APPLICATION SUMMARY:
An application for Final Site Plan and Special Permit, PLPZ 2022 00355, is before the Planning & Zoning Commission per Section 6-94(a)(5) of the Greenwich Zoning Regulations (BZR) for changes to a non-profit educational institution in the RA-2 Zone. The applicant wishes to adjust the patio area and create a covered area next to the Hardwick House building, change internal vehicular circulation and increase parking, as well as update the campus entrance at 45 Glenville Road on a 15.524-acre site at 45 Glenville Road in the RA-2 Zone.

ISSUES / COMMENTS TO BE ADDRESSED:
1. Pre-Application, PLPZ 2022 00067. This property came before the Commission as a pre-application at the 3/29/2022 meeting to discuss constructing a covered patio off the Hardwick House, improve internal circulation and parking, and enhancement to the campus entrance. The Commission had the following comments at that meeting:
   o Street Trees: The Commission asked the applicant to coordinate with the Town’s Tree Warden regarding tree work in the Town’s right-of-way. The Commission noted that the Tree Warden is the sole authority for such effort.

*The applicant is asking the Commission to modify the green area requirement for the campus pursuant to Note 7(d) of BZR Sec. 6-205 as part of the proposed landscaping of the parking area.*
The applicant told staff that they discussed the situation with Highway. Typically, Highway routes the proposed tree removal to the Tree Warden as part of their application process. However, if the Commission requests, the applicant is willing to reach out to the Tree Warden prior to that process.

- **Traffic Study:** The Commission asked the applicant to provide the traffic study information from the 2013 Eagle Hill campus effort to refresh the Commission’s memory of the issues, without needing to repeat the work as the proposed work looks to only effect internal circulation.
- **2014 Commission Decision Letter:** The Commission asked, and the applicant provided the Commission’s decision letter from PLPZ 2021 00263 and 00264. This is the most recently FSP SP approval for this parcel.
- **Materials:** The Commission asked the applicant to study material choices, so the proposed stone walls and accent vehicular paving areas work well within the site’s context.
- **ARC:** The Commission suggested the applicant go to ARC prior to returning to the Commission with an FSP SP application.

## 2. Architecture Review Committee (ARC)

The applicant went before the ARC with an Exterior Alterations application, PLPZ 2022 00183, at their regular 5/4/2022 meeting and received a "Do Not Return" noting the following comments for the Commission’s consideration:

(a) Revisit the rain management – is there another option besides the proposed roof gutters?

(b) Regarding lighting of tower – limit lumen levels as to not be distracting or overpowering, especially important within this residential neighborhood. ARC recommends simulating moonlight.

   (i) This was shown as an “Architectural Down Light” during the ARC presentation and is now shown as an “Architectural Uplight” in the P&Z Commission application on Sheet SP-1.2 of the drawing set. The Commission should ask the application to clarify their design direction here and confirm if the proposed design meets Section 6-153 of the BZR.

(c) Keep some of the existing greenery on the tower to keep a softened, less ominous look.

(d) ARC agrees with the recommendation of tree warden to take the very tall tree down and leave smaller Norway Spruce.

(e) Proposed signage requires Sign/Awning application.

   (i) This is currently under review via PLPZ 2022 00334.

## 3. The Sewer Division

Provided comments on 9/15/2022 and requests the applicant/owner submit a signed letter acknowledging receipt of these P&Z comments. All other comments are to be addressed during the Sewer and Building Permit phase.

## 4. Zoning Enforcement – The ZEO commented dated 9/14/2022 and has no concerns to be addressed at this time.

## 5. IWWA –IWWA issued a green sheet dated 5/10/2022 indicating no action is needed with their department for the lot consolidation.
6. **Energy Efficiency Narrative** – The Commission should determine if an Energy Efficiency Narrative is needed for this application. The applicant believes they are exempt as they are not adding any square footage to the existing campus.

7. **Lighting** – The Commission should determine if the proposed lighting meetings Sec. 6-153 of the BZR for Residential Zones.

8. **Proposed Stone Wall** – The Stone Wall detail on Sheet SP-1.2 notes the wall to be “Dry-Laid Look” Fieldstone Wall. There was discussion on the look of this wall during the pre-application meeting. The Commission should determine if the detail on Sheet SP-1.2 satisfies their thoughts.

9. **Bicycle Parking** - The applicant gives weight to students arriving via car and bus, but the Commission may ask the applicant if they provide any bicycle parking solutions or encourage students to arrive in ways.

**DEPARTMENT COMMENTS:**
- Architecture Review Committee – see 5/4/2022 Action Agenda, PLPZ 2022 00183
- Zoning Enforcement – see attached dated 9/14/2022
- Sewer – see attached dated 9/15/2022
- DPW Engineering – not yet received, expected soon
- Conservation – not yet received
- Fire Department – not yet received
- Police Department – not yet received
- IWWA – see attached 5/10/2022

**PROPOSAL:**
An application for Final Site Plan and Special Permit, PLPZ 2022 00355, is before the Planning & Zoning Commission per Section 6-94(a)(5) of the Greenwich Zoning Regulations (BZR) for changes to a non-profit educational institution in the RA-2 Zone. The applicant wishes to adjust the patio area and create a covered area next to the Hardwick House building, change internal vehicular circulation and increase parking, as well as update the campus entrance at 45 Glenville Road on a 15.524-acre site at 45 Glenville Road in the RA-2 Zone.

The current site has a total of 148 vehicular parking spaces (144 + 4 handicap spaces). The proposed modifications increase the number by 14 spaces by the school’s drop-off and pick-up area, for a total of 162 vehicular parking spaces (158 + 4 handicap spaces). The site is not connected to the Town’s sidewalk network. No bike racks are called out on the site plan.

The applicant is asking the Commission to modify the green area requirement for the campus pursuant to Note 7(d) of BZR Sec. 6-205 as part of the proposed landscaping effort. The application is increasing the non-green area across the site by +/- 2,140 sq.ft. This changes the site's green area from 73.4% to 73.2%, where 78.0% is required in the RA-2 Zone per Sec. 6-205 of the BZR.
No FAR or gross floor area is proposed with this application.

**Existing Conditions:**
45 Glenville Road is home to The Eagle Hill School. Eagle Hill School students range in age from 5-15 with language-based learning differences.

The existing site is a mix of lawn and large trees and drains west to a stream. The western side of the site is within the AE and X Flood Zones. It is surrounded by single-family residential dwellings.

**Zoning:**
The applicant is asking the Commission to modify the green area requirement for the campus pursuant to Note 7(d) of BZR Sec. 6-205 as part of the proposed landscaping of the parking area. The Green Area numbers on the survey prepared by SE Minor note the site’s existing conditions are 30,457 sq.ft. over the allowable surface development area, and the proposed design is 32,599 sq.ft. over. The difference is an increase of 2,142 sq.ft. of surface development area through this application.

The proposed covering structure off the Hardwick House building looks to meet the bulk and size requirements as stated in Sec. 6-205 of the BZR for the RA-2 Zone.

No FAR or gross floor area is proposed with this application.

**Drainage:**
Runoff generated from the proposed parking alterations will be directed to two separate Cultec systems. Catch basins will collect the surface runoff water. The Cultec system is designed to provide infiltration, peak detention, and water quality before overflowing to the existing raingarden, and joining the existing drainage network.

**APPLICABLE REGULATIONS:**
- Section 6-5 – Definitions
- 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 6-93 – Permitted Uses in the RA-4, RA-2, RA-1, RA-20 and R-12 Zones
- Section 6-94 – Permitted Uses By Special Permit
- Section 6-95 – Permitted Accessory Uses
- Section 6-101(a) – Special Permit for Residential Zones
- Section 6-131(e) – Minimum Front Yard Exceptions
- Section 6-153 – Lighting Requirements: Residential Zone Regulations
- Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdgs.
ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting

Wednesday, May 4, 2022 6:59pm -11:37 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052  Password: 5768541

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Heidi Brake-Smith; Rhonda Cohen; Louis Contadino; Leander Krueger; and Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner; and Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. Vinci Gardens Senior Housing, 71 Vinci Drive; Application PLPZ202200045 for Exterior Alteration review for construction of a new 4-story 52-unit residential structure, reconfiguration of parking areas and drives, new landscaping and lighting on a property located at 71 Vinci Dr. in the R-PHD-E zone. Last reviewed at the 3-2-22 meeting at which members Hein; Meniconi; Boldt; Brake-Smith; Cohen; Krueger, LoBalbo; and Pugliese were present.

Decision Status: Electronic Return (email pdf plans to Marisa.Anastasio@greenwichct.org )
Motion: Hein Second: Conte Vote: 9-0 unanimous

The applicant to submit revised plans to address the following notes:

a. ARC finds that the project has improved significantly from first iteration and appreciates the work of the housing authority and the architects with regard to site plan and proportion of building.
b. Regarding the façade and roof massing – applicant should address the right hand mass where the mansard stops arbitrarily - consider a different break here.
c. Address the North elevation which is a blank façade visible upon the approach to the site –consider adding a window here.
d. Create effective massing and proportion either through veneer, stone, brick or other material. ARC finds that the stone and siding being the same color is not effective in regard to the massing and that the stone works as base material, but not necessarily on the vertical.
e. Color scheme should reference the existing building – does not have to match, but would be more successful if colors, finishes, palette, textures were not foreign to existing building.
f. Add greenery at base of building if possible.
g. Add trees: even two trees added to the arrival space / courtyard will create a gateway.
h. Landscaping plan achieves a good variety of species, but sizes of trees and plantings
should be increased if possible. ARC Vice Chair John Conte will review the updated landscaping plan once submitted.

i. ARC is amenable to meeting with the applicants during a special meeting to help expedite the ARC review.

2. Pickwick Properties, LLC, 3 East Putnam Ave., Application PLPZ202200098 for Exterior Alteration review for new roof level terrace on a property located at 3 East Putnam Avenue in the CGBR zone. Last reviewed at the 4-6-22 meeting at which members Hein; Conte; Boldt; Cohen; Contadino, Krueger, and Pugliese were present.

Decision Status: Electronic Return (email pdf plans to Marisa.Anastasio@greenwichct.org)
Motion: Brake-Smith Second: Conte Vote: 8-1 (yeas - Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, Krueger, Pugliese / nay- Hein)

The applicant to submit documentation to address the following:

a. Applicant to create an on-site mockup using PVC pipe of similar diameter to proposed railing. ARC to review mockup with the view from street level and how the proposal fits with the existing building as their major points of concern.

b. Provide all specs of lighting fixtures – Kelvin rating, number of fixtures and photometrics. Lighting must meet footcandle maximum at property line (0.5 in commercial zones per Building Zone Regulations) with any necessary shielding installed to reduce off site glare.

c. It is noted that no umbrellas or shade structures are shown on plans. Any change requires further ARC review.

d. The two new doors / store openings with ramps are acceptable to ARC.

e. The proposed planter structure is acceptable to ARC.

f. The condenser will be screened from off site as shown on plans.

3. River Landing Association, 115 River Road, Application PLPZ 202200148 for Exterior Alteration review for replacement of planking with new IDE, replacement of railings with cable railing and new lighting along the River Landing Boardwalk at a property located at 115 River Road, Cos Cob, in the WB zone.

Decision Status: Approved as submitted
Motion: Hein Second: Conte Vote: 8-0-1 (yeas – Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, Pugliese / recused - Contadino)

4. Eagle Hill School, 45 Glenville Road, Application PLPZ202200183 for Exterior Alteration review for new covered pavilion, driveway modifications, landscaping updates, lighting of stone tower at a property located at 45 Glenville Road in the RA-2 zone.

Decision Status: Does not Return
Motion: Hein Second: Krueger Vote: 9-0 unanimous
Does not return to ARC, moves forward to P&Z with the following recommendations:

a. Revisit the rain management – is there another option besides the proposed roof gutters?

b. Regarding lighting of tower – limit lumen levels as to not be distracting or overpowering, especially important within this residential neighborhood. ARC recommends simulating moonlight.

c. Keep some of the existing greenery on the tower to keep a softened, less ominous look.

d. ARC agrees with the recommendation of tree warden to take the very tall tree down and leave smaller Norway Spruce.

e. Proposed signage requires Sign/Awning application.

5. 100 West Putnam LLC, 100 West Putnam Ave. Application PLPZ202200199 for Exterior Alteration review for installation of a new patio with lighting and landscaping on a property located at 100 West Putnam Avenue in the CGB zone.

Decision Status: Return to Meeting (submit updated plans via pdf to Marisa.Anastasio@greenwichct.org and one hard copy to P+Z office to be scheduled for ARC meeting)

The applicant can submit updated plans for further review. ARC findings on the proposal are as follows:

a. Scale, use, landscaping and proposed location are not in character with this modern and important building. The existing grass expanse up to the monolithic building achieves a modern aesthetic. The proposed patio with numerous plantings does not work aesthetically.

b. ARC finds that the private patio on the front façade of an important commercial building within a major commercial area and intersection is not appropriate.

II. Progress Reviews:

1. Bachi Byberi, 2 South Water St., application PLPZ 2021 00391, for Exterior Alteration review to construct outdoor dining deck above the existing parking area on the rear of the current building (a restaurant use) with proposed landscaping and lighting, for seasonal outdoor dining, on a property located at 2 South Water Street in the WB Zone. Last reviewed at the 4-6-22 meeting at which members Hein; Conte; Boldt; Cohen; Contadino, Krueger, and Pugliese were present.

Decision Status: Electronic Return (email plans to Marisa.Anastasio@greenwichct.org )
Motion: Hein Second: Pugliese Vote: 9-0 unanimous

The applicant to submit updated plans to reflect the following:

a. ARC Appreciates the deck has been moved and scaled back.
b. Monochromatic grey and/or limited color palette must be implemented.
c. Color swatches and finishes shall be submitted.
d. Provide a photometric plan for all light fixtures. Install any shielding necessary to eliminate off site glare.
e. Move the two wall lighting fixtures lower (ie, just above door frame) and find a more decorative fixture to use.

III. Committee Business:
1. Any business.

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.
Date: September 15, 2022

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
     Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ202200355: 45 Glenville Road, Eagle Hill School

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Proposal to construct a covered patio off of the Hardwick house, as well as changes to internal circulation, parking and the campus entrance.

Sewer Division Comments:

**Comments to be addressed during P&Z phase:**
- Prior to obtaining P&Z approval, the applicant/owner is required to submit a signed letter acknowledging receipt of these P&Z comments and that the applicant/owner has read all the comments and agrees to adhere to the comments. A copy of this document is required to be provided to the Sewer Division. It is important for the applicant/owner to understand that failure to comply with these comments may result in delays in both Sewer and Building Permitting. The applicant/owner assumes any risk or impacts to their project schedule as a result of not complying with these requirements.

**Comments to be addressed during Sewer and Building Permit phase:**
- Based on the proposed work, it does not appear that the project will require Sewer Permitting. However, please provide a site plan that shows the proposed drainage improvements in relation to any existing sanitary sewer infrastructure so that the Sewer Division can determine if work will be required related to protecting any sanitary sewer lines should they be within the zone of influence of proposed work.

- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

**Please NOTE:** These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be
reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.

Also, please note, the applicant should NOT submit for Sewer Permits until the project has received approval from P&Z.
ZONING ENFORCEMENT

Project No. PLPZ2022000355

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Eagle Hill School

LOCATION: 42 Glenville Rd.

PLAN DATE:

ZONE: RA-2

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17 and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture

Date: 9/14/2022

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
Inland Wetlands & Watercourse Agency ~ 203-622-7736 ~ Fax.203-622-7764

PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 45 Glenville Road, Greenwich, CT 06830 (Behind Hardwick House)  Tax ID: 10-4060/S

Property Owner: Eagle Hill School  Address: 45 Glenville Road, Greenwich, CT 06830

Contact information – Email or Cell Phone: 

Authorized Agent: Kristen Lodato  Address: 33 West Elm Street, Greenwich, CT 06830

Contact information – Email or Cell Phone: kristen.lodato@seminor.com (203) 869-0136

Has there ever been an IWWA application for this site? YES NO  Appl. # 03-130

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Generator
Tennis Court Pool Site Work/Landscaping Septic Other (specify) Pergola addition on existing patio space

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: Kristen Lodato  Date: 5/9/2022

STAFF NOTES

Office Rev Date: 5/10/22 Field Inv Date / / WETWCA YES NO TIDAL
Action Required? YES NO  If yes, DR AA AR SIA Staff
Solids Report Date / / Author  Solids
Comments: pergola over existing hardscape (patio)  No permit required.

IWWA Questionnaire Revised 3/4/2020
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 45 Glenville Road, Greenwich, CT 06830 (Main Entrance)  Tax ID: 10-4060/S
Property Owner: Eagle Hill School  Address: 45 Glenville Road, Greenwich, CT 06830
Contact information – Email or Cell Phone: 
Authorized Agent: Kristen Lodato  Address: 33 West Elm Street, Greenwich, CT 06830
Contact information – Email or Cell Phone: kristen.lodato@seminor.com (203) 869-0136

Has there ever been an IWWA application for this site? YES NO  Appl. # 03-130
ACTIVITY: (Circle) Addition Demolition Deck Site Work/Landscaping
Demolition  Garage Interior renovations Sewer Septic: Other (specify) Addition of a retaining wall.

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  Kristen Lodato  Date 5/9/2022

INLAND WETLANDS AND WATERCOURSES AGENCY

RECEIVED

IWWA Questionnaire Revised 3/4/2020
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 45 Glenville Road, Greenwich, CT 06830  (Parking for Academic Building)  Tax ID: 10-4060/S

Property Owner: Eagle Hill School  Address: 45 Glenville Road, Greenwich, CT 06830

Contact information – Email or Cell Phone: 

Authorized Agent: Kristen Lodato  Address: 33 West Elm Street, Greenwich, CT 06830

Contact information – Email or Cell Phone: kristen.lodato@seminor.com  (203) 869-0136

Has there ever been an IWWA application for this site?  YES  NO  Appl. #  03-130

ACTIVITY: (Circle)  Addition  Demolition  Deck  Garage  Interior renovations  New residence  Generator
Tennis Court  Pool  Site Work/Landscaping  Septic  Other (specify) Replace and update current hardtop for the parking lot.

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:  Date 5/9/2022

STAFF NOTES

Office Rev Date 5/10/22  Field Inv Date / /  WET/WC? YES  NO  TIDAL □
Action Required? YES  NO  If yes, DR AA AR SIA Staff: J. Larena
Solis Report Date / /  Author:  Soils: 
Comments: Replace existing hardtop parking lot. No permit required.

IWWA Questionnaire Revised 3/4/2020
Site Plan Application

Property Address: 45 Glenville Road, Greenwich, CT 06831
Tax ID: 10-4060/S

Property Owner: Eagle Hill Foundation Inc.
Address: 45 Glenville Road, Greenwich, CT 06831

Email: ____________________________ Cell Phone: ____________________________ Other Phone: ____________________________
Applicant: Eagle Hill Foundation Inc.
Address: 45 Glenville Road, Greenwich, CT 06831

Email: ____________________________ Cell Phone: ____________________________ Other Phone: ____________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 31 East Elm Street, Greenwich, CT 06830
Email: JHeagney@hlsctlaw.com Cell Phone: ____________________________ Other Phone: (203) 661-8400

Select One: □ Pre-Application  ✔ Final
Zone(s): RA-2 Lot Area: 11.1700 ac

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 # ________________________________
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GREEN AREA</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td></td>
<td>Alterations</td>
<td>Demolition</td>
</tr>
<tr>
<td>Additions</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
Special Permit Application

Property Address: 45 Glenville Road, Greenwich, CT 06831

Property Owner: Eagle Hill Foundation Inc. Address: 45 Glenville Road, Greenwich, CT 06831

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Applicant: Eagle Hill Foundation Inc. Address: 45 Glenville Road, Greenwich, CT 06831

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Authorized Agent: Heagney, Lennon & Slane, LLP Address: 31 East Elm Street, Greenwich, CT 06830

Email: JHeagney@hlsctlaw.com Cell Phone: ___________________________ Other Phone: (203) 661-8400

Zone(s): RA-2 ___________________________ Lot Area: 11.1700 ac ___________________________

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 2022
Application Signature Page

Property Address: 45 Glenville Road, Greenwich, CT 06831

Property Owner 1: Eagle Hill Foundation Inc.  
Address: 45 Glenville Road, Greenwich, CT 06831

Email:  
Cell Phone:  
Other Phone:  
Signature:  
Date:  

Property Owner 2:  
Address:  

Email:  
Cell Phone:  
Other Phone:  
Signature:  
Date:  

Property Owner 3:  
Address:  

Email:  
Cell Phone:  
Other Phone:  
Signature:  
Date:  

Property Owner 4:  
Address:  

Email:  
Cell Phone:  
Other Phone:  
Signature:  
Date:  

Applicant: Eagle Hill Foundation Inc.  
Address: 45 Glenville Road, Greenwich, CT 06831

Email:  
Cell Phone:  
Other Phone:  
Signature:  
Date:  

Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 31 East Elm Street, Greenwich, CT 06830

Email: JHeagney@hlsctlaw.com  
Cell Phone:  
Other Phone: (203) 661-8400  
Signature:  
Date:  

Tax ID: 10-4060/S

pzSignaturePage 2022
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax. 203-622-3795

Site Plan Review Checklist

Property Address: 45 Glenville Road, Greenwich, CT 06831
Anticipated Type of Application: Site Plan & Special Permit

Tax ID: 10-4060/S

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

Please check the items submitted below:

X1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   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.

X2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   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 2022
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.

X 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.

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

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

X 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.

X 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 large 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.

X 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.

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

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

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

pzSitePlanChecklist 2022
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 applications must be submitted digitally to pzappl@greenwichct.org, followed by a physical submission of hardcopies and payment.

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.
NARRATIVE

Applicant, Eagle Hill School, proposes to construct a covered patio off of the Hardwick House, improve internal circulation and parking, and enhance the campus entrance at 45 Glenville Road.

Site Plan and Special Permit is requested pursuant to BZR §6-94(a)(5) for changes to an educational institution in the RA-2 zone.

The addition of a covered patio off of the Hardwick House will be located over an existing stone patio. Therefore, the covering will not add impervious surface for drainage considerations. The open-air structure will not add to the campus’s legally non-conforming FAR, which was permitted by the Zoning Board of Appeals as part of PLZE 2013 00762.

The internal circulation and parking improvements will increase available parking by 17 spaces. Eagle Hill would replace any tree that would need to be removed and plant an additional five trees to enhance the parking drive. Eagle Hill would ask the Commission to modify the green area requirement for the campus pursuant to Note 7(d) of BZR §6-205 as part of the proposed landscaping of the parking area.

The improvements to the campus entrance will include new signage and landscaping to better display the historic tower on Glenville Road. Eagle Hill would ask the Commission to support its petition to the Tree Warden for tree removal in the Town right-of-way based on Town Tree Policy, which supports removal of trees in the vicinity of utilities.

Eagle Hill was last before the Commission in 2014 as part of PLPZ 2014 00263 & 00264 to demolish the former Business/Development office, renovate the Hardwick House and Griffin Academic Building, construct an auditorium and storage garage, install a new drainage system, modify the driveways and parking lots, and make improvements to the athletic field.

Applicant requests Site Plan and Special Permit from the Planning and Zoning Commission.

Respectfully Submitted,
John J. Heagney
July 8, 2022
June 14, 2013

Town of Greenwich
Planning and Zoning Commission
101 Field Point Road
Greenwich, CT 06830

RE: Site Plan/Special Permit – 45 Glenville Road

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP and S. E. Minor & Co., Inc. to act as our agents to appear before the Planning and Zoning Commission in connection with the filing of an application for a site plan/special permit for property located at 45 Glenville Road, Greenwich, Connecticut.

EAGLE HILL FOUNDATION, INC.

By: [Signature]

Dr. Marjorie Castro
RESOLVED the applications of Thomas J. Heagney, Esq., authorized agent for Eagle Hill School, record owner, for a final site plan and special permit, PLPZ 2014 00263 and PLPZ 2014 00264, to demolish the Business/Development office, renovate the Hardwick House dining area (with a new turnaround for food delivery vehicles) and academic buildings by adding egress stairs, security vestibule a new 3rd floor corridor, egress dormers, new storage garage and construct an auditorium and additions to academic buildings, new drainage systems, modify the driveway and parking lots and re-grade the grass athletic field. The plans also indicate upgrades to classroom areas in the Griffin Academic Building and the Eagle Hill Building main entry per Sections 6-13 through 6-15, 6-17, 6-94, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 15.45 acre property located at 45 Glenville Road in the RA-2 zone as shown on a site plan prepared by S.E. Minor & Co., Inc., last revised 04/23/14 and architectural plans prepared by Kaeyer Garment & Davidson Architects, PC, last revised 05/08/14.

Dear Mr. Heagney,

At a regular meeting held on July 15, 2014, the Planning and Zoning Commission considered the above referenced applications and took the following action:

Upon a motion to approve the final site plan and special permit with modifications, made by Mr. Maitland and seconded by Mr. Brooks, the following resolution was adopted. (Voting in favor: Heller, Maitland, Alban, Brooks and Levy)

Whereas the Commission held a public hearing on July 15, 2014 and took all testimony required by law; and

Whereas Eagle Hill School requested final site plan and special permit approval to demolish the Business/Development office, renovate the Hardwick House dining area (with a new turnaround for food delivery vehicles) and academic buildings by adding egress stairs, security vestibule a new 3rd floor corridor, egress dormers, new storage garage and construct an auditorium and additions to academic.
buildings, new drainage systems, modify the driveway and parking lots and re-grade the grass athletic field. The plans also indicate upgrades to classroom areas in the Griffin Academic Building and the Eagle Hill Building main entry per Sections 6-13 through 6-15, 6-17, 6-94, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 15.45 acre property located at 45 Glenville Road in the RA-2 zone; and

Whereas the Commission notes that the applicant had reviewed a preliminary site plan which was ‘moved to final with modifications’ at the December 10, 2013 meeting and the primary change from the preliminary to the final are 12 additional parking spaces proposed in the location near the Benedict House, which is slated for demolition so as to reduce the overall F.A.R. on site; and

Whereas this parking area will be lit and a photometric plan showing compliance with the lighting regulations was provided; and

Whereas the Commission notes that overall there are 148 proposed parking spaces including 4 HC spaces which is an increase of 21 parking spaces over the 127 existing spaces including 5 HC spaces; and

Whereas an explanation and diagram of the “widening” of the driveway to allow for left and right hand turns onto Glenville Street was provided showing that the widening of the apron which will not impact the large walls and structures at the throat of the driveway; and

Whereas the traffic and circulation improvements include a new roundabout circle with two way traffic, which will bring the parking spaces closer to the faculty housing units as well as allow traffic to turn and queue up for drop off and pick up in front of the Academic building which will now have an auditorium added to this building; and

Whereas parking is proposed from the main driveway toward the rear of the property where the individual faculty housing units are; and

Whereas a new loop is proposed in front of the Academic building for drop off and pick up as noted on the plans and narrative provided by the school; and

Whereas the plans indicate two 10’ aisles in front of the Academic Building doors and the two parallel drop off lanes, which then merge into one lane; and

Whereas in the AM hours, all the 26 mini-buses and cars to this school will continue to use the main entry; further in the PM dismissal time, the mini-buses will continue to come into the main entry and line up on site and not spill over onto Glenville road while cars will enter from the westerly Brookside service drive and exit at the main driveway; and

Whereas the overall number of classrooms will remain the same at 41 classrooms and 24 offices with a decrease of two apartments in these buildings for a total of 4 apartments in the Hardwick house and none in the Academic building. A total of 18 dorm rooms will be in the Hardwick House and none in the Academic building; and

Whereas the Commission notes that the Zoning Board of Appeals (ZBA) granted a special exception and FAR variances with modifications at the 4/2/14 meeting; and
Whereas the Commission notes that the landscaped berm was eliminated based on the ZBA approval for landscaping that was acceptable to the neighbors; and

Whereas the Commission finds that the additional screening provided in lieu of reducing the height of the proposed new auditorium's roof height is acceptable; and

Whereas the Commission notes that the Architectural Review Committee (ARC) reviewed the building elevations, planting areas, retaining wall and lighting at the 5/7/14 meeting; and

Whereas the school represented that the proposed auditorium/hall will be used daily as a multipurpose room for classes and assembly and is proposed to bring the entire student body and faculty together for assemblies and graduations; and

Whereas there are 320 total proposed seats in the 4,000 square foot multi-purpose room, however most of these seats are retractable/telescopic seating; and

Whereas the Commission notes that the applicant incorporated the preliminary record into the final record including the Traffic Report prepared by Frederick P. Clark Associates dated October 2013, and the Commission finds that the comments raised by Jim Ford, BETA Traffic Engineer have been addressed; and

Whereas the Commission finds that the increase to 250 students is acceptable; and

Whereas although a 1992 site plan approval stated that any increase of students should return to the Planning and Zoning Commission, the Commission now finds that the issue of number of students is an issue usually dealt with under a special exception request handled by the Zoning Board of Appeals; and

Whereas there are 75 faculty and staff members; and

Whereas the drainage of the existing field will be improved and re-graded so that it can be used more frequently and not flood; and

Whereas the Inland Wetlands and Watercourse Agency heard and approved this application on 7/22/13 with conditions; and

Whereas the Commission finds that the proposal complies with Sections 6-5(a)(6)&(49) 6-13, 6-15, 6-17, 6-94, 6-95, 6-101, 6-144 6-205 of the Building Zone Regulations; and

Whereas the Commission notes comments from DPW Engineering dated 7/14/14, Conservation dated 7/15/14, and the ZEO dated 7/8/14;

THEREFORE BE IT RESOLVED that the applications of Thomas J. Heagney, Esq., authorized agent for Eagle Hill School, record owner, for a final site plan and special permit, PLPZ 2014 00263 and PLPZ 2014 00264, to demolish the Business/Development office, renovate the Hardwick House dining area (with a new turnaround for food delivery vehicles) and academic buildings by adding egress stairs, security vestibule a new 3rd floor corridor, egress dormers, new storage garage and construct an auditorium and additions to academic buildings, new drainage systems, modify the driveway and parking lots and re-grade the grass athletic field. The plans also indicate upgrades to classroom areas in the Griffin Academic Building and the Eagle Hill Building main entry per Sections 6-13 through 6-15, 6-17,
6-94, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 15.45 acre property located at 45 Glenville Road in the RA-2 zone as shown on a site plan prepared by S.E. Minor & Co., Inc., last revised 04/23/14 and architectural plans prepared by Kaeyer Garment & Davidson Architects, PC, last revised 05/08/14 are hereby approved with modifications.

The applicant shall make an appointment with Planning and Zoning Office Staff to provide the following:

1. Five copies of engineering plans revised to meet DPW comments dated 7/14/14. The plans shall be revised to solve the directional conflicts currently shown on the plans in the area of the bridge. The plans should include the following notes:
   a. The number if fixed, folding and telescoping seating in the auditorium / multi-purpose room.
   b. No outside users can sublease or use this auditorium space more than 6 times a year and the school will provide a list of dates and users, since there is insufficient parking on site for the number of potential bleacher seats or other seating configurations
   c. No coincidental uses on site may occur between the school and a 3rd party given the parking shortage
   d. A flashing yellow signal should be installed as a warning for upcoming Policeman and school traffic
   e. In the AM hours, all 26 mini-buses and cars to this school will continue to use the main entry; further in the PM dismissal time, the mini-buses will continue to come into the main entry and line up on site and not spill over onto Glenville Road while cars will enter from the westerly Brookside service drive and exit at the main driveway
   f. The school is required to continue using a Greenwich Police person to be present at the afternoon school dismissal time (4:00 p.m.) until all buses and cars are cleared to direct all traffic out onto Glenville Road as well as direct traffic on Glenville Road and Brookside Drive, but is not required at this time in the morning hours.
   g. No drop-off or dismissal drives shall be located or procedures take place on the east side of the Academic Building in the future. The field on the east side of the Academic Building shall remain a field in the future.
   h. No new lighting shall be added to the east side of the Academic Building. Interior and exterior lights visible from the eastern side of the Academic Building. Learning Center and Potocki property shall be turned off when those areas of the Academic Building and Learning Center are not occupied or in use.
   i. Sixteen-foot high plantings of evergreens and other species shall be planted and maintained in the area adjacent to the easterly wall of the proposed new auditorium.
   j. Sixteen-foot high evergreens shall be planted and maintained in the area between the existing garden and the drive on the east side of the school property for a distance of approximately 75 feet from the middle of the existing garden south to the existing speed bump. The garden may be moved several feet to the north or moved to a new location if this new screening adversely shades the garden.
   k. The double door on the east side of the Academic Building shall remain unchanged or be replaced with two single doors, but in no event shall the east side of the Academic Building be a primary point of entry or exit.
   l. The playing field on the east side of the Academic Building may be used for overflow parking no more than ten (10) times per year for sporting and other school-wide events. Parking shall be prohibited at all other times in this area, on the drive on the east side of the school property and along that drive.
m. The new auditorium shall be used for Eagle Hill School functions only (day and night),
and shall not be rented or given out to use by other educational or non-educational groups,
associations, organizations or persons.

n. The door on the south side of the proposed school auditorium, and the path therefrom, may
be used for the dismissal of students who travel to and from school by bus, but to no
greater degree than the door and path at that location are currently used for this purpose. In
addition, suitable plantings shall be made and maintained on the eastern side of that path to
screen the path and dismissal activities thereon from the Potocki property.

o. The applicant agrees not to pursue additional F.A.R. variances in the future. However, the
applicant will not be limited to its present FAR maximum if it acquires additional acreage
in the future that will support additional F.A.R. expansion under the regulations.

p. The applicant shall plant twelve (12) 16-foot high evergreens to screen Brewer House and
the new two-car garage to be constructed next to Brewer House from the Marks and Frame
family residences. The area adjacent to Brewer House and the new two-car garage shall be
kept neat and tidy, and shall not be used as additional storage area for vehicles, equipment
and supplies.

q. The additional vegetative screening shown on the applicant’s plan for the school’s cottages
shall be planted and maintained.

2. Return to the ARC for final approval.
3. Four sets of final architectural plans including the floor plans, floor area worksheets, elevations,
and section drawings.
4. Three sets of the final landscaping plans.

If you have any questions, please do not hesitate to call.

Sincerely,

[Signature]

Katie DeLuca, AICP
Acting Director, Planning and Zoning /Town Planner
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF SITE PLAN & SPECIAL PERMIT TO PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT  )  ) ss: Greenwich
COUNTY OF FAIRFIELD  )

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on June 22, 2022, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of June 22, 2022, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 45 Glenville Road, Greenwich, Connecticut for which an application requesting site plan and special permit approval has been filed with the Greenwich Planning and Zoning Commission.

JOHN HEAGNEY

Subscribed and sworn to before me this 22nd day of June 2022

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 45 Glenville Road:

Eagle Hill Foundation Inc.
45 Glenville Road
Greenwich, CT 06831
10-4080/S
10-4163/S

24 Rock Ridge LLC
24 Rock Ridge Avenue
Greenwich, CT 06830
10-1532/S

Michael S. Baldock
7 Witherell Drive
Greenwich, CT 06831
10-3374/S

Dixon Elizabeth Olnek TR
14 Zaccheus Mead Lane
Greenwich, CT 06831
10-1152/S

Sangyeup & Kwon Lee
16 Rock Ridge Avenue
Greenwich, CT 06831
10-1450/S

Sarah Welch & Gardiner
63 Glenville Road
Greenwich, CT 06831
10-1328

9 Witherell Drive Associates LLC
9 Witherell Drive
Greenwich, CT 06831
10-2994/S

D-EH ASSOC. INC.
45 Glenville Road
Greenwich, CT 06831
10-4076/S
10-4079
Joseph D. & Susan Gatto
146 Brookside Drive
Greenwich, CT 06831
07-1391/S

Richard & Jane D. Potocki
10 Rock Ridge Avenue
Greenwich, CT 06831
10-3477/S

David Windreich & Christine Hikawa
1 Rock Ridge
Greenwich, CT 06831
10-1253/S

Layla B. & Essa Audi TRs
59 Glenville Road
Greenwich, CT 06831
10-3432/S

Michel Guite
47 Glenville Road
Greenwich, CT 06831
10-3370/S

Serenity Estates Holdings LLC
2777 Summer Street, Suite 501
Stamford, CT 06905
07-3213/S

Rock Ridge Association, Inc.
c/o Brian Pennington
28 Rock Ridge Avenue
Greenwich, CT 06831
EXHIBIT B

June 22, 2022

To Whom It May Concern:

Notice is hereby given that Eagle Hill School has filed a site plan and special permit application with the Town of Greenwich Planning and Zoning Commission to construct a covered patio off of the Hardwick House, improve internal circulation and parking, and enhance the campus entrance at 45 Glenville Road in Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

John Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
June 22, 2022

To Whom It May Concern:

Notice is hereby given that Eagle Hill School has filed a site plan and special permit application with the Town of Greenwich Planning and Zoning Commission to construct a covered patio off of the Hardwick House, improve internal circulation and parking, and enhance the campus entrance at 45 Glenville Road in Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
<table>
<thead>
<tr>
<th>Name</th>
<th>Address Name, Street and Apt Address</th>
<th>Address Line 2</th>
<th>Apt Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Phone</th>
<th>Fax</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nicky Write</td>
<td>28 Rock Ridge Ave, Greenwich, CT 06831</td>
<td>c/o Ben Fleming</td>
<td>Rock Ridge Association Inc</td>
<td>33</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2777 Summer St, 501, Stamford, CT 06905</td>
<td>Security Estates Holdings LLC</td>
<td>33</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>47 Chantry Rd, Greenwich, CT 06831</td>
<td>Michael Gillie</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Exhibit:**
- FEC
- Date: Aug 2000

**Notices:**
- Filing Requirements
- Contributions
- Expenditures
- Limits on Contributions and Expenditures

**Signatures:**
- [Signature]
- [Signature]

**Date:** Aug 1999
EXEMPT

VALUATION RECORD

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>10/01/2015</th>
<th>10/01/2016</th>
<th>10/01/2017</th>
<th>10/01/2018</th>
<th>10/01/2019</th>
<th>10/01/2020</th>
<th>10/01/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>VALUATION</td>
<td>L</td>
<td>21121783</td>
<td>21121800</td>
<td>21121800</td>
<td>21121800</td>
<td>21121800</td>
<td>21121800</td>
</tr>
<tr>
<td>Market</td>
<td>E</td>
<td>32538417</td>
<td>32538400</td>
<td>32538400</td>
<td>39463000</td>
<td>39463000</td>
<td>39463000</td>
</tr>
<tr>
<td>VALUATION</td>
<td>T</td>
<td>53670200</td>
<td>53670200</td>
<td>53670200</td>
<td>60594800</td>
<td>60594800</td>
<td>60594800</td>
</tr>
<tr>
<td>70% Assessed</td>
<td>E</td>
<td>22776890</td>
<td>22776880</td>
<td>22776880</td>
<td>27624100</td>
<td>27624100</td>
<td>27624100</td>
</tr>
<tr>
<td></td>
<td>T</td>
<td>37569140</td>
<td>37569140</td>
<td>37569140</td>
<td>42416360</td>
<td>42416360</td>
<td>42416360</td>
</tr>
</tbody>
</table>

LAND DATA AND CALCULATIONS

| Rating | Measured | Table | Prod. Factor | Depth Factor | Effective Frontage | Effective Depth | Square Feet | Base Rate | Adjusted Rate | Extended Value | Influence Factor | Value |
|--------|----------|-------|--------------|--------------|--------------------|----------------|-------------|-----------|--------------|----------------|----------------|----------------|--------|
| 486565.20 | 55.39 | 55.39 | 26953200 | 1 - 25% | 20214900 |

Supplemental Cards

TRUE TAX VALUE

20214900

APV: 10-4080/S & 10-4163/S
B&A: CO1: 1-1-1, 2-1-2; CO2: 1-1-2, 2-1-2
B&A: Decrease Total value by $8,000,000
BP15: 15-1402: $27,000; Demo of Field House
CAPC: CO2 34 dormrooms
DBA: Eagle Hill School / Griffin School: CO1--Schl, ofc, aprt;
CO2--Hardwick House; CO3--Development Center; CO4--North Field House; CO5--Dem'd '04; R01--Brewer House; R02--Gate House; R03--Harding House; R04--Mydell House; R05--Susan Bart House; R06--Popenl oom House; R07--#4; R08--Wisner House; R09--#7; R10--#8; R11--#9; R12--#10
R03 thru R12 = 10 dwlos blt in 2000
DEPM: CO1 3rd flr 1/2 sty, CO4 2nd flr 1/2 sty
P: 100 spcs

Supplemental Cards

TOTAL LAND VALUE

20214900
**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

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

**Framing**
- B 1 2 U
  - Wall Jst: Yes

**Roofing**
- Shingle

**Heating and Air Conditioning**
- Heat: Yes
  - A/C: Yes

**Summary of Improvements**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Year Eff</th>
<th>Const Year Cond</th>
<th>Base Rate</th>
<th>Features</th>
<th>Adj Rate</th>
<th>Size or Area</th>
<th>Computed Value</th>
<th>Phys Obsol</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td>C: Remod 1993</td>
<td>C SCHELASS</td>
<td>0.00</td>
<td>VGl</td>
<td>1906</td>
<td>1990</td>
<td>GD</td>
<td>0.00</td>
<td>N</td>
<td>0.00</td>
<td>34209</td>
<td>0</td>
<td>0</td>
<td>150</td>
<td>100</td>
</tr>
<tr>
<td>01: PAW NO</td>
<td>0.00</td>
<td>85</td>
<td>Avg</td>
<td>1995</td>
<td>1995</td>
<td>GD</td>
<td>2.90</td>
<td>N</td>
<td>4.35</td>
<td>240000</td>
<td>10</td>
<td>0</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>02: ELEVCOM</td>
<td>3.00</td>
<td>2E</td>
<td>VGl</td>
<td>1906</td>
<td>2005</td>
<td>EX</td>
<td>178685</td>
<td>N</td>
<td>509252</td>
<td>1</td>
<td>0</td>
<td>100</td>
<td>100</td>
<td>483800</td>
</tr>
</tbody>
</table>

**Neighborhood**
- GLENVILLE ROAD 0045

**Data Collector/Date**
- TD 04/30/2018

**Appraiser/Date**
- TOG 10/01/2015

**Supplemental Cards**
- TOTAL IMPROVEMENT VALUE: 8326200
## Transfer of Ownership

### Administration Information

- **Ownership Card No.**

**Site Description**

### Valuation Record

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

### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table Value</th>
<th>Prod. Factor</th>
<th>Effective Frontage</th>
<th>Depth</th>
<th>Square Feet</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### OWNERSHIP

**CARD NO.**

**DATE**

### VALUATION RECORD

**ASSESSMENT YEAR**

**REASON FOR CHANGE**

### VALUATION

**SITE DESCRIPTION**

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Frontage</th>
<th>Frontage</th>
<th>Depth</th>
<th>Square Feet</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATING</strong></td>
<td><strong>SOIL ID</strong></td>
<td><strong>ACREAGE</strong></td>
<td><strong>PRODUCT FACTOR</strong></td>
<td><strong>EFFICIENT</strong></td>
<td><strong>DEPTCH FACTOR</strong></td>
<td><strong>BASE</strong></td>
<td><strong>ADJUSTED</strong></td>
<td><strong>EXTENDED</strong></td>
<td><strong>INFLUENCE</strong></td>
</tr>
<tr>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
<td><strong>-or-</strong></td>
</tr>
</tbody>
</table>

**TOTAL LAND VALUE**

**Supplemental Cards**
### PHYSICAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
</tr>
</thead>
</table>

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Use</th>
<th>Ht</th>
<th>Type Grade</th>
<th>Year Eff</th>
<th>Const Year Cond</th>
<th>Base Rate</th>
<th>Features</th>
<th>Adj Size or Total</th>
<th>Computed Value</th>
<th>Phys Obsol.</th>
<th>Market %</th>
<th>Computed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>C SCHDORM</td>
<td>VGI</td>
<td>1983</td>
<td>1990</td>
<td>0.00</td>
<td>N 9721</td>
<td>0.00</td>
<td>N</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>150.00</td>
<td>0.00</td>
</tr>
<tr>
<td>01 COMNHPYA</td>
<td>Avg</td>
<td>1983</td>
<td>1995</td>
<td>56.50</td>
<td>N 04.75</td>
<td>11x13</td>
<td>12120</td>
<td>35</td>
<td>0.00</td>
<td>100.00</td>
<td>0.00</td>
<td>7900.00</td>
</tr>
<tr>
<td>02 ELEVCOM</td>
<td>VGI</td>
<td>1983</td>
<td>2000</td>
<td>178685</td>
<td>N 509252</td>
<td>10</td>
<td>509250</td>
<td>10</td>
<td>0.00</td>
<td>100.00</td>
<td>100.00</td>
<td>458300.00</td>
</tr>
</tbody>
</table>

### Development Center/Gym

**TOTAL IMPROVEMENT VALUE**: 45001700
## Administrative Information

### Ownership

**Card No.**

**Site Description**

---

## Transfer of Ownership

### Date

---

## Valuation Record

### Assessment Year

**Reason for Change**

---

## Valuation

---

## Site Description

---

## Land Data and Calculations

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

### Land Type

---

## Supplemental Cards

---

**Total Land Value**
**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

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

**Framing**
- **B 1 2 U**
  - Wd Jst: 0, 4359, 4138, 3178
  - R Conc: 4359, 0, 0, 0

** Heating and Air Conditioning**
- **B 1 2 U**
  - Heat: 4359, 4359, 4138, 3178
  - Sprink: 4359, 4359, 4138, 3178

**SPECIAL FEATURES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Year</th>
<th>Eff</th>
<th>Base</th>
<th>Rate</th>
<th>Features</th>
<th>Adj</th>
<th>Size or Area</th>
<th>Computed</th>
<th>Phys Obol</th>
<th>Market</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCHLASS</td>
<td>0.00</td>
<td>VGd</td>
<td>000</td>
<td>2005</td>
<td>2005</td>
<td>0.00</td>
<td>0.00</td>
<td>4359</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>150</td>
<td>100</td>
<td>6326000</td>
<td></td>
</tr>
<tr>
<td>ELEVCOM</td>
<td>4.00</td>
<td>2H</td>
<td>000</td>
<td>2005</td>
<td>2005</td>
<td>178685</td>
<td>0</td>
<td>402041</td>
<td>1</td>
<td>0</td>
<td>402040</td>
<td>10</td>
<td>100</td>
<td>361800</td>
<td></td>
</tr>
<tr>
<td>FENCEW</td>
<td>6.00</td>
<td>13</td>
<td>000</td>
<td>2005</td>
<td>2005</td>
<td>20.20</td>
<td>0</td>
<td>39.39</td>
<td>64</td>
<td>0</td>
<td>2520</td>
<td>10</td>
<td>100</td>
<td>2300</td>
<td></td>
</tr>
</tbody>
</table>

**Description**
- 02 2005 Classroom Bldg.

**SUMMARY OF IMPROVEMENTS**

**TOTAL IMPROVEMENT VALUE**: 6690100
## Valuation Record

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

## Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Depth Factor</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

Supplemental Cards

**TOTAL LAND VALUE**
### Improvement Data

#### Physical Characteristics

**Roofing**
- Built-up

**Walls**
- Frame: Yes
- Brick, Metal, Guard

**Framing**
- Frame: Yes

**Heating and Air Conditioning**
- Heat: 0
- Sprink: 0

#### Special Features

**Description** | **Value** | **ID** | **Use** | **Ht** | **Type** | **Grade** | **Const Year** | **Cont Year** | **Cond** | **Base Size** | **Feat** | **Adj** | **Rate** | **Area** | **Computed Value** | **Phys Obol** | **Market Adj** | **Value** |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>150.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Slab</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Improvement Value</td>
<td>3012800</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Supplemental Cards**
- Property Class: 299
- GLENVILLE ROAD 0045
**VALUATION RECORD**

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
</table>

**VALUATION**

**Site Description**

**LAND DATA AND CALCULATIONS**

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

**Supplemental Cards**

TOTAL LAND VALUE
Brewer House

**Phys Cal Characteristics**
- Style: Triplex
- Occupancy: Triplex
- Story Height: 2.0
- Finished Area: 3156
- Attic: None
- Basement: None

**Roofing**
- Material: Asphalt shingles
- Type: Gable
- Framing: Std for Class
- Pitch: Not available

**Flooring**
- Sub and Joists: 1.0, 2.0
- Base Allowance: 1.0, 2.0

**Exterior Cover**
- Wood Siding: 1.0, 2.0

**Interior Finish**
- Normal for Class: 1.0, 2.0

**Accommodations**
- Finished Rooms: 11
- Bedrooms: 5

**Heating and Air Conditioning**
- Primary Heat: Hot water - gas
  - Lower Full: 0
  - Upper Full: 0
- Air Cond: 1818 1338 0

**Plumbing**
- # Fixt. Baths: 3
- Kit Sink: 3
- TOTAL: 12

**Remodeling and Modernization**
- Amount: (LCM: 128.00)

---

### Summary of Improvements

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Hgt</th>
<th>Type</th>
<th>Grade</th>
<th>Const Year</th>
<th>Const Year Cond</th>
<th>Base Rate</th>
<th>Features</th>
<th>Adj Size</th>
<th>Computed Value</th>
<th>Phys Obs</th>
<th>Market</th>
<th>%</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : Basic</td>
<td>6400</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Good</td>
<td>1920</td>
<td>1920</td>
<td>AV</td>
<td>0.00</td>
<td>Y</td>
<td>0.00</td>
<td>3156</td>
<td>829680</td>
<td>30</td>
<td>0</td>
<td>100</td>
</tr>
</tbody>
</table>

---

**Data Collector/Date:** TD 04/30/2018

**Appraiser/Date:** TOG 10/01/2015

**Neighborhood:** Neigh 2200 AV

**Supplemental Cards:**
- TOTAL IMPROVEMENT VALUE: 580800
### Site Description

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor -or- Depth Factor</th>
<th>Actual Effective</th>
<th>Effective -or- Depth Factor</th>
<th>Base</th>
<th>Adjusted</th>
<th>Extended</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PHYSICAL CHARACTERISTICS

Style: Conventional
Occupancy: Single family
Story Height: 2.0
Finished Area: 2299
Attic: None
Basement: None

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab: 1.0
Sub and joists: 2.0
Base Allowance: 1.0, 2.0

EXTERIOR COVER
Brick: 1.0
Wood Siding: 2.0

INTERIOR FINISH
Normal for Class: 1.0, 2.0

ACCOMMODATIONS
Finished Rooms: 7
Bedrooms: 3
Formal Dining Rooms: 1
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower: Full Part
Upper
Air Cond: 0 1291 1008 0

PLUMBING
3 Fixt. Baths: 2 6
Kit Sink: 1 1
TOTAL 7

REMODELING AND MODERNIZATION
Amount Date

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Stry Use</th>
<th>Const Type</th>
<th>Year Eff</th>
<th>Base Rate</th>
<th>Features Adj Size or Area Computed Value</th>
<th>Phys Obol Dpr Dpr Adj Comp Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D: BASIC</td>
<td>6400</td>
<td>D</td>
<td>DWELL 0.00</td>
<td>Avg 1900 1900 VG 0.00</td>
<td>Y 0.00</td>
<td>2299 430940 24</td>
<td>0 100 100 327500</td>
<td></td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
<td>01</td>
<td>UTILIZED 1.00</td>
<td>Avg 1900 1900 AV 21.90</td>
<td>N 28.03</td>
<td>12 x 57 19170 55</td>
<td>0 100 0 8600</td>
<td></td>
</tr>
</tbody>
</table>

(LCM 128.00)
**Site Description**

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Soil ID</th>
<th>Frontage</th>
<th>Effective Frontage</th>
<th>Depth</th>
<th>Square Feet</th>
<th>Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

**TOTAL LAND VALUE**
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 2448
Attic: None
Basement: 1/2

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER
Wood Siding 1.0, 2.0

INTERIOR FINISH
Normal for Class B, 1.0, 2.0

ACCOMMODATIONS
Finished Rooms: 8
Bedrooms: 4
Formal Dining Rooms: 1

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-gas
Lower Full Part
/ Bsmt 1 Upper Upper
Air Cond: 0 1080 1368 0

PLUMBING
4 Fixt. Baths: 1 4
3 Fixt. Baths: 2 6
2 Fixt. Baths: 1 2
Kit Sink: 1 1
TOTAL: 13

REMODELING AND MODERNIZATION
Amount Date

( LCM 150.00)

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Year Eff</th>
<th>Base</th>
<th>Features</th>
<th>Adj Size or</th>
<th>Computed Value</th>
<th>Phys Depr</th>
<th>Obsolescent</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC 6400</td>
<td>D DWELL 0.00 Good 2000 2000 EX 0.00 Y 0.00 3078 843810 7 0 100 100 784700</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Data Collector/Date: TD 04/30/2018
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 2200 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 784700
### ADMINISTRATIVE INFORMATION

#### OWNERSHIP

**Card No.**

**Site Description**

#### TRANSFER OF OWNERSHIP

**Date**

#### VALUATION RECORD

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

#### VALUATION

**Site Description**

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Soil ID</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Depth Factor</th>
<th>Base</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**TOTAL LAND VALUE**

---

**Supplemental Cards**

**Printed 11/15/2021 Card No.**
# Improvement Data

## Physical Characteristics

<table>
<thead>
<tr>
<th>Style: Colonial</th>
<th>Occupancy: Single Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Story Height: 2.0</td>
<td>Finished Area: 2448</td>
</tr>
<tr>
<td>Attic: None</td>
<td>Basement: Full</td>
</tr>
</tbody>
</table>

## Roofing

<table>
<thead>
<tr>
<th>Material: Asphalt Shingles</th>
<th>Framing: Std for Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pitch: Not available</td>
<td></td>
</tr>
</tbody>
</table>

## Flooring

<table>
<thead>
<tr>
<th>Slab</th>
<th>Sub and Joists 1.0, 2.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Allowance B, 1.0, 2.0</td>
<td></td>
</tr>
</tbody>
</table>

## Exterior Cover

| Wood Siding | 1.0, 2.0 |

## Interior Finish

| Normal for Class B, 1.0 |

## Accommodations

| Finished Rooms | 8 |

## Heating and Air Conditioning

| Primary Heat: Forced Hot Air Gas |
|-----------------|-----------------|
| Lower Full Part | Upper |

## Plumbing

<table>
<thead>
<tr>
<th># Fixt. Baths</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Fixt. Baths</td>
<td>2</td>
</tr>
<tr>
<td>2 Fixt. Baths</td>
<td>1</td>
</tr>
<tr>
<td>Kit Sink</td>
<td>1</td>
</tr>
</tbody>
</table>

## Remodeling and Modernization

| Amount | Date |

---

## Special Features

### Description Value

<table>
<thead>
<tr>
<th>Stry Const</th>
<th>Year Eff</th>
<th>Base Features</th>
<th>Adj Size or</th>
<th>Computed PhysObol</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td>D Dwell</td>
<td>0.00</td>
<td>Good</td>
<td>2000</td>
<td>2000 EX</td>
<td>0.00</td>
</tr>
<tr>
<td>D House</td>
<td>6400</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

# Summary of Improvements

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE</td>
<td>6400</td>
</tr>
<tr>
<td>Dwell</td>
<td>0.00</td>
</tr>
</tbody>
</table>

---

## Data Collector/Date

<table>
<thead>
<tr>
<th>TD</th>
<th>04/30/2018</th>
<th>TOG</th>
<th>10/01/2015</th>
<th>Neighborhood</th>
<th>Suppl</th>
<th>mental Cards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

## Total Improvement Value

804500
## Valuation Record

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
</table>

## Valuation

### Site Description

### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Soil ID</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Summary of Improvements

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Year Eff</th>
<th>Base Rate</th>
<th>Adj Size or Area</th>
<th>Computed Value</th>
<th>Depr</th>
<th>Adj</th>
<th>Comp Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC</td>
<td>6400</td>
<td>D : DWELL</td>
<td>0.00</td>
<td>Avg+</td>
<td>2000</td>
<td>2000</td>
<td>EX</td>
<td>0.00</td>
<td>2794</td>
<td>539320</td>
<td>7</td>
<td>100</td>
</tr>
</tbody>
</table>

### Improvement Data

- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.0
- **Finished Area:** 1941

### Physical Characteristics

- **Material:** Asphalt shingles
- **Type:** Gable
- **Pitch:** Not available

### Floor NG

- **Slab:** B
- **Base Allowance:** B, 1.0, 2.0

### Exterior Cover

- **Wood Siding:** 1.0, 2.0

### Accommodations

- **Finished Rooms:** 6
- **Bedrooms:** 3
- **Formal Dining Rooms:** 1

### Heating and Air Conditioning

- **Primary Heat:** Forced hot air-gas
- **Lower:** Full
- **Upper:** Part
- **Air Cond:** 0, 853, 1088

### Plumbing

- **# Fixt. Baths:** 3, 2
- **Kit Sink:** 1

### Remodeling and Modernization

- **Amount Date:** (LCM: 150.00)

### Special Features

- **ID:** 6400
- **Use:** Dwelling
- **Stry:** 0.00
- **Const:** Avg+
- **Year Eff:** 2000
- **Base Rate:** EX
- **Adj Size or Area:** 0.00
- **Computed Value:** 2794
- **Depr:** 539320
- **Adj:** 7
- **Comp Value:** 100
- **Market %:** 100

---

**Data Collector/Date:** TD 04/30/2018  
**Appraiser/Date:** TOG 10/01/2015  
**Neighborhood:** Neigh 2200 AV  
**Supplemental Cards:** 100  
**TOTAL IMPROVEMENT VALUE:** 501600  
**Quality Class/Grade:** Avg+  
**GRADE ADJUSTED VALUE:** 539320  
**SUB-TOTAL ONE UNIT:** 302045  
**SUB-TOTAL 0 UNITS:** 302045  
**SUB-TOTAL:** 311745  
**QUALITY CLASS/GRADE:** Avg+
**Administrative Information**

**Ownership**

<table>
<thead>
<tr>
<th>Card No.</th>
<th>Site Description</th>
</tr>
</thead>
</table>

**Transfer of Ownership**

Date

**Valuation Record**

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
</table>

**Valuation**

**Site Description**

**Valuation**

**Land Data and Calculations**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Frontage</th>
<th>Frontage</th>
<th>Depth</th>
<th>Square Feet</th>
<th>Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

**TOTAL LAND VALUE**

**Supplemental Cards**

Card No. 11 of 19
### Improvement Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PHYSICAL CHARACTERISTICS**

- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.0
- **Finished Area:** 1698
- **Attic:** None
- **Basement:** Full

**Roofing**

- Material: Asphalt shingles
- Type: Gable
- Framing: Std for Class
- Pitch: Not available

**Flooring**

- Slab: B
- Sub and joists: 1.0, 2.0
- Base Allowance: B, 1.0, 2.0

**Exterior Cover**

- Wood Siding: 1.0, 2.0

**Interior Finish**

- Normal for Class: B, 1.0, 2.0

**Accommodations**

- Finished Rooms: 4
- Bedrooms: 2

**Heating and Air Conditioning**

- Primary Heat: Forced hot air gas
- Primary Air Conditioning: Not available

**Plumbing**

- Fixt. Baths: 3, 6
- Kit Sink: 1

**Remodeling and Modernization**

- Amount: Date

**Specific Features**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC 6400</td>
<td>D DWELL 0.00 Avg 2000 2000 EX 0.00 Y 0.00 2486 418420 7 0 100 100 389100</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Summary of Improvements**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : DWELL</td>
<td>0.00 Avg 2000 2000 EX 0.00 Y 0.00 2486 418420 7 0 100 100 389100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Data Collector/Date:** TD 04/30/2018
**Appraiser/Date:** TOG 10/01/2015
**Neighborhood:** GLENVILLE ROAD 0045
**Supplementary Cards:** TOTAL IMPROVEMENT VALUE 389100
## Site Description

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>-or-</th>
<th>Effective Frontage</th>
<th>Depth Factor</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### PHYSICAL CHARACTERISTICS

**Style:** Colonial  
**Occupancy:** Single Family  
**Story Height:** 2.0  
**Finished Area:** 1698  
**Attic:** None  
**Basement:** Full  

**Roofing**  
- Material: Asphalt shingles  
- Type: Gable  
- Framing: Std for Class  
- Pitch: Not available  

**Flooring**  
- Slab B  
- Sub and joists 1.0, 2.0  
- Base Allowance B, 1.0, 2.0  

**Exterior Cover**  
- Wood Siding 1.0, 2.0  

**Interior Finish**  
- Normal for Class B, 1.0  

**Accommodations**  
- Finished Rooms: 4  
- Bedrooms: 2

**Heating and Air Conditioning**  
- Primary Heat: Forced hot air  
- Air Cond: 0  

**Plumbing**  
- # Fixt. Baths: 3  
- Kit Sink: 1  

**Remodeling and Modernization**  
- Amount: Date  

---

### SPECIAL FEATURES

**Description** | **Value** | **ID** | **Use** | **Stry** | **Const** | **Type** | **Grade** | **Const** | **Year Eff** | **Const** | **Year Cond** | **Rate** | **Features** | **Adj** | **Size or Area** | **Value** | **Depr** | **Dpr** | **Adj Comp** | **Value** |
D : BASIC | 6400 | D : DWELL | 0.00 | Avg | 2000 | 2000 | EX | 0.00 | Y | 0.00 | 2486 | 418420 | 7 | 0 | 100 | 100 | 389100

---

### SUMMARY OF IMPROVEMENTS

**Construction** | **Base Area** | **Floor Area** | **Sq Ft** | **Value**  
--- | --- | --- | --- | ---  
1 Wood Frame | 788 | 1.0 | 788 | 107240  
1 Wood Frame | 910 | 2.0 | 910 | 90710  

4 Concrete block | 788 | Bsmnt | 0 | 26610  
0 Crawl | ---- | ---- | 0 | 0

**Total Base** | 224560

**Row Type Adjustment** | 1.00%

**Sub-total** | 224560

**Exterior Features**  
- Description | Value
- OFP | 3110

**Plumbing Fixtures**  
- # Fixt. Baths: 3  
- Kit Sink: 1  

**Remodeling and Modernization**  
- Amount: Date

---

**GRADE ADJUSTED VALUE** | 418420

---

**Data Collector/Date:** TD 04/30/2018  
**Appraiser/Date:** TOG 10/01/2015  
**Neighborhood:** Neigh 2200 AV  
**Supplemental Cards:** TOTAL IMPROVEMENT VALUE | 389100
### Valuation Record

**Assessment Year**

**Reason for Change**

### Valuation

**Site Description**

### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Soil ID</th>
<th>Acreage</th>
<th>-or-</th>
<th>Depth Factor</th>
<th>Actual</th>
<th>Effective</th>
<th>Effective</th>
<th>Base</th>
<th>Adjusted</th>
<th>Extended</th>
<th>Influence</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Supplemental Cards**

**Total Land Value**
PHYSICAL CHARACTERISTICS

Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 1941
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER
Wood Siding 1.0, 2.0

INTERIOR FINISH
Normal for Class B, 1.0

ACCOMMODATIONS
Finished Rooms 6
Bedrooms 3
Formal Dining Rooms 1

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air gas
Lower Full Part
/Bas 853 1088 0
Air Cond 0 853 1088 0

PLUMBING
#
3 Fixt. Baths 2 6
2 Fixt. Baths 1 2
Kit Sink 1 1
TOTAL 9

REMODELING AND MODERNIZATION
Amount Date

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Hgt</th>
<th>Type</th>
<th>Grade</th>
<th>Const</th>
<th>Year Eff</th>
<th>Base Feat-</th>
<th>Adj Size or</th>
<th>Computed Value</th>
<th>Phys Obsol</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

D : BASIC 6400
D DWELL 0.00 Avg+ 2000 2000 EX 0.00 Y 0.00 2794 539320 7 0 100 100 501600

TOTAL BASE 248130
SUB-TOTAL 248130
0 Interior Finish 15520
0 Ext Lvg units 0
0 Basement Finish 0
Fireplace(s) 0
Heating 0
Air Condition 5590
Frame/ Siding/ Roof 0
Plumbing Fixt. 9 26405
Other Features 6400

SUB-TOTAL ONE UNIT 302045
SUB-TOTAL 0 UNITS 302045

Exterior Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Garages</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>OPF 9700</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 Integral 0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 Att Garage 0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 Att Carports 0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 Bsmnt Garage 0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 Ext Features 9700</td>
</tr>
</tbody>
</table>

SUB-TOTAL 311745
Quality Class/Grade Avg+
GRADE ADJUSTED VALUE 539320

(LCM 150.00)

IMPROVEMENT DATA

Construction Base Area Floor Area Sq Ft Value
1 Wood Frame 853 1.0 853 115030
1 Wood Frame 1088 2.0 1088 105000
4 Concrete block 853 Bsm 853 0 28100
0 Crawl ---- 0

TOTAL IMPROVEMENT VALUE 501600
**TRANSFER OF OWNERSHIP**

**Date**

**VALUATION RECORD**

- Assessment Year
- Reason for Change

**VALUATION**

**Site Description**

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table Prod. Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Soil ID</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Depth Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>-or-</td>
<td>-or-</td>
<td>-or-</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Effective Depth</th>
<th>Square Feet</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL LAND VALUE**
### PHYSICAL CHARACTERISTICS

- **Style:** Ranch
- **Occupancy:** Single family
- **Story Height:** 1.0
- **Finished Area:** 811
- **Attic:** None
- **Basement:** Full

### ROOFING

- **Material:** Asphalt shingles
- **Type:** Gable
- **Framing:** Std for Class
- **Pitch:** Not available

### FLOORING

- **Slab:** B
- **Sub and joists:** 1.0
- **Base Allowance:** B, 1.0

### EXTERIOR COVER

- **Wood Siding:** 1.0

### INTERIOR FINISH

- **Normal for Class:** B, 1.0

### ACCOMMODATIONS

- **Finished Rooms:** 3
- **Bedrooms:** 1

### HEATING AND AIR CONDITIONING

- **Primary Heat:** Forced hot air-gas
- **Lower Full Part:** Full
- **Upper Upper:** Part
- **Air Cond:** 811
- **Kit Sink:** 1
- **Total Fixt. Baths:** 3

### PLUMBING

- **Fixt. Baths:** 1
- **Kit Sink:** 1
- **Total Fixt.:** 4

### REMODELING AND MODERNIZATION

- **Amount:** $150.00
- **Date:** Avg

### TOTAL IMPROVEMENT VALUE

- **Base Area:** 811
- **Floor Area:** 811
- **Value:** 110160

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Year Eff</th>
<th>Base Features</th>
<th>Adj Size or Area</th>
<th>Computed Value</th>
<th>Depr</th>
<th>Dopr</th>
<th>Adj</th>
<th>Comp</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC</td>
<td>6400</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Avg</td>
<td>2000</td>
<td>2000</td>
<td>EX</td>
<td>0.00</td>
<td>1622</td>
<td>251350</td>
<td>7</td>
<td>0</td>
<td>100</td>
</tr>
</tbody>
</table>

**Grade Adjusted Value:** 251350

**Grade Adjusted Value:** (LCM: 150.00)
### Transfer of Ownership

**Date**

**Valuation Record**

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
</table>

**Site Description**

### Valuation

#### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Supplemental Cards**

**Total Land Value**

---

Supplemental Cards

TOTAL LAND VALUE
## PHYSICAL CHARACTERISTICS

### Description
- **Style:** Ranch
- **Occupancy:** Single family
- **Story Height:** 1.0
- **Finished Area:** 811
- **Attic:** None
- **Basement:** Full

### Roofing
- **Material:** Asphalt shingles
- **Type:** Gable
- **Framing:** Std for Class
- **Pitch:** Not available

### Flooring
- **Sub and Joists:** 1.0
- **Base Allowance:** B, 1.0

### Exterior Cover
- **Wood Siding:** 1.0

### INTERIOR FINISH
- **Normal for Class:** B, 1.0

### ACCOMMODATIONS
- **Finished Rooms:** 3
- **Bedrooms:** 1

### HEATING AND AIR CONDITIONING
- **Primary Heat:** Forced hot air gas
- **Upper Lower Full Part**
- **Air Cond:** 811
- **Heating:** 0
- **Ext Lvg Units:** 0
- **Basement Finish:** 0
- **Fireplace(s):** 0
- **Air Conditioner:** 2340
- **Frame/Siding/Roof:** 0
- **Plumbing Fixt.:** 4
- **Other Features:** 6400

### PLUMBING
- **3 Fixt. Baths:** 1 3
- **Kit Sink:** 1 1
- **TOTAL Fixt.: 4**

### REMODELING AND MODERNIZATION
- **Amount:** Date

### SPECIAL FEATURES

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Stry</th>
<th>Const</th>
<th>Use</th>
<th>Ht</th>
<th>Type Grade</th>
<th>Const</th>
<th>Const Year</th>
<th>Cond</th>
<th>Base Rate</th>
<th>Year Eff</th>
<th>Eff</th>
<th>Base Features</th>
<th>Adj Size or Computed</th>
<th>Phys Obsol</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC</td>
<td>6400</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Avg</td>
<td>2000</td>
<td>2000</td>
<td>EX</td>
<td>0.00</td>
<td>0.00</td>
<td>1622</td>
<td>251350</td>
<td>7</td>
<td>0</td>
<td>100</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Data Collector/Date:** TD 04/30/2018  **Appraiser/Date:** TCG 10/01/2015  **Neighborhood:** Neigh 2200 AV  **Supplementary Cards:** TOTAL IMPROVEMENT VALUE 233800
## VALUATION RECORD

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Site Description

## LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>SoIL ID</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Square Feet</th>
<th>Rate</th>
<th>Rate</th>
<th>Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>
### PHYSICAL CHARACTERISTICS

- **Style**: Ranch
- **Occupancy**: Single family
- **Story Height**: 1.0
- **Finished Area**: 811
- **Attic**: None
- **Basement**: Full

### ROOFING
- **Material**: Asphalt shingles
- **Type**: Gable
- **Framing**: Std for Class
- **Pitch**: Not available

### FLOORING
- **Slab**: B
- **Sub and joists**: 1.0
- **Base Allowance**: B, 1.0

### EXTERIOR COVER
- **Wood Siding**: 1.0

### INTERIOR FINISH
- **Normal for Class**: B, 1.0

### ACCOMMODATIONS
- **Finished Rooms**: 3
- **Bedrooms**: 1

### HEATING AND AIR CONDITIONING
- **Primary Heat**: Forced hot air gas
- **Lower Full Part**
- **Air Cond**: 811
- **Upper Upper**

### PLUMBING
- **Fixt. Baths**: 1
- **Kit Sink**: 1
- **Total**: 4

### REMODELING AND MODERNIZATION

### SPECIAL FEATURES

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Stry</th>
<th>Const</th>
<th>Year Eff</th>
<th>Base Features</th>
<th>Adj Size or</th>
<th>Computed Value</th>
<th>Phys</th>
<th>Obsol</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC</td>
<td>6400</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Avg 2000</td>
<td>2000 EX 0.00</td>
<td>Y 0.00 1622</td>
<td>7 0 100</td>
<td>100</td>
<td>233800</td>
<td></td>
</tr>
</tbody>
</table>
### Transfer of Ownership

**Date**

### Valuation Record

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

### Site Description

### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Frontage</th>
<th>Actual Frontage</th>
<th>Effective Frontage</th>
<th>Measured Depth</th>
<th>Effective Depth</th>
<th>Value Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### PHYSICAL CHARACTERISTICS

**Style:** Colonial  
**Occupancy:** Single family  
**Story Height:** 2.0  
**Finished Area:** 1941  
**Attic:** None  
**Basement:** Full

### ROOFING

**Material:** Asphalt shingles  
**Type:** Gable  
**Framing:** Std for Class  
**Pitch:** Not available

### FLOORING

**Slab:** B  
**Sub and Joists:** 1.0, 2.0  
**Base Allowance:** B, 1.0, 2.0

### EXTERIOR COVER

**Wood Siding:** 1.0, 2.0

### INTERIOR FINISH

**Normal for Class:** B, 1.0, 2.0

### ACCOMMODATIONS

- ** Finished Rooms:** 6  
- **Bedrooms:** 3  
- **Formal Dining Room:** 1

### HEATING AND AIR CONDITIONING

- **Primary Heat:** Forced hot air-gas  
- **Lower Full Part:**  
- **Air Cond:** 0 853 1088 0  
- **Lower Partial:** Full

### PLUMBING

- **3 Fixt. Baths:** 6  
- **2 Fixt. Baths:** 1 2  
- **Kit Sink:** 1 1

### REMODELING AND MODERNIZATION

** Amount Date:**

### SPECIAL FEATURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Hgt</th>
<th>Type Grade</th>
<th>Const Year Cond</th>
<th>Const Year Eff</th>
<th>Base Features</th>
<th>Adj Size or</th>
<th>Computed Value</th>
<th>Phys Obsl</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC</td>
<td>6400</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Avg+</td>
<td>2000 2000</td>
<td>EX</td>
<td>0.00</td>
<td>Y</td>
<td>0.00</td>
<td>2794</td>
<td>539320</td>
</tr>
</tbody>
</table>

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Construction</th>
<th>Base Area</th>
<th>Floor Area</th>
<th>Sq Ft</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Wood Frame</td>
<td>853 1.0</td>
<td>853</td>
<td>115030</td>
<td></td>
</tr>
<tr>
<td>1 Wood Frame</td>
<td>1088 2.0</td>
<td>1088</td>
<td>105000</td>
<td></td>
</tr>
</tbody>
</table>

- **Concrete block:** 853 Basement 0 28100
  
- **TOTAL BASE:** 248130
- **Row Type Adjustment:** 1.00%
- **SUB TOTAL:** 248130
- **0 Interior Finish:** 15520
- **0 Ext Lvg Units:** 0
- **0 Basement Finish:** 0
- **0 Fireplace(s):** 0
- **0 Heating:** 0
- **Air Condition:** 5590
- **Frame Siding/ Roof:** 0
- **Plumbing Fixt:** 9
- **Other Features:** 6400
- **SUB TOTAL ONE UNIT:** 302045
- **SUB TOTAL 0 UNITS:** 302045

### Grade Adjusted Value

- **Quality Class/Grade:** Avg+
- **GRADE ADJUSTED VALUE:** 539320

**LCM: 150.00**
### Site Description

### Valuation Record

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
</table>

### Valuation

#### Land Data and Calculations

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

Supplemental Cards

Total Land Value
## PHYSICAL CHARACTERISTICS

**Style:** Colonial

**Occupancy:** Single family

**story height:** 2.0

**finished area:** 1785

**Attic:** None

**Basement:** Full

### ROOFING
- Material: Asphalt shingles
- Type: Gable
- Framing: Std for Class
- Pitch: Not available

### FLOORING
- Slab: B
- Sub and joists: 1.0, 2.0
- Base Allowance: B, 1.0, 2.0

### EXTERIOR COVER
- Wood Siding: 1.0, 2.0

### INTERIOR FINISH
- Normal for Class: B, 1.0, 2.0

### ACCOMMODATIONS
- Finished Rooms: 7
- Bedrooms: 3
- Formal Dining Rooms: 1

### HEATING AND AIR CONDITIONING
- Primary Heat: Forced hot air-gas
- Lower Full Part
- /Basement: 1
- Upper
- Air Cond: 780 1005

### PLUMBING
- # of Fixt. Baths: 3, 2, 6
- # of Fixt. Baths: 2, 1, 2
- Kit Sink: 1
- Extra Fixt: 1
- TOTAL: 10

### REMODELING AND MODERNIZATION

### EXTERIOR FEATURES

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Hgt</th>
<th>Type Grade</th>
<th>Const Year Cond</th>
<th>Rate Features</th>
<th>Adj Size or Rate</th>
<th>Area</th>
<th>Computed Value</th>
<th>Dep</th>
<th>Depr</th>
<th>Adj Comp</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D: BASIC</td>
<td>6400</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Avg+</td>
<td>2008 2008</td>
<td>AV 0.00</td>
<td>Y 0.00</td>
<td>2565</td>
<td>512470</td>
<td>8</td>
<td>0</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

**Data Collector/Date:** TD 04/30/2018  
**Appraiser/Date:** TOG 10/01/2015  
**Neighborhood:** Neigh 2200  
**Supplemental Cards:** TOTAL IMPROVEMENT VALUE 471500
### VALUE AT RECORD

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Reason for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Site Description

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
IMPROVEMENT DATA

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Hgt</th>
<th>Const</th>
<th>Type Grade</th>
<th>Year Eff</th>
<th>Base Feat. Rate</th>
<th>Adj Size or Area</th>
<th>Computed Value</th>
<th>Depr and Adpr</th>
<th>Adj and Comp</th>
<th>Market %</th>
</tr>
</thead>
<tbody>
<tr>
<td>D : BASI C</td>
<td>6400</td>
<td>D</td>
<td>Dwell</td>
<td>0.00</td>
<td>Avg+</td>
<td>2008 2008 AV</td>
<td>0.00</td>
<td>Y</td>
<td>0.00</td>
<td>2565</td>
<td>512470</td>
<td>8</td>
<td>100</td>
</tr>
</tbody>
</table>

Data Collector/Date: TD 04/30/2018
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 2200 AV
Supplementary Cards: TOTAL IMPROVEMENT VALUE: 471500
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: 11/15/2021 1:29:54 Copyright © 2000 by the Town of Greenwich.
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 45 Glenville Road, Greenwich, CT 06831
Tax Account No.: 10-4060/S

Building Permit No.: ____________

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: SE Minor & Co., Inc.

Design Plans Date: 5/31/2022
Drainage Report Date: 5/31/2022

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

<table>
<thead>
<tr>
<th>Total Impervious Area Under Existing Conditions (SF)</th>
<th>Total Impervious Area Under Proposed Conditions (SF)</th>
<th>Total Disconnected Impervious Area Under Proposed Conditions (SF)</th>
<th>Total Directly Connected Impervious Area Under Proposed Conditions (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>188,103.00</td>
<td>189,848.00</td>
<td>80,658.00</td>
<td>109,190.00</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 5/31/22

Engineer’s Seal

Form SC-107

February 2021
Drainage Summary Report
Property of Eagle Hill Foundation, Inc.
45 Glenville Road
Greenwich, Connecticut 06831
May 31, 2022
# TABLE OF CONTENTS:

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL DISCUSSION &amp; SUMMARY REPORT</td>
<td>1</td>
</tr>
<tr>
<td>SOIL SURVEY DATA</td>
<td>2</td>
</tr>
<tr>
<td>LID CREDITS CHECKLIST</td>
<td>3</td>
</tr>
<tr>
<td>WATER QUALITY CALCULATIONS</td>
<td>4</td>
</tr>
<tr>
<td>RUNOFF REDUCTION CALCULATIONS</td>
<td>5</td>
</tr>
<tr>
<td>GROUNDWATER RECHARGE CALCULATIONS</td>
<td>6</td>
</tr>
<tr>
<td>CONVEYANCE CALCULATIONS</td>
<td>7</td>
</tr>
<tr>
<td>HYDROLOGICAL &amp; HYDRAULIC CALCULATIONS EXISTING CONDITIONS</td>
<td>8</td>
</tr>
<tr>
<td>HYDROLOGICAL &amp; HYDRAULIC CALCULATIONS PROPOSED CONDITIONS</td>
<td>9</td>
</tr>
<tr>
<td>STORMWATER MANAGEMENT OPERATIONS &amp; MAINTENANCE PLAN</td>
<td>10</td>
</tr>
</tbody>
</table>
The Eagle Hill Foundation is proposing improvements to the campus that include exterior structure additions and alterations to the existing main entrance and parking. The parking alterations will consist of approximately 1,570 additional square feet of pavement south of the Academic building. This pavement will allow for improvements to be made to both the existing roundabout as well as parking levels. An outdoor pavilion is being added to the Hardwick house, along with minor additions to the existing stone patio area, both of which total to less than 500 square feet. Lastly, the alterations for the main entrance involves a knee-high stone wall as well as minor aesthetic changes resulting in a zero increase in area.

Currently the existing site is a mix of lawn and large trees, and drains west to the stream as overland flow or is conveyed in existing pipe networks out falling at a stone headwall. Based on the Web Soil Survey, the majority of the site consists of “D” soils, except for a portion of the existing ball field to the north. Existing deep test holes and infiltration testing has proven that locations for infiltration systems are feasible. An addition to the existing drainage system has been designed providing sufficient water quality volume for the new pavement 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 the existing vegetation where possible. The proposed addition to the existing drainage network utilizes LID BMPs to meet the calculated runoff volume reduction. Runoff generated from the proposed parking alterations will be directed to two separate cultec systems, which will provide infiltration, peak detention, and water quality before overflowing to the existing Raingarden RG-1, and joining the existing drainage network.
STANDARD 2: Protection of Natural Hydrology

A. Site disturbance has been minimized as depicted on the enclosed Site Plans. 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. Soils to be scarified and uncompacted in areas of proposed infiltration. Construction traffic will be limited to areas either existing or proposed as hardscape. Areas disturbed that are not existing or proposed as hardscape 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 existing overall watershed areas. As in the existing conditions, the site will drain westward towards the stream.

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. Construction activity for the proposed alterations is of sufficient distance from flagged wetlands that they will not be impacted.

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 addition to the existing stormwater network has been designed to collect and treat runoff close to its source. Catch basins will collect runoff and direct the runoff to Two separate infiltrating cultec systems that meet LID Standards.

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 infiltrating cultecs provide adequate storage for WQV, RRV, GRV, and peak flow control.

C. The proposed inlets and junction box act as access points for maintenance and shutdown in an unexpected event.

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 cultecs provide greater than the required 339 cubic feet of storage. Calculations are enclosed.
B. GRV – Calculations are enclosed.
C. RCV - (Runoff Capture Volume) calculations are not required for this project.

STANDARD 5: Peak Flow Control

A. The post developmental 1 year, 24 hr. peak flow rate is calculated to be less than the pre developmental peak flow rate entering the stream.
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.

DRAINAGE SUMMARY TABLE I
SUMMARY OF HYDROLOGICAL & HYDRAULIC ROUTING CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Year</td>
<td>19.34</td>
<td>18.96</td>
<td>-1.96%</td>
<td>92,740</td>
<td>91,654</td>
<td>-1.17%</td>
</tr>
<tr>
<td>2 - Year</td>
<td>27.17</td>
<td>26.97</td>
<td>-0.74%</td>
<td>125,237</td>
<td>124,178</td>
<td>-0.85%</td>
</tr>
<tr>
<td>5 - Year</td>
<td>43.44</td>
<td>43.00</td>
<td>-0.10%</td>
<td>188,349</td>
<td>187,361</td>
<td>-0.52%</td>
</tr>
<tr>
<td>10 - Year</td>
<td>57.98</td>
<td>56.55</td>
<td>-2.47%</td>
<td>247,958</td>
<td>247,013</td>
<td>-0.38%</td>
</tr>
<tr>
<td>25 - Year</td>
<td>81.48</td>
<td>79.93</td>
<td>-1.90%</td>
<td>350,282</td>
<td>349,271</td>
<td>-0.29%</td>
</tr>
<tr>
<td>50 - Year</td>
<td>103.40</td>
<td>102.46</td>
<td>-0.91%</td>
<td>449,139</td>
<td>448,203</td>
<td>-0.21%</td>
</tr>
<tr>
<td>100 - Year</td>
<td>131.87</td>
<td>130.43</td>
<td>-1.09%</td>
<td>575,723</td>
<td>574,794</td>
<td>-0.16%</td>
</tr>
</tbody>
</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 sump catch basins, junction boxes, and infiltrating cultec 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 High Load 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.

[Signature]

Robert D. Santiago, P.E.
Senior Project Engineer

Date: May 31, 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

Eagle Hill Foundation, Inc.

[Owner(s) Name]

45 Glenville Road, Greenwich, CT 06831

[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.

Form MD-100

February 2014
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
45 Glenville Road, Greenwich, CT 06831
May 31, 2022

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 45 Glenville Road are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

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

Qualified Inspector:

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

Service Procedures:

1. Catch Basins & Drainage Inlets:

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

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

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

4. **Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:**  
   a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (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. Roof Gutters:

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

Disposal of Debris and Sediment:

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

Maintenance Records:

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

45 Glenville Road, Greenwich, CT 06831
May 31, 2022

<table>
<thead>
<tr>
<th>Type of Inspection:</th>
<th>Spring</th>
<th>Fall</th>
<th>Other</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Inspector's Name:</th>
<th>Date of Inspection:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Affiliation:</th>
<th>Phone #:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## 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

## 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

## 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:

- 

Form MD-100
February 2014
# Operations and Maintenance Log (Page 2 of 3)

45 Glenville Road, Greenwich, CT 06831  
May 31, 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/repairsed?  
  - Yes ☐  No ☐  N/A ☐
- Have all erosion issues been repaired?  
  - Yes ☐  No ☐  N/A ☐

### Notes:


## Bioretention/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:


---

Form MD-100  
February 2014
Operations and Maintenance Log (Page 3 of 3)
45 Glenville Road, Greenwich, CT 06831
May 31, 2022

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
EAGLE HILL SCHOOL - HARDWICK HOUSE

45 Glenville Road, Greenwich, 06831

FOR SCHEMATIC DESIGN REVIEW

JUNE 17, 2022
PROPOSED SITE DEVELOPMENT PLAN
ON PROPERTY OF
EAGLE HILL FOUNDATION, INC.
45 GLESVELLE ROAD
GREENWICH, CONNECTICUT
JUNE 17, 2022
TAX ACCOUNT NO. 10-4060/S

DRAWING LIST

<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>DRAWING TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>2</td>
<td>A2 SURVEY</td>
</tr>
<tr>
<td>3</td>
<td>EXISTING CONDITIONS</td>
</tr>
<tr>
<td>4</td>
<td>OVERALL SITE PLAN</td>
</tr>
<tr>
<td>5</td>
<td>SITE PLAN 1 - HARDWICK PAVILION</td>
</tr>
<tr>
<td>6</td>
<td>SITE PLAN 2 - ENTRANCE ALTERATIONS</td>
</tr>
<tr>
<td>7</td>
<td>SITE PLAN 3 - PARKING ALTERATIONS</td>
</tr>
<tr>
<td>8</td>
<td>DETAILS &amp; NOTES</td>
</tr>
<tr>
<td>9</td>
<td>EXISTING DRAINAGE AREA MAP</td>
</tr>
<tr>
<td>10</td>
<td>PROPOSED DRAINAGE AREA MAP</td>
</tr>
</tbody>
</table>

S.E. MINOR & CO., INC.
ESTABLISHED 1887
Engineering - Land Surveying
25 WESLEY STREET
Greenwich, Connecticut 06830
203-661-3330
www.minorlic.com