### Final Coastal Site Plan

PLPZ 2019 00219

11 Highgate Road LLC

Proposal to construct a new single family dwelling

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<tbody>
<tr>
<td><strong>GROSS FLOOR AREA:</strong></td>
<td>3,900 SF</td>
<td>3,913.1 SF</td>
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<td><strong>HEIGHT:</strong></td>
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<td>29’ 2”</td>
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<td>83.5% (24,218 sq. ft.)</td>
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<td><strong>SETBACKS:</strong></td>
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<tr>
<td>Front:</td>
<td>51’</td>
<td>40.1’</td>
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<tr>
<td>Side:</td>
<td>15.6’ and 57.3’</td>
<td>16’ and &gt;20'(not provided)</td>
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<td>Street Side:</td>
<td>54’</td>
<td>44.7’</td>
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<tr>
<td>Rear:</td>
<td>43.3’</td>
<td>59.5’</td>
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*Due to the nonconforming lot size, Sec. 6-9 permits the min. zoning requirements of the R-20 zone

### APPLICATION SUMMARY:
The applicant is requesting Final Coastal Site Plan approval to construct a new single family dwelling per Sections 6-5, 6-9, 6-13 through 6-15, 6-93, 6-94, 6-111, 6-139.1 and 6-205 of the Town of Greenwich Building Zone Regulations on a 0.6661-acre property located at 11 Highgate Road in the RA-1 zone, Coastal Overlay Zone, and AE-13, AE-14 and VE-16 Flood Zones.

### ISSUES/RECOMMENDATIONS:

1. **ZEO** – Issued comments dated 11/19/20 indicating that the garage needs to have flood vents.
2. **Drainage Exemption** – The applicant has submitted drainage exemption forms for a teardown exemption indicating it is exempt from DPW Engineering review. The proposed construction would result in a reduction of approximately 694 SF of impervious surface.
3. **IWWA** - The applicant provided an IWWA green sheet sign-off dated 4/29/20 indicating an IWWA permit is not required. There are tidal wetlands on the property.
4. **Conservation** - Awaiting comments to be issued prior to meeting.
5. **Health** – Issued approval dated 7/8/20 for a three bedroom septic system with a note that it is not in conformance with the State of CT Public Health Code and Town of Greenwich Municipal Code, but the applicant is granted a variance to install a non-conforming replacement system for a house that must be contained within the existing foundation.
6. **DEEP** – has issued comments dated 11/17/20 indicating no comment on the proposed project.

7. The lot size is nonconforming for the RA-1 zone, therefore Sec 6-9 permits the minimum zoning requirements for bulk, size and setbacks for the next zone, R-20.

**DEPARTMENT COMMENTS:**

**Zoning Enforcement** – Dated 11/19/20 – See Attached

**Health** – Dated 7/8/20 – See Attached

**Conservation** – Not Received

**DEEP** – Dated 11/17/20 – See Attached

**APPLICATION DETAILS:**

**Proposal:**
The applicant is proposing to demolish an existing dwelling and construct a new single family dwelling with attached garage, deck, walkway, driveway and associated site improvements. The proposed dwelling would be constructed within the AE-13 and AE-14 flood zones with a first floor elevation of 15’ 11 ¼”. The entire proposed dwelling would be constructed outside of the VE-16 flood zone but within the AE-14 flood zone and therefore would require flood venting.

**Existing Conditions:**
The subject parcel is currently developed with a dwelling, attached garage, driveway, and other site improvements to be demolished. The existing dwelling with attached garage is nonconforming with a first floor elevation of 8.64 feet where the required first floor elevation is equal to one foot above the Base Flood Elevation. A portion of the attached garage is in the VE-16 zone, which would require a first floor elevation of 17 feet.

The property is bordered by residential properties and fronts on Highgate Road (private road). A majority of the parcel is cleared and flat lawn and gently slopes to the east toward the eastern property boundary. There is no ledge present on the property.

**Zoning:**
The proposed construction appears to conform to the requirements for RA-1 zone (and R-20 zone setbacks per Sec. 6-9) and appears to meet the requirements for Base Flood Elevation in the AE-14 flood zones except for the attached garage. The ZEO issued comments dated 11/19/20 indicating the garage requires flood vents.

**Drainage:**
The applicant has submitted drainage exemption forms for a teardown exemption indicating it is exempt from DPW Engineering review. The proposed construction would result in a reduction of approximately 694 SF of impervious surface.

**Septic:**
The Health Department issued approval for a 3 bedroom septic system with a note that it is not in conformance with the State of CT Public Health Code and Town of Greenwich Municipal Code, but the
applicant is granted a variance to install a non-conforming replacement system for a house that must be contained within the existing foundation.

**APPLICABLE ZONING REGULATIONS:**

§6-5. Definitions

§6-9. Zoning regulations affect all structures and uses.

§6-13. Site Plan approval required.

§6-14. Site Plan procedure

§6-15. Site Plan Standards.

§6-93. Residential Zones

§6-111. Coastal Overlay Zones

§6-139.1 Flood Hazard Overlay Zones

§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
Ok for Zoning Permit Sign-off with the following revisions:
The garage needs to have flood vents.

☐ 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.
Fwd: 11 Highgate Road Riverside, 11 Highgate Road, LLC CSPR

ericaicp@verizon.net <ericaicp@verizon.net>
Tue 11/24/2020 11:34 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>

[EXTERNAL]

hi bianca

here are john's final comments

best eric

-----Original Message-----
From: Gaucher, John <John.Gaucher@ct.gov>
To: Beland, Bianca <Bianca.Beland@ct.gov>
Cc: ericaicp@verizon.net <ericaicp@verizon.net>
Sent: Tue, Nov 17, 2020 8:51 am
Subject: 11 Highgate Road Riverside, 11 Highgate Road, LLC CSPR

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. 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.
SITE PLAN APPLICATION

☐ PRELIMINARY  ☐ FINAL

Project Name: 11 Highgate Road
Project Address: 11 Highgate Road, Riverside, CT 06878
Property Owner(s): 11 Highgate Road LLC
Tax Account Number(s): 05-2562 Zone(s): RA-1 Lot Area: 29,013 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: Eric V.P. Brower, AICP
Street Address: 81 Holly Hill Lane
Phone: 203 536 1049
Signature: [Signature]
Firm name: Eric V.P. Brower, AICP, Inc.
City: Greenwich St: CT Zip: 06830
Email: ericaicp@verizon.net
Date: July 28, 2020

PROPERTY OWNER(S) AUTHORIZATION

Name: 11 Highgate Road LLC
Street Address: c/o agent
Phone: 
Signature: [Signature]
City: ST: Zip:
Email: 
Date: 

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

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<td>Parking Spaces</td>
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<tr>
<td>Gross Floor Area</td>
<td>3,900 sf +/-</td>
<td>3,910.7 sf</td>
<td>3,917 sf</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>3,900 sf +/-</td>
<td>3,910.7 sf</td>
<td>3,917 sf</td>
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<td><strong>BUILDING HEIGHT</strong></td>
<td>22' +/-</td>
<td>29' 2:</td>
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<td><strong>FLOOR AREA RATIO</strong></td>
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<td><strong>TOTAL PARKING SPACES</strong></td>
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<tr>
<td><strong>GREEN AREA</strong></td>
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<td>24,218 sf 83.5%</td>
<td>20,889 sf 72%</td>
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<td><strong>AGE OF STRUCTURE</strong></td>
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This Site Plan Involves:
- ☐ ADDITIONS
- ☐ ALTERATIONS
- ☐ DEMOLITION
- ☐ RE-CONSTRUCTION

PZSitePlan App 2018
July 28, 2020

Mrs. Katie DeLuca, AICP
Director – Town Planner
Planning and Zoning Commission
Greenwich, CT

RE: Coastal Area Management Site Plan Application – 11 Highgate Road, Riverside, CT

Dear Katie,

Please find enclosed in connection with the above referenced matter an Application and all required supporting documentation for Coastal Site Plan approval.

The property is located in the RA-1 zone and contains 29,013 sf or 0.6661 acres. The existing residence built in 1940 is served by town water, electricity and an onsite septic system. There are tidal wetlands located on and adjacent to property; however there are no inland wetlands on or adjacent to the property. The property is located in the AE-13, AE-14 and AE-16 Flood Hazard Zones.

The existing 3,900 sf +/- residence is legally nonconforming with the first floor elevation at 8.64’ which is substantially below the required elevation of 17’. Also of significant concern is the location of existing septic system which was installed below the existing ground elevation of 7’. The existing leaching trenches are within the tidally influenced ground water and in close proximity to the onsite and adjacent tidal wetlands.

A new residence of 3,910.7 sf will be constructed with a first floor elevation of 17.5’ which is above the required elevation and a crawl space below constructed at approximately existing grade.

The Greenwich Health Department has approved the design for a new elevated septic system that will be placed in a fill package with code compliant soil material. The leaching trench will be located well above any tidally influenced groundwater resulting in a significantly improved environment.

A related benefit to the new septic system fill package is that the raised grade and related retaining wall allows for the garage to be elevated to 13.25’ providing improved protection for vehicles during more frequent flood events.
The proposed house, drive and septic locations are in essentially the same location as the existing locations however there will be a net decrease in impervious coverage of approximately 500 sf. The new residence will comply with all aspects of the Building Zone Regulations.

Stormwater runoff will be handled in accordance with the Town Drainage Manual including LID methods and best management practices.

A landscape plan is included in the package with new location appropriate, native plantings to enhance the tidal wetland areas.

Please place this matter on the next available meeting of the Commission.

Sincerely,

Eric V.P. Brower, AICP
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant's Name: Eric V.P. Brower, AICP

Address: 81 Holly Hill Lane, Greenwich, CT 06830

Project Address or Locations: 11 Highgate Road, Riverside, CT 06878

Date: July 28, 2020

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 regulations of this municipality. Attach additional sheets if more space is required.

I. 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.

II. 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 I (A) above.

Owners proposed to demolish an existing single family residence which is currently non compliant with the required first floor elevation for the FEMA flood zones within which it is located. The existing septic system is located in soils that are influenced by tide cycles and are therefore discharging effluent to the groundwater in close proximity to tidal waters and tidal wetlands. The new residence will be constructed on essentially the same footprint as existing and will be fully compliant with the Flood Zone Regulations. The new septic system will be constructed in fill so as to elevate the system above tidally influenced ground water. The neighborhood is zoned for single family use, RA-1, and is fully developed with single family homes many of which are waterfront properties.
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 (B) above. The property is located in the AE-13, AE-14 and AE-16 Flood Hazard zones. Tidal wetlands are located on and contiguous to the site along the eastern and southern boundary lines.

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.

Protection of tidal wetlands.

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

Protect tidal wetlands and manage development to avoid dangers from coastal flooding.

(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). Note: If a project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.

The new septic system in fill will prevent pollution of groundwater and tidal wetlands. The new home will be elevated and comply with all flood zone regulations. The garage will be elevated to provide protection for vehicles during much of the flood elevations and utilizes the fill package and retaining wall for the septic fill package for its proposed elevation.

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.

The project will benefit water and groundwater quality and provide for a safe and flood zone compliant dwelling. The stormwater runoff will be handled in accordance with LID controls of the Town Drainage Manual. There will be a reduction in total site coverage and related runoff.

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.

Not waterfront property.
FOR WATERFRONT PROPERTY ONLY:

(3) Describe the impacts or 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).

n/a

(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).

n/a

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.

There will be no adverse impacts.

(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 be acceptable.

n/a
### RESIDENTIAL

#### VALUATION RECORD

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#### LAND DATA AND CALCULATIONS

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### Notes

- **R12:** Storm Sandy: Change value of improvements to $380,000 by override.
- **CEMP:** 3181

#### Supplemental Cards

- **TRUE TAX VALUE:** 1710600
- **TOTAL LAND VALUE:** 1710600
### PHYSICAL CHARACTERISTICS
- **Style:** Cape
- **Occancy:** Single Family
- **Story Height:** 1.75
- **Finished Area:** 3430
- **Attic:** None
- **Basement:** None

### ROOFING
- **Material:** Wood shingles
- **Framing:** Std for Class
- **Pitch:** Not available

### FLOORING
- **Sub and joists:** 1.0, 1.5, 1.75
- **Base Allowance:** 1.75

### EXTERIOR COVER
- **Siding:** Normal for Class 1.75

### INTERIOR FINISH
- **Normal for Class** 1.75

### ACCOMMODATIONS
- **Finished Rooms:** 7
- **Bedrooms:** 3
- **Formal Dining Rooms:** 1
- **Fireplaces:** 2

### HEATING AND AIR CONDITIONING
- **Primary Heat:** Hot water - gas
- **Lower Full Part:** 0, 2643, 0, 787

### PLUMBING
- **5 Fixt. Baths:** 1
- **3 Fixt. Baths:** 1
- **2 Fixt. Baths:** 1
- **Kit Sink:** 1
- **TOTAL:** 12

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

### SPECIAL FEATURES

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### SUMMARY OF IMPROVEMENTS

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### Data Collector/Date
- **JAC 05/06/2000**

### Appraiser/Date
- **TGC 10/01/2015**

### Neighborhood
- **Neigh 116050 AV**

### Supplemental Cards
- **TOTAL IMPROVEMENT VALUE** 77700
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 11 Highgate Road

Property Owner: 11 Highgate Road LLC

Address: 16 Highgate Road - Riverside, CT 06878

Contact information - Email or Cell Phone: aahcolemann@icloud.com

Authorized Agent: Sound View Engineers

Address: 239 Glenville Road - Greenwich, CT 06831

Contact Information - Email or Cell Phone: robert@soundviewengineers.com

---

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

ACTIVITY: [Check one] Addition ☐ Demolition ☐ Deck ☐ Garage ☐ Interior renovations ☐

New residence ☑ Tennis Court ☐ Pool ☐ Site Work/Landscaping ☐

Septic ☐ Generator ☐ 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 Perm 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: 04/29/2020

---

STAFF NOTES

Office Rev Date: 04/29/2020 Field Inv Date: 04/29/2020 WET/WC? YES/NO TIDAL ☑

Action Required? YES ☑ NO ☐ If yes, DPR AA AR SIA Staff: R. Eno

Soils Report Date: 11/14/15 Author: William Kenny Soils: Westbrook

Comments: __________________________

IWWA Questionnaire Revised 3/24/2020

Received

5.6.20

P
July 8, 2020

Ms. Katie DeLuca, AICP
Director – Town Planner
Planning and Zoning Commission
Town of Greenwich

RE: Coastal Site Plan Application - 11 Highgate Road, Riverside, CT

Dear Ms. DeLuca,

Please be advised that Eric V.P. Brower, AICP is authorized to make application on our behalf for the above referenced property.

Sincerely,

[Signature]

ALLISON H. COLEMAN

For: 11 Highgate Road LLC
AFFIDAVIT OF NOTIFICATION OF APPLICATION TO PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT

) GREENWICH

COUNTY OF FAIRFIELD


1, Eric V.P. Brower, being first duly sworn, do hereby certify that on July 29, 2020 I caused to be mailed; postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of July 27, 2020 as shown on the Town Tax Assessor’s records of property abutting ( as said term is defined in Sec. 6-14(a)(3) of the Greenwich Building Zone Regulations ) the property belonging to n Highgate Road LLC for which an application has been filed with the Planning and Zoning Commission.

[Signature]
Eric V.P. Brower

Subscribed and sworn to
Before me on
July 29, 2020

[Signature]
Notary Public

DEBORAH A. MORETTI
Notary Public, State of Connecticut
My Commission Expires December 31, 2024
EHXHIBIT A

BOUNDING OWNERS – 11 Highgate Road LLC, Riverside, CT as of July 28, 2020

Carole Shasha
9 Highgate Road
Riverside, CT 06878

Mary and Brian MacDonald
54 Cathlow Drive
Riverside, CT 06878

16 Highgate Road LLC
16 Highgate Road
Riverside, CT 06878

Jean Denunzio Est.
C/o Ralph Denunzio
3 Bridle Path Lane
Riverside, CT 06878

Harbor Gate LLC
PO Box 25935
Tampa, FL 33622
July 28, 2020

To Whom It May Concern:

Notice is hereby given that 11 Highgate Road LLC has filed a Coastal Area Management Site Plan Application with the Planning and Zoning Commission to remove the existing dwelling and construct a new residence, new septic system and related site improvements at 11 Highgate Road, Riverside, CT.

For further information concerning this application please contact the Planning and Zoning Commission office at 203-622-7894 or the undersigned at 203-536-1049.

Sincerely,

[Signature]

Eric V.P. Brower, AICP
From: Eric V.P. Brower
81 Holly Hill Lane
Greenwich, CT 06830

To: 16 Highgate Road LLC
16 Highgate Road
Riverside, CT 06878

PS Form 3817, April 2007  PSN 7530-02-000-9085

From: Eric V.P. Brower
81 Holly Hill Lane
Greenwich, CT 06830

To: Carole Shasha
9 Highgate Rd.
Riverside, CT 06878

PS Form 3817, April 2007  PSN 7530-02-000-9085

From: Eric V.P. Brower
81 Holly Hill Lane
Greenwich, CT 06830

To: Jean Denunzio Esq.
16 Highgate Rd
3 Bridgeport Lane
Riverside, CT 06878

PS Form 3817, April 2007  PSN 7530-02-000-9085

From: Eric V.P. Brower
81 Holly Hill Lane
Greenwich, CT 06830

To: Mary & Brigham Macdonald
507 Canwith Drive
Riverside, CT 06878

PS Form 3817, April 2007  PSN 7530-02-000-9085

From: Eric V.P. Brower
81 Holly Hill Lane
Greenwich, CT 06830

To: Harbor Gate LLC
P.O. Box 25935
Tampa, FL 33621-5935

PS Form 3817, April 2007  PSN 7530-02-000-9085
DEPARTMENT OF HEALTH
SEPTIC APPROVAL LETTER

07/08/2020
Robert Zmarzlak
Sound View Engineers and Land Surveyors, LLC
239 Glenville Road Suite 300
Greenwich CT 06831

Re: Design Date: 06/30/2020
Design Number: PRID2020000123

Dear Mr. Zmarzlak,

This Department has received, reviewed, and approved the submitted design proposal for an on-site sewage disposal system for a 3 bedroom/450 GPD at 11 HIGHGATE ROAD.

The design IS NOT in conformance with the State of Connecticut Public Health Code and the Town of Greenwich Municipal Code, but is granted a variance to install a non-conforming replacement system for a house that must be contained within the existing foundation.

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

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

Sincerely,

Theresa Meade, R.S.
Environmental Hygienist
Division of Environmental Services
STORMWATER MANAGEMENT REPORT
11 Highgate Road
GREENWICH, CT
July 20, 2020
Revised: October 28, 2020

NARRATIVE

Owners of the above captioned property, plans to construct a new residence, deck, driveway, and associated site improvements at 11 Highgate Road. The existing site consists of a single family dwelling, attached garage, driveway and associated site improvements. The owner proposes to construct a new single-family residence, rear deck, and a walkway. The proposed residence has been positioned in a similar location as the existing residence. Refer to the Plan Set for further information.

The property is 29,013 square feet (0.6661 acres) in size. The project qualifies for a Conditional Residential Teardown Exemption, in accordance with the Town of Greenwich Drainage Manual, revised February 2014. This report is included as part of the Application for Building Permit issuance.
To prevent potential impacts to downstream properties and drainage facilities the existing watershed is maintained to the best way practicable. Under existing conditions there are one watershed, which drains in general to the south and east side of the property. One (1) Point of Concern (P.O.C.) has been identified and analyzed in this report, to demonstrate compliance with Town regulations, relating to qualitative treatment and quantitative attenuation of stormwater runoff, prior to and after completion of construction.

There is no significant runoff coming onto the site from adjoining parcels. Refer to the GIS Map for a depiction of existing up-gradient and down-gradient conditions. Existing gas, electric, potable water and sanitary laterals will be re-utilized to service the new residence.

In accordance with the Conditional Residential Teardown Exemption, provision for structural and/or non-structural Low Impact Development (LID) Best Management Practices (BMP’s) is not required for projects that maintain pre-existing conditions (peak flow rates and runoff volumes) during the one (1), two (2), five (5), ten (10), twenty-five (25), fifty (50), and one-hundred (100) year storm events after development.

Refer to the Plan Set for a depiction of the proposed improvements.
APPLICABLE LAND USE REGULATIONS
As mentioned previously, the property has an area of 29,013 square feet or 0.6661 acres and lies in the RA-1 Zone. There are no inland wetlands on the subject property. The site lies in the Coastal Overlay and Administrative Zone with Tidal Wetlands and outside the Drinking Water Supply Watershed.

SITE INVENTORY AND EVALUATION
The site contains an existing single family residence and improvements related to that use. Refer to Existing Watershed Map for further information.

The watershed that parcel occupies flows in a general to the east and south direction, towards street and into wetlands. One Point of Concern where identified and analyzed in this report. The site exhibits existing slopes which range between five (1) and five (5) percent. The site doesn’t contain slopes in excess of twenty five (25) percent, classified by the Town as steep. There is no ledge outcrop located on the property.

The majority of site is cleared and maintained as grass lawn. There are some trees to be removed. There are no significant flow coming onto the subject property (refer to the attached GIS mapping).

As shown on the attached pages from the USDA Soil Survey website, the site contains two (2) soil types. One is identified as Urban land-Carlton-Chatfield complex, with a mapping symbol 273C that occupies approximately 38.4% of the property and has a hydrologic soil classification of Type “D”. And second is identified as Ninigret fine sandy loam, with a mapping symbol 701A that occupies approximately 61.6% of the property and has a hydrologic soil classification of Type “C”.

DEVELOPMENT ENVELOPE
Orange construction fencing will be utilized to delineate areas of disturbance. Disturbance will be controlled such that construction will occur in stages, beginning with the erection of erosion control measures to protect off site properties from any impacts during demolition and ultimate development. Please refer to the Site Plan Set for further information.

L.I.D. CONTROL STRATEGIES
Although exempt under the Conditional Residential Teardown Exemption promulgated by the Town for projects that maintain pre-existing drainage patterns (peak and volume) for all storm events, the site will incorporate some level of L.I.D. control.

Soil compaction and site disturbance will be minimized. Sitting the proposed house in close proximity to areas which had been developed previously is best for the LID approach.

New proposed driveway will be in the same location as existing. The runoff from the proposed driveway will discharge towards east as the existing driveway did.

The following principles of Low Impact Development have been incorporated into the proposal:
Minimize total site impervious area.
Minimize directly connected impervious areas.
Minimize site disturbance.
Provide Peak Runoff Attenuation for the 1, 2, 5, 10, 25, 50 and 100 Year Design Storms (as required).

Clearing and grading will be confined to those areas to be permanently altered. The area of new impervious surfaces has been kept relatively small.

**L.I.D. Strategies – Non-Structural BMPs**

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimizing Soil Compaction</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimizing Site Disturbance</td>
<td>Yes</td>
</tr>
<tr>
<td>Protecting Sensitive Natural Areas</td>
<td>None</td>
</tr>
<tr>
<td>Protecting Riparian Buffers</td>
<td>None</td>
</tr>
<tr>
<td>Avoiding Disturbance of Steep Slopes</td>
<td>None</td>
</tr>
<tr>
<td>Siting Relative to Permeable and Erodible Soils</td>
<td>None</td>
</tr>
<tr>
<td>Protecting Natural Flow Pathways</td>
<td>None</td>
</tr>
<tr>
<td>Reducing Impervious Surfaces</td>
<td>Yes</td>
</tr>
<tr>
<td>Stormwater Disconnection</td>
<td>None</td>
</tr>
</tbody>
</table>

**PROPOSED STORMWATER MANAGEMENT SYSTEM**

Due to a reduction in impervious surfaces, no retention or infiltration systems are required.

**DRAINAGE COMPUTATIONS**

The Existing Conditions and Proposed Conditions were modeled by HydroCAD to analyze the required Design Storms. Peak flow rates have been reduced to pre-existing conditions at P.O.C. “A” for all required Design Storms. The HydroCAD computations for peak flows are appendixized and summarized below.

**SUPPORTING DOCUMENTS**

The Existing Watershed Map and Proposed Watershed Map are attached herein. The relevant sheets from the USDA Soil Survey are also attached. The HydroCAD computations are attached, with a summary below.
DRAINAGE SUMMARY
The design seeks to maintain the existing drainage patterns, while providing Low Impact Development design, where practical, for managing stormwater runoff. The grading of the site will not redirect runoff onto adjacent properties. The design is consistent with the Town of Greenwich Drainage Manual requirements for redevelopment.

This site is to be built in accordance with the requirements of the Town of Greenwich and the Connecticut Basic Building Code. There will be no negative drainage impacts to downstream property owners or Town infrastructure by the construction of the proposed improvements.

Robert S. Zmarzlak, P.E.
CT License No. 17480
Engineer of Record Certification

Project Name: 11 HIGHGATE ROAD LLC

Project Address: 11 Highgate Road, Riverside, CT

Engineer’s Name: Robert S. Zmarzlak, P.E.

Engineering Firm’s Name: Sound View Engineers & Land Surveyors

Street Address: 239 Glenville Road City: Greenwich State: CT Zip: 06831

Phone: 203-532-1300 Fax: Email: Robert@soundviewengineers.com

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:

Construction Plan Set, Stormwater Management Report

Stormwater Management Report Last Revision Date: 10/28/20

Number of Plan Sheets: 7 Last Revision Date: 10/28/20


Engineer’s Signature: ____________________________ Date: 10/28/2020

[Engineer’s Seal]
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: 11 HIGHGATE ROAD LLC
Project Address: 11 Highgate Road, Riverside, CT
Project Lot Number(s): ______________________________________
Property Owner(s): Allison and Timothy Coleman
Tax Account Number(s): 05-2562 Zone(s): RA-1 Lot Area: 29,013 Sq.Ft.

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

Categorical Exemptions:

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

5. For residential teardowns that reconstruct where the impervious surfaces within each point of concern is less than or equal to pre-development conditions and the peak flow and runoff volume for the 1, 2, 5, 10, 25, 50, and 100-Year Storms has a zero increase to all points of concern the following must be submitted:

A Stormwater Management Report must be submitted with the following included:
   1. Project Narrative
   2. Site Inventory & Evaluation
      a. Topography
      b. Soil Evaluation (Soil Evaluation Test Results (Form SC-101) Shall Be Used)
         i. Initial Feasibility Evaluation (NRCS Web Soil Survey and similar sources of information)
         ii. Concept Design Testing (test pits/borings and saturated hydraulic conductivity testing, as per Appendix B)
   3. Evaluate Pre-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
      a. Watershed Map Pre-Development
      b. NRCS Runoff Curve Numbers Pre-Development
      c. Time of Concentration Pre-Development
   4. Evaluate Post-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
      a. Watershed Map Post-Development
      b. NRCS Runoff Curve Numbers Post-Development
      c. Time of Concentration Post-Development
   5. Peak Runoff to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
   6. Runoff volume to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
   7. Compare & Summarize Pre- & Post Development Site Hydrology for peak flow and runoff volume to all points of concern
   8. Conveyance Protection: 10, 25, 50 & 100-Year Depending on Peak Flow Rate for Downstream Stormwater Facilities
   9. Outlet Protection Calculations – Based on Conveyance Protection
   10. Emergency Outlet Sizing: Safely Pass the 100-Year
   11. Supporting Documents
   12. Sealed and Signed By a Professional Engineer

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 6, 7, and 8 of this exemption request form and a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit plans which include all items on the:
   1. Checklist for Construction Plans – Form CL-102
   2. Checklist for Driveway Profile and Sight Distance Plan – Form CL-103

For projects that meet the above criteria, the project proponent must submit an Operations and Maintenance Plan Report. The Operations and Maintenance Plan must be submitted following the Checklist for Operations & Maintenance Plan Report CL-104.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Certificate of Occupancy – Form CL-105 with the request for Certificate of Occupancy. The Improvement Location Survey must include the items on the Checklist for Improvement Locations Survey Depicting “As-Built” Conditions CL-106.

The use of this exemption removes any future additional construction on the property from using the Conditional Exemption regardless of ownership changes.
PROFESSIONAL ENGINEER

Company Name ________________________________

Street Address ________________________________ City _____________________State ____ Zip__________

Phone ________________________________ FAX ________________________________

Professional Engineer’s Name ________________________________________________

PROFESSIONAL – RESIDENTIAL “teardown” EXEMPTION CERTIFICATION

I hereby declare that the proposed project will not have an increase in impervious surfaces and a zero increase in peak flow and runoff volume to all points of concern for the 1, 2, 5, 10, 25, 50, and 100-Year Storms.

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

I further declare that the Required Stormwater Management Report and plans shall be implemented on the project site.

Professional Engineer’s Signature ________________________________ Date ________________________________

Professional Engineer’s Seal

Robert S. Zmarzlak, P.E.
**IMPERVIOUS AREA WORKSHEET**

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

**POINT OF CONCERN**

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>3,315</td>
<td>3,028</td>
<td>-287</td>
</tr>
<tr>
<td>Driveways</td>
<td>1,567</td>
<td>1,290</td>
<td>-277</td>
</tr>
<tr>
<td>Sidewalks/Paths</td>
<td>513</td>
<td>361</td>
<td>-152</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Patios</td>
<td>444</td>
<td>0</td>
<td>-444</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>130</td>
<td>596</td>
<td>466</td>
</tr>
<tr>
<td>TOTALS:</td>
<td>5,969</td>
<td>5,275</td>
<td>-694</td>
</tr>
</tbody>
</table>

\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 11 Highgate Road, Riverside, CT Tax Account No.: 05-2562

Building Permit No.: ______________________

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Sound View Engineers & Land Surveyors

Design Plans Date: 10/28/20 Drainage Report Date: 10/28/20

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

<table>
<thead>
<tr>
<th>Total Property Area (SF)</th>
<th>Total Proposed Site Disturbance Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>29,013</td>
<td>16,845</td>
</tr>
</tbody>
</table>

<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>5,969</td>
<td>5,275</td>
<td>3,028</td>
<td>2,247</td>
</tr>
</tbody>
</table>

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, walls, 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).

Engineering Firm: Sound View Engineers & Land Surveyors

Design Plans Date: 10/28/20

Engineer’s Signature [Signature]

Date 10/28/2020

Engineer’s Seal
# Grade Plane Analysis

**11 Highgate Road**  
**Riverside, Connecticut**  
**Proposed Conditions**

<table>
<thead>
<tr>
<th>Side</th>
<th>Length (ft)</th>
<th>Lowest Elevation within the 10&quot; Envelope</th>
<th>Length x Elevation</th>
<th>Foundation Side(s)</th>
<th>Side</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>36.53</td>
<td>7.60</td>
<td>277.6</td>
<td>A-1</td>
<td>27.10</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>40.05</td>
<td>7.30</td>
<td>292.4</td>
<td>B-1</td>
<td>43.49</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>38.84</td>
<td>6.00</td>
<td>233.0</td>
<td>C-1</td>
<td>50.92</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>45.10</td>
<td>6.00</td>
<td>270.6</td>
<td>D-1</td>
<td>30.99</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>34.05</td>
<td>11.20</td>
<td>381.4</td>
<td>E-1</td>
<td>24.60</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>43.23</td>
<td>14.50</td>
<td>626.8</td>
<td>F-1</td>
<td>53.11</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>36.67</td>
<td>14.50</td>
<td>531.7</td>
<td>G-1</td>
<td>42.75</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>30.95</td>
<td>13.50</td>
<td>417.8</td>
<td>H-1</td>
<td>29.29</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>10.55</td>
<td>12.00</td>
<td>126.6</td>
<td>I-1</td>
<td>13.11</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>12.16</td>
<td>9.00</td>
<td>109.4</td>
<td>J-1</td>
<td>7.45</td>
<td></td>
</tr>
</tbody>
</table>

| Totals | 328.13 | 3,267.4 | 322.81 |

**Grade Plane Elevation:**  
9.96

**Average First Floor Elev.:**  
14.82

**Difference:**  
4.86

**First Floor Elevation:**  
16.00

**Flood Zone Grade Plane:**  
12.00

**Difference:**  
4.00

At no point is grade more than 12'-0" below Finished Floor Elevation.

**Note:** Grade Plane Analysis is based on existing & proposed grades as depicted on a plan entitled "Grade Plane Map" dated October 15, 2020 prepared by Sound View Engineers & Land Surveyors LLC.

Aidan C. McCann  
Lic. No. 70154
Purpose of this survey is for "Grade Plane" computations only.

Topographic data conforms to T-2 standards,
Field Survey completed: November 14, 2018

AIDAN C. McCANN, L.S. #70154  11/19/20

GRADE PLANE MAP
PREPARED FOR
11 HIGHGATE ROAD LLC
11 HIGHGATE ROAD
OLD GREENWICH, CONNECTICUT
SCALE: 1" = 20'  DATE: OCTOBER 15, 2020
CONSTRUCTION PLANS
FOR
11 HIGHGATE ROAD LLC
11 HIGHGATE ROAD
RIVERSIDE, CONNECTICUT
### Proposed F.A.R.

**SUMMARY**

<table>
<thead>
<tr>
<th>Detail</th>
<th>Value</th>
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<tbody>
<tr>
<td>Gross Floor</td>
<td>9,645</td>
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<tr>
<td>F.A.R.</td>
<td>2.00</td>
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<tr>
<td>Total Acres of Lot (Acres)</td>
<td>4.800</td>
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<tr>
<td>BASE</td>
<td>PROPOSED (F.P.)</td>
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<tr>
<td>Elevation Limit (Ft)</td>
<td>28.33</td>
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<tr>
<td>Gross Floor</td>
<td>2,900</td>
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<tr>
<td>Lot Size (Ft²)</td>
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<tr>
<td>Total Proposed Building Area</td>
<td>2,900</td>
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<tr>
<td>Total Acres of Property (F.A.R.)</td>
<td>28.33</td>
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<tr>
<td>Reduced F.A.R.</td>
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<td>Minimum allowed Building Area (F.A.R.)</td>
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### Proposed Floor Plan E.A.M.

<table>
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<tr>
<th>Room</th>
<th>Room (Square Feet)</th>
<th>Egress (Ft²)</th>
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**NOTES:**
-All areas and dimensions are approximate. Please refer to plans for exact measurements.