To construct additions to a single-family dwelling, create a detached garage and site work, the result of which will bring the volume of the site over 150,000 cubic feet.

<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>44 Cutler Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING ZONING:</td>
<td>RA-4 (4-acre minimum lot size)</td>
</tr>
<tr>
<td>PARCEL SIZE:</td>
<td>5.083-acre (221,415.48 sq.ft.)</td>
</tr>
<tr>
<td>UTILITIES:</td>
<td>Private Septic System and Well</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Plan Final Special Permit</th>
<th>MCJB LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLPZ 2022 00044</td>
<td></td>
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</table>

### GROSS SQUARE FEET
<table>
<thead>
<tr>
<th>EXISTING</th>
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<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,760.8 sq.ft.</td>
<td>13,838.5 sq.ft.</td>
<td>12,437.0 sq.ft.</td>
</tr>
</tbody>
</table>

### FLOOR AREA RATIO
<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0486</td>
<td>0.0625</td>
<td>0.0562</td>
</tr>
</tbody>
</table>

### VOLUME
- Not Clarified
- Over 150,000 cu.ft. needs a Special Permit
- +/- 200,000 cu.ft.

### GREEN AREA
<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>94.97%</td>
<td>84%</td>
<td>94.57%</td>
</tr>
</tbody>
</table>

### Dwelling

<table>
<thead>
<tr>
<th>Height:</th>
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<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>44’ - 1 1/8”</td>
<td>50’</td>
<td>44’ - 1 1/8”</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Size:</th>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,760.8 sq.ft.</td>
<td>10,998.2 sq.ft.</td>
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<td></td>
</tr>
</tbody>
</table>

### Structure Setbacks (Min. Required/Proposed):
- **Front Yard Depth:**
  - EXISTING: 75.13’
  - ALLOWABLE: 75’
  - REQUESTED: 75.13’

- **Side Yard Width:**
  - 63.61’ (north) and >50’ (south)
  - EXISTING: 50’
  - ALLOWABLE: 63.61’ (north) and >50’ (south)

- **Rear Yard Setback:**
  - >75’
  - 75’
  - >75’

### Detached Garage (Accessory Structure)

<table>
<thead>
<tr>
<th>Height:</th>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>25’</td>
<td>24’-7 7/8”</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Size:</th>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>1,200 sq.ft.</td>
<td>1,438.8 sq.ft.</td>
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</tr>
</tbody>
</table>
STRUCTURE SETBACKS
(Min. Required/Proposed):

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Side Yard Width</td>
<td>N/A</td>
<td>35’</td>
<td>+/- 51’</td>
</tr>
<tr>
<td>• Rear Yard Setback</td>
<td>N/A</td>
<td>35’</td>
<td>&gt;35’</td>
</tr>
</tbody>
</table>

APPLICATION SUMMARY:
Final Site Plan and Special Permit applications are submitted by the applicant to construct additions to a single-family dwelling, create an accessory structure (detached garage) that will exceed 1,200 sq.ft. and site work. The result of this work will bring the volume of the site around 200,000 cubic feet. Based on the proposed volume on the site, as well as the size of the proposed detached garage, a Special Permit is required per Sections 6-95(a)(8) and 6-101(a) of the Building Zone Regulations (BZR), on a 5.083-acre (221,415.48 sq.ft.) parcel located at 44 Cutler Road in the RA-4 Zone.

ISSUES/RECOMMENDATIONS:
1. The Inland Wetlands Agency (IWWA) issued a permit for the proposed work, Application #2021-150; Permit #2021-148
2. The Department of Health issued an approval for the septic (letter dated 4/13/2022), and with the removal of the footing drains around the proposed detached garage, the health department has no issues with this proposal, as noted in an email dated 4/22/2022.
3. The Zoning Enforcement Officer issued comments on 4/5/2022 and notes that the applicant will need to provide detailed FAR plans with dimensions when they submit for their Zoning Permit.
4. Drainage Exemption. The applicant is proposing a net increase of 993 square feet of impervious surface for the site. They therefore qualify for a drainage exemption, and the Engineering Division does not review the application.
5. Landscape Plan. The applicant did not provided a planting plan for the Commission’s consideration. The Commission may determine if such a drawing is helpful for the review of this Special Permit and if the application meets the requirements of Sec. 6-15 of the BZR.

PROPOSAL:
Final Site Plan and Special Permit applications are submitted by the applicant to construct additions to a single-family dwelling, create an accessory structure (detached garage) that will exceed 1,200 sq.ft. and site work. The result of this work will bring the volume of the site to around 200,000 cubic feet. Based on the proposed volume on the site, as well as the size of the proposed detached garage, a Special Permit is required per Sections 6-95(a)(8) and 6-101(a) of
the Building Zone Regulations (BZR). The parcel is 5.083-acre (221,415.48 sq.ft.) in size and is located at 44 Cutler Road in the RA-4 Zone.

The parcel is located along the western side of Cutler Road, and is adjacent to residential properties on the north, south and east side. The western / rear property line abuts the Tamarack Country Club. All neighboring properties are also within the RA-4 zone.

The parcel is improved by a single-family home that was constructed in 2011 as well as a pool, hot tub, and landscaping.

There is a pond and extensive wetlands on the west side of the property. The entire dwelling and associated development are all within the 100’ upland review area of the IWWA. The project applied and received an IWWA permit, Application #2021-150; Permit #2021-148.

A special permit is required for this application for the below two reasons:
1) Per Section 6-101(a) of the BZR, as the total volume of buildings on the property is proposed to be greater than 150,000 cubic feet.
2) Per Section 6-95(a)(8) of the BZR, the detached garage (accessory structure) will exceed 1,200 square feet.

DEPARTMENT COMMENTS:

IWWA - Application #2021-150; Permit #2021-148
ZEO - see attached memo of 4/5/2022
HEALTH - see attached email of 4/22/2022
CONSERVATION - comments are expected soon

DRAINAGE: The applicant submitted a drainage exemption form, stamped by a CT Licensed engineer and dated 10/18/2021, to indicate their impervious area is increasing by 993 sq.ft. The Town’s Engineering does not perform a review of applications that increase the impervious surface of the site by less than 1,000 sq.ft.

While the applicant is increasing coverage on the site through proposed buildings and pathways, they are removing 469 sq.ft. of their existing impervious driveway. The applicant is also proposing a grass pave parking court.

HEALTH: The Health Department issued an approval for the septic (letter dated 4/13/2022), and with the removal of the footing drains around the proposed detached garage, the health department has no issues with this proposal, as noted in an email dated 4/22/2022.

ZONING: The Zoning Enforcement Officer issued comments on 4/5/2022 and notes that the applicant will need to provide detailed FAR plans with dimensions when they submit for their
Zoning Permit. The proposed development looks to conforms to Green Area and setback requirements for the RA-4 zone per Section 6-205 of the BZR.

**CONSERVATION / IWWA:** Much of the site is within the 100-foot upland review area of the IWWA. The project applied and received an IWWA permit, Application #2021-150; Permit #2021-148. Much is the site is maintained as manicured lawn.

**BACKGROUND:** This is the first Final Site Plan to Planning & Zoning for this parcel.

The Commission reviewed an application for Final Subdivision between 44 and 50 Culter Road, PLPZ 2021 00412, at a regular meeting held on 12/21/2021, to revise a common lot line and make an equal area exchange of 0.93-acres, in the RA-4 Zone. The Commission found, as shown on a Map Showing Equal Area Exchange, prepared by S.E. Minor & Co. Inc., dated August 12, 2021 that the request was found not to be a subdivision or re-subdivision with modifications. This map was signed by the Chair and is filed on the GLR as Map # 9275.

**APPLICABLE ZONING REGULATIONS:**
- Section 6-5 – Definitions
- Section 6-10 – Zoning Permit Applications; Plans; Contents; Survey
- Section 6-13 – Site Plan Approval Required by Planning and Zoning Commission
- Section 6-14 – [Site Plan] Procedure
- Section 6-15 – [Site Plan] Standards
- Section 6-17 – Special Permit Standards and Procedures
- Section 6-95 – Permitted Accessory Uses
- Section 6-101(a) – Special Permit for Residential Zones
- Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdgs.
Jacakyn, with the removal of the footing drains around the proposed detached garage, the health department has no issues with this proposal.

Michael Long
Greenwich Health Department

---

**EXTERNAL**

**GREETINGS,**

**ATTACHED PLEASE FIND REVISED ARCHITECTURAL PLANS FOR THE GARAGE HARD COPIES TO FOLLOW**

**THANK YOU**

**LARRY**

On 4/21/2022 10:14 AM, Pruitt, Jacalyn wrote:

Yes – We need a paper and corresponding digital copy of the latest plans for the Commission to review, all notes included. Please send us a digital, and deliver a paper copy of all updated information when it is available. Thank you.

**Jacalyn Pruitt, Planner II**
**Town of Greenwich Planning & Zoning**

---

**From:** Robert Sandolo S.E. Minor <robert.sandolo@seminor.com>
**Sent:** Thursday, April 21, 2022 9:58 AM
**To:** Long, Michael <Michael.Long@greenwichct.org>; Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>
**Cc:** gigi@seminor.com; Debbie Moretti <debbie.moretti@seminor.com>; Kristen Lodato <kristen.lodato@seminor.com>
Good morning Jacalyn and Michael,

I added a note to our plans explicitly stating that no footing drains shall be installed. We'll forward the updated architectural plans for the garage as soon as possible.

I'll have two copies of the site plan sheet prepared for the health department file.

Jacalyn, do you need new hard copy of site plan as well? The only change from the plans provided yesterday will be the footing drain note.

Thank you,

Rob

--
PLEASE NOTE OUR NEW MAILING ADDRESS IS 33 WEST ELM STREET and our temporary location at 15 Sherwood Place

Robert D. Sandolo Jr., P.E.
Project Engineer
S.E. Minor & Co.
33 West Elm Street, Greenwich, CT
Phone: (203) 869-0136
Email: Robert.Sandolo@seminor.com

On 4/21/2022 9:26 AM, Long, Michael wrote:

Ok, once they make those changes we can approve

Michael

---
[EXTERNAL]

Hi Jacalyn and Michael,

There are no proposed footing drains on the proposed garage. The...
lower level will be fully water proofed. We just confirmed with the project architect. They will be revising their plans to clarify. Our civil plans do not show any footing drains. We can add a note to clarify if needed.

Please let us know what you need in order to keep this moving.

Thank you,

Rob

--
PLEASE NOTE OUR NEW MAILING ADDRESS IS 33 WEST ELM STREET and our temporary location at 15 Sherwood Place
--
Robert D. Sandolo Jr., P.E.
Project Engineer
S.E. Minor & Co.
33 West Elm Street, Greenwich, CT
Phone: (203) 869-0136
Email: Robert.Sandolo@seminor.com
On 4/20/2022 3:53 PM, Pruitt, Jacalyn wrote:

Hello – I just learned that the Health Department still has outstanding concerns regarding your application. Please see the below email thread. As you know, the P&Z Commission will not approve an application that has outstanding Health Department concerns. Please submit revised plans that address the HD’s concerns as soon as possible to stay on the upcoming agenda. If we do not receive updated plans tomorrow, it doesn’t seem to make sense to open this application next week. Please let us know your thoughts.

Thank you!

Jacalyn, the Health Department has received approval for the connection of the plumbing from this structure, however the detached garage is within 25 feet of the existing well. There will need to be a 25 foot setback from the structure due to the proposed footing drains or the existing well will need to be abandoned and a new well drilled. Until this is corrected we cannot recommend approval of this project.

Michael Long
Greenwich Health Department

From: Pruitt, Jacalyn
Sent: Wednesday, April 20, 2022 11:28 AM
To: Long, Michael <Michael.Long@greenwichct.org>
Subject: FW: Comments Request for the Planning and Zoning Commission Meeting on April 26, 2022
Hi Michael Long - You nicely provided comments for 44 Culter Road back on 2/18/22 saying the application was not ready for Health approval. Since then, the applicant sent P&Z the attached “Septic Approval Letter” dated 4/13/22 – please see attached.

Can you confirm Health has no outstanding concerns that need to be addressed during the P&Z Commission’s review period for this application? Thank you!!

Jacaklyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

---

From: Robert Sandolo S.E. Minor <robert.sandolo@seminor.com>
Sent: Tuesday, April 19, 2022 4:10 PM
To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>; larry.liebman <larry.liebman@seminor.com>; James McCarroll <james.c.mccarroll@gmail.com>
Cc: gigi@seminor.com; Debbie Moretti <debbie.moretti@seminor.com>; Kristen Lodato <kristen.lodato@seminor.com>
Subject: Re: 44 Cutler Central System Approval

Hi Jacalyn,

The most recent plan set is attached here. This was used to obtain the health approval.

The second page is the zoning location survey which shows setbacks to all structures.

Thank you,

Rob

--

PLEASE NOTE OUR NEW MAILING ADDRESS IS 33 WEST ELM STREET
and our temporary location at 15 Sherwood Place

Robert D. Sandolo Jr., P.E.
Project Engineer
S.E. Minor & Co.
33 West Elm Street, Greenwich, CT
On 4/19/2022 3:31 PM, Pruitt, Jacalyn wrote:

Thank you. Can you please confirm the files we have for this application are still the most current, or if we should be referencing something newer that was used to obtain Health approval? The files we have are here for you to check.

44 Cutler Road - PLPZ 2022 00044

I am also looking for a site drawing that calls out all structure setbacks. Does that exist, and can you point me to it please? Thanks!

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

From: Robert Sandolo S.E. Minor
<robert.sandolo@seminor.com>
Sent: Wednesday, April 13, 2022 3:07 PM
To: larry.liebman
<larry.liebman@seminor.com>; Pruitt, Jacalyn
<jacalyn.pruitt@greenwichct.org>; James McCarroll
<james.c.mccarroll@gmail.com>
Cc: gigi@seminor.com; Debbie Moretti
<debbie.moretti@seminor.com>; Kristen Lodato
<kristen.lodato@seminor.com>
Subject: Re: 44 Cutler Central System Approval

[EXTERNAL]

Hi Jacalyn,

Following the approval from the State, approval letter from the local health department is attached here.

Thank you,

Rob

--
PLEASE NOTE OUR NEW MAILING ADDRESS
IS 33 WEST ELM STREET
and our temporary location at 15 Sherwood Place
--
Robert D. Sandolo Jr., P.E.
Project Engineer
S.E. Minor & Co.
Jackie,

can you please get us on the next agenda as soon as possible, thanks

Larry

On 4/12/2022 12:45 PM, Pruitt, Jacalyn wrote:

    Thank you Larry.

    Jacalyn Pruitt,
    Planner II
    Town of Greenwich
    Planning & Zoning
PLEASE FIND THE STATE HEALTH DEPARTMENT APPROVAL LARRY

-------- Forwarded Message --------
Subject: 44 Cutler Central System Approval
Date: Mon, 11 Apr 2022 15:27:45 -0400
From: Robert Sandolo S.E. Minor
<robert.sandolo@seminor.com>
To: Larry Liebman
<larry.liebman@seminor.com>

-- PLEASE NOTE OUR NEW MAILING ADDRESS IS 33 WEST ELM STREET and our temporary location at 15 Sherwood Place --
Robert D. Sandolo Jr., P.E. Project Engineer S.E. Minor & Co. 33 West Elm Street, Greenwich, CT Phone: (203) 869-0136 Email: Robert.Sandolo@seminor.com

CAUTION: This email originated from outside the
DEPARTMENT OF HEALTH
SEPTIC APPROVAL LETTER

04/13/2022

SE Minor & Co., Inc.
33 West Elm
Greenwich CT 06830

Re: Septic Proposal for Centralized System 44 CUTLER ROAD, Greenwich

Dear Robert Sandolo:

This Department has received, reviewed, and approved the submitted design proposal for an on-site sewage disposal system for a 6 bedroom/675 GPD Centralized system for garage connection at 44 CUTLER ROAD.


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,

______________________________

Claire Durkota
Division of Environmental Services
ZONING ENFORCEMENT

Project No. PLPZ202200044 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: MCJB, LLC.

LOCATION: 44 Cutler Rd.

PLAN DATE:

ZONE: RA-4

☑ Ok for Zoning Permit Sign-off with the following revisions:
   The applicant will need to provide detailed dimension FAR plans for with their zoning permit submission.

☐ 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: 4/5/2022

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
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: 44 Cutler Road
Property Owner: MCJB LLC
Address: 44 Cutler Road, Greenwich, CT 06831

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Applicant: Same as Owner
Address: Same as Owner

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Authorized Agent: Larry Liebman
Address: 33 West Elm Street, Greenwich, CT 06830

Email: larry.liebman@seminor.com Cell Phone: (203) 983-7588 Other Phone: (203) 869-0136

Zone(s): RA-4 Lot Area: 5.083 acres

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

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

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

Application # ____________________________

pzSpecialPermitApp 2020
<table>
<thead>
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<th>Category</th>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
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</thead>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td></td>
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<tr>
<td><strong>COMMERCIAL/RETAL</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<td>Parking Spaces</td>
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<td><strong>OTHER USES</strong></td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>RESIDENTIAL</strong></td>
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<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<td>N/A</td>
<td>N/A</td>
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<td>44 ft 1-1/8 in</td>
<td>50 ft</td>
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<td>Floor Area Ratio</td>
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<td>Building Coverage</td>
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<td>Lot Coverage</td>
<td>12,429 sq ft</td>
<td>13,422 sq ft</td>
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<td>Total Parking Spaces</td>
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<td>N/A</td>
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</tr>
<tr>
<td>Green Area</td>
<td>94.97%</td>
<td>94.57%</td>
<td>84%</td>
</tr>
<tr>
<td>Age of Structure</td>
<td>New</td>
<td></td>
<td></td>
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<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>X Additions</td>
<td>Alterations</td>
<td>Demolition</td>
<td>Re-Construction</td>
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</tbody>
</table>
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax 203-622-3795

Site Plan Application

Property Address: 44 Cutler Road
Property Owner: MCJB LLC
Address: 44 Cutler Road, Greenwich, CT 06831
Phone: __________________________ Other Phone: __________________________
Applicant: Same as Owner
Address: Same as Owner
Email: __________________________ Cell Phone: __________________________
Authorized Agent: Larry Liebman
Address: 33 West Elm Street, Greenwich CT 06830
Email: larry.liebman@seminor.com
Cell Phone: (203) 983-7588
Other Phone: (203) 869-0136

Select One: ☑ Pre-Application ☑ Final
Zone(s): RA-4 Lot Area: 5.083 acres

Please select all relevant items below:

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

To be completed by P&Z staff only:
Check # __________________________ Check Amount: $ __________
Application # __________________________
pzSitePlanApp 2020
Site Plan Review Checklist

Property Address: 44 Cutler Road, Greenwich, CT 06831

Anticipated Type of Application: Final Site Plan and Special Permit

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

pzSitePlanChecklist 2020
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

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

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

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

- 5. Three copies of "building coverage" computation sheets.

- 6. Three copies of "area devoted to surface parking, building, and drives" worksheets.

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

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

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

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

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

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

I, the undersigned, do hereby grant permission to S.E. Minor & Co., Inc., 33 West Elm Street, Greenwich, CT, to act as my Agent in submitting a Planning & Zoning Special Permit Application for my property located at 44 Cutler Road, Greenwich, CT 06831.

Yours truly,

[Signature]

MCJB LLC
44 Cutler Road
Greenwich, CT 06831
PLANNING AND ZONING PROJECT NARRATIVE

Town of Greenwich Planning and Zoning Site Plan Special Permit Application

Property 44 Cutler Road
TAX ID #10-1860

OWNERSHIP MCJB LLC

LOCATION 44 Cutler Road, Greenwich, CT 06831

ZONING RA-4

ACREAGE 5.083 acres

The project site is on the north side of Cutler Road. The site is currently developed with a single-family residence, asphalt drive, flagstone patio, and pool. An IWWA permit has been issued for the construction of residential additions, detached garage, retaining walls, drainage system 33’ from wetlands, and associated site work (Application #2021-150, Permit #2021-148).

The proposed project is seeking Site Plan Special Permit to receive authorization to proceed with approvals for this project which, once complete, will have a combined volume for the main residence and detached garage of 200,000 cubic feet (see letter from Architect).

The subject property consists of a 5.083-acre lot in a RA-4 zone with a maximum allowable FAR of 13,838.5 sq ft (0.0625). The project being proposed consists of a 3-1/2 story main residence with a FAR of 10,998.2 sq ft (0.0497) and a detached garage with a FAR of 1,438.8 sq ft (0.0065). The proposed total FAR for the main residence and detached garage is 12,436.97 sq ft (0.056).

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

Lawrence J. Liebman
Chief Environmental Scientist
Sr. Project Manager
02/11/2022

Hayley De Marchis
Environmental Analyst
02/11/2022

Kristen Lodato
Environmental Assistant
02/11/2022
10/8/2021 10:41:28 AM

Scale: 1"=200'
Scale is approximate

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

Property Data: 10/1/19.
Map Printed Date: 10/8/2021 10:41:28 Copyright © 2000 by the Town of Greenwich.
February 11, 2022

AFFADAVIT OF NOTIFICATION OF APPLICATION FOR SPECIAL PERMIT

STATE OF CONNECTICUT )

) Greenwich

COUNTY OF FAIRFIELD )

I, Lawrence J. Liebman, being first duly sworn, do hereby certify that on February 11, 2022, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of February 11, 2022 as shown on the Town Tax Assessor's Office records of property abutting the property belonging to MCJB LLC, 44 Cutler Road for which an application for Special Permit has been filed with the Greenwich Planning and Zoning Commission.

[Signature]

Lawrence J. Liebman

Subscribed and sworn to
Before me on
February 11, 2022

[Signature]

Deborah A. Moretti
Notary Public
My commission expires
December 31, 2024
Certificate No. 107814
Adjoining Property Owner
MCJB LLC
44 Cutler Road
Greenwich, CT 06831
Tax #10-1860

Exhibit A

Christina Auriana
839 Lake Avenue
Greenwich, CT 06831
Tax #10-2515

Virginia & Thomas Daly III
50 Cutler Road
Greenwich, CT 06831
Tax #10-2109

Douglas Perkins & Quinn Keeler
38 Cutler Road
Greenwich, CT 06831
Tax #10-2110

Ledgerock Land LLC
150 Bedford Road
Greenwich, CT 06831
Tax #10-1796

Tamarack Country Club Inc.
Locust Road RFD 3
Greenwich, CT 06831
Tax #10-1638
Ex B

To Whom It May Concern:

Notice is hereby given that MCJB LLC has filed an application with the Town of Greenwich Planning and Zoning Commission for Site Plan Special Permit approval for 44 Cutler Road, Greenwich, CT 06831.

This application is for the construction of residential additions and detached garage.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

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

[Signature]

Lawrence J. Liebman
Chief Environmental Scientist
Sr. Project Manager
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RESIDENTIAL

VALUATION RECORD

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


VALUATION

L 546900 546900 546900 546900 546900 546900 546900
Market B 4821200 4821200 4821200 4821200 4821200 4821200 4821200

T 5368100 5368100 5368100 5368100 5368100 5368100 5368100

VALUATION

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75% Assessed B 3374840 3374840 3374840 3374840 3374840 3374840 3374840

T 3757670 3757670 3757670 3757670 3757670 3757670 3757670

LAND DATA AND CALCULATIONS

Zoning: 1 Residential Land 4.0000 1.00 162400.00 162400.00 649600 F -5% J -20% 493700
RA-4 Single Family 5 Residential Excess 1.0830 1.00 129920.00 129920.00 140700 140700
Legal Acres: 5.0830

Supplemental Cards TRUE TAX VALUE 634400

15GL: Reval Memo
SUPERTON STORE-OR
CXMPP: 8621
CO12: 10-406S Single family CO issued 11/29/12
11-1524 Pool/Hot Tub 100% complete
c #115555 dd 6/10/13
LAND: J-WETLANDS
Per GLR Map 8621 (Property Line Agreement), land area reduced from 223,027 sq. ft. to 221,414 sq. ft. RCS - 9/27/12.
**PHYSICAL CHARACTERISTICS**
Style: Colonial  
Occupancy: Single family  
Story Height: 2.0  
Finished Area: 7093  
Attic: None  
Basement: Full  

**ROOFING**  
Material: Slate or tile  
Type: Gable  
Framing: Std for Class  
Pitch: Not available  

**FLOORING**  
Slab: B  
Sub and joists 1.0, 1.5, 2.0  
Base Allowance 8, 1.0, 1.5, 2.0  

**EXTERIOR COVER**  
Brick: 2.0  
Stone: 1.0, 1.5  

**INTERIOR FINISH**  
Normal for Class 1.0, 1.5  

**ACCOMMODATIONS**  
 Finished Rooms: 17  
Bedrooms: 5  
Formal Dining Rooms: 1  
Rec Type: 4  
Room Area: 1396  
Fireplaces: 4  

**HEATING AND AIR CONDITIONING**  
Primary Heat: Geothermal  
Lower: 0  
Part: 3587  
Air Cond: 2386  
1120  

**PLUMBING**  
4 Fixt. Baths: 1  
3 Fixt. Baths: 6  
2 Fixt. Baths: 3  
Kic Sink: 1  
Extra Fixt: 1  
TOTAL: 30  

**SPECIAL FEATURES**  

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**SUMMARY OF IMPROVEMENTS**

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February 8, 2022

Margarita T. Alban, Acting Chairman
Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

Re: 44 Cutler Renovation
    44 Cutler Road
    Greenwich, CT

Chairman Maitland,

This letter will confirm that the proposed renovation of the single family residence designed by Granoff Architects at 44 Cutler Road, Greenwich, CT would be in excess of the 150,000 cu. foot volume threshold (Section 6-101 of Town of Greenwich Building Zone regulations. Therefore it would require authorization for construction by Site Plan and Special Permit review.

In our estimation, the proposed residence volume, including accessory structures will be approximately 200,000 cu feet.

Sincerely,

Richard Granoff, AIA, LEED AP
Founder + Managing Principal
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: MCJB, LLC
Project Address: 44 Cutler Road, Greenwich, CT
Project Lot Number(s): 
Property Owner(s): MCJB, LLC
Tax Account Number(s): 10-1860  Zone(s): RA-4  Lot Area: 5.083 Acres

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

Categorical Exemptions:

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

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

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

OWNERS' CERTIFICATION

Owners' Name: MCJB, LLC

Street Address: 44 Cutler Road

City: Greenwich, State: CT, Zip: 06831

Phone: ___________________________ FAX: ___________________________

Owners' Signature: ___________________________ Date: ___________________________

CONTRACTOR'S CERTIFICATION

Company Name: ___________________________

Street Address: ___________________________ City: ___________________________ State: ___ Zip: __________

Phone: ___________________________ FAX: ___________________________

Contractor's Signature: ___________________________ Date: ___________________________
Conditional Exemptions Requiring Certification from a Professional Engineer:

4. For projects adding between 500 and 1,000 square feet of impervious surfaces:
The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer.

At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:

☐ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms

☒ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

☐ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met

☐ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow

☐ Restoring a riparian buffer (may require IWWA permit)

At least one of the following measures shall be implemented on the project site using LID or conventional stormwater BMPs to help mitigate the effects of site disturbance and new impervious surfaces:

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms

☒ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 4, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, Etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name: S.E. Minor & Co., Inc.

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

Phone: 203-869-0136 FAX: 203-869-7869

Professional Engineer’s Name: John P. Giancola, P.E., P.L.S.
PROFESSIONAL - EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

☐ 0 to 500 square feet (conditionally exempt with Professional Engineer's Certification)
☒ 500 to 1,000 square feet (conditionally exempt with Professional Engineer's Certification)

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

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

☐ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☒ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
☐ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
☐ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
☐ Restoring a riparian buffer (may require WWAs permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply)

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☒ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer’s Signature: [Signature]

Date: 10/18/2021

[Seal]

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

IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces¹ associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>5187</td>
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<tr>
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<td>4265</td>
<td>-469</td>
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<tr>
<td>Sidewalks/Paths</td>
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<tr>
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<tr>
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<td>1703</td>
<td>0</td>
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<tr>
<td>Tennis Court/Sport Court</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Other</td>
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<td>0</td>
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<tr>
<td>TOTALS:</td>
<td>12429</td>
<td>13422</td>
<td>+993</td>
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</table>

¹ Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”
Summary for Subcatchment 11S: NEW IMPERVIOUS

Runoff = 0.12 cfs @ 12.07 hrs, Volume= 402 cf, Depth= 4.86"  

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.02 hrs  
Type III 24-hr 10-YEAR Rainfall=5.10"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
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<tr>
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<td>Unconnected pavement, HSG D</td>
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<tr>
<td>993</td>
<td></td>
<td>100.00% Impervious Area</td>
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<tr>
<td>993</td>
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<td>100.00% Unconnected</td>
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</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
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<td>Direct Entry, 5</td>
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### Summary for Pond 12P: CULTEC

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<th>Volume</th>
<th>Invert</th>
<th>Avail. Storage</th>
<th>Storage Description</th>
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<tr>
<td>#1A</td>
<td>298.50'</td>
<td>326 cf</td>
<td>14.00'W x 34.50'L x 2.04'H Field A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>986 cf Overall - 170 cf Embedded = 816 cf x 40.0% Voids</td>
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<tr>
<td>#2A</td>
<td>299.00'</td>
<td>170 cf</td>
<td>Cultec C-100HD x 12 Inside #1</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Effective Size= 32.1&quot;W x 12.0&quot;H =&gt; 1.86 sf x 7.50'L = 14.0 cf</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Overall Size= 36.0&quot;W x 12.5&quot;H x 8.00'L with 0.50' Overlap</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Row Length Adjustment= +0.50' x 1.86 sf x 3 rows</td>
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</table>

- **Storage Group A created with Chamber Wizard**

<table>
<thead>
<tr>
<th>Device</th>
<th>Routing</th>
<th>Invert</th>
<th>Outlet Devices</th>
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<tr>
<td>#1</td>
<td>Primary</td>
<td>299.75'</td>
<td>4.0&quot; Vert. Orifice/Grate C= 0.600</td>
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</tbody>
</table>

- **Primary OutFlow**: Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)

- **1=Orifice/Grate** (Controls 0.00 cfs)
Pond 12P: CULTEC - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size = 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size = 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment = +0.50' x 1.86 sf x 3 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

4 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 30.50' Row Length +24.0" End Stone x 2 = 34.50' Base Length
3 Rows x 36.0" Wide + 6.0" Spacing x 2 + 24.0" Side Stone x 2 = 14.00' Base Width
6.0" Base + 12.5" Chamber Height + 6.0" Cover = 2.04' Field Height

12 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 3 Rows = 170.3 cf Chamber Storage

986.1 cf Field - 170.3 cf Chambers = 815.8 cf Stone x 40.0% Vcids = 326.3 cf Stone Storage

Chamber Storage + Stone Storage = 496.6 cf = 0.011 af
Overall Storage Efficiency = 50.4%
Overall System Size = 34.50' x 14.00' x 2.04'

12 Chambers
36.5 cy Field
30.2 cy Stone
### Stage-Area-Storage for Pond 12P: CULTEC

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<th>Elevation (feet)</th>
<th>Storage (cubic-feet)</th>
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</table>
February 2, 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: MCJB, LLC  
44 Cutler Road – Main Residence  
Zone: RA-4

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 365.81 for a F.F.E. of 372.50 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12' above grade.

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

Respectfully submitted,

S. E. Minor & Co., Inc.

Roy G. Callahan

Prepared by R.D.S.  
Att.: Grade Plane Worksheet & Sketch
### Grade Plane Calculation

<table>
<thead>
<tr>
<th>6' O/S LINE</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
<th>LENGTH X ELEVATION</th>
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<td>TOTAL</td>
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</tbody>
</table>

**COLUMN 1**

**COLUMN 2**

**COLUMN 3**

**FIRST FLOOR ELEVATION**

373.50

**COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION**

365.81

**DIFFERENTIAL**

7.69

S. E. MINOR & CO., INC.
February 7, 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: MCJB, LLC
   44 Cutler Road – Proposed Garage
   Zone: RA-4

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 369.98 for a garage slab elevation 372.50 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12’ above grade.

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

Respectfully submitted,

S. E. Minor & Co., Inc.

Roy G. Gaspard, L.S.

Prepared by R.W.F.
Att.: Grade Plane Worksheet & Sketch
<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>LENGTH</th>
<th>LOWEST ELEVATION</th>
<th>LENGTH X ELEVATION</th>
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COLUMNS 1, 2, 3:

FIRST FLOOR ELEVATION = 372.50

COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION = 369.98

DIFFERENTIAL = 2.52
PROPOSED SITE DEVELOPMENT PLAN
ON PROPERTY OF
MCJB, LLC
44 CUTLER ROAD
GREENWICH, CONNECTICUT
OCTOBER 14, 2021

TAX ACCOUNT No. 10-1860

DRAWING LIST
SHEET NO. DRAWING TITLE
1 COVER SHEET
2 A2 SURVEY
3 EXISTING CONDITIONS
4 SITE PLAN
5 EROSION CONTROL
6 DETAILS & NOTES
S1 100% REPLACEMENT AREA PLAN

S.E. MINOR & CO., INC.
ESTABLISHED 1887
33 West Elm Street
Greenwich, Connecticut 06830
203-869-0136
www.seminor.com
Lumber Notes:
2. All structural lumber to be Douglas fir with an allowable bending stress of 815 psi, adjusted for member size, and shall be free of any defects which may affect its structural integrity.
3. Contractor shall provide all accessories that are not called out on the plans, such as post anchors, post hangers, framing anchors, post bases, and capes, metal lagging, etc. as required for the completion of the project.
4. Provide bridging at 6’-0” maximum.
5. All interior bearing lintels to be sized of at least 3” x 3”.
6. ALL building lintels shall be 2”x2” Douglas fir or match construction.
7. Double jambs required at perimeter windows.
8. Roof framing to be sized to partitions.
9. Contractor has to be provided at 4’-0” O.C. U.O.N.
10. Strips to be provided at non-RETURN caulking points and others.

Concrete Notes:
1. Concrete shall be designed to be in accordance with the latest Iowa and Shankley's Basic Design and Construction Manual. For a 20-50 psi concrete mix, the slump shall be at least 3-1/2 inches and 8” in the slump at 28 days, unless otherwise specified.
2. Minimum finishing depth of 2’-0” from soil surface.
3. Minimum finishing depth of 2’-0” from soil surface.
4. Step footing to be minimum 1’ vertical or 2’ horizontal.
5. Horizontal Rebar placement 1’ O.C. unless otherwise specified.
6. Unless otherwise noted at site on ground shall be 4’1” thick.
7. Steel reinforcing shall comply with A.S.T.M. limits.
8. Contractor shall verify dimensions and location of all finite, wall elements, anchor bolts, ducts, etc. as required for other trades before承包商 is consulted.
9. All stone shall be fielded with concrete in the same depth as slabs after pouring is completed.
10. Contractor shall protect and protect all excavations.

Note: Clarify with Architect all Lumber and Concrete Notes.

General Notes:
1. All drawings are to be submitted with the final set of Bid Plans.
2. All structural and architectural members shall be in accordance with the latest edition of the National Building Code, National Electrical Code, and the Standard Plumbing and Mechanical Code.
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Steel Notes:
1. All structural steel fabrication and erection to be in accordance with the latest edition of the American Institute of Steel Construction. All structural steel shall be high-strength bolted with welds.
2. Concrete shall be designed to be in accordance with the latest edition of the American Institute of Steel Construction. All concrete shall be high-strength bolted with welds.
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EXISTING ROOF
RAISED RIDGE
EXTEND EXISTING WALL FOR NEW GARAGE
EXTEND EXISTING WALL FOR NEW ADDITION
5'-0"

NEW ROOF
SLATE TO MATCH EXISTING
MATCH EXISTING ROOF PLANE
ROOF PLANES TO ALIGN

EXISTING SECOND FLOOR
EL.= 113'-0 5/8"
TYP. EXISTING ATTIC SUBFLOOR V.I.F.
EL.= 124'-0 1/2"

EXISTING FIRST FLOOR
EL.= 100'-0" (ENG. 373.6')

EXISTING MAX RIDGE HEIGHT V.I.F.
EL.= 136'-3 5/8" (ENG. 409.9')

EXISTING SECOND FLOOR
EL.= 109'-1 3/8"

T.O. EXISTING BASEMENT SLAB V.I.F.
EL.= 89'-11 1/4" (ENG. 363.54')
B.O. TYP. EXISTING FOOTING V.I.F.
EL.= 88'-3 1/4" (ENG. 361.87')

GRADE PLANE
EL.= 92'-2 1/2" (ENG. 365.81')

EXISTING GARAGE SLAB L.P.
EL.= 98'-6" (ENG. 372.1')
NEW ROOF EVEN WITH MAIN HOUSE ROOF
SLATE TO MATCH EXISTING
RAISED RIDGE
5'-0"
STONE VENEER ON NEW ROOF KNEE WALL
ROOF PLANES TO ALIGN
2
A400
2
A401
NEW STONE PORCH. MATCH ARCH HEIGHT & SPRING LINES TO EXISTING
NEW METAL RAILING SYSTEM. STYLE T.B.D.
EXISTING SECOND FLOOR
EL.= 113'-0 5/8"
TYP. EXISTING ATTIC SUBFLOOR V.I.F.
EL.= 124'-0 1/2"
EXISTING FIRST FLOOR
EL.= 100'-0" (ENG. 373.6')
9'-1 3/8"
10'-11 7/8"
EXISTING MAX RIDGE HEIGHT V.I.F.
EL.= 136'-3 5/8" (ENG. 409.9')
12'-3 1 8"
EXISTING SECOND FLOOR
EL.= 109'-1 3/8"
3'-11 1 4"
EXISTING BASEMENT SLAB V.I.F.
EL.= 89'-11 1/4" (ENG. 363.54')
T.O. EXISTING BASEMENT SLAB V.I.F.
EL.= 89'-11 1/4" (ENG. 363.54')
T.O. EXISTING BASEMENT SLAB V.I.F.
1'-8"
6'-3 1 2"
6'-3"
EXISTING GRADE PLANE
EL.= 92'-2 1/2" (ENG. 365.81')
2'-3 1 4"
44'-1 18"

CONSULTANTS
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GREENWICH, CT  06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

DATE
REVISION DESCRIPTION
BY:
REVISIONS
DRAWING NO.
PROJECT NAME
DRAWN BY:
PROJ. MANAGER:
DATE:
SCALE:

CUTLER ROAD RENOVATION
44 CUTLER ROAD
GREENWICH, CT 06831

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EXTEND EXISTING WALL FOR NEW GARAGE

STONE LINTELS & SILL, MATCH EXISTING STUCCO WALL

SLATE ROOF TO MATCH MAIN HOUSE

THIN FIELD STONE VENEER

EXISTING FIRST FLOOR
EL.= 100'-0" (ENG. 373.6')

MAX RIDGE HEIGHT
EL.= 121'-0 1/2"

EXISTING SECOND FLOOR
EL.= 109'-1 3/8"

T.O. STORAGE SLAB
EL.= ARCH. 90'-1 3/8" (ENG. 363.71')

B.O. CAR LIFT PIT
EL.= ARCH. 88'-1 3/8" (ENG. 361.71')

EXISTING GARAGE SLAB L.P.
EL.= 98'-6" (ENG. 372.1')

B.O. SLAB
EL.= ARCH. 85'-9 5/8" (ENG. 359.40')

DETACHED GARAGE GRADE PLANE
EL.= 96'-4 1/2" (ENG. 369.98')

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DRAWING NO.
A305

PROJECT NAME
DETACHED GARAGE ELEVATIONS

CUTLER ROAD RENOVATION
44 CUTLER ROAD
GREENWICH, CT 06831

DRAWN BY:

PROJ. MANAGER:

DATE:

SCALE:

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### NEW STONE STONE PATIO AS NEEDED

<table>
<thead>
<tr>
<th>Zone: RA-4</th>
<th>LOT SIZE: 221,415.48 s.f.</th>
<th>ALLOWABLE F.A.R.: 0.0625</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>13,838.4675 s.f.</td>
</tr>
</tbody>
</table>

- Existing Basement: 3,583.97 s.f.
- Existing First Floor: 4,381.56 s.f.
- First Floor Added: 271.79 s.f.
- Existing Second Floor: 1,883.93 s.f.
- Second Floor Added: 358.73 s.f.
- Existing Garage Second Floor: 402.61 s.f.
- Existing Attic: 358.16 s.f.
- Existing Shed: 160.00 s.f.
- Detached Garage First Floor: 715.52 s.f.
- Detached Garage Second Floor: 320.63 s.f.

#### Total Proposed F.A.R. = 12,436.97 s.f.
#### Total Remaining F.A.R. = 1,401.55 s.f.

**NOTE 1:** Basement is included: The grade plane of 365.81" is more than 5'-0" below the first floor elevation of 372.5'.

### MAIN HOUSE AREA CALCULATIONS

- **BASEMENT AREA**
  - Existing Basement = 3,583.97 s.f.

- **FIRST FLOOR AREA**
  - Existing Garages: 402.61 s.f.

- **SECOND FLOOR AREA**
  - Attic Area: 358.16 s.f.
  - Shed Area: 160.00 s.f.

- **EXISTING TOTALS**
  - Existing Basement = 3,583.97 s.f.
  - Existing First Floor = 4,381.56 s.f.
  - Existing Second Floor = 1,883.93 s.f.
  - Existing Garage Second Floor = 402.61 s.f.
  - Existing Attic = 358.16 s.f.
  - Existing Shed = 160.00 s.f.
  - Detached Garage First Floor = 715.52 s.f.
  - Detached Garage Second Floor = 320.63 s.f.

### MAIN HOUSE AREA CALCULATIONS

- **FIRST FLOOR AREA**
  - Existing Garages: 402.61 s.f.

- **SECOND FLOOR AREA**
  - Attic Area: 358.16 s.f.
  - Shed Area: 160.00 s.f.

### DETACHED GARAGE AREA CALCULATIONS

- **EXISTING TOTALS**
  - Existing Garage Second Floor = 402.61 s.f.

### DETACHED GARAGE AREA CALCULATIONS

- **FIRST FLOOR AREA**
  - Existing Garages: 402.61 s.f.

- **SECOND FLOOR AREA**
  - Attic Area: 358.16 s.f.
  - Shed Area: 160.00 s.f.

### ATTIC AREA

- **EXISTING TOTALS**
  - Existing Attic = 358.16 s.f.

### SHED AREA

- **EXISTING TOTALS**
  - Existing Shed = 160.00 s.f.
FIRST FLOOR GARAGE F.A.R. PLAN

SECOND FLOOR GARAGE F.A.R. PLAN

MAIN HOUSE AREA CALCULATIONS

EXISTING BASEMENT
- Existing Basement = 3,583.97
- Basement Total = 3,583.97 sf

FIRST FLOOR AREA
- Existing Garage Second Floor = 402.00 sf
- Garage Second Floor Total = 402.00 sf

ATTIC AREA
- Existing Attic = 358.16 sf
- Attic Total = 358.16 sf

EXISTING SECOND FLOOR
- Existing Second Floor = 1,883.93 sf
- Second Floor Total = 1,883.93 sf

EXISTING FIRST FLOOR
- Existing First Floor = 4,381.56 sf
- First Floor Total = 4,381.56 sf

EXISTING BASEMENT
- Existing Basement = 140.00 sf
- Basement Total = 140.00 sf

MAIN HOUSE AREA CALCULATIONS

EXISTING GARAGE SECOND FLOOR
- Second Floor Added = 320.63 sf
- Second Floor Total = 715.52 sf

EXISTING SHED
- Existing Shed = 142.16 sf
- Shed Total = 142.16 sf

EXISTING ATTIC
- Existing Attic = 160.00 sf
- Attic Total = 160.00 sf

EXISTING GARAGE SECOND FLOOR
- Existing Garage Second Floor = 358.73 sf
- Garage Second Floor Total = 358.73 sf

DETACHED GARAGE AREA CALCULATIONS

FIRST FLOOR AREA
- First Floor Added = 271.79 sf
- First Floor Total = 271.79 sf

SECOND FLOOR AREA
- Second Floor Added = 320.63 sf
- Second Floor Total = 320.63 sf

AREA CALCULATIONS

LOT SIZE
- LOT SIZE = 221,415.48 sf
- ALLOWABLE F.A.R. = 0.3582
- ALLOWABLE F.A.R. = 13,838.47 sf

EXISTING BASEMENT
- Existing Basement = 1,401.56 sf
- Existing Basemen = 1,401.56 sf
- First Floor Added = 271.79 sf
- Existing Second Floor = 358.73 sf
- Existing Garage Second Floor = 358.73 sf
- Existing Attic = 142.16 sf
- Existing Shed = 142.16 sf
- Existing Residence F.A.R. = 12,436.97 sf
- Existing Residence F.A.R. = 12,436.97 sf
- Detached Garage Second Floor = 320.63 sf
- Total Proposed F.A.R. = 12,757.60 sf
- Total Remaining F.A.R. = 1,485,805 sf

NOTE 1:
- Basement is included
- The grade plane is 365.81" above the first floor elevation of 372.5'