**Project Description:**

Situated along one of Greenwich Ct. high trafficked arterial roads and bisected by Horseneck Brook, this 2.5 Acre property received a series of site improvements designed to meet our client’s recreational and lifestyle needs while maximizing protection of the existing wetlands, brook and downstream waterways. The severity of recent storms, along with overdevelopment and inadequate control measures, resulted in excess siltation and reduced water quality to the Brook and watershed. A recent nearby oil spill reinforced the community’s awareness for the protection of their natural assets.

The Landscape Architect completed a full assessment of the on-site drainage in developing site recommendations and wetland mitigation measures. A series of old drainage pipes predating the house construction appeared to drain water from the neighboring historic estate and roadway, daylighting down to the brookside wetlands. A separate bio-retention area was dedicated to the capture and treatment of this runoff.

The client’s desire for a pool and entertainment patio was restricted up close to the residence, maximizing our wetland mitigation buffer area. A multi-tier drainage system incorporated a combination of storage, infiltration and treatment to handle all existing site and roof runoff.

Sight privacy, sound and safety protection from the busy road frontage was accomplished though the addition of a six-foot stone wall and wood gate, in keeping with the neighborhood. A play lawn for the young family was situated in this newly protected front yard, allowing the previous brookside lawn areas to revert to a more natural low mow zone.
Sitting Area by Horseneck Brook: Relaxed sitting area situated within the natural rock outcrop and low mow area. The existing rock outcrop was planted out to help mitigate erosion from storm runoff.
Pool and Spa Entertainment Terrace: Elevated multilevel pool and spa terrace with view down to the brook and buffer mitigation area.
Stormwater Flow Cross Sections: Drainage Site Analysis
Bio-Retention Planting Areas: The hillside down to the brook is terraced with a series of rain garden stormwater treatment areas. The native plantings serve to screen the pool fence enclosure.
Low Mow Buffer: Creation of a Bio-Retention area for capture and treatment of roadway and neighboring property runoff. Re-established wetlands with low mow buffer adjacent to Horseneck Brook with steppingstone access.
Infinity Edge Pool and Entertainment Terraces: The multi level pool and terraces were designed within an existing lawn area adjacent to the residence, minimizing additional site disturbance.
Infinity Edge Pool Overlook: Integrated within the natural setting, the pool and entertainment terraces provide a bird's eye view of the brook and distant landscape. The infinity pool with our custom designed glass tiling, incorporated our clients' desires for a sun lounge, lap lane, play area, and year-round spa.
Rear View to Residence through native brookside plantings: Elimination of existing seasonal flooded lawn areas and replacing the zone with native wetland plantings add to the beauty of the existing rock outcrop area.