### Final Coastal Site Plan

<table>
<thead>
<tr>
<th>PLPZ #202000225</th>
<th>Safriet and Lika residence</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong></td>
<td>33 Willowmere Circle</td>
</tr>
<tr>
<td><strong>Zone:</strong></td>
<td>R-20</td>
</tr>
<tr>
<td><strong>Parcel Size:</strong></td>
<td>18,900 sf (0.43 acres)</td>
</tr>
<tr>
<td><strong>Flood Zone:</strong></td>
<td>AE-15 / VE-16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Statistics</th>
<th>EXISTING</th>
<th>PERMITTED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS SQUARE FEET:</td>
<td>4000 sf</td>
<td>4252.5 sf</td>
<td>4248 sf</td>
</tr>
<tr>
<td>FLOOR AREA RATIO:</td>
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<td>0.2247</td>
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<tr>
<td>GREEN AREA:</td>
<td>60 %</td>
<td>62 %</td>
<td>66.4 %</td>
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<tr>
<td>BUILDING COVERAGE:</td>
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<td>n/a</td>
</tr>
<tr>
<td>NO. OF STORIES:</td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>HEIGHT:</td>
<td>37.5’</td>
<td>37.5’</td>
<td></td>
</tr>
<tr>
<td>BUILDING SETBACKS:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Front Yard Setback:</td>
<td></td>
<td>40’</td>
<td></td>
</tr>
<tr>
<td>• Side Yard Setback:</td>
<td></td>
<td>15’ (no less than 35’ each side)</td>
<td></td>
</tr>
<tr>
<td>• Rear Yard Setback:</td>
<td></td>
<td>40’</td>
<td></td>
</tr>
</tbody>
</table>

### APPLICATION SUMMARY

A final coastal site plan application was submitted to demolish an existing house and construct a new 4248 sq. ft. house with terraces, a new driveway, pool, patio, HVAC units and storm water management measures on a 18,900 sq. ft. property located in the R-20 zone and AE-15 and VE-16 flood zones. The applicant seeks Planning & Zoning Commission approval under Sections 6-5, 6-9, 6-13, 6-14, 6-15, 6-93, 6-111, 6-139.1, and 6-205 of the Town of Greenwich Building Zone Regulations.

### RECOMMENDATIONS/ ISSUES TO BE RESOLVED

1. Authorization must be obtained for the existing dock by DEEP, or shall be removed, based on John Gaucher’s 8/17/2020 email.
2. Work in the VE zone should be consistent with Section 6-139.1(12)(F) and DEEP guidelines.
3. DPW-Engineering comments dated 10/9/2020 require resubmittal prior to Zoning permit approval, with no further updates required prior to Site Plan approval.
4. Sewer comments dated 9/16/2020 indicate there are no items that need to be addressed prior to Site Plan approval.
5. Conservation issued comments dated 9/16/2020 raise concerns about the pool location, and for fill within the VE zone. RACE and D’Andrea submitted responses to these comments.
6. ZBA comments dated 9/17/2020 call for submittal of detailed floor plans. The architectural plans included with the application were routed to Zoning. Staff will reach out for clarification prior to the Briefing meeting.
7. No landscaping plans were submitted with the application.

SITE DESCRIPTION

The property is located on the east side of Willowmere Circle, and is a direct waterfront property on Greenwich Cove within the Coastal and Flood Hazard Overlay Zones. The property is in the R-20 zone and contains a total of 18,900 sq. ft. to the Mean High Waterline (MHW) which is located at elevation 3.4’. The entire property is within flood overlay hazard zone AE 15 and VE-16. Coastal resources on site include tidal wetlands, Greenwich Cove and coastal flood hazard areas. No inland wetlands are present on site.

The property currently contains an existing house with a driveway, walkways, and shed. A seawall extends the length of the property just landward of the Cove. There is a pier, ramp and floating dock on the Cove.

The lot is conforming with respect to lot area, lot shape and frontage. The site is served by public water and sewer.

Coastal Admin Site Plan 02-151 was reviewed and approved in December 2002 for an addition to the rear of the house. The flood zones established by FEMA were X and VE-15 at that time. An approval for dormers was issued in 1991 via a Coastal Admin Site Plan.

PROPOSAL

A final coastal site plan application was submitted to demolish an existing house and construct a new 4248 sq. ft. house with terraces, a new driveway, pool, pool fence, patio, HVAC units and storm water management measures on a 18,900 sq. ft. property located in the R-20 zone and AE-15 and VE-16 flood zones. The existing seawall, the floating dock, and the shed are shown to remain in place. New retaining walls are proposed in the area of the new pool. The proposed grading adds fill to the VE zone.
The storm water measures include the use of permeable pavement for the driveway. A slot drain and the pool overflow is directed to a rain garden. Storm water is directed to a level lip spreader landward of the seawall.

Conservation comments raise concerns for the pool noting it is close to the existing seawall and within tidal wetlands. The comments also raise concern for the fill in the VE Zone and recommend adding native plants to this area. RACE submitted documentation in response to the Conservation comments indicating that the pool is not within tidal wetlands, that there is no change proposed to the seawall and that any fill placed in the VE zone will be uncompacted and will not adversely affect adjacent properties. From my review of plans, the pool is not located within tidal wetlands as the tidal wetland line shown on plans would appear to indicate that the tidal wetlands are waterward, not landward, of that line.

CT DEEP indicated approval is required if the dock remains in place. No other concerns for the project were noted in DEEP comments.

**ZONING**

The FAR worksheets show 2254 sq. ft. on the first floor, and 1994 sq. ft. on the second floor. The lower level below the flood zone grade plan, and the attic area which is less than 40% of the floor below it, are not counted toward FAR. The total gross floor area therefore equals 4248 sq. ft., resulting in an FAR of 0.2247 in the R-20 zone which has a maximum FAR of 0.225.

The average grade plane is 10.6’ as calculated by the engineer. The first floor elevation is 17.8’ and the resulting differential is 7.2’. The flood zone grade plane is 14’ which is greater than the average grade plane, therefore the flood zone grade plane of 14’ is the applicable grade plane.

Zoning comments call for submittal of detailed floor plans. I would note that architectural floor plans, elevations and FAR plans were submitted with the initial application and routed to Zoning.

**SEDIMENTATION AND EROSION CONTROL**

The sedimentation and erosion control plan (D’Andrea) proposes installation of silt fencing and around the construction envelope. A construction entrance with an anti-tracking mat is proposed in the area of the driveway entrance. Tree protection is shown around a 12” diameter tree. Catch basins will be protected with silt sacks and hay bales and a stockpile area has been located on site to be enclosed by silt fencing. Sedimentation and erosion controls as shown on plans, and any other measures required to stabilize the site, should be installed and maintained during the duration of construction until the site is permanently stabilized.
**COASTAL AREA MANAGEMENT**
The coastal resources on site include tidal wetlands, Greenwich Cove and coastal flood hazard areas. The Mean High Water line is located at elevation 3.4'.

Work in the VE zone should be consistent with Section 6-139.1(12)(F) and DEEP guidelines.

No landscaping plans were submitted with the application.

**DPW Engineering**
DPW-Engineering comments dated 10/9/2020 require resubmittal prior to Zoning Permit

**Wetlands**
The site contains tidal wetlands, however it does not contain inland wetlands. The applicant received signoff from IWWA on 6/19/2020.

**Conservation**
Conservation issued comments dated 9/16/2020 that raise concerns about the pool location and about the fill in the VE zone.

**Zoning**
ZBA comments dated 9/17/2020 call for submittal of detailed floor plans.

**Sewer**
Sewer comments dated 9/16/2020 indicate there are no items that need to be addressed prior to Site Plan approval.

**APPLICABLE REGULATIONS**
Sections 6-5, 6-9, 6-13, 6-14, 6-15, 6-93, 6-111, 6-139.1, and 6-205

**DEPARTMENT COMMENTS**
ZE0- Attached
DEEP- Attached
ENG- Attached
SEWER - Attached
CONS- Attached
ZONING ENFORCEMENT

Project No.   PLPZ202000225

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED:   Safriet & Lika

LOCATION:   33 Willowmere Circle

PLAN DATE:

ZONE:   R-20

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

☒ Resubmit the following prior to Site Plan/ Subdivision approval:
   The applicant needs to provide detailed floor plans per section 6-12(b).

☐ 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

Note:  These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
MEMORANDUM

To: Marisa Anastasio, Planner II

From: Aleksandra Moch, Environmental Analyst

Date: September 16, 2020

Re: Jason Safriet and Victoria Lika, 33 Willowmere Circle, PLPZ 2020 0225
Site plan by Rocco V.D. Andrea, Inc. dated June 29, 2020

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

1. The proposed site redevelopment will follow the already established footprint of the existing house, except for the swimming pool. The pool is tightly fitted between the residence and the edge of a seawall, encompassing an area of the tidal wetland. This location is of concern because the sea-level rise projections by NOAA for this area call for about 2 feet increase by 2050. This change will place the entire length of the seawall under water (see NOAA’s sea level rise viewer: https://coast.noaa.gov/slr/#/layer/slr/2/-8190425.0406732075/5015716.452569718/16/satellite/none/0.8/2050/interHigh/midAccretion).

   The new swimming pool requires raising the terrace and the existing seawall. This will create a structural barrier that will interfere with the natural and protective process of marsh migration. Structures should not be erected in the areas which are low lying, prone to flooding and in the way of rising water. The applicant should consider relocating the pool away from the seawall and into an area situated on higher ground.

2. This site design should account for the environmental changes the coastal area is being exposed to and support the tidal marsh. As such, no grading should be allowed within the flood zone (VE EL 16). Instead this area should be restored with native planting and allow for an access to the existing dock. The plants should consist of small trees, shrubs and herbaceous ground cover. The newly planted area will replace lawn and restore the coastal habitat. Plants will provide an anchorage to the soil, filter for the storm water runoff and protection against coastal erosion.

3. The proposed increase of impervious surface (about 1,500 sq. ft.) requires the use of additional in-ground infiltration units. The bottom of the unit located close to the proposed swimming pool will be set at elevation 4.5’. During the site investigation on September 16, 2020 at 11:50 am, high tide reached the top of the seawall set at elevation 5.5’. The site engineer should explain how this unit will function when both heavy rain and a high tide coincide.
33 Willowmere Circle, Safriet CPSPR

Gaucher, John <John.Gaucher@ct.gov>

Mon 8/17/2020 5:19 PM

To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Cc: Leonard D’Andrea <lcd@rvdl.com>

[EXTERNAL]

Bianca,

We have reviewed the above-referenced proposal for consistency with Connecticut Coastal Management Act policies and have no comments for the Planning & Zoning Commission's consideration regarding the proposed development. However, please note that we have no record in our files of having approved a dock at this address. We recommend that the property owner either submits an application to retain the dock or remove it as a derelict structure under a non-reporting General Permit.

Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analyst III
Land & Water Resources Division
Bureau of Water Protection and Land Reuse
79 Elm Street
Hartford, CT 06106

Phone 860.424.3660
fax 860.424.4054

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Date: September 16, 2020

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: PLPZ202000225: 33 Willomere Circle, Safriet & Lika

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

Project Summary:
- Remove existing improvements and re-develop property with new house, pool and related customary residential improvements.

Sewer Division Comments:
Comments to be addressed during P&Z phase:
- None.

Comments to be addressed during Sewer and Building Permit phase:
- The applicant will be required to obtain all necessary Sewer Permits. This project will require a Sewer Disconnect Permit and a Sewer Reconnect Permit. Please coordinate directly with the Sewer Division. Sewer Permits are required PRIOR to obtaining Building Permits.

- The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals and private mains (if applicable) that serve the existing buildings to confirm there are no issues with the existing sanitary sewer lateral or its connection to the sewer main. Any televising of sanitary sewer laterals must be performed in the presence of the Environmental Asset Engineer. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Inspector present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.

- Since the proposed development is in a flood zone and includes flood vents, there shall be NO plumbing fixtures installed below the AE and VE elevations. Please provide written confirmation during the Sewer Permitting process that there will not be any proposed plumbing fixtures in the flood (AE or VE) zone
elevations for the proposed residence and that ALL plumbing fixtures will be installed a MINIMUM of 1-foot above the flood elevations.

- The proposed pool must be designed and installed with a closed loop system – no discharge of pool backwash waters to the sewer system will be permitted. Please provide written verification/confirmation during the Sewer Permitting.

- Please provide written confirmation during Sewer Permitting that there will not be any exterior plumbing fixtures (such as outdoor showers, sinks, etc.) that will connect to sanitary sewer. These are not permitted due to the potential for both stormwater and flood waters to enter the sanitary sewer system which is not permitted.

- 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, any portion of sanitary sewer lateral that crosses under drainage areas, permeable paver or pervious pavement areas, or within 10-feet of storm drainage systems (such as culverts) are required to be encased in concrete to the nearest upstream and downstream joints to inhibit infiltration. Please coordinate with the Sewer Division for details.

**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.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-5(25) Department Project No. Submittal Received Date: 9/30/2020

PLPZ202000225

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

PLAN SET INFORMATION

Plan Title: Jason Safriet & Victoria Lika Project Address: 33 Willomere Circle

Engineering Firm: Original Plan Date: 6/29/2020 Latest Plan Revision Date: 9/25/2020
Rocco V. D’Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Rocco V. D’Andrea, Inc.

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

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

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

Reviewed and Approved by: ___________________________ Date: ____________
Scott Marucci - Senior Civil Engineer

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

1. A Form SC-100 needs to be submitted.
2. A Form SC-107 needs to be submitted.
3. The Drainage Summary Report is acceptable.
1. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. Show excavation and fill quantities in a table.
      ii. Show all proposed pop-up emitters for the level spreader.
      iii. Show all level spreaders/scour holes/rip rap aprons with the following in the callout:
          1. Dimensions (length and width).
          2. Depth of stone.
          3. Pipe/stone elevation.
          4. Pipe size.
          5. Pipe material.
   b. Driveway Profile & Sight Distance Sheet
      i. Show width of driveways at property line.
      ii. Show width of driveways at edge of road.
iii. The profile shall include spot elevations of the finished elevation and bottom of stone elevation for the porous pavement.
iv. It is recommended that the first five feet of the driveway have a minimum slope of +3% to 6%.
c. Construction Details Sheets
   i. The Storm Water Level Spreader Detail needs to have stone to the finished grade (no soil and lawn), and it needs to specify the number of pop-up emitters and the spacing.
d. Building/House Section or Elevation Sheet
   i. Show one section or elevation of the building/house.
   ii. Show all elevations to the deepest footings on section/elevation.
   iii. Show existing and proposed grade elevation on section/elevation.
   iv. Show existing mottling elevation on section/elevation.
   v. Show existing groundwater elevation on section/elevation.
   vi. Show existing ledge elevation on section/elevation.
   vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

4. The draft Operations and Maintenance Plan Report must include the following:

Standard Conditions of Approval

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

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

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

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

This form is NOT an IWWA Application

Project Address: 33 Willowmere Circle
Tax ID: 05-114815

Property Owner: Jean Safrit & Victoria Lima
Address: 33 Willowmere Circle

Contact Information - Email or Cell Phone: N/A

Authorized Agent: Rocco V. D'Andrea, Inc.
Address: 6 Neil Lane, Riverside
Contact Information - Email or Cell Phone: 203 637 1779

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

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations
Tennis Court Pool Silo Work/Landscaping Septic Other (specify)

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

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

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

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

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

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

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

Signature

Date 6/19/20

STAFF NOTES

Office Rev. Date 6/19/20 Field Inv. Date / / WET/WC? YES NO TIDAL

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

Soils Report Date / / Author Soils

Comments:

IWWA Questionnaire Revised 3/4/2020
Mr. Peter Mangs, Applications Coordinator
Greenwich Planning and Zoning
101 Field Point Road
Greenwich, Connecticut 06830

Re: Coastal Area Management Site Plan application for property
located at 33 Willowmere Circle, Riverside, Connecticut

Dear Peter:

We represent Jason Safrieti and Victoria Lika, owners of the subject property at 33 Willowmere Circle, Riverside, Connecticut (the "Property"). It is waterfront property with 18,900 square feet of land area in the R-20 zone. The Property is improved with a single-family house and dock.

The proposal is to remove the existing improvements and re-develop the property as shown in the accompanying plans. There will be a new house, pool and related customary residential improvements. The development will comply with all applicable provisions of the Greenwich Building Zone Regulations, including those pertaining to the Property’s location in a flood zone. The first floor of the new house will be sufficiently elevated and the below-flood elevation spaces will be appropriately fitted with storm surge vents.

In connection with the subject application, you will find enclosed the following:

1. Narrative;
2. Site Plan application form;
3. CAM application form;
4. Owner authorization;
5. Affidavit of Notice;
6. Certificate of Mailing;
7. Assessor field card;
8. Drainage Summary Report;
9. Development plans;
10. Zoning location survey;
11. Architectural plans and FAR calculations; and
12. Check in the amount of the required filing fee.

If you need anything else, please feel free to contact me. Thank you.

Sincerely,

Christopher D. Bristol, Esq.
SITE PLAN APPLICATION

☐ PRELIMINARY  ☐ FINAL

Project Name: ____________________________________________
Project Address: 33 Willomere Circle
Property Owner(s): Jason Safriet and Victoria Lika
Tax Account Number(s): 05-1148/S Zone(s): R-20 Lot Area: 18,900 sf

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

AUTHORIZED AGENT

Name: John P. Tesel, Esq. & Christopher D. Bristol, Esq.
Street Address: 31 Brookside Drive
Phone: 203-622-9989
Signature: [Signature]
Firm Name: Gilbride, Tusa, Last & Spilane LLC
City: Greenwich  State: CT  Zip: 06830
Email: cdb@gtlslaw.com
Date: March 7, 2020

PROPERTY OWNER(S) AUTHORIZATION

Name: Please see attached
Street Address: ____________________________ City: ____________________________ ST: __ Zip: ____________________________
Phone: ____________________________ Email: ____________________________
Signature: ____________________________ Date: ____________________________

To be completed by P&Z staff only:
Check # ____________________________ Check Amount: $ __________
Application #: ____________________________ PZ Site Plan App 2018
# SITE PLAN ZONING STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
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<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
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<td>Parking Spaces</td>
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<tr>
<td>Number of Bedrooms</td>
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</tr>
<tr>
<td>Gross Floor Area</td>
<td>4,000 sf +/-</td>
<td>4,248 sf</td>
<td>4,252 sf</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>4</td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>4,000 sf +/-</td>
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</tr>
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<td><strong>BUILDING HEIGHT</strong></td>
<td>30 +/-</td>
<td>32' 7 1/2&quot;</td>
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<td><strong>BUILDING COVERAGE</strong></td>
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<td>N/A</td>
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<td>62% min</td>
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<tr>
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This Site Plan Involves:

- ☐ ADDITIONS
- ☐ ALTERATIONS
- ✗ DEMOLITION
- ☐ RE-CONSTRUCTION

PZSitePlan App 2018
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant's Name: Jason Safriet and Victoria Lika  Date: 08/06/2020
Address: 33 Willowmere Circle, Greenwich
Project Address or Locations: 33 Willowmere Circle, Greenwich

The following information must be supplied by the applicant and submitted in addition to, and along with, any application, plans and data required for approval of the proposed project under the zoning and/or subdivision regulation of the municipality. Attach additional sheets if more space is required.

1. PLANS

   A. Project Plan(s)
   This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures, and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

   B. Coastal Resources
   This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 22a-93(7) of the Connecticut Coastal Management Act) on and contiguous to the site.

2. WRITTEN INFORMATION

   A. Description of the Proposed Project
   Describe the entire project including types of buildings and structures, uses, methods and timing of construction, type and extend of development adjacent to the site. This information should supplement and/or clarify plans in 1(A) above.

   The subject property is located within the "R-20” zone at the eastern side of Willowmere Circle, and is bordered on 3 sides by residential properties with Long Island Sound to the east.

   The proposed project includes the demolition of the existing dwelling, hardscapes, and driveway, as well as the construction of a new dwelling, new driveway, a pool, and various hardscapes. Sedimentation and erosion control measures will be implemented around the development area. Excavation and filling shall be done with mechanical equipment, with work limited to the subject parcel.
B. Description of Coastal Resources

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in 1(B) above.

The subject parcel is located within coastal flood hazard zone "VE (EL 16)" and "AE (EL 15)".

C. Assessment of the Suitability of the Project for the Proposed Site and the Capability of the Resources to Accommodate the Proposed Use.

(1) Identify any and all coastal use policies (in Section 22a-92(10)(b)(1) of Connecticut Coastal Management Act) applicable to the proposed project.

(A) to manage uses in the coastal boundary through existing municipal planning, zoning and other local regulatory authorities.

(2) Identify and all coastal resource policies (in Section 22a-92(10)(b)(2) of Connecticut Coastal Management Act) applicable to the proposed project.

(l) to regulate shoreland use and development in a manner which minimizes adverse impacts upon adjacent coastal systems and resources.

(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy, the project should be modified to reduce or eliminate the conflict.

The project conforms to all applicable Greenwich P&Z regulations with respect to development in a CAM area. By conforming to these regulations, the project seeks to minimize adverse impacts to the site and surrounding area.

D. Evaluation of the Potential Beneficial and Adverse Impacts of the Project and Description of Proposed Methods to Mitigate Adverse Effects.

(1) Identify and describe the potential adverse impacts (as defined in Section 22a-93(15) of Connecticut Coastal Management Act and potential beneficial impacts of the project on coastal resources.

Runoff from the proposed improvements will be discharged to and treated by the proposed stormwater systems. No negative impacts are expected. Beneficial impacts include the development of the site within the guidelines of CAM regulations.

FOR WATERFRONT PROPERTY ONLY:

(2) Is the project a water dependent use as defined in Section 22a-93(16) OF THE CONNECTICUT Coastal management Act? If, so, explain why.

The project is not a "water dependent use" as defined in Section 22a-93(16).
FOR WATERFRONT PROPERTY ONLY:

(3) Describe the impacts of effects (either positive or negative) that the project will have on future water dependent uses or development on and adjacent to this site as defined in Section 22a-93(17).

After the implementation of mitigation measures, the site will have no impact or effect on "future water dependent uses or development" as defined in Section 22a-93(17).

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D(1) and, if applicable, on future water dependent development opportunities described in D(3).

Measures to mitigate adverse impacts include the installation of sedimentation & erosion control measures to minimize impacts from construction activities on the site.

E. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development.

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

No adverse impacts remain after employing the proposed mitigation measures.

(2) Explain why these remaining adverse impacts were not mitigated.

N/A

(3) Explain why the commission reviewing this application should find these remaining adverse impacts to acceptable.

N/A
September 25, 2020

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

Attention: Marisa Anastasio, Senior Planner

Reference: Jason Safriet and Victoria Lika, 33 Willowmere Circle, PLPZ 2020 0225
Response to Conservation and Sewer Comments

Dear Ms. Anastasio:

RACE Coastal Engineering (“RACE”) has reviewed the comments from Ms. Aleksandra Moch, Environmental Analyst and herein submit responses comments Number 1 and 2. It is anticipated that Rocco V. D’Andrea, Inc. will provide a response to comment Number 3. For your convenience, each comment is repeated below followed by the response.

1. The proposed site redevelopment will follow the already established footprint of the existing house, except for the swimming pool. The pool is tightly fitted between the residence and the edge of a seawall, encompassing an area of the tidal wetland. This location is of a concern because the sea-level rise projections by NOAA for this area call for about 2 feet increase by 2050. This change will place the entire length of the seawall under water (see NOAA’s sea level rise viewer: https://coast.noaa.gov/slr/#/layer/slr/2/-8190425.0406732075/5015716.452569718/16/satellite/none/0.8/2050/interHigh/midAccretion).

The new swimming pool requires raising the terrace and the existing seawall. This will create a structural barrier that will interfere with the natural and protective process of marsh migration. Structures should not be erected in the areas which are low lying, prone to flooding and in the way of rising water. The applicant should consider relocating the pool away from the seawall and into an area situated on higher ground.

It is unclear why Ms. Moch believes the proposed pool encompasses an area of tidal wetlands, that the entire length of the seawall will be underwater, or that the existing wall is being raised. The drawing titled, “Residential Development Plan,” prepared for Jason Safriet and Victoria Lika by Rocco V. D’Andrea, Inc, dated 6/29/20 and revised 9/21/20 shows the pool to be located landward of the existing seawall and the location of the flagged wetlands to be 10’-30’ waterward of the existing seawall. This drawing does not show the existing wall being raised. The top of the existing wall varies in elevation from approximately EL. +5.3’ to EL. +6.9’. The wall in the vicinity of the existing boat ramp and proposed pool is above EL. +6’. The typical tide range at the site varies from approximately -3.9’ at MLW to EL. +3.4’ at MHW. Two feet of sea level rise will result in the vast majority of the wall remaining above the typical tide cycle with the exception of a very small section located on the south side of the site, away from the pool during high water.

It should also be noted that, the report titled, “Sea Level Rise in Connecticut,” by James O’Donnell, PhD at the Department of Marine Science and Connecticut Institute for Resilience and Climate Adaptation (“CIRCA”) in February 2019 recommends a planning threshold of 20” for coastal
Connecticut. Utilizing this planning threshold, the entire wall will remain above MHW with projected sea level rise to 2050.

The swimming pool will not interfere with the natural and protective process of marsh migration due to the presence of an existing pre-1939 seawall at this site.

2. **This site design should account for the environmental changes the coastal area is being exposed to and support the tidal marsh. As such, no grading should be allowed within the flood zone (VE EL 16). Instead this area should be restored with native planting and allow for an access to the existing dock. The plants should consist of small trees, shrubs and herbaceous ground cover. The newly planted area will replace lawn and restore the coastal habitat. Plants will provide an anchorage to the soil, filter for the storm water runoff and protection against coastal erosion.**

It is not practical to modify the existing site in a manner that can accommodate what Ms. Moch is suggesting. As stated above, due to the existing pre-1939 development, it is not reasonable to anticipate that marsh migration will occur landward of the existing wall. As such, in order for the process Ms. Moch is suggesting to work, the existing wall would need to be removed. Since both of the neighboring properties have existing walls, this would leave the site particularly vulnerable to wave attack, channelization though the site, scour and erosion, potentially prohibiting plants from surviving. As such, we do not believe this to be a practical suggestion.

Per Section 6-139.1, in the VE Zone, non-compacted fill may be used for landscaping/aesthetic purposes provided it does not cause wave deflection to adjacent properties or cause wave-runup or ramping. **RACE** has performed the following analyses of the potential impacts of the proposed work (including the fill, proposed retaining wall and proposed pool):

- A wave crest analysis of existing and proposed site conditions.
- A wave runup analysis of existing and proposed site conditions.
- A wave reflection analysis of existing and proposed site conditions.

**RACE** employed the USACE’s Automated Coastal Engineering System’s (ACES) Windspeed Adjustment and Wave Growth application to calculate the wave heights on site. Equations in the FEMA’s Coastal Construction Manual (2011) were used to determine the maximum wave crest at the site. The analysis showed the proposed work does not increase the wave crest elevation on the site or adjacent properties.

Wave runup was analyzed for the existing and proposed conditions as well using ACES’s Irregular Wave Runup on Beaches and Wave Runup and Overtopping on Impermeable Structures Application. The analysis demonstrated that there would be no increase in wave runup elevations on the site or adjacent properties.

The ACES Combined Reflection and Diffraction by a Vertical Wedge application was used to analyze wave reflection. An incident wave traveling perpendicular to shore was analyzed. The reflection analysis showed the BFE will not be increased at the site or adjacent sites due to reflected waves.

Based on our review of the proposed site improvements it is **RACE**’s professional opinion that the proposed site improvements a will not create adverse impacts with respect to flooding at the site or adjacent properties. **RACE** certifies that the proposed work will:
- Not increase wave crest elevations on the site or adjacent properties.
- Not increase wave runup elevations on the site or adjacent properties.
- Not increase wave crest elevations on the site or adjacent properties due to reflected waves.

As such, it is our professional opinion that the proposed fill is in compliance with Section 6-139.1 and the assertion that it should not be allowable is unfounded.

Very truly yours,

RACE Coastal Engineering

[Signature]

Jill Pietropaolo, P.E.
Senior Coastal Engineer/Project Manager

Copy: Paul Davis
Leonard D’Andrea, PE

Enclosures: As noted
September 25, 2020

Mr. Scott Marucci
c/o Planning and Zoning Department
101 Field Point Road
Greenwich, CT 06830

Re: 33 Willowmere Circle, Greenwich
Jason Safriet and Victoria Lika

Dear Mr. Marucci,

In response to DPW comments dated August 18th, 2020, we have revised the design plans in preparation for a submission to Planning and Zoning. Please find enclosed the following material in support of this application:

- Two (2) copies of the revised Site Plan Review Set, revised September 20, 2020;
- One (1) original of the form SC-100;
- One (1) original of the form SC-107;

The following responses correspond respectively to the comments and recommendation listed in the DPW Site Development Review.

1. A revised Form SC-100 has been submitted.
2. A revised Form SC-107 has been submitted.
3. The submitted digital files have been clarified for legibility.
4. The Drainage Summary Report has been revised as follows:
   a. The project drainage design has been revised to adhere to the Critical Area treatment train requirements consisting of pretreatment, treatment, and infiltration BMPs.
   b. No areas are proposed to meet the Critical Area standard by using simple disconnection.
5. The construction plan set has been revised based on the modifications to the Drainage Summary Report.
6. The draft Operations and Maintenance Plan Report has been provided.
It is our opinion that the proposed project will result in an improved residential property that will not cause any adverse impacts to the on-site wetland or downstream properties.

Please contact our office if you have any questions or require any additional information at this time.

Sincerely,

ROCCO V. D‘ANDREA, INC.

Matthew M. Kivijarv, EIT

LCD:adm
19RT_Trans_SK_00.doc
Enclosures

cc: Jason Safriet and Victoria Lika

Rocco V. D'Andrea, Inc.
Town of Greenwich  
Department of Public Works – Engineering Division  
Town Hall – 101 Field Point Road, Greenwich, CT 06830  
Phone 203-622-7767 – Fax 203-622-7747

**Engineer of Record Certification**

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<td>Project Address:</td>
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<tr>
<td>Engineer’s Name:</td>
<td>Leonard C. D'Andrea</td>
</tr>
<tr>
<td>Engineering Firm’s Name:</td>
<td>Rocco V. D'Andrea, Inc.</td>
</tr>
<tr>
<td>Street Address:</td>
<td>6 Neil Lane</td>
</tr>
<tr>
<td>City:</td>
<td>Riverside</td>
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<td>State:</td>
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<td>06878</td>
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<td>203-637-1779</td>
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<tr>
<td>Fax:</td>
<td>203-637-1770</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:lcc@rvdi.com">lcc@rvdi.com</a></td>
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The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:

**Drainage Summary Report**
"Construction Site Plan Review Set of Residential Improvements located at 33 Willowmere Circle, Greenwich, Connecticut, prepared for Jason Safriet and Victoria Lika"

Stormwater Management Report Last Revision Date: 9-25-20  
Number of Plan Sheets: 5  
Last Revision Date: 9-25-20


Engineer's Signature: [Signature]  
Date: 9-25-2020

[Engineer's Seal]

Form SC-100  
February 2014
**DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION**

**PRE-CONSTRUCTION**

Property Address: 33 Willownere Circle, Greenwich  
Tax Account No.: 05-1148/S

Building Permit No.: 

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

Engineering Firm: Rocco V. D’Andrea, Inc.

Design Plans Date: 9/25/20  
Drainage Report Date: 9/25/20

**PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)**

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<td>Total Impervious Area Under Existing Conditions</td>
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<tr>
<td>Total Disconnected Impervious Area Under Proposed Conditions (SF)</td>
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1 The entire property area (i.e. parcel/lot area) based on property address and tax account number.

2 The entire area being disturbed for the proposed construction activity (foundations, buildings, houses, stormwater systems, septic systems, pools, patios, accessory structures, vegetative soil cover modifications, etc.). The project disturbance area (delineated with construction/silt fence) shall be depicted on the design, construction, and mitigation plans, and shall be installed on-site prior to commencing land disturbance activities.

3 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.

4 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).

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

Engineer’s Signature: 

Date: 9-25-2020

Engineer’s Seal

Form SC-107  June 2019
DRAINAGE SUMMARY REPORT

For

33 Willomere Circle
Greenwich, Connecticut

Prepared For

Jason Safriet
Victoria Lika

June 18, 2020
Revised: September 25, 2020

Leonard C. D’Andrea, PE
CT License No. 14869
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   - 1.2. Land Use Regulations
   - 1.3. Site Inventory & Evaluation
   - 1.4. Development Envelope
   - 1.5. LID Control Strategies

2. Structural BMPs
   - 2.1. Water Quality Volume and TSS Removal
   - 2.2. Runoff Reduction Volume
   - 2.3. Groundwater Recharge Volume
   - 2.4. Peak Runoff Attenuation

3. Conclusion

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- Watershed Map – Proposed Conditions
- USDA Soil Delineation Map
- FEMA Flood Map

Appendices
- Stormwater Management Standards Narrative
- Credits for LID BMPs
- Runoff Volume & Retention System Design Calculations
- HydroCAD Analysis – Existing Conditions
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- Pipe Conveyance Calculations
- Soil Results Forms

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Exhibit B
Exhibit C
Exhibit D
Appendix A
Appendix B
Appendix C
Appendix D
Appendix E
Appendix F
Appendix G
Introduction & LID Techniques

1.1. Project Narrative

The applicant is proposing improvements to the subject property. The proposed improvements will include the construction of a new single family dwelling, a new driveway, a pool, and various hardscapes. Improvements also include the installation of a storm drainage system, site grading, and associated landscaping.

For a depiction of existing conditions and the proposed development refer to a development plan set entitled “Final Site Plan Review Set, Residential Development, Location 33 Willowmere Circle, Greenwich, Connecticut, prepared for Jason Safriet and Victoria Lika” as prepared by Rocco V. D’Andrea, Inc.

The subject parcel is 18,900 square feet in size and is located approximately 650 feet south of the intersection of Willowmere Circle and Willowmere Avenue. The proposed redevelopment of the parcel will increase the impervious coverage by approximately 1,931 square feet. Refer to Appendix “C” for a depiction of the proposed stormwater BMPs and drainage calculations.

This proposed project will conform to all applicable Town stormwater management standards to the maximum extent practicable. Refer to Appendix “A” for a narrative detailing the projects compliance with each stormwater management standard.

1.2. Land Use Regulations

The subject parcel is located in the “R-20” zone. All applicable zoning setbacks and regulations will be adhered to. There is one tidal wetland located on the property.

1.3. Site Inventory & Evaluation

The site consists of an existing asphalt driveway, a dwelling, and various hardscapes. The topography of the site exhibits slopes from west to east with flows discharging into the Long Island Sound. Portions of the front yard discharge onto Willowmere. Existing drainage patterns will generally be maintained under post-construction conditions.

Refer to Exhibit “C” for the USDA soil delineation map and hydraulic soil group ratings for the site. Refer to the Development Plan for the test pit locations and Appendix “G” for the soil test results forms.

1.4. Development Envelope

Due to the size, layout, topography of the property and scope of work proposed, the development envelope will encompass approximately 80% of the site. Sediment and erosion controls will be installed around the proposed development envelope prior to the start of construction to minimize the impact to the surrounding areas.
1.5. **LID Control Strategies**

In the watershed analysis of existing and proposed conditions, the site has been divided into various sub-drainage areas discharging to various POCs, “points of concern.” The analysis is limited to the subject parcel. Refer to Exhibits “A” and “B” for a depiction of the existing and proposed conditions drainage areas and flow paths. Refer to Appendices “D” and “E” for the existing and proposed HydroCAD Analysis.

Conformance to the standards for water quality, TSS removal, and runoff volume reduction will be achieved through the construction of the proposed BMPs. The runoff peak flow reduction standard has been met for all storms up to the 10-year storm to all points of concern. Refer to the HydroCAD Summary Table at the end of this introduction for a comparison of existing and proposed condition stormwater runoff volumes and flow rates to all points of concern.

2. **Structural BMPs**

2.1. **Water Quality Volume and TSS Removal**

Refer to Appendix “C” for Water Quality Volume calculations. The proposed BMPs will provide adequate storage to retain and infiltrate the water quality volume of the contributing runoff from the proposed impervious improvements.

Retention of the Water Quality Volume from newly constructed impervious areas will provide the minimum 80% removal of total suspended solids (TSS), which exceeds Town standards. Refer to Appendix “C” for TSS removal calculations.

This volume will be retained and infiltrated by the proposed stormwater systems. Refer to Appendix “C” for 72-Hour Drawdown Calculations.

2.2. **Runoff Reduction Volume**

The proposed development will not result in an increase in runoff volume from the site for the 1-year storm event towards all points of concern, as compared to existing conditions. Refer to Appendix “C” for Runoff Reduction Volume Calculations.

2.3. **Groundwater Recharge Volume**

The groundwater recharge standard has been satisfied through the stormwater infiltration capabilities of the proposed systems. Refer to Appendix “C” for Groundwater Recharge Volume Calculations.

2.4. **Peak Runoff Attenuation**

The proposed development will decrease peak runoff flow rates to less than pre-construction conditions to POC A, and increase them to POC B. The peak runoff attenuation standard may be waived for sites that discharge to tidal waters, as described in the Connecticut Stormwater
Quality Manual. Refer to Appendices “D” and “E”. The decrease in peak runoff flow rates meets the standard of reduction for all storms up to the 10-year storm.

3. Conclusion

The proposed improvements to the subject parcel will increase the impervious coverage on the site and thus increase the volume and peak rate of runoff generated during a storm event. However, with the use of the proposed BMPs and site grading there will be a reduction in stormwater runoff volume and flow rates to all points of concern.

The proposed development will meet the water quality volume, TSS removal, runoff reduction volume, and groundwater recharge volume standards of the Town of Greenwich Drainage Manual to the maximum extent practicable. The proposed development incorporates pre-treatment and attenuation of runoff to the maximum extent practicable. If the development is constructed as depicted on the proposed plans, there will be no adverse impacts to adjoining properties, the subject parcel, or the town drainage system, due to the proposed improvements.
FINAL SITE PLAN REVIEW SET
"RESIDENTIAL DEVELOPMENT"
LOCATION
33 WILLOWMERE CIRCLE
GREENWICH, CONNECTICUT
PREPARED FOR
JASON SAFRIET
VICTORIA LIKA

SHEET INDEX

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AREA = 18,900± S.F. (TO MHW)
REFER TO MAP NO. 018 G.L.R.
LAND LIES IN "R-20" ZONE
SITE ALLOWABLE: 4,252.5
(0.225 X 18,900 SQ. FT)

HABITABLE ATTIC SPACE ALLOWANCE
40% OF 2ND FL: 40% OF 1,994 = 797.6
ACTUAL (70 CH+) = 1,540 + 104 = 644 < 797
space not applicable to calculations

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1,994 + 2,254 = 4,248 < 4,252

HABITABLE FIRST FLOOR
FS 732

144 + 783 = 927

4,248 < 4,252

ATTIC
70 + HAB.
SPACE: 649