<table>
<thead>
<tr>
<th>Final Site Plan and Special Permit</th>
<th>22 Baldwin Farms I, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLPZ 2022 00024</td>
<td>To construct a new dwelling, with an indoor athletic facility over 150,000 cubic feet in building volume.</td>
</tr>
</tbody>
</table>

**LOCATION:** 22 Baldwin Farms South

**ZONE:** RA-2

**PARCEL SIZE:** 6.48-acres

6.218-acres less accessway / zoning purposes

### ZONING STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CUBIC VOLUME</strong></td>
<td>203,860 cu. ft.</td>
<td>&gt;150,000 requires Special Permit</td>
</tr>
<tr>
<td><strong>MINIMUM GREEN AREA</strong></td>
<td>Not provided.</td>
<td>88% (238,387.6 sq. ft.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>78% (211,298 sq. ft.)</td>
</tr>
<tr>
<td><strong>GROSS FLOOR AREA</strong></td>
<td>7,232+/- sq. ft.</td>
<td>14,874 sq. ft.</td>
</tr>
<tr>
<td><strong>MAIN DWELLING:</strong></td>
<td></td>
<td>12,831 sq. ft.</td>
</tr>
<tr>
<td><strong>GUEST HOUSE:</strong></td>
<td></td>
<td>1,074 sq. ft.</td>
</tr>
<tr>
<td><strong>POOL HOUSE:</strong></td>
<td></td>
<td>546 sq. ft.</td>
</tr>
<tr>
<td><strong>GARAGE:</strong></td>
<td></td>
<td>423 sq. ft.</td>
</tr>
<tr>
<td><strong>FAR</strong></td>
<td>0.0267</td>
<td>0.0549</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0.09</td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td></td>
<td>47.50 ft.</td>
</tr>
<tr>
<td><strong>MAIN DWELLING:</strong></td>
<td></td>
<td>25 ft.</td>
</tr>
<tr>
<td><strong>GUEST HOUSE:</strong></td>
<td></td>
<td>Not provided.</td>
</tr>
<tr>
<td><strong>POOL HOUSE:</strong></td>
<td></td>
<td>Not provided.</td>
</tr>
<tr>
<td><strong>GARAGE:</strong></td>
<td></td>
<td>Not provided.</td>
</tr>
<tr>
<td><strong>REQUIRED YARD SETBACKS</strong></td>
<td>Not provided.</td>
<td>180 ft.</td>
</tr>
<tr>
<td>Front</td>
<td></td>
<td>75 ft.</td>
</tr>
<tr>
<td>Side</td>
<td></td>
<td>36 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td>165 ft.</td>
</tr>
<tr>
<td>Accessory side</td>
<td></td>
<td>26 ft.</td>
</tr>
<tr>
<td>Accessory rear</td>
<td></td>
<td>27 ft.</td>
</tr>
</tbody>
</table>

**APPLICATION SUMMARY:**
The applicant is requesting Final Site Plan and Special Permit, to construct a new single-family dwelling which will contain approximately 2,022+/- SF of indoor athletic uses (indoor pool, gym and yoga room), two-bedroom guest house with detached garage/storage shed, outdoor pool with pool cabana and attached mechanical shed, tennis court, driveway, drainage, grading, and landscaping improvements, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), and require a special permit to have an “indoor athletic facility” per Sec. 6-95(a)(8) of the Town of Greenwich Building Zone Regulations, on a 6.48-acres parcel located at 22 Baldwin Farms South, in the RA-2 Zone.
ISSUES / RECOMMENDATIONS:
1. ZONING – a guest house is an accessory building used solely by the owner or occupant of the premises for the temporary accommodation of his guests or members of his family and for which no rental or other charge is made or received and provided that *no kitchen facilities or other housekeeping facilities are included in the accessory building*. The applicant should confirm that the proposed guest house meets this criterion and be aware that the guest house cannot have a kitchen facility. The same would be required for the pool house and the “kitchenette” proposed therein.
2. If approved by the Commission, FAR, grade plane, height and volume calculations should be verified by the ZEO prior to issuance of any zoning permit; and
3. SPECIAL PERMIT - As a site with a proposed building volume to be over 150,00 cubic feet, the Commission must consider the Special Permit standards of Sec. 6-17 when rendering any decision;
4. ENGINEERING - The applicant should note the comments from the Engineering Division that would need to be addressed prior to issuance of any Zoning Permit.
5. CONSERVATION – Environmental Affairs has commented and noted concerns about the amount of site work and impervious area proposed in the site plan. They have asked how the proposed action does not impact the environment and/or natural resources.
6. HEALTH – the applicant has received conceptual approval for the proposed septic system from the Health Dept.
7. The Commission should wait to hear comments from all other relevant Town Departments regarding this item prior to closing this item and rendering a decision.

DEPARTMENT COMMENTS:
ZEO - see attached
CONSERVATION - see attached
DPW ENGINEERING - see attached
HEALTH - see attached

APPLICATION SUMMARY (continued):
The subject site is currently developed with a 6,000 +/- sq. ft., 5-bedroom single-family dwelling, pool, and two detached accessory buildings. The subject action proposes remove the current structures and build a new, 12,831 sq. ft., 7-bedroom dwelling, which also would contain an approximately 2,022 +/- SF indoor athletic facility (indoor pool, gym and yoga room); and related accessory buildings, a pool with an 854 sq. ft. pool house; a 1,074 sq. ft. guest house; a 423 sq. ft. detached garage/storage shed; and a tennis court. As required with a new dwelling a new combined septic system has been designed to handle the new home and accessory buildings. It is noted that the subject site is a rear lot and has selected the site’s easterly property line as its front yard setback, as permitted under Section 6-131(e) of the Building Zone Regulations.

The applicant is before the Commission for two criteria, first, the total building volume of the proposal would exceed 150,000 cubic feet in building volume, requiring a special permit under
Section 6-101(a) of the Building Zone Regulations. The cumulative volume of all structures proposed for the subject site totals 203,860 cubic feet as

In addition to the proposed volume, the subject proposal seeks to construct an indoor athletic use occupying from that 1,200 sq. ft. of floor area. The project includes 2,022 SF of indoor athletic uses, which contains an indoor pool, gym room, and yoga room, in proximity to one another and within the proposed dwelling. Pursuant to Section 6-95(a)(8) the Indoor Athletic Uses may be permitted only when authorized by the Planning and Zoning Commission under a special permit application.

Staff notes that the pool house and the guest house both appear to have kitchen facilities within them. Per the definition of a “guest house” in Sec. 6-5(a) of the Town’s Building Zone Regulations, kitchen facilities are not permitted. Furthermore, for accessory buildings to not be considered additional housing units and/or second residence on a single parcel, the applicant would need to remove these kitchen facilities or design them to meet the “wet bar” definition of Sec. 6-5(a) to comply with the regulations.

**DRAINAGE:**
The subject proposal seeks to use Low Impact, non-structural management practices to the maximum extend the designing engineer feels is possible. 60% of the proposed impervious area is proposed to be treated via LID techniques. The proposed tennis court and outbuildings would have its run-off treated by a rain garden. The parking courts would be treated by a permeable pavement system. The area of disturbance is largely around the area of the current residence. The IWWA does not appear to require a wetland permit. In total, it appears that around 56 existing mature trees would be removed as part of this action. This includes the house and septic field construction. The Engineering Division has reviewed the proposal and recommended it be forwarded for Permit. Conservation staff has commented on the proposal and noted that the area of disturbance is large and is asking that the applicant consider less disturbance of the native soils, less tree removal, limits to the area of grading, an analysis of the area to be planted vs the increase in impervious, along with other concerns about carbon footprint and energy and sustainability. The applicant has responded with an arborist report regarding the condition of the trees to be removed and has analyzed the proposal use the Conservation staff informal recommendations on other projects. This ad hoc formula to calculate how impervious coverage could be offset, with plantings, and notes the following:
- 1 tree offsets 100 SF of new impervious coverage
- 1 shrub offsets 25 SF of new impervious coverage
- 1 herbaceous plant offsets 1 SF of new impervious coverage

Based on the current Planting Plan, the following is noted for the proposed project:

Removing 56 trees and planting 113 new trees (for a 2:1 replacement to removal ratio). This results in a net gain of 57 new trees.

1 tree offsets 100 SF of new impervious coverage
57 NET new trees x 100 = 5,700 SF of impervious coverage offset by proposed tree plantings.

The proposal includes 881 new shrubs
1 shrub offsets 25 SF of new impervious coverage
881 x 25 = 22,025 SF of impervious coverage offset by proposed shrub plantings.

The proposal includes 3,425 new herbaceous plants, including ferns.
1 herbaceous plant offsets 1 SF of new impervious coverage
3,425 x 1 = 3,425 SF of impervious coverage offset by herbaceous plantings.

Based on the above formula, the proposed planting plan is estimated to provide a net benefit to the site by offsetting the proposed 6,572 SF increase in impervious coverage with 31,150 SF of Impervious Coverage Offset Plantings (not inclusive of 56 of the new trees to offset those existing slated to be removed). Accordingly, the proposed plan would provide approximately 24,000 SF in additional “offset” plantings to attempt to mitigate the proposed increase impervious coverage.

**SEPTIC:**
The applicant has applied for and received conceptual approval from the Town’s Health Department for the proposed septic design. The subject site would utilize a combine septic system to handle waste water from the new home as well as the proposed accessory building which would have plumbing.

**APPLICABLE REGULATIONS:**
This application is regulated by the Building Zone Regulations. Of particular significance are Sections 6-13 thru 6-15, 6-17, 6-93, 6-95, 6-101(a), 6-131, 6-183 and 6-205 of the Building Zone Regulations.
ZONING ENFORCEMENT

Project No. PLPZ202200024

 Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: 22 Baldwin Farms LLC.

LOCATION: 22 Baldwin Farms South

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: 3/23/2022

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 22-5(6)  
Department Project No.  
PLPZ202200024  
Submittal Received Date: 4/4/2022

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

PLAN SET INFORMATION

Plan Title: Development Plan  
Project Address: 22 Baldwin Farms South  
Original Plan Date: 1/24/2022  
Latest Plan Revision Date: 3/28/2022

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor and Co., Inc.  
Original Report Date: 1/19/2022  
Latest Report Revision Date: 3/28/2022

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  
Date: 4/6/2022

Digitally signed by Scott Marucci - Senior Civil Engineer  
DN: cn=Scott Marucci - Senior Civil Engineer, o=Engineering Division, ou=DPW,  
email=scott.marucci@greenwichct.org, c=US  
Date: 2022.04.06 12:36:45 -04'00'

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Zoning/Building Permit Approval

It is recommended that the Commission try to protect as many larger trees as possible and consider requiring that the proposed rain garden in point of concern two be relocated into the lawn area and not be constructed in the wooded area.

1. A revised Form SC-107 needs to be submitted.
2. The Drainage Summary Report is acceptable for the types of BMPs. The following revisions and additional information need to be submitted:
   a. Subcatchment 7S needs to include the area of driveway that is shown on the proposed conditions watershed map.
   b. The discharge from Cultec System 1 discharges into Porous Pavement Area 1 and not to Rain Garden #2.
   c. The Summary Table shall be revised as needed.
   d. The WQV computation for Subcatchment 7S needs to be revised.
   e. The design of RG#2 shall be revised as needed to provide the required WQV for Subcatchment 7S.
   f. Since Subcatchment 7S didn’t include the driveway area the required 60% impervious area to a LID BMP and the remaining 40% to a LID or Standard BMP needs to be checked.
g. The RRV needs to be revised based on the changes to Subcatchment 7S. Based on the current design the required RRV that needed to be provided during the 1-year storm was 4,352 CF and the design only provided 3,836 CF. The full RRV must be provided.

h. For Cultec System 1 the plan has the discharge as a 6” at 115.75 and the report has an 8” at 115.75.

i. Both RG#1 and RG#2 both overtop the top of berm for the 25-year storm and this is not acceptable. The design needs to keep the discharge for the 25-year storm below the top of berm. The design should only have the discharge going over the weir length and below the top of berm.

j. The location of DT#1 is too far from Cultec System 1. A deep test hole in the center of the proposed BMP needs to be completed.

k. Based on DT#2 the restrictive layer is at elevation 110.50. The proposed bottom of stone of the porous pavement system is at elevation 111.00 which is too low. The bottom of stone must be at elevation 112.50 to meet the required 2-foot separation.

l. The plan shows two DT#14 for Cultec System 2A and 2B. Review and revise the plans and the soil test forms.

m. The elevations on DT#16 need to be revised with the correct elevations.

n. The TSS computations need to be revised for Subcatchment 8S and 9S.

o. Review and revise the 72-Hr. Drawdown computations as needed.

p. The outlet protection computations need to be submitted with the zoning/building permit submittal.

q. Review and revise all other information and computations as needed.

3. The construction plan set was given an initial review and needs to include the following:

a. Site Plan Sheets
   i. The existing trees that are to remain need to be added to the plan.
   ii. The proposed rain garden design must show the proposed contours connecting into the existing contours (see attached example of how the grading needs to be shown).
   iii. A callout for the weir for the porous pavement driveway needs to be added. The proposed contour 114 needs to be at the weir since that is the weir elevation used in the report.
   iv. Since the runoff from the tennis court will be by overland flow to the RG#2 the grading along the property line must be revised to provide a swale to direct the runoff into the RG#2.
   v. The name for the rain garden in the wooded area needs to be revised to RG#1
   vi. Show all bioretention (rain gardens) with contours (1/2 foot if needed) and include the following in the callout:
       1. Top of mulch/sod elevation and surface area.
   vii. Show all permeable pavements with the following in the callout:
       1. Bottom of no. 8 stone elevation.
       2. Bottom of no.57 stone elevation.
       3. Bottom of no.2 stone elevation.

b. Low Impact Development Plan Sheet:
   i. Add any additional deep test pit and saturated hydraulic conductivity test locations (include circular influence zone for each test).

c. Driveway Profile & Sight Distance Sheet
   i. Show profile for the driveway from start of the work area to garages. The profile shall include slopes, spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.
   ii. Show slope of driveways for the remaining distance to garage on profile (required maximum slope is 8% for commercial, 12% residential (two or more family), and 15% for residential).

d. Construction Details Sheets
   i. A note shall be added to each BMP detail stating that the soils beneath the BMP shall be scarified or tilled to improve infiltration.
   ii. Show pavement cross-section.

e. Building/House Section or Elevation Sheet
   i. Show one section or elevation of the building/house.
   ii. Show all elevations to the deepest footings on section/elevation.
   iii. Show existing and proposed grade elevation on section/elevation.
   iv. Show existing mottling elevation on section/elevation.
   v. Show existing groundwater elevation on section/elevation.
   vi. Show existing ledge elevation on section/elevation.
vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

4. The draft Operations and Maintenance Plan Report needs to be revised as follows:
   a. Exhibit A needs to include the address in paragraph one.

**Standard Conditions for Each Submittal**

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g., P&Z, IWWA, and DPW Building and Highway Divisions).

2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2012 (as amended).

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner
FROM: Aleksandra Moch, Environmental Analyst
DATE: March 22, 2022

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

1. The proposed a single-family use will consume nearly 10,000 s.f. for buildings and recreational uses, utilizing a disproportionate share of the natural resources such as native soil, vegetated areas and natural storm water infiltration space. Consumption of the lot by buildings can be largely attributed to the predominantly single story house with a footprint of 7,758 s.f. The applicant requests a special permit because the development proposal exceeds the maximum cubic value for the zone thus, the question is whether or not the proposed development justifies the need for this variance. The applicant should demonstrate how the project will improve the resiliency of the area and provide net benefit to the natural environment and not put unnecessary constrain on the natural resources.

Demonstration of balance should include:
   a) How will the development minimize its carbon footprint? This can include energy efficiencies, use of sustainable materials, reduced development envelope, etc.
   b) What percentage of the proposed planting plan is native and what environmental functions they will provide?
   c) Provide an analysis of the proposed area to be planted vs. the increase in impervious surface.
   d) Provide an assessment of the proposed lawn and additional opportunities to reduce this resource intensive land cover type.
   e) Can the applicant commit to organic lawn care as part of an overall effort to increase sustainability?
   f) How many existing trees will be removed from the site? An arborist report for the trees evaluated at the sites should be submitted.
g) Provide a description of how impervious surfaces were minimized and what consideration was given to pervious pavement where hardscape was necessary.

h) Provide the rationale for the limit of site disturbance and grading. Where grading is proposed to meet an aesthetic priority, how does this balance with the impact to the ecological services of mature soil?

2. The positive elements of this proposal include the new development location within the already disturbed landscape envelope of the old residence and a significant area proposed to be planted with variety of species including native pants.

The commission recognizes this is an oversized lot and as such can support a somewhat larger development. We also recognize maximum allowable metrics of the zoning regulations do not equate to an entitlement. Each application should justify their particular circumstances and how they have worked to minimize and mitigate the impact any development inherently brings.

cc: Conservation Commission
03/01/2022
S.E. Minor & Company, Inc
Robert Sandolo
33 West Elm Street
Greenwich CT 06830

Re: Design Date: 02/23/2022
Design Number: T-71

Dear Robert Sandolo

This Department has received, reviewed, and approved the submitted design proposal for an on-site sewage disposal system for a 7 bedroom/750 GPD at 22 BALDWIN FARMS SOUTH.


Please be advised that this is NOT a Permit to Construct. A Permit to Construct will be issued to a septic system installer licensed in the State of Connecticut. The Application for a Permit to Construct a Sewage Disposal System must be signed by this installer, and the fee of $495 for a sewage disposal permit must be paid prior to issuance of the Permit to Construct.

Should changes to the State of Connecticut Public Health Code and/or Town of Greenwich Municipal Code be implemented prior to installation of the system, the design must be revised to meet current code requirements.

Sincerely,

Theresa Meade
Division of Environmental Services
03/01/2022
S.E. Minor & Company, Inc
Robert Sandolo
33 West Elm Street
Greenwich CT 06830

Re: Design Date: 02/23/2022
Design Number: T-71

Dear Robert Sandolo

This Department has received, reviewed, and approved the submitted design proposal for an on-site sewage disposal system for a 1 bedroom/150 GPD at 22 BALDWIN FARMS SOUTH.


Please be advised that this is NOT a Permit to Construct. A Permit to Construct will be issued to a septic system installer licensed in the State of Connecticut. The Application for a Permit to Construct a Sewage Disposal System must be signed by this installer, and the fee of $495 for a sewage disposal permit must be paid prior to issuance of the Permit to Construct.

Should changes to the State of Connecticut Public Health Code and/or Town of Greenwich Municipal Code be implemented prior to installation of the system, the design must be revised to meet current code requirements.

Sincerely,

Kristin Donlin
Division of Environmental Services
03/01/2022
S.E. Minor & Company, Inc
Robert Sandolo
33 West Elm Street
Greenwich CT 06830

Re: Design Date: 02/23/2022
Design Number: T-71

Dear Robert Sandolo

This Department has received, reviewed, and approved the submitted design proposal for an on-site sewage disposal system for a 2 bedroom/300 GPD at 22 BALDWIN FARMS SOUTH.


Please be advised that this is NOT a Permit to Construct. A Permit to Construct will be issued to a septic system installer licensed in the State of Connecticut. The Application for a Permit to Construct a Sewage Disposal System must be signed by this installer, and the fee of $495 for a sewage disposal permit must be paid prior to issuance of the Permit to Construct.

Should changes to the State of Connecticut Public Health Code and/or Town of Greenwich Municipal Code be implemented prior to installation of the system, the design must be revised to meet current code requirements.

Sincerely,

_______________________________
Theresa Meade
Division of Environmental Services
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 22 Baldwin Farms South, Greenwich  Tax ID: 10-1360

Property Owner: 22 Baldwin Farms I LLC  Address: 22 Baldwin Farms South, Greenwich, CT 06830

Contact information – Email or Cell Phone: Michele Cronin, AICP - mcronin@fcsn.com

Authorized Agent: Michele Cronin, AICP  Address: 1700 E. Putnam Avenue, Old Greenwich, CT 06870

Contact information – Email or Cell Phone: mcronin@fcsn.com / 203.970.8182

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

Appl. #

ACTIVITY: (Circle)  Addition  Demolition  Desk  Garage  Interior renovations

Tennis Court  Pool  Site Work/Landscaping  Septic  Other (specify)

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

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

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

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

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

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

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

Signature  Michele A. Cronin  Date 01/28/2022

STAFF NOTES

Office Rev  Date 1/28/22  Field Inv  Date  WET/WC?  YES  NO  TIDAL

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

Soils Report  Date  Author  Staff

Comments: Only activities in Upland Buffer Area are installation of driveway gate and

level spreader from NE rain garden and landscaping

IWWA Questionnaire Revised 3/4/2020
Ms. Katie DeLuca, AICP, Town Planner  
Greenwich Planning and Zoning Commission  
101 Field Point Road  
Greenwich, CT 06830  

RE: Applications for Final Site Plan and Special Permit Approval  
Proposed Single-Family Residence and Outbuildings in Excess of 150,000 CFV  
Proposed Indoor Athletic Uses in Excess of 1,200 SF.  
Applicant/Owner: 22 Baldwin Farms I LLC  
22 Baldwin Farms South, RA-2 Zone.

Dear Katie:

On behalf of our client, 22 Baldwin Farms I LLC, we are pleased to submit herewith applications for Final Site Plan and Special Permit approval to re-develop the subject premises with a new single-family dwelling, two-bedroom guest house with detached garage/storage shed, outdoor pool with pool cabana and attached mechanical shed, tennis court, driveway, drainage, grading, and landscaping improvements typical for single-family residential development in mid-country Greenwich. These applications are submitted pursuant to Section 6-13(6), 6-13(7), 6-95(a)(8) and 6-101(a) of the Greenwich Building Zone Regulations (the “Regulations”), and are in conformance with all applicable sections of said Regulations, including, but not limited to, §6-13 through 6-15, 6-17, 6-131, and 6-205.

As required pursuant to Section 6-14(a) of the Greenwich Building Zone Regulations the applicant had a pre-application review with the Planning and Zoning Commission on January 4, 2022 for the proposed site development.

Background and Existing Conditions

The subject site is a 6.48-acre rear-lot located in the RA-2 zone in mid-country Greenwich. The lot was created as the result of a free-cut in 1971, which split an 11.475-acre parcel located at 253 Round Hill Road into two (2) parcels: the first being a 4.995-acre tract of land located at 253 Round Hill Road (now known as Parcel ID #10-3122); and the second being the subject 6.48-acre lot, which retained the original 11-acre site’s existing structures (Parcel ID #10-1360). Upon this free-cut, access to the subject parcel was created Baldwin Farms South, rather than Round Hill Road. Both of the aforementioned lots resulted in rear-lots as defined by Section 6-5(a)(40.2).

As noted above, 22 Baldwin Farms South is a 6.48-acre rear lot, with a Zoning Lot Area of 6.218-acres. According to the Tax Assessor’s Field Card, the property is currently developed with a 6,000+/- SF 5-bedroom single-family dwelling with attached garage, outdoor pool, 840 SF “flatbarn”, and a 392 SF “workshop”. The site is served by public water and a private septic system.

Proposed Site Improvements

The current owner acquired the property in June of last year (2021) and is proposing to redevelop the site with a new single-family residence and associated outbuildings customary for this area of Greenwich. Specifically, the project includes constructing a new 12,831 SF 7-bedroom residence, which will contain approximately 2,022+/- SF of indoor athletic uses (indoor pool, gym and yoga room); a 546
Ms. Katie DeLuca, Town Planner  
RE: 22 Baldwin Farms South  
January 31, 2022  
Page 2 of 5

SF pool house with attached mechanical shed; a 1,074 SF 2-bedroom guest house; a 423 SF detached garage/storage shed; an outdoor pool; and a tennis court. Also proposed are associated site improvements including primary and reserve septic areas for the 7-bedroom home, 2-bedroom guesthouse, and pool cabana; and drainage improvements in accordance with the Town’s Drainage Manual. The principle structure and all accessory structures meet minimum height, bulk, setback and green area criteria set forth in the Greenwich Building Zone Regulations for the RA-2 zone, as further outlined in the table below. It can be noted that the applicant has selected the site’s easterly property line as its front lot line, as permitted pursuant to Section 6-131(e) of the Regulations.

<table>
<thead>
<tr>
<th>ZONING DATA TABLE FOR 22 BALDWIN FARMS SOUTH – RA-2 ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
</tr>
<tr>
<td>TOTAL LOT AREA: 6.479 Acres 282,225 SF</td>
</tr>
<tr>
<td>ZONING LOT AREA: 6.218 Acres 270,856 SF</td>
</tr>
</tbody>
</table>

GROSS FLOOR AREA:

Main House: 6,000 +/- SF<sup>1</sup>  
12,831 SF<sup>2</sup>  
- Basement: 1,888 SF  
- First Floor: 7,758 SF  
- Second Floor: 3,185 SF

Accessory Structures: 1,232 SF<sup>1</sup>  
- Workshop: 392 SF  
- Flatbarn: 840 SF  
2,043 SF  
- Guest House: 1,074 SF  
- Pool Cabana: 546 SF  
- Garage: 423 SF

TOTAL FLOOR AREA (FAR): 7,232 SF (0.027 FAR)  
14,874 SF (0.055 FAR)  
24,377 SF (0.09 FAR)

BUILDING HEIGHT: Unknown  
29'-2 ¼" (Max.)  
47'-6"  
NUMBER OF STORIES: 2-Stories  
1 ½-Stories (Max.)  
3 ½ Stories

GREEN AREA: 92.6%  
88%  
78%

MINIMUM SETBACKS:

Front: 180 Feet (Main House)  
75 Feet

Rear: 165 Feet (Main House)  
75 Feet

Side: 36 Feet (Pool)  
35 Feet

Accessory Structures in Rear Yard: 26 Feet - Pool Cabana  
27 Feet - Tennis Court  
33 Feet - Guest House  
28 Feet – Detached Garage  
25 Feet

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<sup>1</sup> Per Tax Assessor’s Field Card.

<sup>2</sup> Per FAR Worksheets dated 1/25/2022 prepared by Modern Shelter Architecture.

<sup>3</sup> Pursuant to §6-134(a)(2) and the proposed grade plane calculation, 50% of basement contributes to the site’s Floor Area, Gross.
Drainage

As outlined in the Drainage Summary Report prepared by the project civil engineer, S.E. Minor & Co., a drainage management system has been designed to collect and treat runoff close to its source. Captured runoff will be routed to Cultecs, rain gardens, and pervious pavement that will treat and store runoff in conformance with LID design guidelines. As noted in the Drainage Report submitted herewith, the proposed system will provide water quality volume pollutant reduction and maintain or reduce peak rates of runoff during all studied 24-hour storm events. Accordingly, it is the professional opinion of S.E. Minor & Co. that the proposed stormwater management plan, with proper construction and maintenance, will have no adverse hydrological or hydraulic impacts on neighboring or downstream properties, water bodies or drainage facilities and meet all development criteria set forth in the Town’s Low Impact Development Drainage Manual, as amended. Further, the proposed drainage improvements comply with Section 6-15(a)(3)(g), Site Plan Standards, and Section 6-17(d)(3), Special Permit Standards, of the zoning regulations.

Utilities

The property is currently serviced by public water and a private septic system, to continue under proposed conditions. The applicant will work directly with the Greenwich Health Department to permit the construction of new primary and reserve septic areas as needed for the proposed new residence, guesthouse, and pool cabana. A copy of the Proposed Septic Plan (Sheet S1) is provided herewith for the Commission’s review and reference.

Landscaping

The existing site contains large areas of existing woodlands as well as on- and off-site wetland resources, which are located on the periphery of the site. The applicant intends to keep construction activities contained to previously developed areas to the greatest possible extent and has coordinated closely with an arborist and landscape architect to ensure tree preservation, protection and replacement remain a priority throughout the site re-development process.

During the applicant’s pre-application review with the Commission, the applicant was asked to ensure its plans depict any trees that would need to be removed or protected as part of the proposed development. The applicant retained a CT licensed arborist to identify trees that should be preserved and trees that should be considered for removal as a result of either their poor or hazardous condition and/or due to expected impacts from the proposed construction activities. While there were a few trees that have been identified to be removed due to structural decline, including a large maple tree, most of the trees that require removal are the result of the proposed site development. However, the applicant has worked diligently with its landscape architect to develop a planting plan that we believe offsets both the necessary tree removals and the proposed increase in the site’s overall impervious coverage. The planting plan submitted herewith for your review includes 119 new trees, 881 shrubs and 3,425 herbaceous plants (not including grasses). Overall, 88% of the site will be maintained as “green area”, as defined in the Regulations, and approximately 60-65% of this green space will include trees and tree canopy.

Request for Special Permit Approval

The Applicant seeks special permit approval pursuant to the following applicable Building Zone Regulations:
6-101(a) – Cubic Volume

No new construction, which individually or together would total in excess of 150,000 cubic feet in volume above established grade in a residential zone shall be permitted except when authorized by special permit by the Commission pursuant to Section 6-17 of the Building Zone Regulations. The cumulative volume of all structures proposed for the subject site totals 203,860 cubic feet. Accordingly, the applicant is seeking a special permit pursuant to Section 6-101(a) of the Regulations.

6-95(a)(8) – Indoor Athletic Uses Occupying More than 1,200 SF of Floor Area

Pursuant to Section 6-95(a)(8) of the Building Zone Regulations, indoor athletic uses occupying more than 1,200 SF of floor area may be permitted only when authorized by the Planning and Zoning Commission as a special permit. The project includes 2,022 SF of indoor athletic uses, including an indoor pool, gym room, and yoga room. Accordingly, the applicant is seeking a special permit pursuant to Section 6-95(a)(8) of the Regulations.

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

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

• The project will comply with the Town’s Drainage Manual and will not adversely affect storm drainage, sewerage disposal, or other municipal facilities. The proposed stormwater management plan will provide treatment, collection, infiltration and retention of stormwater. Sewage disposal will be provided through private facilities and will be established in accordance with all applicable state and local regulations.

• The subject property is located in a lovely area of mid-country Greenwich. Being a rear lot, the developed portions of the property will continue to be setback substantially from the street and will be well screened by the natural topography, existing natural vegetation, and adjacency to land owned by the Greenwich Land Trust and the Greenwich Boys Club. The site’s natural conditions, along with existing and proposed screening ensures that the proposed building will not materially adversely affect adjacent structures, neighborhoods or developed areas located within the closest proximity to the use. Further, the construction of the proposed single-family home and accessory structures will be in scale with and compatible with surrounding uses, buildings, streets and open spaces and will not adversely affect surrounding residential uses or alter the neighborhood’s essential characteristics.

• The proposed development preserves large portions of the natural environment and mitigates any tree removals with a robust planting plan that will protect against deterioration of the quality of the environment.

• The proposed development will preserve the Town’s existing housing stock and provides for staff quarters to house employees of the residents.

• The project maintains a single-family residential use and, accordingly, will not adversely affect safety in the streets nor will it increase traffic congestion.
The applicant believes that the above standards, as well as all of the standards set forth under Sections 6-15 and 6-17(d) of the Greenwich Building Zone Regulations, have been met and that the proposed development conforms with the overall intent of the regulations.

**Plans and Support Documentation**

The following materials are provided herewith in support of these applications:

- One (1) Digital Copy, Final Site Plan and Special Permit Application Forms;
- One (1) Digital Copy, Application Fee payable to the Town of Greenwich;
- One (1) Digital Copy, Site Plan Application Authorization Form signed by the applicant, property owner, and the applicant’s representative;
- Affidavit of Notification to Adjoining Property Owners, inclusive of a Certificate of Mailing;
- One (1) Digital Copy, Civil Engineering Plan Set dated January 24, 2022, prepared and certified by S.E. Minor & Co., Inc.;
- One (1) Digital Copy, Architectural Plans, Elevations and FAR Worksheets dated January 25, 2022, prepared by Modern Shelter Architecture;
- One (1) Digital Copy, Landscape Plan Set dated January 27, 2022, prepared by Artemis Landscape Architects, Inc.
- One (1) Digital Copy, Proposed Grade Plane Plan for each of the proposed buildings, prepared and certified by S.E. Minor & Co., Inc.;
- One (1) Digital Copy, Drainage Summary Report dated January 24, 2022, prepared and certified by S.E. Minor & Co., Inc.;
- One (1) Digital Copy, Completed IWWA Questionnaire signed by IWWA staff January 28, 2022;
- One (1) Digital Copy, Tax Assessors Field Card for Parcel #10-1360; and
- One (1) Digital Copy, Town of Greenwich GIS Map of the vicinity of the subject Property;

One (1) hard copy of all of the documents listed above will be hand delivered to the Planning and Zoning Department’s Applications Coordinator within the next few business days.

We look forward to presenting these applications to the Commission at its first available public hearing. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me directly at 203-629-7330.

Very truly yours,

Bruce F. Cohen

cc (w/encl.): 22 Baldwin Farms I LLC
Modern Shelter Architecture
S.E. Minor & Co., Inc.
Artemis Landscape Architects, Inc.
BY EMAIL

April 4, 2022

Greenwich Planning and Zoning Commission
c/o Mr. Patrick LaRow, AICP
Deputy Director, Planning and Zoning
101 Field Point Road
Greenwich, CT 06830

RE:  FSP/SP # PLPZ 2022 00024
    New Residential Development at 22 Baldwin Farms South
    Applicant/Owner: 22 Baldwin Farms I, LLC

Dear Chairwoman Alban and Members of the Planning and Zoning Commission:

The above-referenced applications were submitted to the Planning and Zoning Commission on January 31, 2022 and formally received by the Commission at its February 1, 2022 regularly scheduled public meeting. The applicant received comments from the Department of Public Works’ Engineering Division on March 23, 2022 and, accordingly, the applicant requested that the Commission postpone opening its public hearing on this matter until its April 12, 2022 public hearing. This letter is a response to the departmental comments received on this project to date. A restatement of the comments from the Engineering Division and the Conservation Commission are provided below followed by our response to same.

ISSUES/RECOMMENDATIONS/REQUESTS FROM DEPARTMENTAL STAFF

1.) Response to Engineering Division Comments dated March 23, 2022

Response: The Department of Public Works’ Engineering Division issued comments on 3/23/22. The project engineer, SE Minor, has provided a point-by-point response along with an updated Drainage Summary Report and updated site plans, both dated revised March 28, 2022. We are hopeful that the responses prepared by SE Minor will satisfy Mr. Marucci’s comments and look forward to seeing supplemental comments from the Engineering Division.


Response: Conservation Commission staff issued comments on 3/22/22. Below is a restatement of the Department’s pertinent Comments and Recommendations and the applicant’s response to same.

- The proposed a single-family use will consume nearly 10,000 s.f. for buildings and recreational uses, utilizing a disproportionate share of the natural resources such as native soil, vegetated areas and natural storm water infiltration space. Consumption of the lot by buildings can be largely attributed to the predominantly single story house with a footprint of 7,758 s.f. The applicant requests a special permit because the development proposal exceeds the maximum cubic value for the zone thus, the question is whether or not the proposed development justifies the need for this variance...

Response: As a point of clarification, the project pending before the Commission does not need, nor does it request, a variance of the Building Zone Regulations. The proposed development complies with all zoning requirements outlined within the regulations, including FAR, green area, setbacks, building height, and number of stories. In fact, the site could be further developed with an additional...
9,500 SF of floor area, 27,085 SF of non-green area, 2 additional stories, and over 18 additional feet in building height and still comply with all applicable zoning regulations for this site.

- The applicant should demonstrate how the project will improve the resiliency of the area and provide net benefit to the natural environment and not put unnecessary constrain on the natural resources. Demonstration of balance should include:
  - How will the development minimize its carbon footprint? This can include energy efficiencies, use of sustainable materials, reduced development envelope, etc.
  - What percentage of the proposed planting plan is native and what environmental functions they will provide?
  - Provide an analysis of the proposed area to be planted vs. the increase in impervious surface.
  - Provide an assessment of the proposed lawn and additional opportunities to reduce this resource intensive land cover type.
  - Can the applicant commit to organic lawn care as part of an overall effort to increase sustainability?
  - How many existing trees will be removed from the site? An arborist report for the trees evaluated at the sites should be submitted.

Response: Our office is aware of the importance that this Commission places on environmental stewardship, low impact design, and protection of the natural environment. We also understand that these objectives must be balanced against a property owners’ inherent right to develop their real property in accordance with the established zoning regulations. While the proposed development is a special permit use within the Greenwich Building Zone Regulations, the applicant’s burden is to demonstrate compliance with the standards outlined within said regulations, most notably Sections 6-15 and 6-17. While these standards do not require applicants to demonstrate how a proposed project will balance out development pursuant to the various standards outlined in Ms. Moch’s Report, we provide the following information for the Commission’s reference and consideration:
  - How will the development minimize its carbon footprint? This can include energy efficiencies, use of sustainable materials, reduced development envelope, etc.
    Response: While the project design has not advanced into the construction document phase, the applicant does intend using environmentally-friendly materials and energy efficient products where possible and not cost-prohibitive. Specifically, the applicant is considering use of sustainably harvested wood on the home’s construction, a geo-thermal HVAC system, photovoltaic (PV) solar roof panels to offset electrical consumption, Energy Star rated appliances, and building insulation that includes a layer of spray-foam insulation, which will ensure a more air-tight building envelope and improved thermal performance.
  - What percentage of the proposed planting plan is native and what environmental functions they will provide?
    Response: The total plantings to be installed on only the subject site is 5,553. This includes trees, shrubs, perennials and groundcover. Of these plants, 3,494 are native species and 2,059 are non-native. Sheet L4.00 of the Landscape Plan set has been updated to include a column on the plant list specifying native species. Overall, the percent of native species is 63%. The
proposed native species include trees, shrubs and herbaceous perennials and ferns. These plants provide trees/shrubs for shelter, flowers, berries and seeds for food, & pollen for bees/butterflies.

- **Provide an analysis of the proposed area to be planted vs. the increase in impervious surface.**

  **Response:** The site’s impervious coverage is proposed to be increased on the site by 6,572 SF.

  Within the last year or so the Conservation Commission developed, and has applied, an informal formula to calculate how impervious coverage could be offset with plantings. The impervious coverage-to-planting ratios are as follows:

  - 1 tree offsets 100 SF of new impervious coverage
  - 1 shrub offsets 25 SF of new impervious coverage
  - 1 herbaceous plant offsets 1 SF of new impervious coverage

  Based on the current Planting Plan, the following is true for the proposed project:

  The Proposal includes removing 56 trees and planting 113 new trees (for a 2:1 replacement to removal ratio). This results in a net gain of 57 new trees.

  1 tree offsets 100 SF of new impervious coverage

  57 NET new trees x 100 = **5,700 SF of impervious coverage offset by proposed tree plantings.**

  The Proposal includes 881 new shrubs

  1 shrub offsets 25 SF of new impervious coverage

  881 x 25 = **22,025 SF of impervious coverage offset by proposed shrub plantings.**

  The Proposal includes 3,425 new herbaceous plants, including ferns.

  1 herbaceous plant offsets 1 SF of new impervious coverage

  3,425 x 1 = **3,425 SF of impervious coverage offset by herbaceous plantings.**

  Based on the above formula, the proposed planting plan will provide net benefit to the site by offsetting the proposed 6,572 SF increase in impervious coverage with 31,150 SF of Impervious Coverage Offset Plantings (which does not include 56 of the new trees to compensate for tree removals). Accordingly, the proposed plan provides more than 24,000 SF in additional “offset” plantings than would be considered warranted based on the proposed increase impervious coverage.

- **Provide an assessment of the proposed lawn and additional opportunities to reduce this resource intensive land cover type.**

  **Response:** The existing site includes large expanses of lawn, which will not be substantially increased as a result of the proposed development. The existing lawn areas on the northern portion of the site will be generally maintained to provide open space for passive recreation and play for the applicant’s children.

- **Can the applicant commit to organic lawn care as part of an overall effort to increase sustainability?**

  **Response:** The applicant is willing to consider to organic lawn care to increase its overall commitment to sustainable living.
How many existing trees will be removed from the site? An arborist report for the trees evaluated at the sites should be submitted.

Response: As noted above, 56 trees will be removed and 113 planted as part of the proposed development. We have enclosed herewith an arborist report dated September 18, 2021, prepared by Balanced Tree Care. As noted in the report, certain trees were recommended for removal based on structural issues, to protect or feature other nearby healthier trees, or as a result of the proposed development.

We believe that the information enclosed and provided above responds to all of the questions and recommendations relative to this project to date. The following documents are provided herewith in further support of this application:

- One (1) Digital Copy, Updated Civil Engineering Plans dated revised March 28, 2022, prepared and certified by S.E. Minor & Co., Inc.;
- One (1) Digital Copy, Drainage Summary Report dated revised March 28, 2022, prepared and certified by S.E. Minor & Co., Inc.;
- One (1) Digital Copy, Arborists Letter dated September 18, 2021, prepared by Balanced Tree Care, Brian Nadriczny, CT Lis. # S-4844, Certified Arborist # 0462A; and
- Revised Sheet L4.00 from the Landscape Plan Set dated January 27, 2022, prepared by Artemis Landscape Architects, Inc.

One (1) hard copy of all of the documents listed above will be delivered to the Planning and Zoning Department in the next 1-2 business days.

We look forward to presenting this information to the Commission its April 12, 2022 public hearing. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me or our firm’s Land Use Analyst, Michele Cronin.

Very truly yours,

Bruce F. Cohen

Enclosures

cc: (w/encl.): 22 Baldwin Farms I LLC
Modern Shelter Architecture
S.E. Minor & Co., Inc.
Artemis Landscape Architects, Inc.
March 28, 2022

Town of Greenwich - DPW
101 Field Point Road
Greenwich, CT 06830
Att.: Scott Marucci – Senior Civil Engineer

Re: 22 Baldwin Farms South
PLPZ 2022 00024

Dear Mr. Marucci,

Enclosed you will find a copy of the Final Site Plan application showing revisions in response to your comments dated 3/23/2022 for the above referenced property. Revisions to the plan and drainage report based on your comments are as follows:

1) A revised SC-107 has been submitted.

2) The Drainage Report has been revised as follows;
   a) Revised watershed maps are included in the plan set
   b) Wooded areas have been accounted for in the existing and proposed drainage model
   c) Wooded areas have been accounted for in the existing and proposed drainage model
   d) Watershed maps have been revised accordingly.
   e) The intent is to embed RG#1 within the existing wooded area. The raingarden will be planted out and the area will remain “wooded”. It is proposed for the existing trees in this area to remain
   f) Deep test holes and SHC tests have been conducted. Data is included on the plan set and in the drainage report
   g) Deep test holes and SHC tests have been conducted. Data is included on the plan set and in the drainage report
   h) The tennis court has been revised to a hard surface.
   i) Routing has been revised accordingly
   j) Routing has been revised accordingly
   k) Outlet protection computations will be provided with the building permit submission
   l) All computations have been revised accordingly

3) The Plan Set has been revised accordingly

Please contact us should you have any questions regarding this matter.

Sincerely,

Robert D. Sandolo Jr., P.E.
Project Engineer
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 22 Baldwin Farms South  Tax Account No.: 10-1360

Building Permit No.: ______________

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor & Co.

Design Plans Date: 3/28/2022  Drainage Report Date: 3/28/2022

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

<table>
<thead>
<tr>
<th>Total Impervious Area</th>
<th>Total Impervious Area</th>
<th>Total Disconnected Impervious Area</th>
<th>Total Directly Connected Impervious Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Existing Conditions (SF)¹</td>
<td>Under Proposed Conditions (SF)¹</td>
<td>Under Proposed Conditions (SF)²</td>
<td>Under Proposed Conditions (SF)³</td>
</tr>
<tr>
<td>29517</td>
<td>36089</td>
<td>31135</td>
<td>4954</td>
</tr>
</tbody>
</table>

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

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

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

Engineer’s Signature ___________________________ Date 3/28/2022
Drainage Summary Report
Property of
22 Baldwin Farms I LLC
22 Baldwin Farms South
Greenwich, Connecticut
March 29, 2022
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HYDROLOGICAL & HYDRAULIC CALCULATIONS EXISTING CONDITIONS 5

HYDROLOGICAL & HYDRAULIC CALCULATIONS PROPOSED CONDITIONS 6

STORMWATER MANAGEMENT OPERATIONS & MAINTENANCE PLAN 7
The subject site is a residential building lot located on the South side of 22 Baldwin Farms South in Greenwich, between Round Hill Road and Roger Drive. It is proposed to demolish all existing structures and build a new house, guest house, pool house, pool, patio, driveway, detached garage, and tennis court with viewing terrace. Currently, the site consists of the house, driveway, pool and patio, garage, gravel path, lawn areas, and some wetland areas. As can be seen on the site plan package, there are flagged wetlands located to the Northwest, Northeast, and East of the project site.

There are four watersheds on the property. The proposed work will take place in the watersheds that drain directly into the flagged wetlands in the Northeast corner and Northwest corner of the site. These two drainage areas are accounted for in the drainage model. The other two watersheds will remain unchanged and are not included in the proposed model.

In accordance with Appendix B of the Greenwich Drainage Manual, the NRCS Web Soil Survey was used to conduct the initial soils feasibility evaluation. According to Web Soil Survey, the site roughly consists of 56% Charlton-Chatfield complex (very rocky HSG B), 38% Woodbridge fine sandy loam (HSG C/D), 4% Timakwa and Natchaug soils (HSG B/D), and 2% Hollis-Chatfield-Rock outcrop complex (HSG D). All proposed work will take place in HSG B and HSG C areas.

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

**STANDARD 1:** Low Impact Development

Site disturbance was limited to the maximum extent practicable. Efforts were made to minimize the construction envelope to preserve existing vegetation where possible. The natural contours of the site are preserved to the maximum extent.
practicable. The proposed storm water management system utilizes LID BMPs in order to meet the required standards. Over 60% of all new impervious area will be treated in LID fashion. Runoff from the rear roof and patios will be directed into RG1. Runoff from the tennis court and outbuildings will be directed to RG2. Runoff from the two parking courts will be routed to the permeable pavement system in the garage parking court. The pool area and a portion of the main house roof will be routed to culvert system 1. The remainder of the main house roof and terrace will be directed into culvert system 2. The stormwater network’s primary overflow will be toward POC#2.

STANDARD 2: Protection of Natural Hydrology

A. Site disturbance has been minimized as depicted on the enclosed Site Plan package. The limit of disturbance is delineated by construction fencing. No disturbance shall occur outside the fenced construction zone(s). No low areas on site are proposed to be dewatered or filled.

B. Construction notes to the contractor to limit soil compaction and the limits of disturbance are included on the Site Plan. Infiltrating storm water structures have been proposed in areas that should not experience loads from heavy construction traffic. These areas shall be delineated with construction fencing prior to installation and protected from heavy loading post installation. Construction traffic will be limited to areas proposed as hardcape. Areas disturbed that are not proposed as hardcape returned to a vegetated state.

C. The time of concentrations after development will approximate predevelopment values. There are no proposed steep slopes.

D. The enclosed Site Plan package illustrates how the development sought to follow the natural contours of the landscape. The proposed grading plan will not alter the overall watershed areas.

E. Areas of compost-amended soils have not been incorporated into the design, however, any pervious areas used for parking during construction shall have the soil tilled to a depth of 12 to 18 inches and amended with small amounts of organic matter if needed.

F. All areas disturbed, with the exception of the proposed impervious surfaces will be restored to a vegetated state upon completion of the project.

G. The flagged wetlands on site will be protected from disturbance with double row silt fence and bright orange safety fencing.

H. No roadway or driveway crossings of surface waters are proposed.
I. No roadway or driveway crossings of streams are proposed.

STANDARD 3: Stormwater Best Management Practices

A. The proposed stormwater network has been designed to collect and treat runoff close to its source where possible. Overflow from the stormwater network will continue to outlet toward POC 1 and 2.

B. Calculations are enclosed showing how Pollutant Reduction, Peak Flow Control, RRV and GRV standards are met. All proposed storm water structures provide
pollutant reduction in order to meet the WQV. The proposed porous pavement and infiltrating Cultecs provide storage to meet RRV and GRV requirements.

C. The proposed junction boxes and catch basins will act as access points for maintenance and shutdown in an unexpected event, as well as inspection ports on the Cultec systems.

D. No pumping of stormwater is proposed.

E. No pumping of groundwater is proposed.

**STANDARD 4: Runoff Reduction Volume and Groundwater Recharge Volume**

A. RRV – The proposed pervious pavement and cultecs provide greater than the required runoff reduction volume in each area of concern. Calculations are enclosed.

B. GRV – (Groundwater Recharge Volume) Calculations are enclosed.

C. RCV - (Runoff Capture Volume) calculations are not required for this project.

**STANDARD 5: Peak Flow Control**

A. The Steam Channel Protection criteria are not required to be met for this project.

B. Conveyance calculations enclosed.

C. Using HydroCAD, which incorporates the SCS TR – 20 Unit Hydrograph Method, the peak rate of runoff discharging to the POC were computed for a 1, 2, 5, 10, 25, 50, and 100-year 24-hour storm events, under existing and proposed conditions. The total peak rate of runoff discharging to the POC after development will be maintained at or below current discharge levels for a 1, 2, 5, 10, 25-year 24-hour storm event. These results are summarized in Drainage Summary Table I and II.

**DRAINAGE SUMMARY TABLE I**

**SUMMARY OF HYDROLOGICAL & HYDRAULIC ROUTING CALCULATIONS FOR DRAINAGE AREA I (POC#1)**

<table>
<thead>
<tr>
<th></th>
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<th></th>
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DRAINAGE SUMMARY TABLE II
SUMMARY OF HYDROLOGICAL & HYDRAULIC ROUTING
CALCULATIONS FOR DRAINAGE AREA II (POC#2)

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<td>-0.68%</td>
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</table>

D. Conveyance protection and outlet protection is provided to ensure compliance.

STANDARD 6: Pollution Reduction

A. Calculations are enclosed. The proposed storm water Structures will remove pollutants by utilizing deep sumps, infiltrating Cultecs, pervious pavement, and raingarden systems.

STANDARD 7: High Load Areas

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

STANDARD 8: Critical Areas

A. This site is not classified as a Critical Area.
B. This site is not classified as a Critical Area.

STANDARD 9: Redevelopment

A. The site has been evaluated as a redevelopment.
B. As previously discussed, this project meets the standards to the maximum extent practicable.
C. The entire property has been previously developed.
D. As previously discussed, this project meets the standards to the maximum extent practicable.
E. No known regulated or hazardous soils or materials were found on site during the onsite soil investigation, therefore, this standard is not applicable.
STANDARD 10: Construction Erosion and Sediment Control

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

STANDARD 11: Construction Inspections

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

STANDARD 12: Operation and Maintenance

A. Refer to the Operations and Maintenance Plan Report for specific maintenance activities necessary to ensure functionality of the proposed stormwater management system.
B. The Operations and Maintenance Plan shall identify all applicable items in Section 5 and Section 7 of the Town of Greenwich Drainage Manual – Low Impact Development and Stormwater Management.
C. The Operations and Maintenance Plan Report will identify the parties legally responsible for implementing the Operations and Maintenance Plan.
D. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities necessary to ensure system functionality.
E. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities, and to provide these to the approving authority during inspections and/or upon request.
F. When the parties legally responsible fails to implement the Operation and Maintenance Plan, the municipality is authorized to assume responsibility for their implementation, and to secure reimbursement for associated expenses from the parties legally responsible, including, if necessary, placing a lien on the subject property.
STANDARD 13: Stormwater Management Report

This report satisfies this standard.

STANDARD 14: Illicit Discharges

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

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

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

Robert D. Sandolo Jr., P.E.
Project Engineer

Date: March 28, 2022
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

22 Baldwin Farms I LLC

[Owner(s) Name]

22 Baldwin Farms South, Greenwich, CT

[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:

- Building Division
- Inland Wetlands and Watercourses Agency
- 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
22 Baldwin Farms South
3/28/2022

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at *(Property Address)* 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.

f. Accumulated debris shall be removed and repairs made as required.

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 (rip 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. Bioretention/Biofiltration Basins and Rain Gardens:

a. Bioretention/Biofiltration basins and rain gardens shall be cleaned of debris and sediments upon the completion of construction. Any filter media (bioretention soil) impacted by the construction activities shall be removed and replaced at this time.

b. The filter media (bioretention soil) shall be visually inspected on a monthly basis for the first 6 months. Any erosion or displacement of the filter media (bioretention soil) shall be promptly repaired and the cause of the problem shall be identified and corrected. Monthly inspections shall continue until successful operation of the system is confirmed.

c. Bioretention/Biofiltration areas and rain gardens with grass shall not be mowed more than twice during the growing season, preferably only in late October. More frequent mowing will eliminate native forbs and sedges from the meadow cover.

d. Bioretention/Biofiltration areas and rain gardens with mulch and plantings shall be inspected during spring cleanup and one just prior to the winter season.

e. All dead plants and missing mulch shall be replaced and any necessary pruning of vegetation shall be completed.
f. The surface of these structures shall be inspected on a quarterly basis after the first six months of successful operation and after heavy runoff events (e.g. >3.0" in a 24-hour period). One inspection shall occur immediately following the completion of winter sanding and subsequent sweeping operations, and one shall occur just prior to the winter season. Any accumulated debris and sediments shall be removed.
g. Check draining time of bioretention/biofiltration areas and rain gardens annually. Check within 72 hours after a minimum one inch rain event. If there is no standing water, infiltration is acceptable. If draining time is excessive, quantitatively determine infiltration rate. Use a double ring infiltrometer or monitor drop in water level after a significant storm. If infiltration rate <0.5 in./hour, remedial action shall be taken.
h. A soil-core investigation may be used to identify the clogged portion of stormwater facility and depth of clogging. Remedial measures may include removal of clogged soil layer and replacement with suitable media, aeration, and mixing upper strata with lower soil strata. After corrective measures have been implemented, infiltration rate and draining time shall be retested.

6. 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.

7. 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.

8. 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 4)
22 Baldwin Farms South
3/28/2022

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 4)
22 Baldwin Farms South
3/28/2022

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:

Biotreatment/Biofiltration Basins/Rain Gardens:

- Have basins been cleared of debris/sediments? □ Yes □ No □ N/A
- Have draining times of basins been verified? □ Yes □ No □ N/A
- Has vegetation been mowed (twice/year max.)? □ Yes □ No □ N/A
- Has plantings and mulch been replaced (twice/year)? □ 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:
Porous Pavement:

- Has pavement been vacuumed? □ Yes □ No □ N/A
- Has draining times 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:

__________________________________________

Signature of Inspector: Date:

Form MD-100
February 2014
PROPOSED SITE DEVELOPMENT PLAN
ON PROPERTY OF
22 BALDWIN FARMS I LLC
22 BALDWIN FARMS SOUTH
GREENWICH, CONNECTICUT
JANUARY 24, 2022
TAX ACCOUNT No. 10-1360

NOTES:
1. ENTIRE PROPERTY IS IN AN "X" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. COMMUNITY NO. 090008, PANEL NO. 0484 F, EFFECTIVE JUNE 18, 2010.
2. ELEVATIONS REFER TO AN ASSUMED DATUM.
3. PROPERTY IS SERVICED BY TOWN WATER SUPPLY AND PRIVATE SEPTIC SYSTEM(S).
4. REFER TO MAP No. 4241 ON FILE IN THE GREENWICH LAND RECORDS.
5. EASEMENTS, RESTRICTIONS, AGreements AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREBY.

DRAWING LIST

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<td>PROPOSED SITE PLAN</td>
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<td>5</td>
<td>EROSION CONTROL PLAN</td>
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<tr>
<td>6</td>
<td>LOW IMPACT DEVELOPMENT PLAN</td>
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<td>7</td>
<td>DETAILS AND NOTES</td>
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<td>S1</td>
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<td>SEPTIC DETAILS AND NOTES</td>
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<td>EXISTING DRAINAGE AREA MAP</td>
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<td>D2</td>
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A page from the site plan document contains detailed information about the proposed location and features. The document includes specifications for drainage systems, slopes, and other site elements. It also mentions environmental considerations and compliance with local regulations. The map itself is a scale drawing with various annotations and symbols indicating different areas and features of the property. The text within the document provides instructions and requirements for the proposed land use, including details on drainage, septic systems, and other infrastructural elements. The plan is designed to meet the standards set by the Town of Greenwich Drainage Manual as amended.
PROPOSED LOCATION MAP
33 WEST ELM STREET
SCALE: 1" = 30'

SITE PLAN
www.seminor.com
203-869-0136
10-1360
Greenwich, Connecticut 06830

FILE No.

AREA EXCLUDING ACCESS STRIP

33 West Elm Street
Engineering     Land Surveying
ESTABLISHED 1887

S.E. MINOR & CO., INC.

UTILITY NOTE:

INDOOR POOL

TERRACE

WALKWAYS, ETC. TO BE DEMOLISHED

EXISTING RESIDENCE, PATIOS,

PROPOSED

PROPOSED

MECH.

PROPOSED

WELL

FARM

PROPOSED

DRIVEWAY

PROPOSED

GARAGE

WINDOW WELL

PROPOSED

PROPOSED

GUEST HOUSE

RESIDENCE

PROPOSED

PROPOSED

GATE

PROPOSED

HOLDINGS LLC

LAWN STEPS

PROPOSED

LAWN STEPS

PROPOSED

PORCH

PROPOSED

PROPOSED

PROPOSED

GINGER

ZONE: RA-2
AREA = 6.479 ACRES
AREA EXCLUDING ACCESS STRIP
TO LOT SHAPE CIRCLE = 6.218 ACRES

GENERAL NOTES

1. ANY DISTURBED AREA NOT PAVED, SODDED OR BUILT UPON BY
   WITHIN 15 DAYS AFTER BACKFILL.

2. CUT AND/OR FILL SLOPES OF GREATER THAN 2 ON 1 REMAINING IN ROUGH
   CONDITION.

3. PROPERTIES SURROUNDING THE PROPOSED ACTIVITY ARE ELIGIBLE FOR
   COMMUNITY MAINTENANCE.

4. ALL STOCKPILES LEFT FOR MORE THAN 1 MONTH WILL BE VEGETATED.

5. AT LEAST 100 FEET OF SILT FENCE AND 50 FT. OF HAYBALES WILL BE
   INSTALLED.

6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE PLACED IN AN
   APPROVED UPLAND SITE, A SUFFICIENT DISTANCE FROM ALL CONTROLLED
   ENVIRONMENTS.

7. DRAINAGE OUTLETS ARE TO BE PROTECTED WITH SPLASH GUARDS OR
   CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBILITY
   CONSTRUCTION CONSTRUCTION ENTRANCE (SEE DETAIL).

8. CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBILITY
   CONSTRUCTION ENTRANCE (SEE DETAIL).

9. FINAL GRADING, PAVING & LANDSCAPING;

10. OBTAIN MARK OUT FROM CALL BEFORE YOU DIG 1-800-922-4455 PRIOR TO
    START OF DEMOLITION AND CONSTRUCTION.

11. EROSION AND SEDIMENT CONTROL.

12. ANY DISTURBED AREA NOT PAVED, SODDED OR BUILT UPON BY
    WITHIN 15 DAYS AFTER BACKFILL.

13. DRAINAGE OUTLETS ARE TO BE PROTECTED WITH SPLASH GUARDS OR
    CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBILITY
    CONSTRUCTION ENTRANCE (SEE DETAIL).

14. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY TWO
22 Baldwin Farms South
Greenwich, CT 06830

Dear,

I am following up on our site meeting of August 9th when we walked and reviewed the trees located at 22 Baldwin Farms South in Greenwich, CT. We reviewed the trees along the main drive, surrounding the existing home and the feature trees on the far side of the front lawn. It is my understanding that the existing home will be demolished, and a new home will be re-located slightly forward of the current home’s location with a different footprint. My inspection of the tree’s consisted of performing a visual review from the ground to evaluate their condition. The purpose of our review was to determine which trees are worth preserving and which trees should be considered for removal as the result of their poor or hazardous condition and/or those that will be severely impacted by the construction activities.

With a major construction project on the horizon, attached are 4 publications that I felt would be useful:

1) “Protecting Your Trees During Construction” A brief description of how construction activities can damage trees.
2) “Protection of Trees During Construction” A detailed description on how to protect trees during construction.
3) “Tree Species and their Tolerance to Construction Stress”
4) “Critical Root Zone (CRZ) Delineation” When dealing with mature trees, if possible, a larger protected area when dealing with the Critical Root Zone will improve the odds that the trees will not be adversely impacted by construction activities.

Find below my observations and recommendations pertaining to the trees we reviewed.

Beginning along the driveway, just as you enter through the gate starting on the left side of the drive and then proceeding towards the drive circle, around the home and ending with the trees across the front lawn at the wood line:

1) Triple stemmed Red Maple 50” DBH, left side of drive is structurally compromised, large hollow/decayed area in the trunk of this tree and it is unbalanced as the result of previous storm damaged. Recommend removal.

2) Twin-Stemmed Red Maple, 31.5” DBH, left side of drive. Tree is in fair to good condition recommend a crown cleaning to remove dead and interfering limbs and fertilization.

3) Red Maple 32” DBH, left side of drive is structurally compromised, major decay in main stem where previous leader (approx. half of the tree was removed) Recommend removal.

4) Three Red Maples: 36”, 34.5” & 38” DBH all located on the left side of the drive are in fair/good condition recommend crown cleaning and fertilizing.

There was some discussion of possibly moving the driveway from its current location to the right, further away from the trunks of these trees. Prior to finalizing this, I recommend utilizing a pneumatic air tool and excavate a trench along the right side of the drive to determine if the roots of these trees extend beneath the driveway and are growing into the lawn area on the right side of the drive. The proposed new location of the driveway drops off and would most likely require fill to level it. If there are currently a large concentration of roots from the Red Maple trees in this area, the fill could be detrimental to the health of the roots and the trees. While expanding the soil area around base of these trees is a good idea, it is imperative that the driveway be removed by hand or with small equipment with the appropriate tree protection measures in place, with all the debris being carefully slid away from the trees. I recommend a Licensed/Certified Arborist be on site to oversee this delicate operation should it occur.
5) If the driveway is to be relocated from its current location more towards the right of the above three Red Maple trees, there would be five existing Cedar trees located on the right side of the existing drive that would need to be removed as they could be within the footprint or be impacted by the grade changes for the new drive. The Cedar trees are: 10", 12", 14", 14" and a twin stemmed Cedar 19" & 20.5 DBH. There is a sixth Cedar 15.5 DBH closer to the detached garages that would possibly need to be removed based upon the exact location of the new driveway.

6) Ash 37" DBH located on the right side of drive where it forks to proceed towards the detached garages. This tree is currently in decline as evidenced by the tips of its branches dying back. This combined with the new invasive insect, Emerald Ash Borer that is attacking and killing our native Ash trees we recommend that this Ash tree be removed.

7) Pin Oak 39.5 DBH located on the right side of the drive is in fair/good overall condition. Crown clean to trim out dead limbs and fertilize.

8) Red Maple 35" DBH & White Pine 43.5 DBH currently located within the Drive Circle, directly in front of the home. With the relocating/positioning of the new home closer to the drive circle and the anticipated amount of construction activity in the immediate area surrounding these two trees. We recommend their removal as their root systems will be severely impacted by the construction activities.

9) Norway Spruce 10.5" DBH & Red Maple 37" DBH located off the right front corner of the current home are recommended for removal as their root systems will be severely impacted by construction activities.

10) Flowering Dogwood 8" DBH directly in front of the home at the right front recommended removal due to its location within the construction area.

11) Three Cedars, one triple stem and a 20" & 25" DBH located at the left front of the home and an additional dead Cedar a little further away from the home but still within the construction area. All trees recommended for removal.

12) Hemlock 28.5" DBH & three Cedars 26", 18" & 19" located in front of the drive circle, just below the existing retaining wall. As the result of regrading in this area, the root systems of these trees will be severely impacted. Recommend that they be removed.
13) Red Oak 37" DBH located behind the home at the left rear, between the home and existing inground pool. This tree is growing on a large rock outcrop and has a lean towards the rear lawn area. Due to close proximity to the existing home, there will be severe root disturbance to this mature trees root system. Very low probability of survival. Recommend that is be removed. If the existing basement is to be made deeper, if possible, we recommend that pneumatic hammer attached to an excavator be utilized to chip out the rock as compared to blasting. Blasting is very injurious to the roots of trees.

14) White Oak 26" DBH approx. 20 feet to the left of the above Red Oak would remain. Recommend crown cleaning to trim out dead limbs and fertilization.

15) White Pine 32.5" DBH located off the right rear corner of the home. Recommend removal due to its proximity to the existing home to be demolished.

16) Hemlock 34" DBH & American Beech 33" DBH as you look from the home across the front lawn to the trees on the far side of the lawn are two potential feature trees. They are currently growing into one another and ideally one of them should be considered for removal to feature the remaining tree. The American Beech would normally be the tree to preserve, however due to the recent arrival of a new disease to American Beech, Beech Leaf Disease, with no recommended controls available just yet. I recommend that these trees be kept for now and through the duration of the project and a decision on which one to remain can be determined once a prognosis for Beech Leaf Disease is determined. Recommend Crown cleaning to trim out dead limbs and fertilization.

17) White Oak 39", Pin Oak 28" & Cedar 12" located to the right of the above Hemlock and American Beech. The White Oak is in decline and was previously severely storm damaged. Recommend that it be removed to feature the healthier Pin Oak. Remove the Cedar growing beneath and into the Pin Oak. Crown clean prune to trim out the dead limbs in the Pin Oak and fertilize.

Please contact me should you wish to review my comments in more detail, or if you have any questions.

Respectfully,
Brian Nadriczny
CT Lis. # S-4844
Certified Arborist # 0462A
203-546-0006
Site Plan Application

Property Address: 22 Baldwin Farms South

Property Owner: 22 Baldwin Farms I LLC

Address: 22 Baldwin Farms South

Email: c/o Agent

Cell Phone:

Upper Phone:

Applicant: 22 Baldwin Farms I LLC

Address:

Email: c/o Agent

Cell Phone:

Other Phone:

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

Address: 1700 E. Putnam Avenue, Old Greenwich, CT 06870

Email: bcohen@fcsn.com

Cell Phone: 203.554.1073

Other Phone: 203.629.7330

Select One: □ Pre-Application  X  Final

Zone(s): RA-2

Lot Area: 6.48 Acres [6.218 Acres Excl. Accessway]

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 #: __________________________
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<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
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<td>88%</td>
<td>78%</td>
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<td><strong>GREEN AREA</strong></td>
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<td><strong>AGE OF STRUCTURE</strong></td>
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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td>□ Additions</td>
<td>□ Alterations</td>
<td>✗ Demolition</td>
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pzSitePlanApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Special Permit Application

Property Address: 22 Baldwin Farms South

Property Owner: 22 Baldwin Farms I LLC
Address: 22 Baldwin Farms South

Email: c/o Agent
Cell Phone: Other Phone:

Applicant: 22 Baldwin Farms I LLC
Address: 22 Baldwin Farms South

Email: c/o Agent
Cell Phone: Other Phone:

Authorized Agent: Bruce Cohen, Fogarty Cohen Russo & Nemiroff
Address: 1700 E. Putnam Avenue, Old Greenwich, CT 06870
Email: bcohen@fcsn.com
Cell Phone: 203.554.1079
Other Phone: 203.629.7330

Zone(s): RA-2
Lot Area: 6.48 Acres [6.218 Acres Excl. Accessway]

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

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

Application # _____________________________
pzSpecialPermitApp 2020
Application Signature Page

Property Address: 22 Baldwin Farms South

Property Owner 1: 22 Baldwin Farms I LLC
Email: c/o Agent
Address: c/o 1700 E. Putnam Avenue, Old Greenwich, CT 06870
Cell Phone: Other Phone: 203.629.7330

X Signature: [Signature]
Date: November 12, 2021

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

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

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

Applicant: 22 Baldwin Farms I LLC
Address: c/o 1700 E. Putnam Avenue, Old Greenwich, CT 06870
Email: c/o Agent
Cell Phone: Other Phone: 203.629.7330

X Signature: [Signature]
Date: November 12, 2021

Authorized Agent: Bruce F. Cohen
Email: bcohen@fsn.com
Cell Phone: 203.554.1079 Other Phone: 203.629.7330
Signature: [Signature]
Date: November 12, 2021
Site Plan Review Checklist

Property Address: 22 Baldwin Farms South, Greenwich, CT 06830  
Anticipated Type of Application: Final Site Plan and Special Permit Applications

Tax ID: 10-1360

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

Please check the items submitted below:

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

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

- i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.
- j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

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

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

5. Three copies of "building coverage" computation sheets. See Zoning Location Survey

6. Three copies of "area devoted to surface parking, building, and drives" worksheets. See Zoning Location Survey

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
OFFICE
11' x 14.5'

DINING
14' x 21.5'

LIVING ROOM
22.5' x 33.5'

ENTRY HALL
12.7' x 13.5'

W.C.
7' x 11.5'

PANTRY

SCREENED PORCH
12' x 21.5'

KITCHEN
23' x 26'

FAMILY
19' x 21.5'

GUEST BED
12' x 15'

BATH ROOM
5.5' x 10'

WALLED GARDEN
15' x 17'

GYM
15.8' x 16'

BATH + CHANGE ROOM

MUD ROOM
8' x 15'

INDOOR POOL
12' x 60'

ROOM 19.5' x 72'

MECH./TRASH SHED
6' x 19.5'

MECH./UTILITY

YOGA
11.5' x 17'

W.C.
6' x 6.5'

PATIO
13.5' x 22.5'

BBQ

GARAGE
24' x 36'

STAIRS

PROPOSED FIRST FLOOR PLAN

Surveyor and Civil Engineer:
S.E. Minor & Co.
15 Sherwood Pl, Greenwich, CT 06830
Phone: (203) 869-0136

Landscape Architect:
Artemis Landscape Architects
4 Washington Ave, Sandy Hook, CT 06482
Phone: (203) 683-1808

P+Z APPLICATION
22 BALDWIN FARMS SOUTH
P.O. Box 2644
Sag Harbor, NY 11963
P: 631.377.0831

Project Title:
www.modern-shelter.com

Scale: 1/8" = 1'-0"

Date:
2022.01.25

Title:
Drawing No.:
Phase:

These drawings are the property of Modern Shelter Architecture, who exclusively owns the copyright under US copyright laws. No part thereof shall be copied or used in connection with any work other than the project for which they were prepared without written permission of the Architect.

Revision #1

TOTAL AREA OF INDOOR SPORTS FACILITY: 2,022 SQ.FT.

FIRST FLOOR PLAN

18

18
TOTAL ZONING LOT AREA 6.218 ACRES OR 270,856 SQ.FT.

PERMITTED F.A.R. RA-2 ZONE: 0.09

PERMITTED MAXIMUM FLOOR AREA 22 BALDWIN FARMS SOUTH: 
270,856 x 0.09 = 24,377 SQ.FT.

MAIN HOUSE BASEMENT :     1,888 SQ.FT.
MAIN HOUSE 1st FLR. :     7,758 SQ.FT.
MAIN HOUSE 2nd FLR. :     3,185 SQ.FT.
GARAGE/SHED :        423 SQ.FT.
GUEST HOUSE :     1,074 SQ.FT.
POOL HOUSE :        546 SQ.FT.

TOTAL PROPOSED GROSS FLOOR AREA : 14,874 SQ.FT.

PROPOSED F.A.R. : 0.055

SUBTOTAL BASEMENT :   3,876 SQ.FT.

DEDUCTIONS -
100 SQ.FT. (MECHANICALS) = 3,776 SQ.FT.
50% OF BASEMENT COUNTED DUE TO AVERAGE GRADE PLANE BETWEEN 3' AND 5' : 
3,776 x 0.5 = 1,888 SQ.FT.

TOTAL BASEMENT = 1,888 SQ.FT.
TOTAL MAIN HOUSE 1st FLR. : 7,758 SQ.FT.
TOTAL MAIN HOUSE 2nd FLR.: 3,185 SQ.FT.

Scale: 1/8" = 1'-0"

SECOND FLOOR PLAN

P+Z APPLICATION

Project Title: 22 BALDWIN FARMS SOUTH

Greenwich, CT

Surveyor and Civil Engineer:
S.E. Minor & Co.
15 Sherwood Pl, Greenwich, CT 06830
Phone: (203) 869-0136

Landscape Architect:
Artemis Landscape Architects
4 Washington Ave, Sandy Hook, CT 06482
Phone: (203) 683-1808

These drawings are the property of Modern Shelter Architecture, who exclusively owns the copyright under US copyright laws. No part thereof shall be copied or used in connection with any work other than the project for which they were prepared without written permission of the Architect.
MAIN HOUSE: 172,425 CU.FT.
GARAGE/SHED: 5,566 CU.FT.
GUEST HOUSE: 18,374 CU.FT.
POOL HOUSE: 7,495 CU.FT.
OVERALL TOTAL: 203,860 CU.FT.

CUBIC VOLUMES:

GUEST HOUSE + GARAGE PLAN

POOL HOUSE PLAN

MAIN HOUSE 1st FLOOR Plan

SCALE: 1/8" = 1'-0"
Irrigation Notes:

1. Contractors to provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractor to provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

2. Contractors to provide all labor, materials, equipment and services necessary to design and install a complete automatic underground irrigation system. The system shall be designed and installed in accordance with ASABE Standards, and using all materials and equipment as specified herein.

3. Contractors to notify the owner of the location of all existing underground utilities. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

4. Provide Ten (10) sets of drawing showing the location of all underground irrigation systems. Plans shall indicate locations, valves, sprinkler heads, piping, etc. Values shall be placed at all points where the pipes and valves are to be installed. Values shall be placed at all points where the pipes and valves are to be installed.

5. Sprinkler heads shall be manufactured by Toro, Rain Bird, Hunter or approved equal and shall be of the types and sizes meeting the American National Standards Institute (ANSI) standards. Sprinkler heads shall be manufactured by Toro, Rain Bird, Hunter or approved equal and shall be of the types and sizes meeting the American National Standards Institute (ANSI) standards.

6. Contractors shall calculate and design irrigation systems based on the soil type and the amount of water required for each area. Contractors shall calculate and design irrigation systems based on the soil type and the amount of water required for each area.

7. Contractors shall ensure that all sprinkler heads are properly installed and aligned. Contractors shall ensure that all sprinkler heads are properly installed and aligned.

8. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

9. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

10. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

11. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

12. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

13. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

14. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

15. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

16. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

17. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

18. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

19. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

20. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

21. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

22. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

23. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

24. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

25. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

26. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

27. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

28. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.

29. Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds). Contractors shall provide a fully operational irrigation system for 100% coverage on all new plantings (trees, shrubs, groundcovers and beds).

30. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance. Contractors shall ensure that all irrigation systems are tested before backfilling and final acceptance.
January 19, 2022

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: 22 Baldwin Farms I LLC
22 Baldwin Farms South
Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced main house project to be 116.81 for a first-floor elevation of 119.89 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.
Consulting Engineers & Surveyors
33 West Elm Street
Greenwich, CT 06830

Prepared by M.W.M.
Att.: Grade Plane Worksheet & Sketch
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FIRST FLOOR ELEVATION = 119.89
COLUMN 3/COLUMN 1 = GRADE PLANE ELEVATION = 116.81
DIFFERENTIAL = 3.08
January 19, 2022

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: 22 Baldwin Farms I LLC
     22 Baldwin Farms South LLC
     Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced garage project to be 112.59 for a first-floor elevation of 114.5 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.
Consulting Engineers & Surveyors
33 West Elm Street
Greenwich, CT 06830

Prepared by M.W.M.
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FIRST FLOOR ELEVATION = 114.50

COLUMN 3/COLUMN 1 = GRADE PLANE ELEVATION = 112.59

DIFFERENTIAL = 1.91
January 19, 2022

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: 22 Baldwin Farms I LLC
22 Baldwin Farms South
Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced guest house project to be 114.9 for a first-floor elevation of 116.5 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 M.W.M.
Att.: Grade Plane Worksheet & Sketch
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January 19, 2022

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: 22 Baldwin Farms I LLC
     22 Baldwin Farms South
     Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced pool house project to be 119.13 for a first-floor elevation of 119.5 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 M.W.M.
Att.: Grade Plane Worksheet & Sketch

Roy G. Cary, L.S.
LICENSED LAND SURVEYOR
### Proposed Grade Plane Calculation

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S. E. MINOR & CO., INC.