Final Site Plan & Special Permit

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOCATION:</strong></td>
<td>3 Lauder Way</td>
<td></td>
<td></td>
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<tr>
<td><strong>TAX ID:</strong></td>
<td>10-2614</td>
<td></td>
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<tr>
<td><strong>ZONE:</strong></td>
<td>RA-2 (2-acre min.)</td>
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<tr>
<td><strong>FLOOD ZONE:</strong></td>
<td>X</td>
<td></td>
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<tr>
<td><strong>PARCEL SIZE:</strong></td>
<td>3.681 acres (160,418 SF)</td>
<td></td>
<td></td>
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<tr>
<td><strong>UTILITIES:</strong></td>
<td>Septic, Public Water</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Dwelling</td>
<td>Not Provided</td>
<td>11,158 SF</td>
<td>14,427 SF</td>
</tr>
<tr>
<td>Pool House</td>
<td>N/A</td>
<td>1,024 SF</td>
<td></td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>12,182 SF</td>
<td></td>
<td></td>
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<tr>
<td><strong>FLOOR AREA RATIO:</strong></td>
<td>0.036</td>
<td>0.058</td>
<td>0.09</td>
</tr>
<tr>
<td><strong>NO. OF STORIES:</strong></td>
<td>Not provided</td>
<td>2 ½</td>
<td>2 ½</td>
</tr>
<tr>
<td>Main dwelling:</td>
<td>Not provided</td>
<td>2 ½</td>
<td>2 ½</td>
</tr>
<tr>
<td>Pool House:</td>
<td>N/A</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td><strong>HEIGHT:</strong></td>
<td>Not Provided</td>
<td>41’ 9.5”</td>
<td>47.5’</td>
</tr>
<tr>
<td>Main dwelling:</td>
<td>Not Provided</td>
<td>21’ 6.75”</td>
<td>25’</td>
</tr>
<tr>
<td>Pool house:</td>
<td>Not Provided</td>
<td>10’ 4”</td>
<td>25’</td>
</tr>
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<td><strong>LOT COVERAGE:</strong></td>
<td>22,425 SF</td>
<td>17,211 SF</td>
<td>35,292 SF</td>
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<td><strong>GREEN AREA:</strong></td>
<td>86%</td>
<td>89%</td>
<td>78% (minimum)</td>
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<td><strong>SETBACKS:</strong></td>
<td>Not Provided</td>
<td>Not Provided</td>
<td>75’</td>
</tr>
<tr>
<td>Main dwelling:</td>
<td>Not Provided</td>
<td>35.5’ &amp; 50.5’</td>
<td>35’</td>
</tr>
<tr>
<td>Front:</td>
<td>Not Provided</td>
<td>278’</td>
<td>75’</td>
</tr>
<tr>
<td>Side:</td>
<td>35.6’ &amp; 71.4’</td>
<td>98’</td>
<td>25’</td>
</tr>
<tr>
<td>Rear:</td>
<td>Not Provided</td>
<td>32’ (pool equipment 25’)</td>
<td>25’</td>
</tr>
<tr>
<td>Accessory:</td>
<td>N/A</td>
<td>98’</td>
<td>25’</td>
</tr>
<tr>
<td>Pool House:</td>
<td>N/A</td>
<td>98’</td>
<td>25’</td>
</tr>
<tr>
<td>Side:</td>
<td>67.52’</td>
<td>N/A (to be removed)</td>
<td></td>
</tr>
<tr>
<td>Rear:</td>
<td>24.04’</td>
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</table>

Proposal to demolish the existing dwelling and tennis court and construct a new single family dwelling with pool and pool house, the total of all structures would exceed 150,000 cubic feet in volume.
APPLICATION SUMMARY:
The applicant is requesting Final Site Plan and Special Permit approval to demolish the existing dwelling and tennis court and construct a new single-family dwelling, pool, pool house, patio and driveway, where the total volume of all structures would be 214,000 cu. ft. which would exceed 150,000 cu. ft., requiring a special permit per Section 6-101(a) and per Sections 6-13 through 6-15, 6-17, 6-93, 6-101, 132 and 6-205 of the Town of Greenwich Building Zone Regulations on a 3.381-acre property located at 3 Lauder Way in the RA-2 zone and X Flood Zone.

ISSUES/RECOMMENDATIONS:
1. **ZEO** – Issued comments dated 2/7/22 indicating the site plan meets the BZR.
2. **Drainage Exemption** – The applicant submitted a drainage exemption form for residential tear down.
3. **Conservation** - Issued comments dated 2/7/22 with recommendations to the drainage, tree preservation, a construction staging plan and sedimentation and erosion controls, with lost tree replacement with native trees as a 1:1 ratio.
4. **IWWA** – The applicant received an IWWA permit #2021-131 for the proposed construction activities.
5. **Health** – issued comments dated 2/10/22 indicating the Health department has not yet received septic plans and would need to review and approve prior to endorsement.
6. **Special Permit** – Per Sec 6-101(a), the proposed volume would exceed the 150,000 cu. ft. threshold and therefore require a special permit. The proposed total volume would be approximately 214,000 cubic feet.

DEPARTMENT COMMENTS:
- **Zoning Enforcement** – See Attached
- **Conservation** – See Attached
- **Health** – See Attached

APPLICATION DETAILS:
Existing Conditions:
The 3.681-acre site fronts on Lauder Way and is adjacent to residential properties on all sides. There is a 14,219 SF pond and 23,559 SF wetland area located on the eastern side of the property that is shared with 1 Lauder Way.

The site is currently improved with an existing single-family residence with attached garages, pool, patios, tennis court and other site improvements. All existing improvements are served by public water and a private septic system.

Proposal:
The applicant proposes to construct a new single family dwelling with attached garages, patio, driveway and pool house and pool at the rear of the property. The proposed pool would be located mostly within the existing footprint of the tennis court.

The application includes proposed buffer planting along the wetland and pond area and includes
The proposed pool and pool house would be located within the 100’ upland review area and has been approved by the IWWA under permit # 2021-131.

**Zoning:**
The 3.681 acre property is located in the RA-2 zone. The existing main dwelling appears to meet the requirements of the BZR. The existing tennis court appears to be non-conforming with respect to rear setback. The proposed structures would comply with the requirements of the BZR for the RA-2 zone.

**Drainage:** The applicant submitted a drainage exemption form for a residential teardown, indicating the total impervious surface would be reduced by 3,385 SF. The drainage improvements include cultec systems and catch basins for the driveway, a cultec system at the center of the property and level spreaders. The Conservation Department offered recommendations to the drainage systems, specifically including additional level spreaders or riprapped outlet for each infiltration area to reduce the interference with root systems. Conservation also noted a portion of the driveway would drain directly into the street and suggested the use of a permeable driveway and/or curb-less/open curb system to minimize runoff.

**Conservation:**
In addition to the drainage recommendations, Conservation recommends additional measures to preserve the existing clusters of trees and evergreen hedges. The lost tree replacement ratio is recommended to be 1:1, with trees planted along the driveway for shade and to enhance the wetland buffer area.

**APPLICABLE ZONING REGULATIONS:**
§6-13. Site Plan approval required.
§6-14. Site Plan procedure
§6-15. Site Plan Standards.
§6-17. Special Permit
§6-93. Residential Zones
§6-101. Buildings over Volume
§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
This proposal is to tear down the existing structure and build a new house, pool and pool house. Soil testing has been witnessed by this office but no septic plans have been submitted for approval by this office. The Health Department cannot approve this project until the septic plans for the main house and pool house are submitted and approved by this office.

Thank you
Michael Long
Greenwich Health Department

Hello Michael,
I am following up on this because it is on the agenda for next week. Do you have comments for P&Z? 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
www.greenwichct.gov

Hello All,
Please find the attached routing sheet and link to a final site plan/special permit application at 3 Lauder Way.
ZONING ENFORCEMENT

Project No. PLPZ202100568  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Grace Elizabeth, LLC.

LOCATION: 3 Lauder Way

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: 2/7/2022

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: February 7, 2022
RE: Grace Elizabeth, LLC, 3 Lauder Way, PLPZ 2021 00568

Site plan by S.E. Minor & Co., Inc., dated September 13, 2021

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

1. The new residence will overlap the disturbed area created by the footprint of the old residence. The proposed pool area will replace the existing tennis court minimizing the interference with the several clusters of large trees growing at the site. In addition, to the tree clusters there are several evergreen hedges found along the western property line and along the southeastern side of the residence. The western hedges provide screening while the one behind the residence protects the wooded wetland/watercourse area and steep slope behind.

The proposed site development makes an effort to preserve most of these trees. A few additional measures could result in further preservations.
- The drainage pipes from three infiltration separate areas are connected to a single remote level spreader. The result is lengthy piping that interferes with some root systems. If each infiltrator could be served by their own level spreader or riprapped outlet, less trenching would be needed.
- Whether the extent of piping can be reduced or not, tree roots should be purposefully cut rather than ripped with a machine bucket.
- For better understanding of the project’s impact, all trees >6 dbh should be shown on the map. Tree protection during the site development should be included on the map as well.
- Lost trees should be replaced with native ones at a 1:1 ratio, planted along the driveway for shade and to enhance the wetland buffer area.
Tree are important because they support the wildlife habitat, anchor the soil, filtrate air and noise pollution, slow the wind, prevent erosion, offer shade and evapotranspiration supporting carbon sequestration and storm water management at the site and as part of the larger community forest.

2. The proposed large driveway area has only two catch basins at both southern ends. It appears a portion of the driveway will drain directly to the street. To minimize the amount of the storm water runoff, the applicant should consider the use of permeable driveway and or curb-less/open curb system. Minimizing runoff collected from the apron will decrease the size of the in-ground infiltration units and site disturbance.

3. The area is underlined by a shallow ledge formation. Rock removal and need for stockpiling of the excavated material may take a large area of the construction envelope. A construction staging plan should be developed to better manage this aspect of the project.

4. The proposed line of silt fence should not interfere with the wooded area. Instead of running between the trees it should be placed along the wooded edges. This revision will tighten the envelope and preserve areas covered with native soil from being unnecessarily disturbed.

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

Special Permit Application

Property Address: 3 Lauder Way, Greenwich, CT 06830

Property Owner: Grace Elizabeth LLC

Tax ID: 10-2614

Address: 3 Lauder Way, Greenwich, CT 06830

Applicant: Same as Owner

Address: Same as Owner

Authorized Agent: Larry Liebman

Phone: (203) 983-7588

Email: larry.liebman@seminar.com

Cell Phone: (203) 869-0136

Address: 33 West Elm Street, Greenwich, CT 06830

Lot Area: 3.681 acres

Zone(s): RA-2

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

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

To be completed by P&Z staff only:
Check# ___________________ Check Amount: $ _________

Application # ___________________
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<td></td>
<td></td>
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<tr>
<td>Usable Floor Area</td>
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<td></td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<td>Gross Floor Area</td>
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</tr>
<tr>
<td>Usable Floor Area</td>
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<td>Parking Spaces</td>
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<td><strong>OTHER USES</strong></td>
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<tr>
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<td>Parking Spaces</td>
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</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
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</tr>
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<td>Number of Units</td>
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</tr>
<tr>
<td>Number of Bedrooms</td>
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<td>Gross Floor Area</td>
<td>N/A</td>
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<td>Parking Spaces</td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>22,425 sq. ft</td>
<td>17,211 sq. ft</td>
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<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td>N/A</td>
<td>41' 9.5&quot; house, 21' 6.75&quot; pool house</td>
<td>0.09 max permitted</td>
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<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
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<td>0.058</td>
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<td><strong>BUILDING COVERAGE</strong></td>
<td>5,726 sq. ft</td>
<td>9,287 sq. ft</td>
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<td><strong>LOT COVERAGE</strong></td>
<td>22,425 sq. ft</td>
<td>17,211 sq. ft</td>
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<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td><strong>GREEN AREA</strong></td>
<td>86%</td>
<td>89%</td>
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<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<td>Additions</td>
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<tr>
<td>Re-Construction</td>
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</tbody>
</table>
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7884 ~ Fax 203-622-3795

Site Plan Application

Property Address: 3 Lauder Way
Property Owner: Grace Elizabeth LLC
Applicant: Same as Owner
Authorized Agent: Larry Liebman
Email: larry.liebman@semion.com

Address: 3 Lauder Way, Greenwich CT 06830
Address: Same as Owner
Address: 33 West Elm Street, Greenwich CT 06830

Cell Phone: (203) 983-7588
Other Phone: (203) 869-0136

Select One: ☐ Pre-Application ☑ Final
Zone(s): RA-2 Lot Area: 3.681 acres

Please select all relevant items below:
☐ Special Permit – Complete special permit application form
☐ Coastal Overlay Zone
☐ Property is within 500 feet of a Municipal Boundary of ____________ (for notification)
☐ Amendment to Building Zone Regulations – Section(s)
☐ Amendment to Building Zone Map – Zone(s) affected
☐ Health Department review needed
☐ Sewer Department review needed
☐ Architectural Review Committee Application attached or Review needed
☐ Planning & Zoning Board of Appeals review needed
☐ Inland Wetlands and Watercourses Agency Review / Approval Required
☐ Scenic Road Designation

To be completed by P&Z staff only:
Check # ____________________ Check Amount: $ ____________
Application # ____________________

pzSitePlanApp 2020
Site Plan Review Checklist

Property Address: 3 Lauder Way, Greenwich, CT 06830
Tax ID: 10-2614
Anticipated Type of Application: Final Site Plan and Special Permit

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. 8-14)

Please check the items submitted below:

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ 12. Fifteen copies of detailed, inclusive narrative description of the project plan. 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 to the BZR and an explanation providing justification for the proposal. Map changes, a scaled drawing at 1" to 400' needs to be provided for affected areas.

☐ 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 referenced by title, date(s) and sheet numbers.

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

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

pzSitePlanChecklist 2020
referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office.*

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-822-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
To Whom It May Concern:

I, the undersigned, do hereby grant permission to S.E. Minor & Co., Inc., 33 West Elm Street, Greenwich, CT, to act as my Agent in submitting a Planning & Zoning Special Permit Application for my property located at 3 Lauder Way, Greenwich, CT 06830.

Yours truly,

[Signature]

Grace Elizabeth LLC
3 Lauder Way
Greenwich, CT 06830
PLANNING AND ZONING PROJECT NARRATIVE

Town of Greenwich Planning and Zoning Site Plan Special Permit Application

Property
3 Lauder Way
TAX ID #10-2614

OWNERSHIP
Grace Elizabeth LLC

LOCATION
3 Lauder Way, Greenwich, CT 06830

ZONING
RA-2

ACREAGE
3.681 acres

The project site is on the south side of Lauder Way. The site is currently developed with a single-family residence, drive, patios, flagstone terraces, pool, and tennis court. An IWWA permit has been issued for the demolition of the existing residence, the removal of the existing tennis court, and the construction of a proposed residence, garages, drive, patio, pool, fence, pool house, septic, 100% septic replacement area, retaining walls, drainage improvements and associated site work and buffer enhancement plantings (Application #2021-138, Permit #2021-131).

The proposed project is seeking Site Plan Special Permit to receive authorization to proceed with approvals for this project which, once complete, will have a cubic volume of 195,000 cubic feet (+/-) for the main residence and 19,000 cubic feet (+/-) for the pool house. The combined volume for the main residence and pool house is 214,000 cubic feet (+/-). The Aquarion Water Company has been notified of the proposed project.

The subject property consists of a 3.681-acre lot in a R-2 zone with a maximum allowable FAR of 14,431 sq. ft. The project being proposed consists of a 2-1/2 story main residence with a FAR square footage of 11,158 and a pool house with a FAR square footage of 1,024. The proposed total FAR for the main residence and pool house is 12,182 sq. ft.

All aspects of the proposed project are conforming to municipal regulations.

Lawrence J. Liebman
Chief Environmental Scientist
Sr. Project Manager
12/17/2021

Hayley De Marchis
Environmental Associate
12/17/2021
3 Lauder Way

9/15/2021 10:41:58 AM

Scale: 1"=249'

Scale is approximate

This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map. Aerial: 4/2016. Topo: 4/2016

Property Data: 10/1/19.

Map Printed Date: 9/15/2021 10:41:58 Copyright © 2000 by the Town of Greenwich.
GRACE ELIZABETH LLC

OWNERSHIP
GRACE ELIZABETH LLC
3 LAUDER WAY
GREENWICH, CT 06830
LOT NO 16-2A LAUDER WAY S 0002

TRANSFER OF OWNERSHIP

Date
07/13/2021  McGEE PATRICIA ANN RST OF
Br/Pg: 7530, 72

07/09/2021  McGEE PATRICIA
Br/Pg: 7527, 250

12/17/2001  McGEE DANIEL & PATRICIA
Br/Pg: 3728, 202

06/27/1991  CBI INVESTMENTS
Br/Pg: 2138, 77

RESIDENTIAL

VALUATION RECORD

Assessment Year  10/01/2015  10/01/2019  10/01/2016  10/01/2017  10/01/2018  10/01/2019  10/01/2020

VALUATION
Market  L  2171400  2171400  2171400  2171400  2171400  2171400  2171400
B  3688100  3688100  3688100  3688100  3688100  3688100  3688100
T  5859500  5859500  5859500  5859500  5859500  5859500  5859500

VALUATION
70% Assessed  L  1519980  1519980  1519980  1519980  1519980  1519980  1519980
B  2581670  2581670  2581670  2581670  2581670  2581670  2581670
T  4101650  4101650  4101650  4101650  4101650  4101650  4101650

LAND DATA AND CALCULATIONS

Land Type  Rating  Measured  Table  Prod. Factor  Base Rate  Adjusted Rate  Extended Value  Influence Factor  Value
Land Type  1  Residential Land  2.000  1.00  926500.00  926500.00  1845000 R  20%  2214000
  4  Secondary  0.1161  1.00  368647.00  368647.00  4280  208500
  5  Residential Excess  1.5639  1.00  184474.00  184474.00  288500

Supplemental Cards
TRUE TAX VALUE  2545300

Supplemental Cards
TOTAL LAND VALUE  2545300

CMP: 6850
II: MASTER BEDROOM SUITE
IN LOWER LEVEL

Permit Number Type  Filing Date  Est. Cost Field Visit  Est. SqFt
Grace Elizabeth LLC  
3 Lauder Way  
Greenwich, CT 06830

RE: Application #2021-138 to conduct regulated activities at 3 Lauder Way  
Permit #2021-131 - Tax #10-2614

To Whom It May Concern,

The Inland Wetlands and Watercourses Agency has reviewed the application record and found the proposed activities in the above mentioned application are consistent with the purposes and policies of the Inland Wetland and Watercourses Regulations. Accordingly, the Agency GRANTED the enclosed permit with conditions.

Your attention is directed to the special and standard conditions because those in **BOLD** require action either prior to the start of clearing or construction activities or within a specific time period after the receipt of the permit.

The statement and permit are on file in the office of this Agency.

The effective date of the permit is the date of issue. The permit expires 24 months from the effective date, but when deemed necessary, the Agency may extend the period according to the provisions in Section 11.11 of the Regulations.

If you have any questions concerning this permit or the functions and values of wetlands in Greenwich, please let me know.

Sincerely,

Brian Harris, Chairman  
Elliot Benton, Vice Chairman  
Jay Schondorf, Secretary

cc: S. E. Minor & Co.
Following a duly noticed public meeting, the Inland Wetlands & Watercourses Agency APPROVED regulated activities on the property of Grace Elizabeth, LLC at 3 Lauder Way, Tax #10-2614. The permitted activity consists of demolition and construction of single-family residence, driveway, pool, pool house, patios, retaining walls, septic systems, and drainage system 25’ from wetlands as further described in the following documents.

List of application documents


4. Staff reports prepared by Robert Clausi dated October 13 and 22, 2021.

After a full review of the considerations set forth in Section 10 of the Regulations and other pertinent factors, this permit is issued with the following special and standard conditions:

SPECIAL CONDITIONS

Conditions in bold require action either prior to the start of clearing or construction activities or within a specified time period after the receipt of the permit.
1. Final construction designs and locations shall be submitted for Wetlands Agency staff review and approval prior to the start of site activities. If there is any change from the approved plan for the house, driveway, pool, pool house, patios, retaining walls, and/or stormwater management system, the revised plans shall be submitted in both paper and digital formats.

2. Prior to the commencement of any on-site permit related activity, an estimate for the retail, installed cost of the planting plan shall be submitted for the purpose of determining a bond amount. The estimate is subject to approval by this Agency or its staff.

3. Prior to the commencement of any on-site permit related activity, a cash performance bond of $5,000.00, plus 30% of the approved value of the planting plan shall be submitted to the Agency to ensure compliance with the conditions of this permit. The bond shall be submitted in the form of a check payable to the Town of Greenwich. No portion of the bond shall be eligible for release until all Conditions of this permit are satisfied and staff has deemed the project to be in compliance with the approved plans.

4. Prior to the commencement of any on-site permit related activity, the permittee shall cause to be prepared a packet for the homeowner describing the components of the stormwater management system, their purpose, and practical means to maintain them. The packet shall be submitted for review and approval by this Agency or its staff. If the permittee is not the project end user, verification the end user received the information packet shall be submitted to the office of the Agency.

5. The portion of the bond associated with the plantings shall be eligible for release two full years after the planting plan is fully implemented as verified by staff and at least 80% of the planted material is thriving. High-visibility tags shall be maintained on all of the planting stock for the duration of the two-year establishment period. The plan shall be fully implemented within six months of seeking a Certificate of Occupancy.

6. Areas within the disturbance envelope where the soil is compacted during construction shall be restored to their original properties and porosity by incorporation of compost per recognized guidelines, such as the Soil Restoration section of the November 2016 “New York State Standards and Specifications for Erosion and Sediment Control”. The certification of compliance required in Special Condition #7 below shall include certification this soil de-compaction was carried out as specified.
7. The stormwater drainage system shall be certified to have been constructed according to the approved plans and to be in compliance with the permit and conditions by a registered, professional engineer. Certification shall include verification of the soil de-compaction required in Special Condition #6 above. Certification shall be based upon regular on-site supervision of construction activities. A written certification report shall be submitted to Agency staff upon the completion of construction.

8. The permittee shall file a note on the Town Land Records requiring a licensed professional engineer to inspect and certify the stormwater management structures every five years to ensure the system has been properly maintained, as required to sustain the designed goal. A copy of the filed note and copies of the periodic certifications shall be submitted to the Agency for its records.

9. A copy of the Health Department's "Permit to Discharge" and "as-built" septic plan depicting subsurface stormwater management features shall be submitted to Agency staff upon completion of the septic installation. Plans shall be submitted in both paper and digital formats.

10. Upon completion of construction activities, an "as-built" survey drawing locating foundations and other authorized structures with distances to inland wetland and watercourse areas shall be submitted. A copy of the plan shall be submitted in both paper and digital formats.

11. No pool backwash water may be discharged into or adjacent to inland wetland and watercourse areas, as per the attached Board of Health regulation.

**STANDARD CONDITIONS:**

*All Greenwich Inland Wetlands and Watercourses Agency permits are subject to the following Standard Conditions:*

1. This permit expires on October 25, 2023. If the authorized activity is not completed on or before this date, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.
2. Prior to the commencement of any on-site permit related activity, the attached compliance statement shall be signed by the contractor engaged to perform the regulated activities and then returned to the Agency office. This form shall serve as written notice to the Agency as to when work is planned to commence. The permittee shall also provide written notice to the Agency upon completion of the regulated activities.

3. The permittee shall employ best management practices, consistent with the terms and conditions of this permit and provisions of the *Connecticut Guidelines for Soil Erosion and Sediment Control* (2002, as revised), to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Agency staff. The permittee shall immediately inform the Agency of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.

4. Any material, man-made or natural, which is in any way disturbed and/or utilized during work authorized herein, shall not be deposited in any wetland or watercourse, either on or off site, unless specifically authorized in this permit.

5. Fuel oil tanks shall be installed above ground or within the structure unless specifically approved otherwise by the Agency or its staff.

6. This permit shall not be assigned or transferred by the permittee to any other party without the written consent of the Greenwich Inland Wetlands and Watercourses Agency.

7. This permit may be revoked or suspended if the permittee exceeds the conditions or limitations of this permit, or has secured this permit through deception or inaccurate information.

8. This permit does not obviate the permittee’s obligation to obey all other applicable federal, state and local laws or to obtain any applicable federal, state and local permits.

Sincerely,

[Signature]

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Jay Schondorf, Secretary
As the contractor engaged by Grace Elizabeth LLC to perform regulated activities as described in the Greenwich Inland Wetlands and Watercourses Permit #2021-131 at 3 Lauder Way, I am familiar with the IWWA regulations and have read the permit referenced herein and agree to comply with both.

Work will commence on or about and will be completed in months/weeks.

________________________________________
Contractor Name

________________________________________
Street Address, City, State, Zip Code

______________________________  ______________________________
Phone                        Email Address

________________________________________
Signature

Mail to:  IWWA  
101 Field Point Road  
Greenwich, CT 06830  
or  
Email to:  wetlands@greenwichct.org
LEGAL NOTICE

Pursuant to the provisions of the Inland Wetlands and Watercourses Regulations of the Town of Greenwich, Connecticut, effective December 28, 1973 and as amended, notice is hereby given on actions taken by the Inland Wetlands and Watercourses Agency of the Town of Greenwich.

GRANTED with Conditions Application #2021-138 - 3 Lauder Way – To Grace Elizabeth, LLC for demolition and construction of single-family residence, driveway, pool, pool house, patios, retaining walls, septic systems, and drainage system 25’ from wetlands. Tax #10-2614.

Brian Harris, Chairman

Dated: October 25, 2021

TO BE PUBLISHED ONCE IN THE GREENWICH TIME WITHIN 10 DAYS OF THE ISSUANCE OF THIS PERMIT.

BILL TO THE GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY AND PROVIDE AN AFFIDAVIT OF PUBLICATION
December 17, 2021

AFFADAVIT OF NOTIFICATION OF APPLICATION FOR SPECIAL PERMIT

STATE OF CONNECTICUT )
                     ) Greenwich
COUNTY OF FAIRFIELD )

I, Lawrence J. Liebman, being first duly sworn, do hereby certify that on December 17, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of December 17, 2021 as shown on the Town Tax Assessor’s Office records of property abutting the property belonging to Grace Elizabeth LLC, 3 Lauder Way for which an application for Special Permit has been filed with the Greenwich Planning and Zoning Commission.

[Signature]
Lawrence J. Liebman

Subscribed and sworn to
Before me on
December 17, 2021

[Signature]
Notary Public
Deborah A. Moretti
My commission expires
December 31, 2024
Certificate No. 107814
Adjoining Property Owner
Grace Elizabeth LLC
3 Lauder Way
Greenwich, CT 06830
Tax #10-2614

Exhibit A

4 Lauder Way LLC
4 Lauder Way
Greenwich, CT 06830
Tax #10-1372

Field Club of Greenwich Inc.
276 Lake Avenue
Greenwich, CT 06831
Tax #10-1207/S

Emerson Philip Jones
PO BOX 703
Greenwich, CT 06836-0703
Tax #10-3523

John & Jill Coyle
5 Lauder Way
Greenwich, CT 06830
Tax #10-2613

Alain & Leah Lebec
10 Lauder Lane
Greenwich, CT 06831
Tax #10-3528

EACA LLC
6 Lauder Way
Greenwich, CT 06830
Tax #10-3525

Greenwich Land Trust Inc.
370 Round Hill Road
Greenwich, CT 06831
Tax #10-4138/S

Todd & Naha Leih
16 Lauder Lane
Greenwich, CT 06831
Tax #10-3529
Ex. B

To Whom It May Concern:

This is to notify you that Grace Elizabeth LLC, 3 Lauder Way, have filed an application with Town of Greenwich Planning & Zoning Commission. A copy of the application can be found at the Planning & Zoning office in Town Hall.

Sincerely,
S.E. Minor & Co., Inc.

[Signature]

Lawrence J. Liebman
Chief Environmental Scientist
Sr. Project Manager
Larry Liebman  
SE Minor & Co. Inc.  
33 West Elm Street  
Greenwich CT 06830

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December 15, 2021

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

RE: Grace Elizabeth LLC
3 Lauder Way – Pool House
Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 178.74 for a first-floor elevation of 180.00 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12’ above grade.

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

Respectfully submitted,

S. E. Minor & Co., Inc.

[Signature]

Prepared by R.D.S.
Att.: Grade Plane Worksheet & Sketch
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<th>6' O/S LINE</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
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COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION = 178.74
DIFFERENTIAL = 1.26
Town of Greenwich
Department of Public Works – Engineering Division
Town Hall – 101 Field Point Road, Greenwich CT 06830
Phone 203-622-7767

DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 3 Lauder Way Tax Account No.: 10-2614
Building Permit No.: 

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor & Co

Design Plans Date: 10/19/2021 Drainage Report Date: 10/19/2021

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

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<td>Total Directly Connected Impervious Area Under Proposed Conditions (SF)3</td>
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1 Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

2 All impervious surfaces that are directed to stormwater BMPs that meet the water quality volume (WQV) standard will be considered disconnected impervious cover. Acceptable stormwater BMPs are Bioretention (infiltrating/filtering), Constructed Stormwater Wetlands, Extended Dry Detention Basins (infiltration required), Gravel Wetlands, Constructed Wet Stormwater Ponds, Sand/Organic Filters (sand filters, tree filters, stormwater planters, etc.), Infiltration Systems (drywells, Cultecs, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

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

Engineer’s Signature ___________________________ Date 10/19/2021

Engineer’s Seal

Form SC-107
February 2021
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: Proposed Site Development Plan on Property of Grace Elizabeth LLC

Project Address: 3 Lauder Way

Project Lot Number(s): ________________________________

Property Owner(s): Grace Elizabeth LLC

Tax Account Number(s): 10-2614 Zone(s): RA-2 Lot Area: 3.681 Acres

1. Check all that apply to the proposed project:
   - [ ] This is a new development or redevelopment project,
   - [ ] The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),
   - [ ] The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:
   - [ ] Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
   - [ ] Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.
   - [ ] Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.
   - [ ] Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
   - [ ] Customary cemetery management.
   - [ ] Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
   - [ ] Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
   - [ ] Repair of an existing septic system.
   - [ ] Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
   - [ ] Repair or replacement of an existing roof of a single-family dwelling.
   - [ ] Construction of a second (or higher) floor addition on an existing building.
   - [ ] Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.
   - [ ] The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.

The construction of any fence that will not alter existing terrain or drainage patterns.

If so, the Greenwich Stormwater Management Standards shall not apply, and submittal of a Stormwater Management Report is not required. However, application of the standards is still strongly encouraged.

OWNERS' CERTIFICATION

Owners' Name  Grace Elizabeth LLC
Street Address  3 Lauder Way  City  Greenwich  State  CT  Zip  06830
Phone  (203) 869 - 0136  FAX  (203) 869 - 7859
Owners' Signature  __________________________ Date  __________________________

CONTRACTOR'S CERTIFICATION

Company Name  __________________________
Street Address  __________________________ City  __________________________ State  __ Zip  __________
Phone  __________________________ FAX  __________________________
Contractor's Signature  __________________________ Date  __________________________
Conditional Residential Teardown Exemption Requiring Certification by a Professional Engineer:

5. For residential teardowns that reconstruct where the impervious surfaces within each point of concern is less than or equal to pre-development conditions and the peak flow and runoff volume for the 1, 2, 5, 10, 25, 50, and 100-Year Storms has a zero increase to all points of concern the following must be submitted:

A Stormwater Management Report must be submitted with the following included:
1. Project Narrative
2. Site Inventory & Evaluation
   a. Topography
   b. Soil Evaluation (Soil Evaluation Test Results (Form SC-101) Shall Be Used)
      i. Initial Feasibility Evaluation (NRCS Web Soil Survey and similar sources of information)
      ii. Concept Design Testing (test pits/borings and saturated hydraulic conductivity testing, as per Appendix B)
3. Evaluate Pre-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
   a. Watershed Map Pre-Development
   b. NRCS Runoff Curve Numbers Pre-Development
   c. Time of Concentration Pre-Development
4. Evaluate Post-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
   a. Watershed Map Post-Development
   b. NRCS Runoff Curve Numbers Post-Development
   c. Time of Concentration Post-Development
5. Peak Runoff to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
6. Runoff volume to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
7. Compare & Summarize Pre-& Post Development Site Hydrology for peak flow and runoff volume to all points of concern
8. Conveyance Protection: 10, 25, 50 & 100-Year Depending on Peak Flow Rate for Downstream Stormwater Facilities
9. Outlet Protection Calculations – Based on Conveyance Protection
10. Emergency Outlet Sizing: Safely Pass the 100-Year
11. Supporting Documents
12. Sealed and Signed By a Professional Engineer

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 6, 7, and 8 of this exemption request form and a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit plans which include all items on the:
1. Checklist for Construction Plans – Form CL-102
2. Checklist for Driveway Profile and Sight Distance Plan – Form CL-103

For projects that meet the above criteria, the project proponent must submit an Operations and Maintenance Plan Report. The Operations and Maintenance Plan must be submitted following the Checklist for Operations & Maintenance Plan Report CL-104.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Certificate of Occupancy – Form CL-105 with the request for Certificate of Occupancy. The Improvement Location Survey must include the items on the Checklist for Improvement Locations Survey Depicting "As-Built" Conditions CL-106.

The use of this exemption removes any future additional construction on the property from using the Conditional Exemption regardless of ownership changes.
PROFESSIONAL ENGINEER

Company Name  S.E. Minor & Co

Street Address  33 West Elm Street  City  Greenwich  State  CT  Zip 06830

Phone  (203) 869 - 0136  FAX  (203) 869 - 7869

Professional Engineer’s Name  John P. Giancola P.E. P.L.S.

PROFESSIONAL – RESIDENTIAL “teardown” EXEMPTION CERTIFICATION

I hereby declare that the proposed project will not have an increase in impervious surfaces and a zero increase in peak flow and runoff volume to all points of concern for the 1, 2, 5, 10, 25, 50, and 100-Year Storms.

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

I further declare that the Required Stormwater Management Report and plans shall be implemented on the project site.

Professional Engineer’s Signature  

Date  10/19/2021

Professional Engineer’s Seal
**Town of Greenwich**  
Department of Public Works - Engineering Division  
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540  
Phone 203-622-7767 - Fax 203-622-7747

**IMPERVIOUS AREA WORKSHEET**

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

**POINT OF CONCERN**

<table>
<thead>
<tr>
<th></th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
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<td>House/Buildings</td>
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<tr>
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<td>8526</td>
<td>-291</td>
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<td></td>
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<td>Tennis Court/Sport Court</td>
<td>7000</td>
<td>0</td>
<td>-7000</td>
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<tr>
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<td>+303</td>
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<td><strong>26503</strong></td>
<td><strong>23118</strong></td>
<td><strong>-3385</strong></td>
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\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”
### Stormwater Runoff to Wetland

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<th>EQ</th>
<th>PQ</th>
<th>%</th>
<th>EV</th>
<th>PV</th>
<th>%</th>
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### Stormwater Runoff to Lauder Way

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<th>PV</th>
<th>%</th>
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### Stormwater Runoff to NF Coyle

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<th>EV</th>
<th>PV</th>
<th>%</th>
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</table>
Subcatchment 1L: PR LAUDER WAY
Runoff Area=17,435 sf 23.58% Impervious Runoff Depth=0.65" Tc=5.0 min CN=70 Runoff=0.27 cfs 941 cf

Subcatchment 1S: EX LAUDER WAY
Runoff Area=22,502 sf 25.21% Impervious Runoff Depth=0.67" Tc=5.0 min CN=70 Runoff=0.36 cfs 1,263 cf

Subcatchment 2S: EX WETLAND
Runoff Area=119,964 sf 17.36% Impervious Runoff Depth=0.68" Flow Length=163' Tc=8.0 min UI Adjusted CN=70 Runoff=1.75 cfs 6,768 cf

Subcatchment 3L: PR N/F COYLE
Runoff Area=16,350 sf 0.00% Impervious Runoff Depth=0.33" Tc=5.0 min CN=61 Runoff=0.07 cfs 447 cf

Subcatchment 3S: EX N/F COYLE
Runoff Area=17,927 sf 0.00% Impervious Runoff Depth=0.33" Tc=5.0 min CN=61 Runoff=0.08 cfs 490 cf

Subcatchment 4S: PR DRIVE W
Runoff Area=4,896 sf 100.00% Impervious Runoff Depth=2.67" Flow Length=163' Tc=8.0 min CN=98 Runoff=0.29 cfs 1,089 cf

Subcatchment 5S: PR HOUSE
Runoff Area=7,018 sf 100.00% Impervious Runoff Depth=2.67" Tc=5.0 min CN=98 Runoff=0.47 cfs 1,561 cf

Subcatchment 6S: PR WETLAND
Runoff Area=111,413 sf 4.09% Impervious Runoff Depth=0.53" Flow Length=163' Tc=8.0 min UI Adjusted CN=67 Runoff=1.13 cfs 4,925 cf

Subcatchment 7S: PR DRIVE E
Runoff Area=3,305 sf 100.00% Impervious Runoff Depth=2.67" Flow Length=163' Tc=8.0 min CN=98 Runoff=0.20 cfs 735 cf

Pond C1: PR CULTEC 1
Peak Elev=190.26' Storage=616 cf Inflow=0.20 cfs 735 cf Outflow=0.01 cfs 130 cf

Pond C2: PR CULTEC 2
Peak Elev=181.04' Storage=1,526 cf Inflow=0.47 cfs 1,561 cf Outflow=0.00 cfs 52 cf

Pond C3: PR CULTEC 3
Peak Elev=189.13' Storage=1,089 cf Inflow=0.29 cfs 1,089 cf Outflow=0.00 cfs 0 cf

Link 2L: PR WETLAND
Inflow=1.13 cfs 5,107 cf Primary=1.13 cfs 5,107 cf

Total Runoff Area = 320,810 sf Runoff Volume = 18,219 cf Average Runoff Depth = 0.68"
84.29% Pervious = 270,424 sf 15.71% Impervious = 50,366 sf
**HYDROCAD TEMPLATE**

Prepared by {enter your company name here}  
Printed 10/19/2021

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**Type III 24-hr 2-YEAR Rainfall=3.40"**

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

<table>
<thead>
<tr>
<th>Subcatchment</th>
<th>Details</th>
</tr>
</thead>
</table>
| **1L: PR LAUDER WAY** | Runoff Area=17,435 sf 23.58% Impervious Runoff Depth=0.93"  
Tc=5.0 min  
CN=70  
Runoff=0.41 cfs 1,355 cf |
| **1S: EX LAUDER WAY** | Runoff Area=22,502 sf 25.21% Impervious Runoff Depth=0.96"  
Tc=5.0 min  
CN=70  
Runoff=0.56 cfs 1,808 cf |
| **2S: EX WETLAND** | Runoff Area=119,964 sf 17.36% Impervious Runoff Depth=0.97"  
Flow Length=163'  
Tc=8.0 min  
UI Adjusted CN=70  
Runoff=2.67 cfs 9,681 cf |
| **3L: PR N/F COYLE** | Runoff Area=16,350 sf 0.00% Impervious Runoff Depth=0.53"  
Tc=5.0 min  
CN=61  
Runoff=0.17 cfs 720 cf |
| **3S: EX N/F COYLE** | Runoff Area=17,927 sf 0.00% Impervious Runoff Depth=0.53"  
Tc=5.0 min  
CN=61  
Runoff=0.18 cfs 790 cf |
| **4S: PR DRIVE W** | Runoff Area=4,896 sf 100.00% Impervious Runoff Depth=3.17"  
Flow Length=163'  
Tc=8.0 min  
CN=98  
Runoff=0.35 cfs 1,292 cf |
| **5S: PR HOUSE** | Runoff Area=7,018 sf 100.00% Impervious Runoff Depth=3.17"  
Tc=5.0 min  
CN=98  
Runoff=0.55 cfs 1,852 cf |
| **6S: PR WETLAND** | Runoff Area=111,413 sf 4.09% Impervious Runoff Depth=0.79"  
Flow Length=163'  
Tc=8.0 min  
UI Adjusted CN=67  
Runoff=1.88 cfs 7,312 cf |
| **7S: PR DRIVE E** | Runoff Area=3,305 sf 100.00% Impervious Runoff Depth=3.17"  
Flow Length=163'  
Tc=8.0 min  
CN=98  
Runoff=0.23 cfs 872 cf |
| **Pond C1: PR CULTEC 1** | Peak Elev=190.29' Storage=623 cf Inflow=0.23 cfs 872 cf  
Outflow=0.02 cfs 267 cf |
| **Pond C2: PR CULTEC 2** | Peak Elev=181.07' Storage=1,554 cf Inflow=0.55 cfs 1,852 cf  
Outflow=0.02 cfs 343 cf |
| **Pond C3: PR CULTEC 3** | Peak Elev=189.26' Storage=1,151 cf Inflow=0.35 cfs 1,292 cf  
Outflow=0.01 cfs 161 cf |

| **Link 2L: PR WETLAND** | Inflow=1.88 cfs 8,083 cf  
Primary=1.88 cfs 8,083 cf |

**Total Runoff Area = 320,610 sf**  
**Runoff Volume = 25,682 cf**  
**Average Runoff Depth = 0.96"**

84.29% Pervious = 270,424 sf  
15.71% Impervious = 50,386 sf
Time span=0.00-27.00 hrs, dt=0.02 hrs, 1351 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1L: PR LAUDER WAY
Runoff Area=17,435 sf 23.58% Impervious  Runoff Depth=1.51"
Tc=5.0 min  CN=70  Runoff=0.71 cfs 2,201 cf

Subcatchment 1S: EX LAUDER WAY
Runoff Area=22,502 sf 25.21% Impervious  Runoff Depth=1.56"
Tc=5.0 min  CN=70  Runoff=0.94 cfs 2,918 cf

Subcatchment 2S: EX WETLAND
Runoff Area=119,964 sf 17.36% Impervious  Runoff Depth=1.56"
Flow Length=163' Tc=8.0 min  Ul Adjusted CN=70  Runoff=4.53 cfs 15,610 cf

Subcatchment 3L: PR N/F COYLE
Runoff Area=16,350 sf 0.00% Impervious  Runoff Depth=0.97"
Tc=5.0 min  CN=61  Runoff=0.38 cfs 1,321 cf

Subcatchment 3S: EX N/F COYLE
Runoff Area=17,927 sf 0.00% Impervious  Runoff Depth=0.97"
Tc=5.0 min  CN=61  Runoff=0.41 cfs 1,448 cf

Subcatchment 4S: PR DRIVE W
Runoff Area=4,896 sf 100.00% Impervious  Runoff Depth=4.06"
Flow Length=163' Tc=8.0 min  CN=98  Runoff=0.44 cfs 1,658 cf

Subcatchment 5S: PR HOUSE
Runoff Area=7,018 sf 100.00% Impervious  Runoff Depth=4.06"
Tc=5.0 min  CN=98  Runoff=0.70 cfs 2,377 cf

Subcatchment 6S: PR WETLAND
Runoff Area=111,413 sf 4.09% Impervious  Runoff Depth=1.32"
Flow Length=163' Tc=8.0 min  Ul Adjusted CN=67  Runoff=3.45 cfs 12,295 cf

Subcatchment 7S: PR DRIVE E
Runoff Area=3,305 sf 100.00% Impervious  Runoff Depth=4.06"
Flow Length=163' Tc=8.0 min  CN=98  Runoff=0.30 cfs 1,119 cf

Pond C1: PR CULTEC 1
Peak Elev=190.41' Storage=653 cf  Inflow=0.30 cfs 1,119 cf
Outflow=0.12 cfs 514 cf

Pond C2: PR CULTEC 2
Peak Elev=181.15' Storage=1,612 cf  Inflow=0.70 cfs 2,377 cf
Outflow=0.07 cfs 867 cf

Pond C3: PR CULTEC 3
Peak Elev=189.32' Storage=1,179 cf  Inflow=0.44 cfs 1,658 cf
Outflow=0.04 cfs 527 cf

Link 2L: PR WETLAND

Total Runoff Area = 320,810 sf  Runoff Volume = 40,949 cf  Average Runoff Depth = 1.53"
84.29% Pervious = 270,424 sf  15.71% Impervious = 50,386 sf
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<th>Subcatchment</th>
<th>Description</th>
<th>Runoff Area</th>
<th>Impervious (%)</th>
<th>Runoff Depth</th>
<th>Tc</th>
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<td>17,435 sf</td>
<td>23.58</td>
<td>2.09&quot;</td>
<td>5.0</td>
<td>70</td>
<td>1.00 cfs 3,034 cf</td>
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<tr>
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<td>22,502 sf</td>
<td>25.21</td>
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<td>5.0</td>
<td>70</td>
<td>1.32 cfs 4,008 cf</td>
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<tr>
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<td>8.0</td>
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<td>6.34 cfs 21,429 cf</td>
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<tr>
<td>3L: PR N/F COYLE</td>
<td></td>
<td>16,350 sf</td>
<td>0.00</td>
<td>1.43&quot;</td>
<td>5.0</td>
<td>61</td>
<td>0.60 cfs 1,948 cf</td>
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<tr>
<td>3S: EX N/F COYLE</td>
<td></td>
<td>17,927 sf</td>
<td>0.00</td>
<td>1.43&quot;</td>
<td>5.0</td>
<td>61</td>
<td>0.65 cfs 2,136 cf</td>
</tr>
<tr>
<td>4S: PR DRIVE W</td>
<td></td>
<td>4,896 sf</td>
<td>100.00</td>
<td>4.86&quot;</td>
<td>163</td>
<td>98</td>
<td>0.52 cfs 1,984 cf</td>
</tr>
<tr>
<td>5S: PR HOUSE</td>
<td></td>
<td>7,018 sf</td>
<td>100.00</td>
<td>4.86&quot;</td>
<td>8.0</td>
<td>98</td>
<td>0.83 cfs 2,844 cf</td>
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<tr>
<td>6S: PR WETLAND</td>
<td></td>
<td>111,413 sf</td>
<td>4.09</td>
<td>1.86&quot;</td>
<td>163</td>
<td>67</td>
<td>5.02 cfs 17,286 cf</td>
</tr>
<tr>
<td>7S: PR DRIVE E</td>
<td></td>
<td>3,905 sf</td>
<td>100.00</td>
<td>4.86&quot;</td>
<td>163</td>
<td>98</td>
<td>0.35 cfs 1,339 cf</td>
</tr>
<tr>
<td>C1: PR CULTEC 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.35 cfs 1,339 cf</td>
</tr>
<tr>
<td>C2: PR CULTEC 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.24 cfs 734 cf</td>
</tr>
<tr>
<td>C3: PR CULTEC 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.23 cfs 1334 cf</td>
</tr>
<tr>
<td>Link 2L: PR WETLAND</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.23 cfs 1334 cf</td>
</tr>
</tbody>
</table>

**Total Runoff Area** = 320,810 sf  
**Runoff Volume** = 56,008 cf  
**Average Runoff Depth** = 2.10"  
**84.29% Pervious** = 270,424 sf  
**15.71% Impervious** = 50,386 sf
<table>
<thead>
<tr>
<th>Subcatchment</th>
<th>Description</th>
<th>Runoff Area</th>
<th>Impervious (%)</th>
<th>Runoff Depth</th>
<th>Tc (min)</th>
<th>CN (I)</th>
<th>Runoff (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1L: PR LAUDER WAY</td>
<td>Runoff Area: 17,435 sf</td>
<td>23.58%</td>
<td>3.10&quot;</td>
<td></td>
<td>5.0</td>
<td>70</td>
<td>1.50 cfs</td>
</tr>
<tr>
<td>1S: EX LAUDER WAY</td>
<td>Runoff Area: 22,502 sf</td>
<td>25.21%</td>
<td>3.16&quot;</td>
<td></td>
<td>5.0</td>
<td>70</td>
<td>1.97 cfs</td>
</tr>
<tr>
<td>2S: EX WETLAND</td>
<td>Runoff Area: 119,964 sf</td>
<td>17.36%</td>
<td>3.17&quot;</td>
<td></td>
<td>8.0</td>
<td>70</td>
<td>9.48 cfs</td>
</tr>
<tr>
<td>3L: PR N/F COYLE</td>
<td>Runoff Area: 16,350 sf</td>
<td>0.00%</td>
<td>2.28&quot;</td>
<td></td>
<td>5.0</td>
<td>61</td>
<td>1.00 cfs</td>
</tr>
<tr>
<td>3S: EX N/F COYLE</td>
<td>Runoff Area: 17,927 sf</td>
<td>0.00%</td>
<td>2.28&quot;</td>
<td></td>
<td>5.0</td>
<td>61</td>
<td>1.10 cfs</td>
</tr>
<tr>
<td>4S: PR DRIVE W</td>
<td>Runoff Area: 4,896 sf</td>
<td>100.00%</td>
<td>6.16&quot;</td>
<td></td>
<td>8.0</td>
<td>98</td>
<td>0.66 cfs</td>
</tr>
<tr>
<td>5S: PR HOUSE</td>
<td>Runoff Area: 7,018 sf</td>
<td>100.00%</td>
<td>6.16&quot;</td>
<td></td>
<td>5.0</td>
<td>98</td>
<td>1.04 cfs</td>
</tr>
<tr>
<td>6S: PR WETLAND</td>
<td>Runoff Area: 111,413 sf</td>
<td>4.09%</td>
<td>2.82&quot;</td>
<td></td>
<td>8.0</td>
<td>67</td>
<td>7.79 cfs</td>
</tr>
<tr>
<td>7S: PR DRIVE E</td>
<td>Runoff Area: 3,305 sf</td>
<td>100.00%</td>
<td>6.16&quot;</td>
<td></td>
<td>8.0</td>
<td>98</td>
<td>0.44 cfs</td>
</tr>
</tbody>
</table>

**Ponds**

<table>
<thead>
<tr>
<th>Pond</th>
<th>Description</th>
<th>Peak Elev. (ft)</th>
<th>Storage (cfs)</th>
<th>Inflow (cfs)</th>
<th>Outflow (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>PR CULTEC 1</td>
<td>190.65</td>
<td>698</td>
<td>0.44</td>
<td>1.697</td>
</tr>
<tr>
<td>C2</td>
<td>PR CULTEC 2</td>
<td>181.55</td>
<td>1,862</td>
<td>1.04</td>
<td>3,603</td>
</tr>
<tr>
<td>C3</td>
<td>PR CULTEC 3</td>
<td>189.64</td>
<td>1,299</td>
<td>0.66</td>
<td>2,514</td>
</tr>
</tbody>
</table>

**Link 2L: PR WETLAND**

- Inflow: 8.73 cfs, Primary: 8.73 cfs, Total: 30,767 cf

---

**Total Runoff Area**: 320,810 sf  
**Runoff Volume**: 82,589 cf  
**Average Runoff Depth**: 3.09"  
**84.29% Pervious**: 270,424 sf  
**15.71% Impervious**: 50,386 sf
Subcatchment 1L: PR LAUDER WAY

- Runoff Area = 17,435 sf
- Impervious: 23.58%
- Runoff Depth = 4.09"
- Tc = 5.0 min
- CN = 70
- Runoff = 1.99 cfs
- 5,945 cf

Subcatchment 1S: EX LAUDER WAY

- Runoff Area = 22,502 sf
- Impervious: 25.21%
- Runoff Depth = 4.16"
- Tc = 5.0 min
- CN = 70
- Runoff = 2.61 cfs
- 7,799 cf

Subcatchment 2S: EX WETLAND

- Runoff Area = 119,964 sf
- Impervious: 17.36%
- Runoff Depth = 4.17"
- Flow Length = 163'
- Tc = 8.0 min
- UI Adjusted CN = 70
- Runoff = 12.52 cfs
- 41,661 cf

Subcatchment 3L: PR N/F COYLE

- Runoff Area = 16,350 sf
- Impervious: 0.00%
- Runoff Depth = 3.14"
- Tc = 5.0 min
- CN = 61
- Runoff = 1.41 cfs
- 4,282 cf

Subcatchment 3S: EX N/F COYLE

- Runoff Area = 17,927 sf
- Impervious: 0.00%
- Runoff Depth = 3.14"
- Tc = 5.0 min
- CN = 61
- Runoff = 1.54 cfs
- 4,695 cf

Subcatchment 4S: PR DRIVE W

- Runoff Area = 4,896 sf
- Impervious: 100.00%
- Runoff Depth = 7.36"
- Flow Length = 163'
- Tc = 8.0 min
- CN = 98
- Runoff = 0.78 cfs
- 3,003 cf

Subcatchment 5S: PR HOUSE

- Runoff Area = 7,018 sf
- Impervious: 100.00%
- Runoff Depth = 7.36"
- Tc = 5.0 min
- CN = 98
- Runoff = 1.24 cfs
- 4,305 cf

Subcatchment 6S: PR WETLAND

- Runoff Area = 111,413 sf
- Impervious: 4.09%
- Runoff Depth = 3.78"
- Flow Length = 163'
- Tc = 8.0 min
- UI Adjusted CN = 67
- Runoff = 10.51 cfs
- 35,057 cf

Subcatchment 7S: PR DRIVE E

- Runoff Area = 3,305 sf
- Impervious: 100.00%
- Runoff Depth = 7.36"
- Flow Length = 163'
- Tc = 8.0 min
- CN = 98
- Runoff = 0.53 cfs
- 2,027 cf

Pond C1: PR CULTEC 1

- Peak Elev = 190.73'
- Storage = 711 cf
- Inflow = 0.53 cfs
- Outflow = 0.49 cfs
- 1,422 cf

Pond C2: PR CULTEC 2

- Peak Elev = 181.89'
- Storage = 2,012 cf
- Inflow = 1.24 cfs
- Outflow = 0.76 cfs
- 2,794 cf

Pond C3: PR CULTEC 3

- Peak Elev = 189.87'
- Storage = 1,366 cf
- Inflow = 0.76 cfs
- Outflow = 0.60 cfs
- 1,871 cf

Link 2L: PR WETLAND

- Inflow = 12.23 cfs
- Primary = 12.23 cfs
- 41,144 cf

Total Runoff Area = 320,810 sf
Total Runoff Volume = 108,774 cf
Average Runoff Depth = 4.07"
Time span=0.00-27.00 hrs, dt=0.02 hrs, 1351 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1L: PR LAUDER WAY
Runoff Area=17,435 sf 23.58% Impervious Runoff Depth=5.39"
Tc=5.0 min  CN=70  Runoff=2.61 cfs  7,830 cf

Subcatchment 1S: EX LAUDER WAY
Runoff Area=22,502 sf 25.21% Impervious Runoff Depth=5.46"
Tc=5.0 min  CN=70  Runoff=3.42 cfs 10,246 cf

Subcatchment 2S: EX WETLAND
Runoff Area=119,964 sf 17.36% Impervious Runoff Depth=5.47"
Flow Length=163'  Tc=8.0 min  UI Adjusted CN=70  Runoff=16.42 cfs 54,716 cf

Subcatchment 3L: PR N/F COYLE
Runoff Area=16,350 sf 0.00% Impervious Runoff Depth=4.30"
Tc=5.0 min  CN=61  Runoff=1.95 cfs  5,863 cf

Subcatchment 3S: EX N/F COYLE
Runoff Area=17,927 sf 0.00% Impervious Runoff Depth=4.30"
Tc=5.0 min  CN=61  Runoff=2.14 cfs  6,429 cf

Subcatchment 4S: PR DRIVE W
Runoff Area=4,896 sf 100.00% Impervious Runoff Depth=8.86"
Flow Length=163'  Tc=8.0 min  CN=98  Runoff=0.94 cfs  3,615 cf

Subcatchment 5S: PR HOUSE
Runoff Area=7,018 sf 100.00% Impervious Runoff Depth=8.86"
Tc=5.0 min  CN=98  Runoff=1.49 cfs  5,181 cf

Subcatchment 6S: PR WETLAND
Runoff Area=111,413 sf 4.09% Impervious Runoff Depth=5.03"
Flow Length=163'  Tc=8.0 min  UI Adjusted CN=67  Runoff=14.04 cfs 46,719 cf

Subcatchment 7S: PR DRIVE E
Runoff Area=3,305 sf 100.00% Impervious Runoff Depth=8.86"
Flow Length=163'  Tc=8.0 min  CN=98  Runoff=0.63 cfs  2,440 cf

Pond C1: PR CULTEC 1
Peak Elev=190.83' Storage=728 cf  Inflow=0.63 cfs 2,440 cf
Outflow=0.58 cfs 1,835 cf

Pond C2: PR CULTEC 2
Peak Elev=182.48' Storage=2,145 cf  Inflow=1.49 cfs  5,181 cf
Outflow=1.05 cfs  3,670 cf

Pond C3: PR CULTEC 3
Peak Elev=190.08' Storage=1,429 cf  Inflow=0.94 cfs  3,615 cf
Outflow=0.74 cfs  2,483 cf

Link 2L: PR WETLAND
Inflow=16.18 cfs 54,707 cf
Primary=16.18 cfs 54,707 cf

Total Runoff Area = 320,810 sf  Runoff Volume = 143,039 cf  Average Runoff Depth = 5.35"
84.29% Pervious = 270,424 sf  15.71% Impervious = 50,386 sf
Stormwater Management Practices Maintenance Declaration

THIS DECLARATION is made this date, __________, 20____, by and between the Town of Greenwich, a municipal corporation with principal offices located at 101 Field Point Road, Greenwich, CT 06830 and 

Grace Elizabeth LLC
[Owner(s) Name]

3 Lauder Way
[Address]

hereinafter referred to as “Owner(s)” of the “Property” as more fully described in a deed recorded in Book ______ at Page ______ of the Greenwich Land Records. In accordance with the Town of Greenwich Drainage Manual as Amended, the “Owner(s)” agree to install and maintain stormwater management practice(s) on the subject Property in accordance with approved plans and conditions. The Owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended function in perpetuity. This Declaration includes the following exhibits located in the project files of one or all of the following Town of Greenwich Departments:

• Building Division – Permit # ______________________
• Inland Wetlands and Watercourses Agency – Application # ______________________
• Planning and Zoning – Application # ______________________

Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. Approved Maintenance Plan dated ______________________.

Exhibit B: Improvement Location Survey depicting “As-Built” conditions and showing an accurate location of each stormwater management practice affected by this Declaration. Approved Improvement Location Survey dated ______________________.

Note: After construction has been verified and accepted by the Town of Greenwich for the stormwater management practices, this declaration shall be recorded by the Owner on the Greenwich Land Records and copies of the recorded document shall be submitted to all of the following Town of Greenwich Departments involved in the approval:

   o Building Division
   o Inland Wetlands and Watercourses Agency
   o Planning and Zoning

Through this Declaration, the Owner(s) hereby subjects the Property to the following covenants, conditions, and restrictions:

1. The Owner(s), at its expense, shall secure from any affected owners of land all easements and releases of rights-of-way necessary for utilization of the stormwater practices identified in Exhibit B and shall record them with the Town Clerk. These easements and releases of rights-of-way shall
not be altered, amended, vacated, released or abandoned without prior written approval of the
town of Greenwich.

2. The Owner(s) shall be solely responsible for the installation, maintenance and repair of the
stormwater management practices, drainage easements and associated landscaping identified in
Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

3. No alterations or changes to the stormwater management practice(s) identified in Exhibit B shall
be permitted unless they are deemed to comply with this Declaration and are approved in writing
by the Town of Greenwich.

4. The Owner(s) shall retain the services of a qualified inspector (as described in Exhibit A) to
operate and ensure the maintenance of the stormwater management practice(s) identified in
Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

5. The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily
available for inspection at all times. Inspection Documentation must be maintained as frequently as
required in Exhibit A.

6. The Town of Greenwich or its designee is authorized to access the property as necessary to
conduct inspections of the stormwater management practices or drainage easements to ascertain
compliance with the intent of this Declaration and the activities prescribed in Exhibit A. Upon
written notification by the Town of Greenwich or their designee of required maintenance or
repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time
frame determined by the Town of Greenwich. The Owner(s) shall be liable for the failure to
undertake any maintenance or repairs so that the public health, safety, general welfare or the
environment shall not be endangered.

7. If the Owner(s) does not keep the stormwater management practice(s) in reasonable order and
condition, or complete maintenance activities in accordance with the Operation and Maintenance
Plan contained in Exhibit A, or the required maintenance or repairs under 6 above within the
specified time frames, the Town of Greenwich is authorized, but not required, to perform the
specified inspections, maintenance or repairs in order to preserve the intended functions of the
practice(s) and prevent the practice(s) from becoming a threat to public health, safety, general
welfare or the environment. In the case of an emergency, as determined by the Town of
Greenwich, no notice shall be required prior to the Town of Greenwich performing emergency
maintenance or repairs. The Town of Greenwich may levy the costs and expenses of such
inspections, maintenance, repairs and appropriate fees against the Owner(s). The Town of
Greenwich at the time of entering upon said stormwater management practice for the purpose of
maintenance or repair may file a notice of lien upon the property affected by the lien. If said costs
and expenses are not paid by the Owner(s), the Town of Greenwich may pursue the collection of
same through appropriate court actions.

8. The Owner(s) hereby conveys to the Town of Greenwich an easement over, on and in the
Property for the purpose of access to the stormwater management practice(s) for the inspection,
maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair
the practice(s). The Town of Greenwich's execution of any repair or maintenance does not alter
the Owner(s) responsibility to maintain in future.
9. The Owner(s) agrees that this Declaration shall be recorded and that the land described in a deed recorded in Book ______ at Page ______ of the Greenwich Land Records shall be subject to the covenants and obligations contained herein, and this Declaration shall bind all current and future owners of the property.

10. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include Exhibits A and B and this Declaration. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

11. The Owner(s) agree that the rights, obligations and responsibilities hereunder shall commence upon execution of the Declaration.

12. The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

13. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the Town of Greenwich harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter “Claims”, fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit “A” hereto, appurtenances, connections and attachments thereto which are the subject of this Declaration. The Proprietor, its agents, representatives, successors and assigns shall not be required to indemnify the Town, its officers, agents, servants, or employees, against any such damages occasioned solely by acts or omissions of the Town, its officers, agents, servants or employees, other than supervisory acts or omissions of the Town, its officers, agents; servants, or employees, in connection with such Claims or the enforcement of this Declaration.
IN WITNESS WHEREOF, the "Owner(s)" have executed this Declaration on this _____ day of
_____________________, 20____.

By: ____________________________________________
    [Owner(s)]

By: ____________________________________________
    [Owner(s)]

STATE OF CONNECTICUT
    )
COUNTY OF FAIRFIELD
    ) ss: Greenwich

The foregoing instrument was acknowledged before me on this_________ day of
_____________________, 20____, by ____________________________, the
    [Owner(s)]

"Owner(s)" of ________________________________________
    [Address]

________________________________________________________
Notary Public

My Commission Expires On:

WHEN RECORDED RETURN COPY TO:
[All of the following departments involved in approval:
Building Division, Inland Wetlands & Watercourses Agency, and Planning & Zoning]
Exhibit A
Operations and Maintenance Plan
3 Lauder Way
10/19/2021

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 3 Lauder Way are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:
   a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:
   a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
   b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

3. Stormwater Control Structures:

a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (ripped rap) shall be performed.
b. For the first year, outfalls shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

5. Drywells and Infiltration Systems:

a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris within the units shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

6. Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):
a. Changing the porous pavement surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
b. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
c. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
i. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
j. Any additional maintenance required per the manufacturer's specifications shall also be completed.

7. Roof Gutters:

   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
Operations and Maintenance Log (Page 1 of 3)
3 Lauder Way
10/19/2021

Type of Inspection: □ Spring □ Fall □ Other

Inspector's Name: __________________________ Date of Inspection: __________________________
Affiliation: __________________________ Phone #: __________________________

Catch Basins & Drainage Inlets:
- Has accumulated debris been removed from grates? □ Yes □ No □ N/A
- Do any basins require additional repair? (identify below): □ Yes □ No □ N/A
- Have sumps been cleaned of sediment? □ Yes □ No □ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:
- Has accumulated debris been removed? □ Yes □ No □ N/A
- Do any manholes require additional repair? (identify below): □ Yes □ No □ N/A
- Is there any evidence of stormwater piping failure? □ Yes □ No □ N/A
- Has a comprehensive video inspection been completed? □ Yes □ No □ N/A

Notes:

Stormwater Control Structures:
- Has accumulated debris been removed? □ Yes □ No □ N/A
- Are any repairs required? (identify below): □ Yes □ No □ N/A
- Have orifices and weirs been cleaned of debris? □ Yes □ No □ N/A

Notes:
Operations and Maintenance Log (Page 2 of 3)
3 Lauder Way
10/19/2021

Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- Have all drainage outlets been cleared of debris? □ Yes □ No □ N/A
- Have all outlet protections been inspected/repaired? □ Yes □ No □ N/A
- Have all erosion issues been repaired? □ Yes □ No □ N/A

Notes:

Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments? □ Yes □ No □ N/A
- Do units require additional repair? (identify below): □ Yes □ No □ N/A
- Has draining times of system been verified? □ Yes □ No □ N/A

Notes:

Roof Gutters:

- Has accumulated debris been removed from gutters? □ Yes □ No □ N/A
- Do any gutters require additional repair? (identify below): □ Yes □ No □ N/A

Notes:

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:
December 15, 2021

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

RE: Grace Elizabeth LLC
3 Lauder Way – Main House
Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 192.02 for a first-floor elevation of 195.00 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12' above grade.

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

Respectfully submitted,

S. E. Minor & Co., Inc.

Prepared by R.D.S.
Att.: Grade Plane Worksheet & Sketch
<table>
<thead>
<tr>
<th>6' O/S LINE</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
<th>LENGTH X ELEVATION</th>
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<tr>
<td>DESIGNATION</td>
<td>LENGTH</td>
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<tr>
<td>A</td>
<td>68.65</td>
<td>193.50</td>
</tr>
<tr>
<td>B</td>
<td>34.79</td>
<td>194.50</td>
</tr>
<tr>
<td>C</td>
<td>28.66</td>
<td>194.00</td>
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<td>D</td>
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<td>187.50</td>
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<tr>
<td>I</td>
<td>92.47</td>
<td>194.50</td>
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<tr>
<td>J</td>
<td>25.08</td>
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<tr>
<td>TOTAL</td>
<td>655.19</td>
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<th>COLUMN 1</th>
<th>COLUMN 2</th>
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<tr>
<td>FIRST FLOOR ELEVATION</td>
<td>195.00</td>
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<td></td>
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<tr>
<td>(COLUMN 3 / COLUMN 1) = GRADE PLANE ELEVATION</td>
<td>192.02</td>
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<tr>
<td>DIFFERENTIAL</td>
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<td>2.98</td>
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UTILITY NOTE:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.
1. LOT/LINE SERVICES BY TOWN WATER SUPPLY AND SEPTIC SYSTEM.
2. RESTRICTED AREA AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
3. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
4. RESTRICTED AREA AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
5. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
6. RESTRICTED AREA AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
7. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
8. RESTRICTED AREA AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
9. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
10. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
11. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
12. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
13. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
14. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
15. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
16. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
17. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
18. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
19. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.
20. UTILIZATION AS SHOWN ON TOWN WATER SUPPLY AND SEPTIC SYSTEM PLAN.

PROPOSED CULTEC SYSTEM 2

AREA = 3.681 ACRES

PROPOSED CULTEC SYSTEM 3

AREA = 3.681 ACRES

PROPOSED CULTEC SYSTEM 1

AREA = 3.681 ACRES
1. A highway permit is required for all work within the Town of Greenwich - right of way.


3. All areas that are used by construction equipment and used for contractor parking must have a 15-foot setback from the roadway.

4. The contractor must construct the bio-retention area following the specifications in Appendix G of the Town of Greenwich Drainage Manual February 2012 as amended.

5. In roadway cuts, subdrains shall be required if seepage occurs during construction or within one year of construction.

6. All retaining walls greater than three feet are required to be designed and inspected during construction by a professional engineer registered in the state of Connecticut.

7. All detention/retention systems shall be installed per manufacturer's specifications. All systems will have a manifold system that creates the longest travel time to the control structure.

8. All infiltration systems must meet the stormwater infiltration/recharge design requirements in Appendix B of the Town of Greenwich Drainage Manual. There must be at least a 2-foot separation distance between the infiltration structure and the seasonal high groundwater or bedrock/ledge (this separation requirement may be waived or reduced by the approving authority on a case-by-case basis). A 3-foot separation distance is required from the infiltration structure to the seasonal high groundwater or bedrock/ledge.

9. All infiltration systems will have a manifold system that creates the longest travel time to the control structure.

10. The contract area to be restored shall be determined by the site engineer.

11. All areas that are used by construction equipment and used for contractor parking must have a 15-foot setback from the roadway.


Utility Note:

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

CONSTRUCTION ENTRANCE: 50FT MIN.

CONSTRUCTION FENCE

SILT FENCE BARRIER

WIRE REINFORCED WITH STONE BERM

TREE PROTECTION

SILTSACK DETAIL

DIRTBAG 10' x 15' & UNDERLAYMENT

INLET PROTECTION

SOIL STOCKPILING

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

GENERAL NOTES

RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.

STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.

REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

RECHARGER 330XL HD

HEAVY DUTY CHAMBER

MINIMUM 95% COMPACTED FILL

PAVEMENT OR FINISHED GRADE

CULTEC NO. 410 NON-WOVEN GEOTEXTILE AROUND STONE. TOP AND SIDES ONLY

6.0" [152 mm] MIN.

30.5" [775 mm]

6.0" [152 mm] MIN.

12.0' [3.66 m] MAX. BURIAL DEPTH

58.0" [1473 mm] MIN. CENTER TO CENTER

52.0" [1321 mm]

12.0" [305 mm] MIN.

10.0" [254 mm] MIN. FOR PAVED

12.0" [305 mm] MIN. FOR UNPAVED

HVLV FC-24 FEED CONNECTOR WHERE SPECIFIED

1-2 INCH [25-51 mm] DIA. WASHED, CRUSHED STONE

CULTEC NO. 66 WOVEN GEOTEXTILE (FOR SCOUR PROTECTION) TO BE PLACED BENEATH INTERNAL MANIFOLD FEATURE AND BENEATH ALL INLET/OUTLET PIPES

DESIGN ENGINEER RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS (TYP.)

RECHARGER 330XL HD - HEAVY DUTY

RECHARGER 280HD

HEAVY DUTY CHAMBER

CULTEC NO. 410 NON-WOVEN GEOTEXTILE AROUND STONE. TOP AND SIDES ONLY

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STORAGE PROVIDED = 9.21 CF/FT [1.83 m³/m] PER DESIGN UNIT.

REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m)

THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

52.0" [1321 mm]

47.0" [1193 mm]

12.0" [305 mm] MIN.

DESIGN ENGINEER RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS (TYP.)

CULTEC - RECHARGER 280 HD - HEAVY DUTY

PRECAST CATCH BASIN

24" X 24" PRECAST CONCRETE YARD DRAIN

WITH 18" X 18" GRATE

20 FT LEVEL SPREADER

24" X 24" PRECAST CONCRETE YARD DRAIN

WITH 15" X 15" GRATE

PRECAST CATCH BASIN

20 FT LEVEL SPREADER
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the activities to verify the location of underground utilities.

Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction.
1. A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN TOWN OF GREENWICH - RIGHT OF WAY.

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

3. The contractor must construct the bio-retention area following the specifications in Appendix G.

4. In roadways cuts, subdrains shall be required if seepage occurs during construction or within one year of construction.

5. In roadways cuts, subdrains shall be required if seepage occurs during construction or within one year of construction.

6. All detention/retention systems shall be installed per manufacturers specifications. All systems shall use a manifold system to distribute runoff evenly into each row of infiltrators. Detention systems will have a manifold system that creates the longest travel time to the control structure.

7. All detention/retention systems shall be installed per manufacturers specifications. All systems shall use a manifold system to distribute runoff evenly into each row of infiltrators. Detention systems will have a manifold system that creates the longest travel time to the control structure.

8. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.

9. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.

10. The contractor must construct the bio-retention area following the specifications in Appendix G.

11. A highway permit is required for all work within Town of Greenwich - right of way.


13. The contractor must construct the bio-retention area following the specifications in Appendix G.

14. Bottom of stone below the infiltration structure to seasonal groundwater for land uses.

15. The contractor must construct the bio-retention area following the specifications in Appendix G.

16. A highway permit is required for all work within Town of Greenwich - right of way.

17. All detention/retention systems shall be installed per manufacturers specifications. All systems shall use a manifold system to distribute runoff evenly into each row of infiltrators. Detention systems will have a manifold system that creates the longest travel time to the control structure.

18. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.

19. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.

20. The contractor must construct the bio-retention area following the specifications in Appendix G.

21. A highway permit is required for all work within Town of Greenwich - right of way.

22. All detention/retention systems shall be installed per manufacturers specifications. All systems shall use a manifold system to distribute runoff evenly into each row of infiltrators. Detention systems will have a manifold system that creates the longest travel time to the control structure.

23. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.

24. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.

25. The contractor must construct the bio-retention area following the specifications in Appendix G.
A NEW RESIDENCE FOR:
GRACE ELIZABETH LLC
3 LAUDER WAY, GREENWICH, CONNECTICUT 06830

ARCHITECT
DOUGLAS VANDERHOORN ARCHITECTS
41 WEST CONCORD STREET, WESTPORT, CT 06880
PHONE: (203) 622-5000

STRUCTURAL ENGINEER
SOUNDVIEW ENGINEERS
250 GLENVILLE ROAD, SUITE 300, GREENWICH, CT 06830
PHONE: (203) 732-5500

CIVIL ENGINEER
S.E. MINOR & CO., INC.
33 WEST ELM STREET, GREENWICH, CT 06830
PHONE: (203) 660-5555
A NEW POOL HOUSE FOR:
GRACE ELIZABETH LLC
3 LAUDER WAY, GREENWICH, CONNECTICUT 06830

ARCHITECT
DOUGLAS VANDERHORN ARCHITECTS
41 WEST 40TH STREET, GREENWICH, CT 06830
PHONE: (203) 622-7000

STRUCTURAL ENGINEER
SOUNDVIEW ENGINEERS
220 GLENVILLE ROAD, SUITE 300, GREENWICH, CT 06831
PHONE: (203) 310-1300

CIVIL ENGINEER
S.E. MINOR & CO., INC.
33 WEST 40TH STREET, GREENWICH, CT 06830
PHONE: (203) 309-0336

LEGEND
SYMBOL LIST

INDEX OF ARCHITECTURAL DRAWINGS
T1 TITLE, SHEET, DRAWING INDEX, SYMBOLS AND NOTES
A1.1 ALL FLOOR PLANS
A2.1 ALL ELEVATIONS
F1.1 FLOOR PLAN

ABBREVIATIONS