td>
</tr>
<tr>
<td>Total GFA:</td>
<td>87,849 SF</td>
<td>90,258 SF</td>
<td>873,661 SF</td>
</tr>
<tr>
<td>FAR</td>
<td>0.009</td>
<td>0.0093</td>
<td>0.09</td>
</tr>
<tr>
<td>Building Height*</td>
<td>Varies</td>
<td>23’ 11”</td>
<td>47’ 6”</td>
</tr>
<tr>
<td>Stories</td>
<td>Varies</td>
<td>1 (prop. building)</td>
<td>3 ½</td>
</tr>
<tr>
<td>Green Area</td>
<td>94.8% (8,612,842 SF)</td>
<td>94.7% (8,609,269 SF)</td>
<td>78% (min)</td>
</tr>
<tr>
<td>Parking</td>
<td>226+ spaces</td>
<td>No Change</td>
<td>1 per max. membership or as determined by Commission</td>
</tr>
</tbody>
</table>

*Measured pursuant to the Flood Zone Grade Plane
APPLICATION SUMMARY:
The applicant is requesting Final Site Plan and Special Permit approval for the construction of a new 2,442 SF turf maintenance building, pursuant to Sections 6-12, 6-13 through 6-15, 6-17, 6-94, 6-101, and 6-205 of the Building Zone Regulations, located at the Round Hill Club, on the 222+-acre property at 33 Round Hill Club Road in the RA-2 zone.

ISSUES/COMMENTS:
1. **ZEO** – issued comments dated 12/1/21 indicating endorsement for sign-off.
2. **Health** – The Health Department issued comments dated 12/2/21 indicating the proposed maintenance building will not have restroom facilities or plumbing that would require connection to a septic system and therefore has no issues with the proposal.
3. **Conservation** – issued comments dated 11/30/21 indicating the proposed building would encroach on the existing stand of white pines and suggested moving the building further west. Conservation also noted the infestation of Phragmites, mugwort, porcelain berry and Japanese Knotweed and suggestions development of a long-term invasive species management plan.
4. **IWWA** – The applicant received IWWA permit needs questionnaire dated 10/12/21 indicating no permit would be required.
5. **DPW Engineering** – issued comments dated 12/2/21 indicating resubmittal prior to final site plan approval and noted several comments to be addressed in the drainage summary report and construction plans.
6. **ARC** – The ARC endorsed the project at the 9/22/21 ARC meeting with the recommendation that white pine trees be added to the planting plan. The applicant has noted that this has been addressed with the P&Z submission.
7. The pre-application PLPZ 202100291 was discussed at the 8/3/21 P&Z Commission meeting, where the Commission encouraged the applicant to move forward with formal applications. The applicant noted an environmental master plan exists for the Club. The Commission also noted State Statute 21-29, which considers more environmental regulations. The Commission requested a copy of the environmental master plan. This has not yet been submitted.
8. The proposed volume of all buildings would increase from 877,550 cu. ft. to 942,760 cu. ft. (65,210 cu. ft increase) with the additional new building.

DEPARTMENT COMMENTS:
- **ZEO** - See Attached
- **DPW ENGINEERING** - See Attached
- **HEALTH** - See Attached
- **CONSERVATION** - See Attached
- **FIRE** - Not Received

Existing conditions:
Round Hill Club is situated on a 222.85 +/- acre parcel located at the terminus of Round Hill Club Road in the RA-2 zone. The Club was founded in 1922 and has been in operation as a
private, non-profit club at its present location ever since, operating pursuant to various approvals granted by the Greenwich Zoning Board of Appeals (ZBA) and the Planning and Zoning Commission. The site is bounded to the south and east by residential land, to the north and west by property of the Boy Scouts, and to the west by residential parcels and approximately 40 acres of land used for cemetery purposes.

Currently, the Club's property is improved with an 18-hole golf course, clubhouse with dining facilities, a swimming pool with snack bar, maintenance facilities, staff housing structures, outdoor and indoor facilities for racquet sports, a wastewater treatment facility, and pump houses, which operate in conjunction with the Club’s irrigation system. Existing improvements are served by Town water and an on-site waste water treatment facility.

**Proposed improvements:**
The Club proposes to construct a new 1-story, 2,442 SF Turf Maintenance Building, to be sited adjacent to its existing Maintenance Facility1, located in the southeasterly portion of the Club’s 222.85-acre site. The proposed building would be constructed in an area where gravel and above ground fuel storage tank on a concrete pad already exist.

The project is driven by the Club’s desire to implement more environmentally sensitive Best Management Practices when conducting turf maintenance activities.

The proposed building has been designed to architecturally match the existing maintenance building. The applicant stated the proposed building would provide an area where the Club can safely handle, mix, and store chemicals and spray equipment required to maintain its golf course. The building includes a covered wash-down area to remove chemical residue from the Club’s equipment and will include a sump that will feed into a new Carbtrol© System located within the building. This system is specific for golf course use and uses EPA-recommended activated carbon adsorption/oxidation technology to contain and treat waste waters generated from: turf vehicle washing, chemical mixing and loading activities, chemical storage activities, and maintenance shop and fueling operations. Once treated, the water would then be stored and can be recycled for future wash-down use. The applicant noted this process would not only reduce the Club’s overall water usage, but would also significantly reduce or eliminate potential contaminant discharge from the Club’s wash-down operations.

**Zoning:**
The applicant’s proposal requires a special permit approval from the Commission pursuant to Section 6-94(A)(2) to permit, or in this case expand, a club, not operated for commercial profit, in the residential zone.

Additionally, the applicant’s proposal requires special permit approval pursuant to Section 6-101(a) and (b) of the Regulations which requires any new construction which would result in a structure, or group of structures, which would exceed 150,000 cubic feet in building volume. The applicant states that the existing total building volume exceeds and the new work would further exceed 150,000 cubic feet in building volume. The Commission will need to determine if the
proposed actions meets the intents and purposes of Section 6-15 and 6-17 in addition to the sections of the regulations already mentioned.

The proposed addition and site work is on the and at least 100 feet from any property line. In addition, the proposed action would appear to slightly decrease the green area on site, but would still well exceed the minimum green area requirement.

The proposed new turn maintenance building is noted to be 23’ 11” tall, which is less than the 44 feet height of the existing clubhouse building and would not exceed the 47 ½ ft. max height permitted in the zone.

**Drainage:**
Overall, the project would increase impervious coverage on the site by approximately 3,500 SF. The DPW Engineering division has reviewed the plans and requires revisions prior to final site plan approval.

**Background:**
PLPZ 201800508 & 509 – Final Site Plan/Special Permit - P&Z Commission approved the construction of a new pool area, 2-story addition to main clubhouse, outdoor terrace and snack bar kitchen, and expansion of ladies locker area with associated improvements at the 1/8/19 P&Z Meeting.

Additional background and prior approvals are attached.

**APPLICABLE REGULATIONS:**
BZR Sections: Sections 6-12, 6-13 through 6-15, 6-17, 6-94, 6-101, and 6-205
ZONING ENFORCEMENT

Project No. PLPZ202100462 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Round Hill Club Inc.

LOCATION: 33 Round Hill Club Rd

PLAN DATE:

ZONE: RA-2

☐ 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: 12/1/2021

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

TO: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: November 30, 2021

RE: Round Hill Club, Inc., 33 Round Hill Club, PLPZ 2021 00462
    Site Plan by Redniss & Mead, dated October 12, 2021 and Landscape Plan by
    Rutherford Associates, dated October 12, 2021

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

1. The proposed turf-maintenance building will be located mostly over the designated equipment
   storage area and refueling station, covering this disturbed area. However, the back of the
   building will encroach onto the existing stand of white pines causing six (as counted out in the
   field) of them being slated for removal. Moving the building further west should be
   considered in order to preserve the stand.

   White pine provides provide food resources via seeds, needles, buds, bark, and the insects that
   can be gleaned from white pine substrates. White pine seed provides a food source for birds,
   eastern chipmunk, gray squirrel, northern flying squirrels, white-footed mouse, and red-
   backed vole. Its bark and needle shelter insects gathered by local bird population. White pine
   is an emergency winter food source for herbivores such as white-tailed deer and a minor food
   item for spruce grouse. Large evergreens help manage storm water, filtrate air and noise
   pollution, provide wind breaks, offer shade, sequester carbon, and protect the soil.

2. The proposed planting plan will improve the site with 38 evergreens, which will more than
   mitigate for the loss of the pine trees over time. Given mature and well established trees offer
   wider environmental services than new trees, the priority should be to first avoid damaging
   and preserve the trees. If removal is justified, compensatory mitigation is appropriate.

3. A portion of the mitigation planting will be located to the south of the existing maintenance
   building. This area is infested with several of the most noxious invasive species in our area.
   The species include Phragmites, mugwort, porcelain berry, and Japanese knotweed. Their
   close location to the maintenance building poses a threat to the club’s grounds. To ensure the
   threat is eliminated, the club should develop a long-term invasive species management plan.
   The proposed evergreen trees will support this plan.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION

SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(60) Department Project No. PLPZ202100462
Submittal Received Date: 10/14/2021

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

PLAN SET INFORMATION

Plan Title: Site Development Plan
Project Address: 33 Round Hill Club Road
Engineering Firm: Redniss and Mead, Inc.
Original Plan Date: 10/7/2021
Latest Plan Revision Date: __________

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Redniss and Mead, Inc.
Original Report Date: 10/7/2021
Latest Report Revision Date: __________

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: __________
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Final Site Plan Approval

1. A revised Form SC-107 needs to be submitted.
2. The Drainage Summary Report must be revised as follows:
   a. Revise the analysis using the values for the 24-Hour Design Storm Rainfall data in Appendix L of the Town of Greenwich Drainage Manual February 2012.
   b. A minimum of 60% of the WQV for each POC must be treated by using non-structural and structural LID BMP’s.
   c. For dry wells and infiltrator systems to be considered a Structural LID BMP they must be decentralized, small-scale practices distributed throughout the site with a maximum of 1,000 SF of impervious area connected to each practice.
   d. Revise all other computations as needed.
   e. Additional comments may be issued upon resubmission.
3. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. Show all level spreaders/scour holes’/riprap aprons with the following in the callout:
         1. Dimensions (length and width); minimum length is twenty feet (20’).
         2. Depth of stone.
         3. Pipe/stone elevation.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

4. Pipe size.
5. Pipe material.

b. Low Impact Development Plan Sheet:
   i. Depict the site’s soil type and associated Hydrologic Soil Groups (HSG).
   ii. Show deep test pit and saturated hydraulic conductivity test locations (include circular influence zone for each test).
   iii. Each deep test pit (2,500 SF) and the saturated hydraulic conductivity test (500 SF) for the proposed BMP’s need to include the required circular influence zone.
   iv. Show structural and non-structural (e.g., source controls) BMPs.
   v. Show each area of impervious surfaces directed to a BMP with a callout specifying which BMP receives runoff.

4. A copy of the Stormwater Management Practices Maintenance Declaration that was filed on the Land Records and the Long-Term Maintenance Plan Exhibit (A or C) need to be submitted.
5. A copy of all previous inspection records, as required by the Stormwater Management Practices Maintenance Declaration for the existing on-site stormwater system, need to be submitted. If the required inspection records cannot be submitted, a full inspection must be completed by a professional engineer and submitted for review.
6. The Operations and Maintenance Plan Report must show all BMPs in the parcel.

Standard Conditions for Each Submittal

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

Standard Conditions of Approval

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.
2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.
4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
This office received a letter submitted by Brian McMahon of Redniss and Mead, the proposed building for maintenance and storage will not have restroom facilities or plumbing that will require connection to a septic system or the existing wastewater treatment system. Based on this the Health Department has no issues with the proposed project.

Michael Long
Greenwich Health Department

Hi Michael,
This is on the agenda for next week’s meeting. Can you provide a response to the applicant so we can provide comments to the Commission for their review.
Thank you,

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

Good morning Mike. I’m following up on our conversation last Wednesday re: the proposed maintenance building at Round Hill Club. Attached you’ll find a letter addressing your concern as to impacts on the WWTF. As we discussed, there is not connection at all proposed to the onsite sewer or treatment facility. I believe the attached letter is in keep with our conversation.
Please let me know if you have any questions. Otherwise, I’d appreciate if you could confirm with Bianca Dygert (copied here) that your concern has been addressed. We are tentatively scheduled for the 12/7 PZC meeting and would like to have your confirmation in place in advance of this.

Thanks.

Brian

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.
Notes:
1. ARC supports the Greenscape initiatives with regard to improving landscaping along Putnam Avenue
2. Any new lighting, signage and/or landscaping requires further review by ARC.

3. 99 River Rd; Application PLPZ202100387 for an Exterior Alteration review for exterior alterations including modifying roofline, new roofing, new windows, siding, landscaping, new bollard lighting and building lighting at a property located at 99 River Road in the WB zone.

Decision Status: Return to Meeting
Motion: Hein Second: Boldt Vote: 6-0 (Hein, Conte, Boldt, Brake-Smith, Cohen, and Krueger)

Motion to return to ARC with the following recommendations:
1. ARC acknowledges this is an exciting project but there are some details that should be finetuned;
2. Applicant should concentrate on fenestration, massing, continuity of architectural style – make it more cohesive;
3. ARC would like to see the building reflect truer to initial history;
4. Re-consider the element on rear top floor;
5. ARC is generally in favor of the proposed landscaping.

4. 33 Round Hill Club Rd Application PLPZ202100392 for an Exterior Alteration review for construction of new maintenance building with building lighting at a property located at 33 Round Hill Club Road in the RA-2 zone.

Decision Status: Approved as noted
Motion: Hein Second: Conte Vote: 5-0-1 (Hein, Conte Boldt, Brake-Smith, Cohen and Krueger)

Motion to not return to ARC with the following recommendation:
1. Add a few white pine trees

5. Riverside Yacht Club, 102 Club Rd; Application PLPZ202100389 for an Exterior Alteration review for construction of addition to clubhouse with building lighting and associated landscaping at a property located at 102 Club Road in the RA-1 zone.

Decision Status: Approved as submitted
Motion: Conte Second: Hein Vote: 5-0-1 (Hein, Conte Boldt, Brake-Smith, Cohen and Krueger)
I. PLANNING AND ZONING COMMISSION

Site Plan #391
Approved July 26, 1977
Construction of a Tennis/Squash facility (tennis and squash).

Lot Split
In 1997 the Commission found that the 1982 division of the original 13 acre parcel of land purchased from the Round Hill Club in 1964 was a lot split.

Final Subdivision/Lot Line Revision #136
Approved May 5, 1997
Ernest Abate, Trustee for the former Round Hill Stables, property located at 81 and 83 Pecksland Road, proposed to reconfigure 2 existing lots from 3.218 acre and 9.788 acres to 6.5053 acres and 6.2476 acres, respectively. As part of this application, Parcel X, containing 1,286 SF was to be “returned to the Round Hill Club”.

Final Subdivision/Lot Line Revision #1361.1
Approved May 5, 1997
Application for record owners James M. & Polly McTaggart and Round Hill Club, Inc. for a lot line revision of equal area exchange of 8,139 SF of property located at 81 Pecksland Road and Round Hill Club Road.

Preliminary Site Plan #1496
Moved to Final June 25, 1999
Additions and alterations to clubhouse and construction of new dormitory building to provide staff housing for 31 persons and 10 new parking spaces; replacement of septic system with new sewage treatment plant [present capacity: 20,000 gpd].

Final Site Plan #1514
Approved September 19, 1991
Final site plan approval for improvements described under Preliminary Site Plan #1496 above.

Preliminary Site Plan #1636
Moved to Final September 19, 1993
Addition of 432 +/- square feet to existing tennis house.

Final Site Plan #1653
Approved December 7, 1993
Final approval of 432 +/- square foot addition to existing tennis house.

Final Site Plan #1809
Approved March 12, 1996
Addition of 1,849 square feet to existing squash facility.

Final Site Plan/Special Permit #2258
Approved July 16, 2002
Expand existing clubhouse from 22,000 to 26,000 SF by enlarging the dining room, increasing the seating from 175 to 249 seats, renovating and enlarging the kitchen area, making improvements to the clubhouse outdoor dining terrace and to demolish two (2) existing maintenance sheds and construct a new 12,500 SF maintenance building and provide adequate parking.

Preliminary Site Plan/Special Permit #2258.1
Moved to Final December 14, 2004
Additions and alterations totaling 3,652 SF to an existing indoor tennis and squash facility with 8 new parking spaces and the elimination of 1 outdoor tennis court.

Final Site Plan/Special Permit #2258.2
Approved January 25, 2005
Construct a 300 SF restroom/safety structure.
Final Site Plan/Special Permit #2258.3  Approved May 27, 2005
Additions and alterations totaling 3,652 SF to an existing indoor tennis and squash facility with 8 new parking spaces and the elimination of 1 outdoor tennis court.

Preliminary Site Plan #3419 / SP #3420  Moved to Final January 8, 2008
Construct a 2-story, 8,171 SF building with 17 staff bedrooms to provide additional staff housing. Construct 12 new parking spaces and 11 new overflow spaces.

Final Site Plan #3558/ SP #3420  Approved April 29, 2008
Construct a 2-story, 8,171 SF building with 17 staff bedrooms to provide additional staff housing. Construct 12 new parking spaces and 11 new overflow spaces.

Final Site Plan-ADMIN #4118  Approved March 6, 2010
Interior alterations to existing clubhouse – Convert existing storage and staff space into expanded office space to improve work area and means of egress.

Final Site Plan/Special Permit #PLPZ 2011 00197/198  Approved June 7, 2011
Replacement of the Club’s irrigation system, including the construction of a new pump house and associated site and infrastructure improvements.

Final Site Plan/Special Permit #PLPZ 2013 00195/1986  Approved June 25, 2013
Addition of 1,092 SF of floor area to the existing caretaker’s dwelling known as the “Gate House”.

Final Subdivision/Lot Line Revision #PLPZ 2017 00471  Approved November 22, 2017
Lot Lin Revision to convey 10.92 acres from the Greenwich Council Boy Scouts 88.85-acre Southern Tract located at 363 Riversville Road to the Club’s 212.1-acre property.
II. PLANNING AND ZONING BOARD OF APPEALS

Appeal 3182
Special Exception to permit addition to an existing maintenance building and erection of a storage building. Granted January 14, 1959

Appeal 3323
Special Exception to permit additions to tennis house and clubhouse and to erect a golf house. Granted November 18, 1959

Appeal 4076
Special Exception and variance of height to permit erection of a cover over an existing tennis court as a temporary structure. Granted November 18, 1964

Appeal 5074
Confirmation and authorization of existing Special Exception status for an existing non-profit private club, and Special Exception to permit addition to club. Granted October 27, 1971

Appeal 5238
Special Exception to permit lighting for two paddle tennis courts, with conditions specifying hours of operation and type, location and level of illumination. Granted December 20, 1972

Appeal 5891
Special Exception to (1) construct four new lighted tennis courts, (2) construct two new indoor tennis courts and three new squash courts, and (3) add to clubhouse to house a new informal grill and bar, upon condition that outdoor paddle tennis courts shall not be used after 10:00 p.m. Applicant withdrew its request for an addition to the clubhouse to house a grill and bar and, therefore, no decision was made on that request. Granted (in part) June 15, 1977

Appeal 6429
Special Exception to permit addition to maintenance building. Granted April 15, 1981

Appeal 6569
Special Exception to permit construction of a dwelling exceeding 1,200 SF to be occupied by the Club's greens superintendent. Granted August 25, 1982

Appeal 7396
Special Exception to permit construction of two additional tennis courts. (Courts not to be lit per applicant.) Granted March 5, 1989

Appeal 7601
Special Exception to permit clubhouse additions and a new building for staff housing. Granted August 21, 1991

Appeal 7757
Special Exception to permit addition to tennis house. Granted November 17, 1993

Appeal 7996
Special Exception to permit additions to and modernization of squash court, upgrading two existing squash courts and public viewing space, and a new squash court. No increase in membership proposed. Granted April 17, 1996

Appeal 8741
Special Exception to permit additions and alterations to dining and kitchen facilities in Clubhouse, and construction of a new, replacement maintenance building. No increase in membership proposed. Granted April 24, 2002

Appeal 9101
Special Exception to permit fitness center, a relocated pro shop and related improvements. No increase in membership proposed. Granted January 26, 2005
Appeal 9117
Special Exception to permit a restroom/safety structure. No increase in membership proposed.

Appeal 9518
Special Exception to permit a new employee housing structure, new parking and associated site improvements. No increase in membership proposed.

Appeal 9888
Special Exception to permit construction of a new pump house, irrigation system and to allow the existing pump house to remain as a storage building.

Appeal PLZE 2013 00775
Special Exception to permit an addition to the Gate House.
October 12, 2021

Ms. Katie DeLuca, AICP, Town Planner
Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

Re: Applications for Final Site Plan & Special Permit Approval
Proposed Turf Maintenance Building
The Round Hill Club, Incorporated
33 Round Hill Club Road, Greenwich; RA-2 Zone

Dear Katie:

On behalf of our client, The Round Hill Club, Incorporated (hereinafter, “RHC” or the “Club”), we are pleased to submit herewith Applications for Final Site Plan and Special Permit for construction of a new 2,442 SF turf maintenance building at the Club’s 222.85-acre property located at 33 Round Hill Club Road in the RA-2 Zone. These Applications are submitted pursuant to Sections 6-12(e), 6-13(a)(2), 6-17(b)(4), 6-94(a)(2), and 6-101(a) of the Greenwich Building Zone Regulations, as amended, and are in conformance with all application Sections of the Regulations, including, but not limited to, Sections 6-15, 6-17, and 6-205.

At its August 3, 2021 public meeting, the Planning and Zoning Commission (hereinafter the “Commission”) heard the applicant’s pre-application (PLPZ 2021 00291) for the above-referenced project and encouraged the applicant to move forward with formal applications to all requisite land use departments. To date the project has obtained “Greensheet” sign-off from IWWA staff on October 12, 2021 and received an endorsement from the Greenwich Architectural Review Committee (“ARC”) on September 22, 2021. Accordingly, the project is now ready for the Commission’s formal review.

Background and Existing Site Conditions

Round Hill Club is situated on a 222.85 +/- acre parcel located at the terminus of Round Hill Club Road in the RA-2 zone. The Club was founded in 1922 and has been in operation as a private, non-profit club at its present location ever since, operating pursuant to various approvals granted by the Greenwich Zoning Board of Appeals (ZBA) and the Planning and Zoning Commission. The site is bounded to the south and east by residential land, to the north and west by property of the Boy Scouts, and to the west by residential parcels and approximately 40 acres of land used for cemetery purposes.

Currently, the Club's property is improved with an 18-hole golf course, clubhouse with dining facilities, a swimming pool with snack bar, maintenance facilities, staff housing structures, outdoor and indoor facilities for racquet sports, a wastewater treatment facility, and pump houses, which operate in conjunction with the Club’s irrigation system. Existing improvements are served by Town water and the waste water treatment facility noted above.
Proposed Improvements

At this time, the Club proposes to construct a new 1-story, 2,442 SF Turf Maintenance Building, to be sited adjacent to its existing Maintenance Facility\(^1\), located in the southeasterly portion of the Club’s 222.85-acre site. The project is driven by the Club’s desire to implement more environmentally sensitive Best Management Practices when conducting turf maintenance activities.

Like all golf clubs, Round Hill Club must work to maintain its course in pristine conditions. Turf maintenance requires regular watering, fertilizing, and chemical applications to maintain proper play conditions. The Club has recognized that its chemical mixing practices are outdated and not consistent with current Best Management Practices for such activities.

The proposed building, which has been designed to architecturally match the existing maintenance building, will provide an area where the Club can safely handle, mix, and store chemicals and spray equipment required to maintain its golf course. A covered wash-down area to remove chemical residue from the Club’s equipment is also proposed and will include a sump that will feed into a new Carbtrol\(^\circledast\) System located within the building. This system is specific for golf course use and uses EPA-recommended activated carbon adsorption/oxidation technology to contain and treat waste waters generated from: turf vehicle washing, chemical mixing and loading activities, chemical storage activities, and maintenance shop and fueling operations. Once treated, the water is then stored and can be recycled for future wash-down use. This process will not only reduce the Club’s overall water usage, but will also significantly reduce or eliminate potential contaminant discharge from the Club’s wash-down operations.

As noted above the ARC reviewed the proposed architecture, landscaping and site lighting at its September 22, 2021 public meeting and the project was unanimously endorsed at that time, subject to the recommendation that the applicant consider adding a few additional white pine trees to its landscape plan. The applicant has addressed this recommendation, as discussed in more detail below.

\^1\ The existing maintenance building was constructed c. 2002 and will remain. This building is primarily used for large equipment storage but also contains service areas for the Club’s equipment, staff areas such as locker rooms and a dining area for the grounds and maintenance staff, and office spaces.
Salient Zoning Data

Salient zoning statistics for the proposed project are as follows:

<table>
<thead>
<tr>
<th>Round Hill Club – 33 Round Hill Club Road – RA-2 Zone</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED /REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL LOT AREA:</strong></td>
<td>222.85 +/- Acres (9,707,346 +/- SF)</td>
<td>No Change</td>
<td>2-Acres</td>
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<tr>
<td><strong>GROSS FLOOR AREA:</strong></td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Main Clubhouse:</td>
<td>27,686 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Snack Bar:</td>
<td>1,421 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pro-Shop:</td>
<td>1,454 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caddy Shack:</td>
<td>540 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Skeet House:</td>
<td>357 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paddle Tennis Building:</td>
<td>1,092 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Staff Housing:</td>
<td>12,779 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor Racquets Facility:</td>
<td>24,112 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grounds Keeper’s House:</td>
<td>3,644 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Building:</td>
<td>12,500 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage Shed (Former Pump House):</td>
<td>432 SF</td>
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<td></td>
</tr>
<tr>
<td>Pump House:</td>
<td>676 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(8) Misc. Out Buildings:</td>
<td>1,156 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Turf Maintenance Building</td>
<td>N/A</td>
<td>2,442 SF</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL FLOOR AREA:</strong></td>
<td>87,849 SF</td>
<td>90,258 SF</td>
<td>873,661 SF</td>
</tr>
<tr>
<td><strong>FAR:</strong></td>
<td>0.009</td>
<td>0.0093 FAR</td>
<td>0.09 FAR</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT:</strong></td>
<td>Varies</td>
<td>23’-11”</td>
<td>47’-6”</td>
</tr>
<tr>
<td><strong>NUMBER OF STORIES:</strong></td>
<td>Varies</td>
<td>1-Story Building</td>
<td>3 ½ Stories</td>
</tr>
<tr>
<td><strong>GREEN AREA:</strong></td>
<td>94.8%</td>
<td>94.7%</td>
<td>78%</td>
</tr>
<tr>
<td></td>
<td>8,612,842 SF Green</td>
<td>8,609,269 SF Green</td>
<td></td>
</tr>
</tbody>
</table>

Drainage

Overall, the project will increase impervious coverage on the site by approximately 3,500 SF. To account for this increase in impervious coverage, the project engineer, Redniss & Mead, has designed a stormwater management system that will take advantage of the site’s hydrologic, geologic, and topographic conditions. Specifically, the majority of the disturbed area is located within a previously developed portion of the site and the natural topography of the land is retained as much as practical. Roof leaders will capture runoff from the roof area of the new maintenance building and pipe collected water to a new 8-unit Cultec© infiltration system that will collect and store the stormwater until the soil is able to accept it back into the ground. Overflow measures have been provided to sufficiently pass flows from a 100-year storm event and

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2 Per FAR Calculation Worksheet dated October 12, 2021, prepared and certified by Rogers McCagg Architects.
3 Measured pursuant to the Flood Zone Grade Plane; Reference to Proposed Grade Plane Plan dated August 18, 2021 prepared and certified by Rocco V. D’Andrea, Inc.
include a metering junction box that will allow the system to fill and then overflow to the outlet, which is piped to a level spreader. The subject drainage area is ultimately tributary to an on-site brook, which is used for irrigation purposes by the Club. The existing brook will be maintained in its current condition and peak flows will be attenuated prior to discharging. Overall, existing on-site drainage patterns will be retained to the best practical extent.

The proposed stormwater best management practices comply with the peak flow and water quality requirements of the Greenwich LID Manual and, as concluded by the project engineer, if built and constructed in accordance with the design plans this project will not significantly impact onsite wetlands nor adversely impact onsite or downstream hydrology. Accordingly, the proposed project complies with Section 6-15(a)(3)(g), Site Plan Standards, and Section 6-17(d)(3), Special Permit Standards of the zoning regulations.

Landscaping

While the building is sited in a naturally screened area, landscaping around the building has been proposed in an effort to address the Commission’s desire for applicants to “off-set” areas of new impervious coverage with additional plantings. Accordingly, the applicant is proposing to plant thirty-eight (38) new evergreen trees in an area just east of the proposed building/existing maintenance area. The Landscape Planting Plan submitted herewith has been updated from previous versions to include six (6) white pines (in lieu of six (6) Norway spruces), pursuant to the ARC’s recommendation regarding same.

Lighting

Proposed lighting is minimal and includes seven (7) building mounted down lights to illuminate doorways and egress paths. All proposed lighting will comply with Section 6-153 of the zoning Regulations and, as noted above, the ARC endorsed the Club’s proposed lighting plan at its September 22, 2021 public meeting.

Environmental Stewardship

As noted in the applicant’s pre-application, constructing the proposed building is a major step towards achieving the environmental goals of the Club. While the Club does not have a formal Environmental Master Plan, RHC established an Environmental Committee in 2008 to assist the Club in making meaningful environmental improvements throughout the Club’s campus and operations. The Club’s goal was, and continues to be, balancing its mission with environmental stewardship.

During its initial efforts, the Club completed a “Full Facility Environmental Performance Audit”, a program designed by environmental consultants, Audubon International, and the United States Golf Association for the Club Managers Association of America. The topics covered by the audit were comprehensive and effectively created an environmental status report of the Club, which then was analyzed by RHC’s Environmental Committee. The Committee subsequently organized itself into teams to address specific areas of environmental importance, including: Human Health – Clubhouse, Human Health & Environmental Habitat – Golf Course, Energy Conservation, Water Conservations, and Recycling & Composting.

Since 2008, the Club has invested in providing extensive in-house training for its staff on how to be more environmentally conscious and has made fundamental changes to its policies ranging from new recycling methods to power conservation. An example of some of the strides the Club has made in becoming more environmentally focused include:
• Partnering with the Audubon Society on Golf Course Best Management Practices;
• Providing extensive in-house training for staff on environmental best practices;
• Reducing its overall energy consumption through the use of solar technologies and installation of LED lighting throughout its buildings and site;
• Conserving water through the installation and use of a smart irrigation system, approved by the Commission in 2011, and, in 2015, updating its 2003 Best Management Practices for Golf Club Water Use; and
• Adopting an “Integrated Pest Management Plan” that utilizes “systematic, disciplined, and documented cultural practices as a first line of defense for pest control. Many pest management practices do not involve the use of pesticides”. The use of this approach to pest management has virtually eliminated the use of Class I chemical agents from the Club’s turf management practices.

The efforts made by the Club to date have been significant and, in 2011, the Club was awarded the Metropolitan Golf Association’s Arthur P. Weber MGA Club Environmental Award, which recognizes a member club that has demonstrated environmental stewardship through golf course maintenance, construction, education and research. We are pleased to assist the Club in continuing to further its environmental goals with the proposed Turf Maintenance Building.

Request for Special Permit Approval

The Applicant seeks special permit approval pursuant to the following applicable Building Zone Regulations:

6-101(a) – Cubic Volume

No new construction, which individually or together would total in excess of 150,000 cubic feet in volume above established grade in a residential zone shall be permitted except when authorized by special permit by the Commission pursuant to Section 6-17 of the Building Zone Regulations. As such, the applicant is seeking a special permit pursuant to Section 6-101(a) of the Regulations.

6-94(a)(2) & 6-17(b)(4) – Non-Profit Club Use in a Residential Zone

Pursuant to Section 6-94(a)(2) of the Building Zone Regulations, clubs not open to the general public and not operated for commercial profit are permitted in the RA-2 zone when authorized by the Planning and Zoning Commission as a special permit.

Pursuant to Section 6-17(b)(4), special permit uses cannot be intensified without an application for Special Permit Approval being submitted to the Commission. Increases in a site's gross floor area have typically been considered to constitute an intensification of an existing use and, as such, RHC is seeking a special permit pursuant to Section 6-17(b)(4) of the Regulations to permit the work proposed herewith.

Conformance with Applicable Sections of 6-17(d), Special Permit Standards

Round Hill Club is one of many private organizations in Greenwich that provides recreational facilities for the Town’s residents, contributing to the overall high quality of life found in Greenwich. The proposed improvements to the Club will advance the organization’s environmental efforts and allow the Club to conduct its necessary turf maintenance activities in a more environmentally conscientious manner.

In making its decision to grant or deny an application for Special Permit, the Commission is required to consider whether a proposed project will comply with specific standards outlined under Section
6-17(d) of the Building Zone Regulations. This project complies with all applicable standards. Most notably:

- The project will comply with the Town’s Drainage Manual and will not adversely affect storm drainage sewerage disposal, or other municipal facilities;
- The proposed building will not materially adversely affect adjacent structures, neighborhoods or developed areas located within the closest proximity to the use;
- The project will further the Club’s efforts to protect the quality of the environment, and support environmental sustainability as related to the public health, safety and welfare;
- The project will not result in a change to the Club’s existing traffic or parking conditions, thereby the project will not adversely affect safety in the streets nor will it increase traffic congestion; and
- Will not adversely affect surrounding residential uses or alter the neighborhood's essential characteristics.

Additional Approvals Received

As noted above, the project has received the following land use approvals from the Town of Greenwich:

- On October 12, 2021 IWWA Staff determined that a Permit from the Inland Wetlands and Watercourses Agency would not be required. Please refer to the IWWA’s “Greensheet” Questionnaire submitted herewith; and
- On September 22, 2021 the ARC endorsed the project subject to a recommendation that white pine trees be added to the applicant’s planting plan, which has been addressed with the documents submitted herewith. Please refer to the ARC’s September 22, 2021 Action Agenda included herewith.

Plans and Support Documents

In accordance with the Commission’s Site Plan Checklist, the following documents are submitted in support of these Applications:

- One (1) Electronic Copy of this Zoning Narrative;
- One (1) Electronic Copy, Final Site Plan Application Form dated October 12, 2021;
- One (1) Electronic Copy, Special Permit Application Form dated October 12, 2021;
- One (1) Electronic Copy, Applicant/Agent Signature Form;
- Final Site Plan and Special Permit Application Fees, $5,650.00, check payable to the Town of Greenwich to be mailed to the Planning and Zoning Department;
- One (1) Electronic Copy, Affidavit of Notification to Adjoining Property Owners, inclusive of a Proof of Mailing;
- One (1) Electronic Copy, Sets of Survey and Civil Engineering Plans dated October 7, 2021, prepared and certified by Redniss & Mead;
- One (1) Electronic Copy, Architectural Plans dated October 12, 2021, inclusive of floor plans, elevations, FAR worksheets and lighting plan, prepared and certified by Rogers McCagg Architects;
• One (1) Electronic Copy, Planting Plan last dated October 12, 2021, prepared by WC Rutherford LLA, LLC;
• One (1) Electronic Copy, Proposed Grade Plane dated October 7, 2021, prepared and certified by Redniss & Mead;
• One (1) Electronic Copy, Drainage Summary Report and all requisite Drainage Forms, prepared and certified by Redniss & Mead;
• One (1) Electronic Copy, Greenwich ARC Action Agenda dated September 22, 2021;
• One (1) Electronic Copy, IWWA Greensheet Questionnaire, signed by Agency staff on October 12, 2021;
• One (1) Electronic Copy, Town GIS Map of subject property;
• One (1) Electronic Copy, Tax Assessors Field Card for Parcel #10-1529; and
• One (1) Electronic Copy, The Planning and Zoning Department’s Site Plan Checklist.

One (1) hard copy of the documents listed above will be submitted to the Planning and Zoning Department’s Applications Coordinator within the next few business days. Should you or your staff have any questions or comments during your review, please do not hesitate to contact me at 203.629.7330.

Very truly yours,

Bruce F. Cohen

cc (w/ encl.): The Round Hill Club, Incorporated
Redniss & Mead
Rogers McCagg Architects
WC Rutherford LLA, LLC
Site Plan Review Checklist

Property Address: 33 Round Hill Club Road  
Anticipated Type of Application: Final Site Plan / Special Permit Applications - Turf Maintenance Building

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:

X1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   X 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.
   X 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.
   X 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.
   X 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.
   X 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.
   X f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   X g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   X 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.

X2. 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:
   X a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   X 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.
   X c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   X d. Note specifying source of water supply and method of sewage disposal.
   X 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.
   X f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   X g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   X 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. See Green Area Exhibits

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ 22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials
TOWN OF GREENWICH

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

Site Plan Application

Property Address: 33 Round Hill Club Road
Property Owner: Round Hill Club, Inc.
Email: c/o Brian Walshe - brian@rhclub.org
Applicant: Round Hill Club, Inc.
Email: c/o Brian Walshe - brian@rhclub.org
Authorized Agent: Bruce F. Cohen, Fogarty Cohen Russo & Nemioff LLC
Email: bcohen@fcsn.com

Tax ID: 10-1529
Address: 33 Round Hill Club Road, Greenwich, CT 06831
Cell Phone: 
Other Phone: 203-869-2350
Address: 33 Round Hill Club Road, Greenwich, CT 06831
Cell Phone: 
Other Phone: 203-869-2350
Address: 1700 East Putnam Avenue, Old Greenwich, CT 06870
Cell Phone: 
Other Phone: 203-629-7330

Select One: [ ] Pre-Application  [x] Final
Lot Area: 222.85 Acres
Zone(s): RA-2

Please select all relevant items below:

[ ] Special Permit – Complete special permit application form
□ Coastal Overlay Zone
□ Property is within 500 feet of a Municipal Boundary of ________________, (for notification)
□ Amendment to Building Zone Regulations – Section(s) ___________________________
□ Amendment to Building Zone Map – Zone(s) affected ___________________________
□ Health Department review needed
□ Sewer Department review needed
□ Architectural Review Committee Application attached or Review needed

□ Planning & Zoning Board of Appeals review needed
□ Inland Wetlands and Watercourses Agency Review / Approval Required
□ Scenic Road Designation

Approved 9/22/2021 (See P&Z 2021 00392)

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

SitePlanApp 2020
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<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
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<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
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<td></td>
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</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
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</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td></td>
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<tr>
<td><strong>OTHER USES - Non-Profit Club</strong></td>
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<td>873,661 SF</td>
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<td>Parking Spaces</td>
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<td><strong>RESIDENTIAL</strong></td>
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</tr>
<tr>
<td>Number of Units</td>
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<td></td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>In above</td>
<td>No Change</td>
<td>In above</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>In above</td>
<td>No Change</td>
<td>In above</td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<td>90,258 SF</td>
<td>873,661SF</td>
</tr>
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<td>BUILDING HEIGHT</td>
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<td>23' - 11&quot; (Prop. Bldg)</td>
<td>47' - 6&quot;</td>
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<td>BUILDING COVERAGE</td>
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SitePlanApp 2020
Special Permit Application

Property Address: 33 Round Hill Club Road

Property Owner: Round Hill Club, Inc.

Address: 33 Round Hill Club Road, Greenwich, CT 06831

Email: clo Brian Walshe - brian@rhclub.org

Cell Phone: Other Phone: 203-869-2350

Applicant: Round Hill Club, Inc.

Address: 33 Round Hill Club Road, Greenwich, CT 06831

Email: clo Brian Walshe - brian@rhclub.org

Cell Phone: Other Phone: 203-869-2350

Authorized Agent: Bruce F. Cohen, Fogarty Cohen Russo & Nemiroff LLC

Address: 1700 East Putnam Avenue, Old Greenwich, CT 06870

Email: bcohen@fcsn.com

Cell Phone: Other Phone: 203-629-7330

Zone(s): RA-2

Lot Area: 222.85 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, Non-Profit Private Club Use in the RA-2 Zone

☒ 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 2023
TOWN OF GREENWICH  
Town Hall ~ 101 Field Point Rd ~ Greenwich, CT 06830  
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795  

Application Signature Page  

Property Address: 33 Round Hill Club Road  

Property Owner 1: Round Hill Club, Inc.  
Email: c/o Brian Walshe - brian@rhclub.org  
Cell Phone: 203-274-3997  
Other Phone: 203-869-2350  

Signature: [Signature]  
Date: 7/7/21  

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

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

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

Applicant: Round Hill Club, Inc.  
Email: c/o Brian Walshe - brian@rhclub.org  
Cell Phone: 203-274-3997  
Other Phone: 203-869-2350  

Signature: [Signature]  
Date: 7/7/21  

Authorized Agent: Bruce F. Cohen, Esq.  
Email: bcohen@fcsn.com  
Cell Phone: 203-554-1079  
Other Phone: 203-629-7330  

Signature: [Signature]  
Date: October 12, 2021
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION TO

PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

) ss: Greenwich October 12, 2021

I, Bruce F. Cohen, being first duly sworn, do hereby certify that on October 12, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on the Certificate of Mailing attached hereto as Exhibit A, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of October 12, 2021 as shown on the Town Tax Assessor’s Office records, of property abutting and across the street from property at 33 Round Hill Club Road, Town of Greenwich belonging to The Round Hill Club, Incorporated for which applications for Final Site Plan and Special Permit approval have been filed with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to before me this 12th day of October 2021

Bruce F. Cohen

Notary Public

ASHLEY CAMIGLIO
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2021
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| Firm-specific identifier | Greenwich Land Trust  
|                       | 370 Round Hill Road  
|                       | Greenwich, CT 06831       |         |     |                  |                |
| 2.                    | Robert A. Nielsen, Trustee  
|                       | 87 Pecksland Road  
|                       | Greenwich, CT 06831       |         |     |                  |                |
| 3.                    | Star Wave 618 LLC  
|                       | 874 Walker Road, Ste C  
|                       | Dover, DE 19904           |         |     |                  |                |
|                       | 83 Pecksland Road  
|                       | Greenwich, CT 06831       |         |     |                  |                |
| 5.                    | JRF Land Enterprise, LLC  
|                       | Mr. John R. Frank  
|                       | 660 Steamboat Road, 1st Floor Ste C  
|                       | Greenwich, CT 06830       |         |     |                  |                |
| 6.                    | c/o Tom Ward, Jr., Esq.  
|                       | Ivey, Barnum & O’Mara  
|                       | 170 Mason Street  
<p>|                       | Greenwich, CT 06830       |         |     |                  |                |</p>
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<td>4.</td>
<td>WAMS, LLC 15 Orchard Hill Lane Greenwich, CT 06831</td>
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<td>5.</td>
<td>Albert R. Insulinde 19 Orchard Hill Lane Greenwich, CT 06831</td>
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<td>6.</td>
<td>Katherine A. Courpas 23 Orchard Hill Lane Greenwich, CT 06831</td>
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<td>Special Handling</td>
<td>Parcel Airlift</td>
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| 1.                   | Laiah B. Raphael, Trustee  
267 Riversville Road  
Greenwich, CT 06831 |         |     |                  |               |
| 2.                   | Mark C. Commons & Sasha Nugent  
269 Riversville Road  
Greenwich, CT 06831 |         |     |                  |               |
| 3.                   | James M. & Catherine A. Mackay  
277 Riverville Road  
Greenwich, CT 06831 |         |     |                  |               |
| 4.                   | Nation Trust, LLC  
81 Brookside Drive  
Greenwich, CT 06830 |         |     |                  |               |
<p>| 5.                                               | |         |     |                  |               |
| 6.                                               | |         |     |                  |               |</p>
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<td>Adam Merzon</td>
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<td>2.</td>
<td>Edward &amp; Deborah Parker</td>
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<tr>
<td>3.</td>
<td>KT1 Cemetery Association, Inc.</td>
<td>575 King Street, Port Chester, NY 10573</td>
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1) Greenwich Council of Boy Scouts Inc.
   63 Mason Street
   Greenwich, CT 06830
   {Re: 363 Riversville Road}
   Tax I.D. No.: 10-4035

2) ALCT, LLC
   2007 Purchase Street
   Purchase, NY 10577
   {Re: 29 Round Hill Club Road}
   Tax I.D. No.: 10-2407

3) 12 Larkspur Lane, LLC, et al
   c/o Fogarty Cohen Russo & Nemiroff, LLC
   1700 East Putnam Avenue
   Old Greenwich, CT 06870
   {Re: 12 Larkspur Lane}
   Tax I.D. No.: 10-2542

4) James F. S. Munsell
   17 Round Hill Club Road
   Greenwich, CT 06831
   Tax I.D. No.: 10-1750

5) Caliza 11, LLC
   11 Round Hill Club Road
   Greenwich, CT 06831
   Tax I.D. No.: 10-1401

6) Atlas Properties, LLC – Series E
   Attn: Mike Racich
   5 Greenwich Office Park, 2nd FL
   Greenwich, CT 06830
   {Re: 188 Round Hill Road}
   Tax I.D. No.: 10-1932

7) Linden Court LLC
   218 Clapboard Ridge Road
   Greenwich, CT 06831
   Tax I.D. No.: 10-1055

8) Mary E. Quick & Madeline T. Pedersen W/S
   266 Round Hill Road
   Greenwich, CT 06830
   {Re: 180 Round Hill Road}
   Tax I.D. No.: 10-1719

9) Richard M. & Lindsey R. Thune
   10 Round Hill Club Road
   Greenwich, CT 06831
   Tax I.D. No.: 10-1721

10) Leigh W. Carpenter, Trustee &
    Benjamin Carpenter, Trustee
    22 Round Hill Club Road
    Greenwich, CT 06831
    Tax I.D. No.: 10-2793

11) Leigh W. Carpenter, Trustee &
    Benjamin Carpenter, Trustee
    22 Round Hill Club Road
    Greenwich, CT 06831
    Tax I.D. No.: 10-3497

12) Lise Stolt-Nielsen
    30 Round Hill Club Road
    Greenwich, CT 06831
    Tax I.D. No.: 10-1510

13) Chester Woodfield, LLC
    Jean H. Witmer
    16 Fort Hills Lane
    Greenwich, CT 06831
    {Re: 17 Fort Hills Lane}
    Tax I.D. No.: 10-1576

14) Greenwich Land Trust, Inc.
    370 Round Hill Road
    Greenwich, CT 06831
    {Re: 0000 Fort Hills Lane}
    Tax I.D. No.: 10-4064
Exhibit A
Round Hill Club, Inc.
33 Round Hill Club Road

15) Greenwich Land Trust, Inc.
370 Round Hill Road
Greenwich, CT 06831
(Re: 0000 Lismore Lane)
Tax I.D. No.: 10-4131

16) Greenwich Land Trust, Inc.
370 Round Hill Road
Greenwich, CT 06831
(Re: 0000 Lismore Lane)
Tax I.D. No.: 10-4123

17) Evelyn Lorentzen Bell
41 Lismore Lane
Greenwich, CT 06830
Tax I.D. No.: 10-3460

18) Matthew & Courtnay Arpano W/S
45 Lismore Lane
Greenwich, CT 06833
Tax I.D. No.: 10-2934

19) Shelton Y. & Cathy S. Swei W/S
53 Lismore Lane
Greenwich, CT 06831
Tax I.D. No.: 10-2935

20) James A. Colica
57 Lismore Lane
Greenwich, CT 06831
Tax I.D. No.: 10-3559

21) Jane H. & Robert P. Julius W/S
63 Lismore Lane
Greenwich, CT 06830
Tax I.D. No.: 10-2936

22) Steven M. & Leora R. Levy
59 Pecksland Road
Greenwich, CT 06831
Tax I.D. No.: 10-1511

23) Jonathan Tratt
C/o Tratt Properties
5050 North 40th Street, #360
Phoenix AZ, 85018
(Re: 51 Pecksland Road)
Tax I.D. No.: 10-1512

24) Jere R. Thomson, Trustee
53 Pecksland Road
Greenwich, CT 06831
Tax I.D. No.: 10-1271

25) Greenwich Land Trust
370 Round Hill Road
Greenwich, CT 06831
(Re: 0000 Pecksland Road)
Tax I.D. No.: 10-4074

26) Robert A. Nielsen, Trustee
87 Pecksland Road
Greenwich, CT 06831
Tax I.D. No.: 10-3116

27) Star Wave 618 LLC
874 Walker Road, Ste C
Dover, DE 19904
(Re: 77 Pecksland Road)
Tax I.D. No.: 10-2673

28) Robert W. & Leslie A. Dahl W/S
83 Pecksland Road
Greenwich, CT 06831
Tax I.D. No.: 10-3064

29) JRF Land Enterprise, LLC
Mr. John R. Frank
660 Steamboat Road, 1st Floor Ste C
Greenwich, CT 06830
(Re: 97 Pecksland Road)
Tax I.D. No.: 10-3665
Exhibit A
Round Hill Club, Inc.
33 Round Hill Club Road

30) JRF Land Enterprise, LLC
c/o Tom Ward, Jr., Esq.
Ivey, Barnum & O’Mara
170 Mason Street
Greenwich, CT 06830
{Re: 0000 Pecksland Road}
Tax I.D. No.: 10-9076

31) Louise C. Puschel, Trustee &
Gerald W. Puschel, Trustee
48 Mayfair Lane
Greenwich, CT 06830
Tax I.D. No.: 10-1985

32) Deborah S. Cogut
49 Mayfair Lane
Greenwich, CT 06830
Tax I.D. No.: 10-3524

33) Craig Cogut, Trustee
49 Mayfair Lane
Greenwich, CT 06831
{Re: 9 Orchard Hill Lane}
Tax I.D. No.: 10-1651

34) WAMS, LLC
15 Orchard Hill Lane
Greenwich, CT 06831
Tax I.D. No.: 10-1647

35) Albert R. Insulinde
19 Orchard Hill Lane
Greenwich, CT 06831
Tax I.D. No.: 10-2020

36) Katherine A. Courpas
23 Orchard Hill Lane
Greenwich, CT 06831
Tax I.D. No.: 10-2084

37) Laiab B. Raphael, Trustee
267 Riverside Road
Greenwich, CT 06831
Tax I.D. No.: 10-2549

38) Mark Canaan & Sasha Nugent
269 Riverside Road
Greenwich, CT 06831
Tax I.D. No.: 10-2525

39) James M. & Catherine A. Mackay
277 Riverside Road
Greenwich, CT 06831
Tax I.D. No.: 10-1394

40) Nation Trust, LLC
80 Brookside Drive
Greenwich, CT 06830
{Re: 281 Riverside Road}
Tax I.D. No.: 10-1962

41) Adam Merzon
26 Memory Lane
Greenwich, CT 06831
Tax I.D. No.: 10-1691

42) Edward & Deborah Parker
PO Box 4693
Greenwich, CT 06831
{Re: 30 Memory Lane}
Tax I.D. No.: 10-1982

43) KTI Cemetery Association, Inc.
575 King Street
Port Chester, NY 10573
{Re: 0000 Memory Lane}
Tax I.D. No.: 10-4006
October 12, 2021

Re: Applications for Final Site Plan and Special Permit Approval
Proposed Turf Maintenance Building
Applicant/Owner: The Round Hill Club, Incorporated
33 Round Hill Club Road, Greenwich; RA-2 Zone

TO WHOM IT MAY CONCERN:

Notice is hereby given that The Round Hill Club, Incorporated has filed applications with the Greenwich Planning and Zoning Commission for Final Site Plan and Special Permit approval to construct a new Turf Maintenance Building on its property located at 33 Round Hill Club Road in the RA-2 Zone. The proposed building will be located near the Club’s existing maintenance facility and is intended to provide a safe and secure location for the Club to manage its equipment and products necessary to maintain its golf course turf. Please note that this submission represents the formal applications associated with the pre-application you received notice of in July of this year.

Further information concerning this application may be obtained by contacting the undersigned at 203-661-100, or the Greenwich Planning and Zoning Commission, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830-2540 (203.629.7894).

Very truly yours,

Bruce F. Cohen

cc: Round Hill Club, Inc.
Greenwich Planning and Zoning Department
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 33 Round Hill Club Road  Tax ID: 10-1529

Property Owner: The Round Hill Club, Inc.  Address: 33 Round Hill Club Road, Greenwich, CT 06831

Contact information – Email or Cell Phone: __________________________________________________________

Authorized Agent: Michele A. Cronin - FCRN  Address: 1700 E. Putnam Ave, Old Greenwich, CT 06870

Contact information – Email or Cell Phone: mcronin@fcsn.com

Has there ever been an IWWA application for this site? YES  NO  Appl. # 11-003

ACTIVITY: (Circle)  Addition  Demolition  Deck  Garage  Interior renovations  New residence  Generator

Tennis Court  Pool  Site Work/Landscaping  Septic  Other (specify) Construct Turf Maintenance Bldg

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

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the "Building Permit Application Sign-Off Sheet" has been signed.

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

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

Signature  Michele A. Cronin  Date  10  /  08  /  2021

STAFF NOTES

Office Rev  Date  10  /  12  /  21  Field Inv  Date  /  /  WET/WCF  YES  NO  TIDAL ☐

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

Soils Report  Date  /  /  Author  _______  Soils  _______

Comments: We have taken steps from proposed building

IWWA Questionnaire Revised 3/4/2020
## Site Description

DBA: Round Hill Country Club, CO1-Clubhouse, CO2-Snack Bar (next w/sink & ba (no kit)), CO6-Caddy Shack, CO7-Pro Shop, CO8-Skeet House, CO9-Demo'd '03, C10-Turt Care/Greens Maint Fac. (blt '03), RO1-Residence


Situs revised from Round Hill Road (74244W0047). RCS - 2/13/06. Reconstructed all greens per USGA standards 2007.

LAND: Revised lot size from 210.4 acres to 223 acres per GLK Map #8972
Lot Line Revision A.K. 11/29/18
O/O: Owner-Occupied Commercial
P: 125 acres
STIP: 2008: Reduce land frm $200k/ac L. $126k/ac.

## VALUATION RECORD

Assessment Year
Reason for Change

## LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating Soil ID</th>
<th>Measured Acreage</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Prod. Factor -or- Depth Factor</th>
<th>-or- Square Feet</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
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</thead>
</table>

Supplemental Cards TOTAL LAND VALUE
### PHYSICAL CHARACTERISTICS

**ROOFING**
- Shingle

**WALLS**
- Frame: Yes
- Brick
- Metal
- Guard

**FRAMING**
- B: 1 2 U
- Wd Jst: 0 1092 0 0

**HEATING AND AIR CONDITIONING**
- B: 1 2 U
- Heat: 0 1092 0 0

---

### IMPROVEMENT DATA

![Diagram of Paddle Tennis Building]

**PADDLE TENNIS BUILDING**

---

### SUMMARY OF IMPROVEMENTS

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**Data Collector/Date:** 07/27/2020  
**Appraiser/Date:** 10/01/2015  
**Neighborhood:**  162100 AV  
**Supplemental Cards:** 1240200
### Valuation Record

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### Site Description

### Land Data and Calculations

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STID: 2008: Reduce land from $300k/ac to $120k/ac.
Reduce imp from $26,186,600 to $23,678,840. Tot val reduced
from $26,266,600 to $25,389,240, subject to permit chgs (See
BP08). C/c 085 75531, 06 75752, 07 75552. 1c 07/31/08.

Supplemental Cards TOTAL LAND VALUE
VALUATION RECORD

Assessment Year
Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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Supplemental Cards
TOTAL LAND VALUE
**IMPROVEMENT DATA**

**ROOFING**
Shingle

**WALLS**
- Frame: B 1 2 U
- Brick: Yes
- Metal Guard

**FRAMING**
- B 1 2 U
- Wd Jst: 2400 2400 0 0
- Heat: 2400 2400 0 0

**HEATING AND AIR CONDITIONING**

**STAFF HOUSING**

**SPECIAL FEATURES**

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Data Collector/Date: TD 07/27/2020
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neighbor 162100 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 740600
### VALUATION RECORD

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

### VALUATION

#### Site Description

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### LAND DATA AND CALCULATIONS

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IMPROVEMENT DATA

CADDY SHACK

1 s Mas
Slab
540

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

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Data Collector/Date TD 07/27/2020
Appraiser/Date TOG 10/01/2015
Neighborhood Neigh 162100 AV
Supplemental Cards TOTAL IMPROVEMENT VALUE 45600
### VALUATION RECORD

**Assessment Year**

**Reason for Change**

### VALUATION

**Site Description**

### LAND DATA AND CALCULATIONS

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_Supplemental Cards_  
TOTAL LAND VALUE
### VALUATION RECORD

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

### LAND DATA AND CALCULATIONS

| Land Type | Rating | Measured Soil ID | Acreage | Table | Prod. Factor -Or- | Depth Factor -Or- | Actual Effective Frontage | Effective Frontage | Effective Depth | Base Rate | Adjusted Rate | Extended Value | Influence Factor | Value |
|-----------|--------|------------------|---------|-------|-------------------|-------------------|-------------------------|-------------------|---------------|-----------|---------------|----------------|----------------|-----------------|-------|
|           |        |                  |         |       |                   |                   |                         |                   |               |           |               |                |                 |                  |       |
|           |        |                  |         |       |                   |                   |                         |                   |               |           |               |                |                 |                  |       |
# Improvement Data

## Physical Characteristics

**Roofing**
- Shingle

**Walls**
- B 1 2 U
- Frame: Yes
- Brick: Yes
- Metal Guard

**Framing**
- B 1 2 U
- Wd Jst: 273 357 0 0

## Heating and Air Conditioning
- B 1 2 U
- Heat: 0 357 0 0

## Skeet House Diagram

![Skeet House Diagram](image)

## Special Features

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**Data Collector/Date:** TD 07/27/2020  
**Appraiser/Date:** TOC 10/01/2015  
**Neighborhood:** Neigh 162100  
**Supplemental Cards:** TOTAL IMPROVEMENT VALUE 150600
### VALUATION RECORD

**Assessment Year**

**Reason for Change**

**VALUATION**

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### Site Description

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### LAND DATA AND CALCULATIONS

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IMPROVEMENT DATA

10  Mars Prmp House 2012
27w x 27l x 10h

1 s Steel Slab

10980

Turf Care/Greens Maintenance Bldg
Imp #2 Cabin is 6-bin concrete &
w/ fr 3-sided stucture blt '03

SUMMARY OF IMPROVEMENTS

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Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 162100 AV
TOTAL IMPROVEMENT VALUE: 3137600
VALUATION RECORD

Assessment Year
Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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### VALUATION RECORD

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

### VALUATION

#### Site Description

### LAND DATA AND CALCULATIONS

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**Supplemental Cards**

**TOTAL LAND VALUE**
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Ranch
Occupancy: Single family
Story Height: 1.0
Finished Area: 1589
Attic: None
Basement: 1/2

ROOFING
Material: Asphalt shingles
Type: Cable
Framing: Std for class
Pitch: Not available

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

EXTERIOR COVER
Wood Siding 1.0

INTERIOR FINISH
Normal for class B, 1.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 3
Rec Type: 3
Room Area: 345
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-oil
Lower Full Part
Batt 1 Upper

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

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES
Description Value

SUMMARY OF IMPROVEMENTS
ID Use Stry Const Type Grade Year Eff Const Year Cond Base Rate Features Adj Size or Area Computed Value Phys Obs Market % Value

D - BASIC 7420
D DWELL 0.00 Avg 1980 1980 VG 0.00 Y 0.00 2394 297940 0 0 90 100 268100
01 UTIL Shed 1.00 1 Avg 1980 1980 AV 44.50 N 44.50 8x10 3560 15 0 100 100 3000

Data Collector/Date Appraiser/Date Neighborhood Supplemental Cards
ID 07/27/2020 70G 10/04/2015 Neigh 162100 AV TOTAL IMPROVEMENT VALUE 271300
DRAINAGE SUMMARY REPORT

ROUND HILL CLUB

33 Round Hill Club Road, Greenwich, CT

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

Issued on
October 7, 2021

Brian P. McMahon, P.E.
CT #18337
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Best Management Credits ........................................................................................ Appendix 6
Narrative

General Project Description

The subject property located at 33 Round Hill Club Road (Tax ID 10-1529) in Greenwich, CT is currently owned by Round Hill Club, Inc. The site is located in the RA-2 zone, on the west side of Round Hill Road, and totals approximately 223± acres in size. The Club is proposing to a new maintenance building facility next to their existing storage bin structure. Reference is made to the Site Plan Set prepared by Redniss & Mead, Inc. dated October 7, 2021.

Site

The property services a golf course, racquet facility, pool, clubhouse, parking lots, etc., is located on the private Round Hill Club Road and is bounded by residentially zoned properties. The parcel has various sub-drainage basins that are ultimately tributary to the Byram River watershed. The property is served by public water and an onsite wastewater treatment plant. The property has a Groundwater Classification of D. A review of the National Cooperative Soil Survey (NRCS) indicates a Charlton-Chatfield Complex, with hydrologic soil group ranging between a rating of B, C and D, over the overall site basin. The soil type classified in the area of interest with the new maintenance building is determined to be C type soils. have reference is made to the attached Overall Site Basin Exhibit for further information.

Existing Conditions

The overall site basin is currently developed with majority of the golf course, cart paths, pool, racquet facility, parking lots, clubhouse and other improvements resulting in the 65.55-acre basin. An assumption has been made, on recommendation from the town engineering department, to roughly estimate the impervious coverage for the overall site basin for purpose of showing the peak flows of runoff at the point of concern. Using the towns GIS linework and a conservative approach, the overall impervious coverage has been determined to be roughly 15% of the overall site basin area equal to 428,293 SQ. FT. Additionally, rough estimates of the pervious coverage for the different soil types was calculated by calculating the size of each soil type basins using the NRCS soil survey (refer to Appendix 5) and considering the other 85% of each basin to be 75% grass covered lawn. This is a practical engineering practice for the scope of this project to prove the proposed improvements will not adversely affect any downstream facilities or properties.

The area of interest is currently developed with an existing maintenance building, storage facility, asphalt pavement, gravel driveway, mechanical equipment and lawn. The existing impervious coverage of this area is 1.50± acres. A majority of the stormwater runoff, within the study limits, generally flows overland from east to west, following natural topography toward the study point of concern. The remaining area bypasses the study point but ultimately flows overland north to south and makes it way into the existing brook downstream onsite.
Proposed Conditions

The proposed improvements include the construction of a new maintenance building, gravel driveway, updated mechanical equipment, landscaping improvements and other site improvements. In all, impervious coverage within the overall site basin and area of interest, will increase by 3,503 SQ. FT; the total disturbed impervious area is 0.35± acres. The emphasis of this report is to provide Water Quality Volume (WQV) for 100% of the increase in impervious area from the maintenance building and demonstrate peak flow attenuation for all storm events at the study point. Refer to Appendices 2 and 3 for the applicable information.

For the purposes of this report, a study point has been determined just downstream of the proposed maintenance building improvements along the onsite brook. The tributary basin has been determined to be all onsite area ONLY that is upstream of the point of concern which is approximately 65.55 acres. This is a conservative approach as there is a significant amount of offsite area upstream that contributes to the peak flow of runoff at the point of concern.

A 8-unit Cultec -180HD system is proposed to provide WQV. The entirety of the new maintenance building of approximately 3,881 SQ. FT. is tributary to the system and will be piped into the system via roof leaders. The area being treated by the Cultec units will be greater than the total increase in impervious area. The Cultec system meets the minimum requirement that at least 60% of the disturbed impervious area be treated via LID techniques.

The 8- unit Cultec system is proposed to capture only the roof area of the new maintenance building and is piped in the system. Piped flow will be captured via a series of roof leader downspouts that tie into a junction box that is ultimately connected to the system. The Cultec system is sized to treat the WQV from the tributary area (307 cf). The total storage provided, below the lowest outlet, is 315 cf. A metering junction box is proposed to allow the system to fill, then overflow to the outlet, which is piped to a level spreader. The system shall all for runoff to infiltrate into receiving soils.

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. LID techniques used initially include limiting the amount of disturbance around the proposed improvements, limiting the increase in new impervious areas, and preserving existing structures / natural features to maximum extent. Then the Cultec unit system was implemented to treat 100% of the impervious coverage increase and promote groundwater recharge.

Standard 2. Protection of Natural Hydrology

A. Overall site disturbance for this project is approximately 0.32± 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 overall site basin time of concentration shall not be altered from the minimal improvements.

D. As majority of the disturbed area is previously developed, the natural topography of the land is retained as much as is practicable.

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 to sufficiently stabilize it.

G. The existing brook will be maintained in its current condition and peak flows will be attenuated prior to discharging from the level spreader to the brook.

H. N/A

I. N/A


A. Stormwater management practices have been designed to integrate with the site's specific hydrologic, geologic, and topographic conditions.

B. The proposed stormwater best management practices comply with peak flow and water quality requirements of the Greenwich LID Manual. A summary of existing and proposed condition peak flows is provided in Table 1 below and in Appendix 3.

This project is requesting a waiver of the Runoff Reduction Volume (RRV) and Groundwater Recharge Volume (GRV) requirements. As the drainage area is ultimately tributary to an on-site brook, which is used for irrigation purposes, it is our belief that the runoff volume of the 1-year storm event will be reduced and that the ground will be recharged. In addition, the site is 223± acres and some natural attenuation to volume will occur.

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.- B. This project is requesting a waiver of the Runoff Reduction Volume (RRV) and Groundwater Recharge Volume (GRV) requirements. As the drainage area is ultimately tributary to an on-site brook, which is used for irrigation purposes, it is our belief that the runoff volume of the 1-year storm event will be reduced and that the ground will be recharged. In addition, the site is 223± acres and some natural attenuation to volume will occur.

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. Outflow from all infiltration or filtering devices will be controlled by overflow devices 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 2 for further information and calculations.

C. All peak flow rates will remain unchanged from existing conditions to proposed conditions for all 24 hour storm. Refer to Table 1 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 2 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 2 for further information on TSS removal. Refer to Appendix 2 for a summary of required water quality volumes and provided storage.

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. This project is considered to be 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.”

B. This project meets the standards to the maximum extent practicable given the existing soil conditions, location of the wetlands and watercourses and existing golf course facilities.

C. All development is proposed to occur within areas of previous development or disturbance.

D. Refer to Item C above.

E. N/A

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 gardens 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 Sediment Erosion Control Notes on Sheet SE-2 and Greenwich LID Notes on sheet SE-3.

**Standard 12. Operation and Maintenance**
A. A long-term operation and maintenance plan, developed to ensure proper function of the stormwater management system will be provided with the request for a certificate of occupancy at the close of construction.
B. The operation and maintenance plan will take 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**
The are no know illicit discharges in the area of interest under existing conditions and no new illicit discharges shall be permitted in proposed conditions. Under proposed conditions this discharge will be removed in lieu of a self-contained filtering system.

The following table depicts existing and proposed peak flows leaving the study area:

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<th>Overall Site Basin Study Area Peak Flow (cfs)</th>
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All flows 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.
Appendix 1
OVERALL SITE BASIN
2,855,289 SF
(65.55 ACRES)
approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.

3. The Topographic Survey prepared by this office entitled Topographic Survey dated 8/31/10. Elevations depicted or labeled are based on an assumed datum.

5. Information on existing utilities has been compiled from information including utility company, Municipal Engineer, and owner of the utility. All efforts will be made to verify and confirm the locations and depths of existing utilities. Responsibility for determining actual locations and elevations of all utilities including services shall be the responsibility of the Contractor.

6. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Digging shall be done with knowledge of and in accordance with the owner of the utility.

7. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary to protect the existing utilities and structures. The contractor shall be responsible for compliance with OSHA requirements.

9. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.

10. Surface of the concrete shall be flush with finished grade.

17. Earth slopes shall be no steeper than 3:1 (horz.:vert.)

21. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 8".

22. All excess materials shall be removed from the site and disposed of legally.

23. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
SEDIMENT AND EROSION CONTROL NOTES:

1. This drawing is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.

2. The responsibility includes the installation and maintenance of control measures, informing all parties and the Zoning Office of any transfer of this responsibility, and that construction is to begin three (3) days prior to commencing work.

3. No construction or construction equipment or storage of materials will be allowed on the downhill side beyond the fences.

4. Armoring and any limb trimming should be done before construction materials storage over the tree roots shall be avoided.

5. Anti-tracking pads shall be installed at the start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to accommodate the equipment.

6. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.

7. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by the Site Engineer. Filter fabric shall be placed over the silt fence and over the silt cover. Permanent filters shall be constructed in accordance with the specifications of the Final Construction Plan.

8. Optimum Seeding Dates:

   - **TP#2**: April 15 through June 15
   - **TP#3**: August 15 through October 1
   - **TP#4**: September through February

9. If disturbed areas cannot be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

10. Land disturbance shall be kept to a minimum. All disturbed areas shall be planted in grass seed and mulch disturbed areas with grass seed and mulch. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

11. Pavement and curbing should be placed as soon as possible after drainage is installed.

12. Paving on the public right-of-way shall be completed as soon as practicable. Seed and mulch the public right-of-way area until paving can occur; remove mulch and seed and remulch when season permits.

13. Efficient storm water drainage is necessary to maintain landscape plantings. All temporary embankments shall be secured with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

14. Dust control to be achieved with watering down disturbed areas as required. After each storm event or once weekly, all sediment and erosion controls will be inspected. Any environmental engineer.

15. Effected portions of off-site roads and sidewalks must be swept clean when required to keep dust and prevent safety hazards or at least once a week during construction.

16. Periodically clean silt from effected storm sewer systems and including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

17. After each storm event or once weekly, all sediment and erosion controls will be inspected. Any environmental engineer.

18. Dust control to be achieved with watering down disturbed areas as required. After each storm event or once weekly, all sediment and erosion controls will be inspected. Any environmental engineer.

19. Tree protection should be removed from the site and any silt disposed of legally.
NOTES:
1. This survey has been prepared in accordance with Sections 20–308–1 thru 20–308–20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Topographic Survey conforming with Topographic Accuracy Class 1–2 and is intended to depict with elevations the locations of improvements and topographic features.

2. Elevations depicted hereon are based on an assumed datum.

TOPOGRAPHIC SURVEY
DEPICTING
MAINTENANCE BUILDING
33 ROUND HILL CLUB ROAD
GREENWICH, CONNECTICUT
PREPARED FOR
THE ROUND HILL CLUB, INC.

To my knowledge and belief, this map is substantially correct as noted hereon.

On 8/7/2010 by

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null and void.
**FAR CALCULATIONS**

**MAXIMUM ALLOWABLE AREA CALCULATIONS**

<table>
<thead>
<tr>
<th>PROPERTY SIZE</th>
<th>G.F.A.</th>
<th>VAULTED FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GROSS FLOOR AREA SUMMARY**

<table>
<thead>
<tr>
<th>Sq. Ft.</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,442</td>
<td>297 + 1,145</td>
</tr>
</tbody>
</table>

**GROSS FLOOR AREA**

- **A**: 66'-2" x 32'-5" = 2,120 SF
- **B**: 16'-8" x 17'-4" = 289 SF

**TOTAL**

- **A**: 16'-10" x 17'-8" = 2,442 SF

**EXISTING**

- **A**: 16'-10" x 17'-8" = 676 SF
- **B**: 16'-10" x 17'-8" = 432 SF

**NEW**

- **A**: 16'-10" x 17'-8" = 2,120 SF
- **B**: 16'-10" x 17'-8" = 289 SF

**PROPOSED**

- **A**: 16'-10" x 17'-8" = 2,442 SF
- **B**: 16'-10" x 17'-8" = 0 SF

**VOLUME CALCULATIONS**

- **EXISTING VOLUME**: 877,550 +/- CF
- **PROPOSED VOLUME**: 942,760 +/- CF

**FLOOR AREA RATIO (F.A.R.)**

- **Existing**: 0.0090
- **Proposed**: 0.0093

**TOTAL ALLOWABLE F.A.R.**

- **Max.**: 0.09

**BUILDING HEIGHT**

- **Max.**: 873,661 SF

**APPROXIMATE EXISTING VOLUME**: 877,550 +/- CF

**APPROXIMATE PROPOSED VOLUME**: 942,760 +/- CF
GENERAL NOTES
1. SEE WALL SECTIONS, DETAIL AND PROJECT MANUAL FOR INSTALLATION OF MATERIALS.
2. WALLS ARE DIMENSIONED TO FACE OF STUD. DOORS AND WINDOWS TO CENTERLINE.
3. STEEL DIMENSIONS TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
4. PLUMBING FIXTURE DIMENSIONS FROM CENTER LINE OF FIXTURE TO FACE OF MTL STUD.
5. PROVIDE CONTROL JOINTS (C.J.) IN CONCRETE SLAB AT STEEL GRID LINES AND STEEL COLUMNS. SEE STRUCTURAL DRAWINGS.
6. PROVIDE IN WALL BLOCKING AS REQUIRED FOR ALL MILLWORK, CASEWORK, BATHROOM ACCESSORIES, RAILINGS AND MECHANICAL EQUIPMENT.
7. PROVIDE FUTURE ELEVATIONS FOR MILLWORK, FINISHES AND CASEWORK.
8. PROVIDE INTERFACE DRAWINGS FOR ALL MILLWORK, CASEWORK, BATHROOM ACCESSORIES, RAILINGS AND MECHANICAL EQUIPMENT.
9. PROVIDE WALL DIVIDING EPOXY PAINT TO MATCH BUILDING SIDING.
10. PROVIDE PITCH SLAB TO FLOOR DRAINS TIED TO SUMP PUMP TANK, SEE CARBTROL & MEP DWGS.
11. PROVIDE 8" REINFORCED CMU WALL. TOP OF WALL TO ALIGN WITH EXTERIOR CMU (14'-0" ABOVE TOP OF SLAB).
12. PROVIDE 2X6 STUD WALL UP TO UNDERSIDE OF ROOF SHEATHING. 5/8" M.R. GYPSUM CEILINGS EPOXY PAINT
13. PROVIDE TEMPERED GLASS WINDOWS AS SCHEDULED.
14. PROVIDE NOTES TO MATCH BUILDING SIDING.
15. PROVIDE NOTES TO MATCH BUILDING FINISHES.

CONSTRUCTION KEY NOTES
- PITCH SLAB TO FLOOR DRAIN TIED TO SUMP PUMP TANK, SEE CARBTROL & M.P. D.W.G.S.
- PROVIDE DISCHARGE WALLS TO MATCH BUILDING FINISHES.
- PROVIDE STORAGE ROOF WITH ELECTRIC OPERATOR AND RECESSED FIXTURES.
- PROVIDE 2X6 STUD WALL UP TO UNDERSIDE OF ROOF SHEATHING. 5/8" M.R. GYPSUM CEILINGS EPOXY PAINT
- PROVIDE 2X6 STUD WALL UP TO UNDERSIDE OF ROOF SHEATHING. 5/8" M.R. GYPSUM CEILINGS EPOXY PAINT
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- PROVIDE 2X6 STUD WALL UP TO UNDERSIDE OF ROOF SHEATHING. 5/8" M.R. GYPSUM CEILINGS EPOXY PAINT

INTERIOR FINISHES SCHEDULE

CONSTRUCTION LEGEND
- NEW CONSTRUCTION
- DOOR TAG
- DOOR FRAME & NUMBER
- WINDOW SCHEDULE
- ROOM NAME & NUMBER
- PARTITION TYP.
- PARTITION SCHEDULE
- ROOM SCHEDULE

PROPOSED FOUNDATION AND GROUND LEVEL PLANS
GENERAL NOTES

1. ROOF TO BE STANDING SEAM METAL ROOF SYSTEM. COLOR TDB.
2. ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR TDB.
3. REFER TO CIVIL DRAWINGS FOR LEADER CONNECTION TO STORM DRAINAGE SYSTEM.
4. REFER TO MEP DRAWINGS FOR VENT & FLUE PENETRATION LOCATIONS. CONTRACTOR TO VERIFY LOCATION OF ALL MEP ROOF PENETRATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
5. PEMB MANUFACTURER TO CUT ALL ROOF PENETRATIONS & PROVIDE PROPER FLASHING & CURB DETAILS.
6. PROVIDE CONTINUOUS R-10 IN ULTRA-TOAD ROOF INSULATION. ATTACH SYSTEM WITH SNOCLIP II LAND NAIL AND 1" NAIL STUD TO ROOF DECK.
7. PROVIDE 100% BLOCK OUT FOR ALL INSTALLATION, CABINETS, MOUNTED ACCESSORIES.

CONSTRUCTION KEY NOTES

C01 LINE OF OVERHEAD SECTIONAL DOORS. COORDINATE FIXTURE LOCATIONS WITH DOOR TRACK LOCATION.
C02 GLASSMAT SHEATHING CEILING FINISH.
C03 EXPLOSION PROOF ELECTRIC UNIT HEATER. SEE MEP DRAWINGS.
C04 OUTLINE OF ROOF OVERHANG ABOVE.
C05 OUTLINE OF FUEL TANK & PAD.

ROOM NAME & NUMBER

CEILING TYPE (FGL PANELS)
12" x 48" CEILING MOUNTED FULLY GASKETED LIGHT FIXTURE
(2) 8" x 48" HANGING / SURFACE MOUNTED LIGHT FIXTURE
WALL MOUNTED EXTERIOR FLOOD LIGHT FIXTURE
WALL MOUNTED EXTERIOR EGRESS LIGHT FIXTURE

CONSTRUCTION LEGEND

1. ROOF PLAN
2. REFLECTED CEILING PLAN
3. LOCATION PLAN
4. ISSUE & REVISIONS
5. SCALE DATE
6. SHEET TITLE
7. PROJECT No. SHEET No.
8. ISSUE FOR P&Z PRE-APPLICATION
9. ISSUE FOR ARC
10. ISSUED FOR PRICING
11. ISSUED FOR P&Z REVIEW

1. REFER TO CIVIL DRAWINGS FOR FUTURE TYPES AND QUANTITIES.
2. REFER TO CIVIL DRAWINGS FOR FUTURE TYPES AND QUANTITIES. WATER LOCATIONS TO BE COORDINATED WITH ARCHITECT.
3. REFER TO CIVIL DRAWINGS FOR ALL EXISTING EGRESS LIGHT FIXTURE LOCATIONS AND SPECIFICATIONS.
4. REFER TO CIVIL DRAWINGS FOR ALL EXISTING EGRESS LIGHT FIXTURE LOCATIONS AND SPECIFICATIONS.

ROOM NAME & NUMBER

100
101
102
103
104
105

CEILING HEIGHT

A
B
C
D
E

CEILING TYPE (FGL PANELS)

FGL PNL
14'-0" +/

ROOM NAME & NUMBER

100
101
102
103
104
105

CEILING HEIGHT

A
B
C
D
E

CEILING TYPE (FGL PANELS)

FGL PNL
14'-0" +/

ROOM NAME & NUMBER

100
101
102
103
104
105

CEILING HEIGHT

A
B
C
D
E

CEILING TYPE (FGL PANELS)

FGL PNL
14'-0" +/

ROOM NAME & NUMBER

100
101
102
103
104
105

CEILING HEIGHT

A
B
C
D
E

CEILING TYPE (FGL PANELS)

FGL PNL
14'-0" +/

ROOM NAME & NUMBER

100
101
102
103
104
105

CEILING HEIGHT

A
B
C
D
E

CEILING TYPE (FGL PANELS)

FGL PNL
14'-0" +/

ROOM NAME & NUMBER

100
101
102
103
104
105

CEILING HEIGHT

A
B
C
D
E

CEILING TYPE (FGL PANELS)

FGL PNL
14'-0" +/-
SECTION KEY NOTES

- STANDING SEAM METAL ROOF SYSTEM
- FASCIA, SOFFIT AND RAKE TRIM WRAPPED IN METAL TO MATCH ROOF, TYP.
- METAL WALL PANEL SYSTEM
- STANDING SEAM METAL PANELS, TYP.
- INSULATED CMU WALL WITH SPLIT-FACE FINISH
- INSULATED CMU WALL WITH SPLIT-FACE FINISH
- 2'-0" X 10'-0" INTEGRAL SKYLIGHT
- STRUCTURAL STEEL COLUMN, SEE STRUCTURAL DWGS.
- FUEL TANK ON CONCRETE PAD
- CONCRETE SLAB FOR FUEL TANK, CONCRETE AT +6" ABOVE FLOOR SLAB, SEE STRUCTURAL DWGS.
- 4" DIA. CONCRETE FILLED STEEL BOLLARD, PAINTED. SEE PLAN FOR LOCATIONS, TYP.
- FUEL TANK ON CONCRETE PAD.
- TURF MAINTENANCE BUILDING 33 ROUND HILL CLUB ROAD GREENWICH, CT 06831
- CIVIL ENGINEER REDNER & MEAD
- LANDSCAPE ARCHITECT RUTHERFORD ASSOCIATES INC
- MECHANICAL ENGINEER TIETJEN VENEGAS CONSULTING ENGINEERS
- PROPOSED BUILDING SECTIONS
- AS NOTED

BUILDING SECTION C

BUILDING SECTION B

BUILDING SECTION A
*PLANTING LIST - (28 NEW EVERGREEN TREES)*

<table>
<thead>
<tr>
<th>TREE SYMBOL</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
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<tbody>
<tr>
<td>NS</td>
<td>7</td>
<td>Picea Abies</td>
<td>Norway Spruce</td>
<td>7' - 8' HT</td>
</tr>
<tr>
<td>NS-1</td>
<td>6</td>
<td>Picea Abies</td>
<td>Norway Spruce</td>
<td>8' - 9' HT</td>
</tr>
<tr>
<td>NS-2</td>
<td>5</td>
<td>Picea Abies</td>
<td>Norway Spruce</td>
<td>10' - 12' HT</td>
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<tr>
<td>WS</td>
<td>5</td>
<td>Picea Abies</td>
<td>White Spruce</td>
<td>7' - 8' HT</td>
</tr>
<tr>
<td>WS-1</td>
<td>6</td>
<td>Picea Abies</td>
<td>White Spruce</td>
<td>8' - 9' HT</td>
</tr>
<tr>
<td>WS-2</td>
<td>3</td>
<td>Picea Abies</td>
<td>White Spruce</td>
<td>10' - 12' HT</td>
</tr>
<tr>
<td>PS</td>
<td>3</td>
<td>Pinus Strobus</td>
<td>White Pine</td>
<td>7'-9' HT</td>
</tr>
<tr>
<td>PS-1</td>
<td>3</td>
<td>Pinus Strobus</td>
<td>White Pine</td>
<td>7'-9' HT</td>
</tr>
</tbody>
</table>

*EXIST. DECIDUOUS TREES*

*EXIST. EVERGREEN TREES & SHRUBS*

*NEW DECIDUOUS TREES*

*NEW EVERGREEN TREES*

EXIST. TREES TO BE REMOVED

08 '16' 10.08.2021 ISSUED FOR ARC

10.12.2021 ISSUED FOR P&Z REVIEW

ROUND HILL CLUB TURF MAINTENANCE BUILDING

33 ROUND HILL CLUB ROAD
GREENWICH, CT 06831
~ PROPOSED CONDITION ~

PROPOSED TURF MAINTENANCE BUILDING

FFE = 97.50

PROPOSED GRADE PLANE EXHIBIT

33 ROUND HILL CLUB ROAD
GREENWICH, CT

LEGEND

6' OFFSET LINE
SECTION DELINEATOR
SECTION LETTER
LOWEST GRADE WITHIN 6'
GRADE AT FOUNDATION
EXISTING CONTOUR

Note 1: Grade Plane elevation shall be used to determine overall building height per Town Standards.

Note 2: 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 Zoning on 10-19-18)

On October 7, 2021

This document and copys thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null and void.
POOL COVERAGE AREAS HAVE BEEN MODIFIED TO BE CONSISTENT WITH THE "IMPROVEMENT LOCATION SURVEY" PREPARED BY REDNISS & MEAD DATED 06/09/2020.

EXISTING GREEN AREA EXHIBIT
33 ROUND HILL CLUB ROAD
GREENWICH, CT
EXISTING AREA OF INTEREST COVERAGE

AREA OF INTEREST = 65,272 sq ft

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
<th>AREA (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>STRUCTURES</td>
<td>13,580</td>
</tr>
<tr>
<td></td>
<td>ASPHALT PARKING, DRIVES, PERVERS PAVERS, &amp; WALKWAYS &gt; 5' wide</td>
<td>20,756</td>
</tr>
<tr>
<td></td>
<td>IMPERVIOUS COVERAGE =</td>
<td>34,336 (52.6%) TOTAL</td>
</tr>
</tbody>
</table>

| MECHANICAL | EQUIPMENT | 430 |
| LANDSCAPE | 30,506 |

GREEN AREA COVERAGE = 30,506 (47.4%) TOTAL

EXISTING AREA OF INTEREST - GREEN AREA EXHIBIT
33 ROUND HILL CLUB ROAD
GREENWICH, CT
Pool coverage areas have been modified to be consistent with the "Improvement Location Survey" prepared by Redniss & Mead dated 06/09/2020.

Area of interest. Coverage areas have been modified to be consistent with the "Topographic Survey" prepared by Redniss & Mead dated 08/31/2010 and the proposed improvements to the new maintenance building.

Redniss & Mead

33 Round Hill Club Road
Greenwich, CT
### Proposed Area of Interest Coverage

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
<th>AREA (sq ft)</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td></td>
<td><strong>Area of Interest</strong> = 65,272 sq ft.</td>
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</tr>
<tr>
<td></td>
<td><strong>Asphalt Parking, Drives, PerVIOUS Pavers, &amp; Walkways &gt; 5' Wide</strong></td>
<td>17,442</td>
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<tr>
<td></td>
<td><strong>Structures</strong></td>
<td>20,467</td>
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<td><strong>ImperVIOUS Coverage</strong> = 37,909 (58.1%)</td>
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<td><strong>Mechanical Equipment</strong></td>
<td>360</td>
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<td></td>
<td><strong>Landscape</strong></td>
<td>27,003</td>
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<tr>
<td></td>
<td><strong>Green Area Coverage</strong> = 27,363 (41.9%)</td>
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</table>

**Proposed Area of Interest - Green Area Exhibit**

33 Round Hill Club Road

Greenwhich, CT