LOCATION: 32 Indian Point Lane
TAX ID: 05-2920
ZONE: RA-1 (1-acre minimum)
PARCEL SIZE: 2.36 acres (187,744 SF)
UTILITIES: Septic, Public Water
FLOOD ZONE: X, AE-14, VE-14

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>9,676 SF</td>
<td>10,032.31 SF</td>
</tr>
<tr>
<td>FLOOR AREA RATIO:</td>
<td>0.051</td>
<td>0.053</td>
</tr>
<tr>
<td>NO. OF STORIES:</td>
<td>2</td>
<td>2 ½</td>
</tr>
<tr>
<td>HEIGHT:</td>
<td>Not provided</td>
<td>Garage addition height to match existing</td>
</tr>
<tr>
<td>LOT COVERAGE:</td>
<td>Not Provided</td>
<td>22,135 SF</td>
</tr>
<tr>
<td>GREEN AREA:</td>
<td>Not Provided</td>
<td>78.5%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>80,667 SF</td>
</tr>
</tbody>
</table>

SETBACKS

Main Dwelling
Front: 58.7’
Side: 70.3/136.6’
Rear: >50’

Accessory (Tennis Court)
Side: N/A
Rear: N/A

APPLICATION SUMMARY:
The applicant is requesting Final Coastal Site Plan approval to construct a tennis court and garage addition with associated drainage improvements per Sections 6-13 through 6-15, 6-93, 6-111, 6-139.1 and 6-205 of the Town of Greenwich Building Zone Regulations on a 2.36-acre property located at 32 Indian Point Lane in the RA-1 and COZ zones and X, AE-14 and VE-14 Flood Zones. The proposed garage addition is within 100 ft buffer of coastal resources and in the AE-14 Flood Zones. The proposed tennis court structure is in the X and AE-14 Flood Zones. This proposal was submitted as an Administrative application for review by Staff but has been referred to the Commission by the Town Planner.

ISSUES/RECOMMENDATIONS:
1. Planning and Zoning received a letter of opposition from an abutter to the subject property at 34 Indian Point Lane.
2. ZEO – Issued comments dated 7/27/21 indicating endorsement for zoning permit sign-off.
4. Conservation - Issued comments dated 7/29/21 indicating the court should be relocated toward the east to leave trees and the vegetated slope intact. No planting plan was submitted by the applicant. The Commission should determine whether a planting plan with coastal buffer restoration should be submitted for review.

5. Coastal Buffer – The Commission should determine whether the applicant should provide an additional vegetative coastal buffer per Sec. 6-111(D) of the Town of Greenwich Building Zone Regulations, as amended and approved on 11/5/20.

6. Health – Issued comments dated 7/15/21 indicating no issues with the proposal.


8. IWWA – The applicant received an IWWA green sheet sign-off dated 6/14/21 indicating no permit is needed for the proposal and tidal wetlands are present.

9. Flood Zone requirements – The architectural plans do not call out any flood-proofing for the proposed garage addition as required for new construction per Sec 6-139.1 (f)(11). The addition is proposed to be constructed on slab on grade with a finished floor elevation of 12.08’.

DEPARTMENT COMMENTS:
Zoning Enforcement – Dated 7/27/21 – See Attached
DPW Engineering – Dated 7/28/21 – See Attached
Health – Dated 7/15/21 – See Attached
Conservation – Dated 7/29/21 – See Attached
DEEP – Dated 6/29/21 – See Attached

APPLICATION DETAILS:
Existing Conditions:
The 2.36-acre property is currently improved with a single-family dwelling, asphalt driveway, pool, pool house, kayak storage, and various hardscapes. The property slopes from west to east and discharges into a tidal lake and ultimately into the Cos Cob Harbor and Long Island Sound.

Proposal:
The applicant proposes to construct a two-car garage addition to an existing attached three-car garage and a new tennis court with associated drainage improvements. The proposed garage addition would have a front yard setback of 50 feet, which is the minimum for the RA-1 zone. It is located in the AE-14 flood zone. The garage would be on slab at 12.08’ for the finished first floor.

Zoning:
The property is in the RA-1 and Coastal Overlay Zone and X, AE-14 and VE-14 flood zones. The proposed garage addition and tennis court appear to meet the zoning requirements for the RA-1 zone. The garage addition does not appear to have any flood controls as required for new construction per Sec 6-139.1 (f)(11).

Coastal Buffer:
The Commission should determine whether the applicant should propose additional coastal buffer planting per the recent amendment to Sec. 6-111.
Amendment: Section 6-111 D. Standards

In addition to the standards of Sec. 6-15 of the “Building Zone Regulations” the Planning and Zoning Commission, in reviewing coastal site plans, may take into consideration the recommendations of any Town agencies or outside specialists with which it consults, such as but not limited to the Conservation Commission, Inland Wetlands and Watercourses Agency, Department of Health and the Department of Parks and Recreation in determining whether the proposed activity:

1. Is in accordance with the Plan of Development/Land Use Plan. (1/1/87)
2. Preserves important open space and other features of the natural environment.
3. Does not materially obstruct significant waterfront views.
4. Does not unreasonably adversely affect storm drainage, sewerage disposal or other municipal services.
5. Is consistent with all the above purposes as authorized by the State Coastal Management Act.
6. Include a naturalized vegetated buffer to protect environmentally sensitive and/or ecologically valuable natural resources such as tidal wetlands, open water, slopes in excess of 25%, coastal bluffs and escarpments, beaches, and dunes. Plantings shall be predominantly native species and salt-tolerant. Where appropriate, the Commission may waive this requirement upon a finding that by virtue of the lot size, use, or relationship to and/or character of the coastal resources, the buffer will have no impact on mitigating adverse impacts.
7. Potential adverse impacts as enumerated in Sec. 22a-93(15) and 22a-93(17) of the State Coastal Management Act on both coastal resources and future water dependent development activities may be acceptable upon a Commission finding that the benefits of the proposed activity to the public are greater than the adverse impacts. In determining the acceptability of the above, the Commission shall consider: (1/1/87)
   a. The characteristics of the site, including the location and condition of any of the coastal resources.
   b. The potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water dependent opportunities. (7/31/80)

Approval history:
PLPZ201000178 – Admin CAM to install a pier, ramp and float
PLPZ202100060 – Admin CAM to remove an existing stone wall and regrading

APPLICABLE ZONING REGULATIONS:
§6-13. Site Plan approval required.
§6-14. Site Plan procedure
§6-15. Site Plan Standards.
§6-93. Residential Zones
§6-111. Coastal Overlay Zone
§6-139.1. Flood Hazard Zone Overlay
§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
Dear Pat, Katie and Pete,

Our client received the attached notice of a CAM application being filed for the construction of a tennis court along the common property line with our client, whose property has an address of 34 Indian Point.

We are writing you to advise you that our client at this time is objecting to the application and would like the application to be considered as a full, non-administrative application to the Commission with full engineering and environmental review.

Please acknowledge.

Thank you.

John

John P. Tesei  | Partner  | Gilbride, Tusa, Last & Spellane LLC
jpt@gtlslaw.com | Bio

https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.gtlslaw.com%2F&data=04%7C01%7Cpeter.mangs%40greenwichct.org%7C0d5badb2177b466d22bb08d93b104efc%7C0b5c882cbfa04a59b4b61e638dcf7814%7C1%7C0%7C637605764047412012%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMziLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D&amp;data=nlLYFlGAb5eU6YD6grkz9wp1H8Id05ExLdcyPtKA1i0%3D&amp;reserved=0

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify me by telephone and permanently delete the original and any copy of any e-mail and any printout thereof.

Any tax advice provided herein (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of avoiding penalties that may be imposed on any taxpayer.
June 14, 2021

Re: Greenwich Planning & Zoning Commission
Famillie Nautic Haus LLC
32 Indian Point Lane, Riverside, Greenwich
Parcel ID #05-2920

Dear Adjacent Property Owner:

Our office is representing Famillie Nautic Haus LLC, owner of property at 32 Indian Point Lane, Riverside, Greenwich. On behalf of our clients, we have filed an application with the Greenwich Planning & Zoning Commission seeking Administrative Coastal Site Plan approval for the construction of a tennis court and garage addition.

This letter serves as written notice of the said application, pursuant to amended Sec. 6-14(a)(16) of the Greenwich Building Zone Regulations.

The application is on file at the Planning and Zoning Department, Town Hall, 2nd Floor, 101 Field Point Road. You may contact Planning and Zoning at 203-622-7894 or review the application at the Town Hall during office hours.

Sincerely,

ROCCO V. D'ANDREA, INC.

Leonard C. D'Andrea, P.E.

lcd: adm
20nz camnotice

cc: Famillie Nautic Haus LLC
Planning & Zoning Commission, Kramer Lane Construction
Dygert, Bianca

From: Long, Michael
Sent: Thursday, July 15, 2021 12:28 PM
To: Dygert, Bianca
Subject: RE: ROUTING - 32 Indian Point Lane - PLPZ 202100276 - Neighbor opposition pushed to Commission

The Health Department has no issues with this proposal for a tennis court

Michael Long
Greenwich Health Department

From: Dygert, Bianca
Sent: Tuesday, June 29, 2021 11:55 AM
To: Couture, Jodi <jodi.couture@greenwichct.org>; Marucci, Scott <Scott.Marucci@greenwichct.org>; Moch, Aleksandra <Aleksandra.Moch@greenwichct.org>; Long, Michael <Michael.Long@greenwichct.org>
Cc: Sesto, Patricia <patricia.sesto@greenwichct.org>
Subject: ROUTING - 32 Indian Point Lane - PLPZ 202100276 - Neighbor opposition pushed to Commission

Hello All,

Please see the attached routing sheet and link below for 32 Indian Point Lane. This was submitted as a CAM admin application but has received neighbor opposition. This is being placed on the July 20th agenda for Commission full CAM review.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EunEgLzckhZMvamMX84dQkYBVMmpc1VWy7p6ai-Bpk8FnQ?e=remXlc

Thank you,
Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov
Project No.  PLPZ202100276

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED:  Famillie Nautic Haus, LLC.

LOCATION:  32 Indian Point Ln.

PLAN DATE:  

ZONE:  RA-1

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

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

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

TO: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: July 29, 2021

RE: Famillie Nautic Haus LLC, 32 Indian Point Road, PLPZ 2021 00276
     Site plan by Rocco V. D’Andrea, Inc., dated June 14, 2021

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

1. The proposed tennis court is located mostly over a manicured lawn area. Placed along the zoning setback, it is also slightly encroaching upon a vegetated slope. The court should be relocated towards the east to leave the trees and the slope intact. This will maintain slope stability and avoid future erosion issues.

2. The proposed garage addition will cause additional impacts. No planting plan was submitted to mitigate for the increase in impervious surface, totaling 6,400 s.f., loss of vegetated areas, including tree loss, increase of heat island effect, and soil disturbance. The ecological services the site currently provides are being diminished by the proposed development. This warrants mitigation.

3. The site enjoys a long water’s edge to the north that is retained by a seawall and covered with manicured lawn. To provide a net benefit to the environment the proposed impacts need proper compensation. The most meaningful mitigation will include a diversity of native plantings to restore the coastal buffer. A planted strip that averages ten feet in depth, undulating along the seawall and covering 6,400 s.f. will offer the right balance between the proposed site improvements and environmental benefits.

Vegetative buffers offer wildlife habitat, food source, protect soil against erosion, help with carbon sequestration, storm water management, alleviate flooding, and enhance plant diversity.

cc: Conservation Commission
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(39)  Department Project No. PLPZ202100276
Submittal Received Date: 6/29/2021

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

PLAN SET INFORMATION

Plan Title: Final Site Plan Review Set  Project Address: 32 Indian Point Lane
Engineering Firm: Rocco V. D'Andrea, Inc.
Original Plan Date: 6/14/2021  Latest Plan Revision Date: ___

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.
Original Report Date: 6/14/2021  Latest Report Revision Date: ___

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: Juan Paredes, P.E. - Civil Engineer II  Date: 07/28/2021

COMMENTS AND CONDITIONS OF APPROVAL:

Approved for Zoning/Building Permit

1. The Drainage Summary Report is acceptable.

2. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO), applicant must:
   a. Submit a copy of the Stormwater Management Practices Maintenance Declaration that was filed on the Land Records and the Long-Term Maintenance Plan Exhibit (A or C).
   b. Submit a copy of all previous inspection records, as required by the Stormwater Management Practices Maintenance Declaration for the existing on-site stormwater system. If the required inspection records cannot be submitted, a full inspection must be completed by a professional engineer and submitted for review.

Standard Conditions for Each Submittal

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g., P&Z, IWWA, and DPW Building and Highway Divisions).
2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**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).
Hi Bianca,

I spoke with Len D’Andrea yesterday regarding the drainage plan. He is going to make some minor changes. I don’t anticipate submitting any comments regarding the proposal after the drainage plan changes.

John

Hi John,

I am following up on this one because it has been pushed to the Commission due to neighbor objection. This has been placed on the July 20th P&Z Commission meeting.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EunEGLzckhZMvamMX84dQkYBoTn_uHJbuHfeCSIUVyvXaw?v=WXamJD

I have included an updated routing sheet and new link and that will expire on July 6th.

Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov
SITE PLAN ADMINISTRATIVE FORM

Property Address: 32 Indian Point Lane, Riverside

Tax Account Number(s): 05-2020  Zone(s): RA-1  Lot Area: 187,744 ± S.F.

Owners Name: Familia Nautic Haus LLC
Phone: 920-583-1476  Email: 
Signature: 
Date: 6/3/2021

Agent Name: Leonard C. D'Andrea (Rocco V. D'Andrea, Inc.)
Phone: (203) 887-1779  Email: ldc@rdc.com
Signature: 
Date: 6-3-21

Please select all relevant items below:

☐ Accessory Apartment, Affordable  ☐ Soil Erosion and Sedimentation
☐ Accessory Apartment, Elderly  ☐ Special Event/Tent Review
☐ Coastal Site Plan  ☐ Utility of Telecommunications Facility
☐ Outdoor Dining  ☐ Other: 

Description of Activity or Work Proposed:

Owners are proposing to construct a tennis court located along the northwest property line as well as associated drainage improvements.

Previous Review/Approvals by P&Z (Date And Number):

Total Building Square Footage (or total site work area):

Present Use: Single-Family Dwelling  Proposed Use: Single-Family Dwelling
Square Footage: 6,361 S.F. (Dwelling)  Square Footage: 6,361 S.F. (Dwelling)

For staff use only:
Reviewed by:
Town Planner: Senior Planner:
Asst. Town Planner: Planner:

(2 signatures required - one must be Town Planner as per §6-13; Town Planner may waive full Commission review of small scale projects but require approval of ARC where appropriate.)

See Attached Conditions of Approval

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

PZ Admin App 2018
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant's Name: Famillie Nautic Haus LLC
Date: 6-7-21

Address: 32 Indian Point Lane, Riverside, Greenwich

Project Address or Locations: 32 Indian Point Lane, Riverside, 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 applicants are proposing to construct a tennis court and garage addition as well as associated drainage improvements. Erosion control measures will be installed and monitored throughout the project.

Excavation for the project will be done with mechanical equipment with work limited to the subject parcel. Construction is estimated to last approximately 1 month.
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.

Shorelands, Coastal Flood Hazard Zones "X", "AE"(EL. 14), and "VE"(EL. 14) as depicted on Flood Insurance Rate Maps (FIRM) No. 09001CO513G and No. 09001CO514G, revised July 8, 2013, as published by the Federal Emergency Management Agency (FEMA).

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.

General development within coastal boundary.

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

(i) Regulation of shoreland use and development.

(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 Town 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.

The project will minimize regrading and will maintain existing drainage patterns.

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.

No.
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).

| No adverse impacts are anticipated to be generated by the proposed improvements. The property is zoned for residential use and surrounded by other residences, and it 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).

| Sediment and erosion controls will be employed to mitigate any short term impacts from construction. |

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.

| None anticipated. |

(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 |
PERMIT NEED DETERMINATION QUESTIONNAIRE
[This form is NOT an IWWA Application]

PROJECT: Street Address 32 Indian Point Lane
PARCEL ID: 052920 Has there ever been an IWWA application for this site? YES NO Appl. #

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court Generator Site Work/Landscaping Septic Other (please specify)__________________________

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

FEE: $65 for reviews requiring a site visit or further in office analysis

Owner's full name [please print] Famiglia Nautic Haus LLC Phone (____)_____
Mailing address 32 Indian Point Lane Town Riverside zip 06878
Authorized Agent's name [please print] Rocco V. D'Andrea, Inc. Phone 203 637-1779
Mailing address 6 Neil Lane Town Riverside zip 06878

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.
Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner [X] or, authorized agent [ ] (check one) I believe that the information I have submitted is correct.
Signature [ ] Date 6/14/21

If mailing, return completed form.
If a site visit is required, you will be notified and asked to remit a $65 fee (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency. The site visit will not take place until this fee is received.

STAFF NOTES
Office Rev. Date 6/14/21 Field Inv. Date ______/____/______ WET/WC? YES NO TIDAL [ ]
Action Required? YES NO If yes, DR AA AR SIA Staff [ ] [ ] [ ] [ ] [ ] [ ]
Soils Report Date ______/____/______ Author [ ] [ ] [ ] [ ] [ ] [ ]
Comments: No Inland Wetlands
Fee Received: YES NO Comment: N/A

IWWA Questionnaire Revised 9/21/7
February 9, 2021

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

Health Department
Town of Greenwich
101 Field Point Road
Greenwich CT 06830

Re: 32 Indian Point Lane, Riverside CT
Parcel ID #05-2920 (4.31± Acres)
Site Improvements

To Whom It May Concern,

I hereby authorize Rocco V. D'Andrea, Inc. to represent the interests of Famillie Nautic Haus LLC to act as their agent in the filling and processing of applications to the Planning & Zoning agency, and the Health Department in the town of Greenwich, as may be required for planned improvements to the referenced property.

Sincerely,

Famillie Nautic Haus LLC
By: SPW Management, LLC, Its Manager

S. Philomena Winter

S. Philomena Winter - Sole Member
June 14, 2021

Re: Greenwich Planning & Zoning Commission
Familie Nautic Haus LLC
32 Indian Point Lane, Riverside, Greenwich
Parcel ID #05-2920

Dear Adjacent Property Owner:

Our office is representing Familie Nautic Haus LLC, owner of property at 32 Indian Point Lane, Riverside, Greenwich. On behalf of our clients, we have filed an application with the Greenwich Planning & Zoning Commission seeking Administrative Coastal Site Plan approval for the construction of a tennis court and garage addition.

This letter serves as written notice of the said application, pursuant to amended Sec. 6-14(a)(16) of the Greenwich Building Zone Regulations.

The application is on file at the Planning and Zoning Department, Town Hall, 2nd Floor, 101 Field Point Road. You may contact Planning and Zoning at 203-622-7894 or review the application at the Town Hall during office hours.

Sincerely,

ROCCO V. D'ANDREA, INC.

[Signature]

Leonard C. D'Andrea, P.E.

LCD: adm
20NZ CAMNotice

cc: Familie Nautic Haus LLC
Planning & Zoning Commission, Kramer Lane Construction
Adjacent Property Owners
32 Indian Point Lane
Famille Nautic Haus LLC
Tax ID #05-2920
June 14, 2021

Tax Acct. No. 05-1578
(34 Indian Point Lane)
Tax Acct. No. 05-0920
(Indian Point Lane)
Lorraine Slavin, Tr.
c/o Gilbride Tusa Last & Spellane
31 Brookside Drive
Greenwich CT 06830

Tax Acct. No. 05-2406
Riverside Realty Investments LLC
31 Indian Point Lane
Riverside CT 06878

Tax Acct. No. 05-2566
Nancy E. Cooper
26 Cherry Tree Lane
Riverside CT 06878

Tax Acct. No. 05-1577
Barbara N. Bankson
26 Indian Point Lane
Riverside CT 06878
AFFIDAVIT

STATE OF CONNECTICUT  )
  ) : GREENWICH
COUNTY OF FAIRFIELD  )

I, Leonard C. D’Andrea, being first duly sworn, do hereby certify that on June 14, 2021, 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 October 16, 2020 as shown on the Town Tax Assessor’s Office records of property abutting (as said term is defined in Sec. 6-14(a)(16) of the Greenwich Building Zone Regulations), the property belonging to Famillie Nautic Haus LLC, for whom an application has been filed with the Greenwich Planning & Zoning Commission seeking approval to construct a tennis court and garage addition with drainage, utilities and landscaping.

Leonard C. D’Andrea, PE

Subscribed and sworn to
before me on
June 14, 2021

Alicia Melillo
Notary Public
My Commission Expires 4/30/2022
Building Permit Application

ADDITIONS / ALTERATIONS to STRUCTURE

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>32 INDIAN POINT LANE</th>
<th>Tax ID:</th>
<th>5-1920</th>
</tr>
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<tbody>
<tr>
<td>Property Owner:</td>
<td>Tim &amp; Barbara Myers</td>
<td>Address:</td>
<td>32 INDIAN POINT LANE</td>
</tr>
<tr>
<td>Authorized Agent / Permit holder:</td>
<td>Kramer Lane Construction</td>
<td>CT License No:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>425 Fairfield Avenue, Stamford, CT 06902</td>
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<tr>
<td>Email:</td>
<td>kramerlane.com</td>
<td>Phone:</td>
<td>203-990-9010</td>
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<tr>
<td>Email:</td>
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BUILDING / STRUCTURE INFORMATION

Section of Town

- [ ] Central
- [ ] Outlying
- [ ] Byram
- [ ] Pembroke
- [ ] Glenville
- [ ] Cos Cob
- [ ] Riverside
- [ ] Old Greenwich

Present Use: Residential, R-1

- [ ] Changed New Use

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<th>No. of Living Units: Existing</th>
<th>Proposed</th>
<th>Total</th>
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<tbody>
<tr>
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<td>1</td>
<td>2</td>
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</table>

If Addition - No. New Rooms: 0

No. of New Bathrooms: 0

DESCRIPTION OF WORK:

- Expand Existing Garage
- Add Second Floor Guest Room Above.

Value of Work: 

Reviewed by: 

Permit Fee: 

CT State Fee: 

Total Fee Due: 

Receipt No: 

Type of Sewer: 

Tax Stamp: 

BUILDING CODE INFORMATION

- [ ] 2015 IBC (2018 CSBC)
- [ ] 2015 IRC (2018 CSBC)

Use Group: 

Const Type: 

Sprinkler Sys: 

- [ ] Yes
- [ ] No

Threshold Bldg: 

- [ ] Yes
- [ ] No

Flood Zone: 

- [ ] Yes
- [ ] No

Elevation: 16.3

Type of Septic: 

- [ ] Town
- [ ] Septic
RESIDENTIAL

VALUATION RECORD

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LAND DATA AND CALCULATIONS

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<th>Effective Depth</th>
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<th>Adjusted Rate</th>
<th>Extended Value</th>
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BA10: Reduce Land Mkt value by $1,000,000 vm 4/27/11
CMBP: 7539, 7564 & 8294
10/01/01: split from #09-1578 per CMBP 7539
LAND: Revised land from 2.4 to 2.36 acres per CMBP 8294. 1/17/07
RSF: Sketch revision, add fin bmt rooms - DC
WATERFRONT: Waterfront: 221 FT

Supplemental Cards: 1

TRUE TAX VALUE: 8067600

Supplemental Cards: 1

TOTAL LAND VALUE: 8067600

Supplemental Cards: 1
### Physical Characteristics
- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.0
- **Finished Area:** 8426
- **Attic:** 1/2 finished
- **Basement:** 1/2

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

### Flooring
- **Slab:** B
- **Sub joists:** 1.0, 1.75, 2.0, A
- **Base Allowance:** 3, 3.0, 1.75, 2.0, A

### Exterior Cover
- **Wood Siding:** 1.0, 1.75, 2.0, A

### Interior Finish
- **Normal for Class:** B, 1.0, 1.75, 2.0, A

### Accommodations
- **Finished Rooms:** 17
- **Bedrooms:** 5
- **Family Rooms:** 1
- **Formal Dining Rooms:** 1
- **Rec Type:** 3
- **Room Area:** 750
- **Fireplaces:** 3

### Heating and Air Conditioning
- **Primary Heat:** Forced hot air gas
- **Lower Full Part HA:** Upper
- **Air Cond:** 0 4045 5111 1290

### Plumbing
- **5 First Baths:** 1 9
- **6 First Baths:** 1 4
- **3 First Baths:** 1 4
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- **Kit Sink:** 1 1
- **TOTAL:** 26

### Remodeling and Modernization

### Special Features

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### Data Collector/Date
- **RH:** 06/21/2017

### Appraiser/Date
- **TOS:** 10/01/2015

### Neighborhood
- **Supplemental Cards:** 5038100

### Total Improvement Value
- **Neigh:** 100050 AV
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 32 Indian Point Lane, Riverside

Building Permit No.: 

Tax Account No.: 05-2920

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

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

Design Plans Date: 6/14/2021

Drainage Report Date: 6/14/2021

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

<table>
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<tr>
<th>Total Impervious Area</th>
<th>Total Impervious Area</th>
<th>Total Disconnected</th>
<th>Total Directly Connected</th>
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<td>Under Existing Conditions (SF)¹</td>
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<td>Impervious Area Under Proposed Conditions (SF)²</td>
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¹ Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

² All impervious surfaces that are directed to stormwater BMPs that meet the water quality volume (WQV) standard will be considered disconnected impervious cover. Acceptable stormwater BMPs are Bioretention (infiltrating/filtering), Constructed Stormwater Wetlands, Extended Dry Detention Basins (infiltration required), Gravel Wetlands, Constructed Wet Stormwater Ponds, Sand/Organic Filters (sand filters, tree filters, stormwater planters, etc.), Infiltration Systems (drywells, Culverts, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

³ Subtract the Total Disconnected Impervious Area Under Proposed Conditions (SF) from the Total Impervious Area Under Proposed Conditions (SF).

Engineer’s Signature: ___________________________ Date: 6/14/2021

Engineer’s Seal: ___________________________

Form SC-107
DRAINAGE SUMMARY REPORT

For

32 Indian Point Lane
Greenwich, Connecticut

Prepared For

Famillie Nautic Haus LLC

June 14, 2021

Leonard C. D’Andrea, PE
CT License No. 14869

Rocco V. D’Andrea Inc.
# Table of Contents

1. Introduction & LID Techniques 2
   1.1. Project Narrative 2
   1.2. Land Use Regulations 2
   1.3. Site Inventory & Evaluation 2
   1.4. Development Envelope 2
   1.5. LID Control Strategies 3

2. Structural BMPs 3
   2.1. Water Quality Volume and TSS Removal 3
   2.2. Runoff Reduction Volume 3
   2.3. Groundwater Recharge Volume 3
   2.4. Peak Runoff Attenuation 3

3. Conclusion 4

4. HydroCAD Summary Table 5

**Exhibits**
- Watershed Map – Existing Conditions  Exhibit A
- Watershed Map – Proposed Conditions  Exhibit B
- USDA Soil Delineation Map  Exhibit C
- FEMA Flood Map  Exhibit D

**Appendices**
- Stormwater Management Standards Narrative  Appendix A
- Credits for LID BMPs  Appendix B
- Runoff Volume & Retention System Design Calculations  Appendix C
- HydroCAD Analysis – Existing Conditions  Appendix D
- HydroCAD Analysis – Proposed Conditions  Appendix E
- Pipe Conveyance Calculations  Appendix F
- Soil Results Forms  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 a tennis court. 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, Proposed Tennis Court, Location 32 Indian Point Lane, Greenwich, Connecticut, prepared for Famillie Nautic Haus LLC” as prepared by Rocco V. D’Andrea, Inc.

The subject parcel is 4.18 acres in size and is located at the terminus of Indian Point Lane. The proposed redevelopment of the parcel will increase the impervious coverage by approximately 6,400 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 “RA-1” zone. All applicable zoning setbacks and regulations will be adhered to. There are no inland wetlands or watercourses located on the property.

1.3. Site Inventory & Evaluation

The site consists of an existing asphalt driveway, a dwelling, and a pool and various hardscapes. The topography of the site exhibits slopes from west to east with flows discharging into a tidal lake and ultimately into the Cos Cob Harbor and Long Island Sound. 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 25-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 all points of concern. Refer to Appendices “D” and “E”. The decrease in peak runoff flow rates meets the standard of reduction for all storms up to the 25-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.
### Table 1: Comparison of Existing and Proposed Peak Flow Rates for all Points of Concern.

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<tr>
<th>POC</th>
<th>1 Year Storm</th>
<th>2 Year Storm</th>
<th>5 Year Storm</th>
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<th>25 Year Storm</th>
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<td>$\Delta q$ (ft³/s)</td>
<td>$%\Delta q$ (ft³/s)</td>
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### Table 2: Comparison of Existing and Proposed Runoff Volumes for all Points of Concern.

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FINAL SITE PLAN REVIEW SET

"PROPOSED TENNIS COURT"

LOCATION

32 INDIAN POINT LANE
RIVERSIDE, CONNECTICUT

PREPARED FOR
FAMILLE NAUTIC HAUS LLC

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Issued for Permit
June 21, 2021

Michele's Residence
32 Indian Point Lane
Riverside, CT 06878
New Total: 10,032.31 sq'

BALANCE: 15,316.08 sq'

Total Addition: 356.31

PROPOSED FLOOR AREAS

Exist. First Floor: 5,176
Exist. Second Floor: 3,986
Exist. Attic - Not Applicable: (1,441)
Less than 40% of Floor Below: 294
Exist. Pool House: 294
Exist. Boat House: 220
Existing Total: 9,676

ALLOWABLE FLOOR AREA: 25,348.39 sq'

F.A.R. CALCULATIONS:

ZONE: R-1
LOT SIZE: 4.31 ACRES (187,743.6 sq')
F.A.R. RATIO: .135

EXISTING TOTAL: 9,676
NEW TOTAL: 10,032.31 sq'
BALANCE: 15,316.08 sq'