**Final Coastal Site Plan & Special Permit**

**PLPZ 2021 00310**

Proposal to demolish an existing pool and pool house and construct a garage addition, pool, pool house with squash court, shed, patio, driveway modification and drainage improvements. The total volume of all structures would be 172,758 cu. ft.

| LOCATION: | 140 Indian Head Road |
| TAX ID: | 05-1084 |
| ZONE: | RA-1 |
| PARCEL SIZE: | 2.1702 acres (94,534 SF) |
| UTILITIES: | Septic, Public Water |
| FLOOD ZONE: | VE-14, AE-12, X |

<table>
<thead>
<tr>
<th>FLOOR AREA</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<tbody>
<tr>
<td>Main Dwelling:</td>
<td>9,348 SF</td>
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<td>1,200 SF</td>
</tr>
<tr>
<td>Pool House (Accessory):</td>
<td>336 SF</td>
<td>1,463 SF</td>
<td></td>
</tr>
<tr>
<td>Shed (Accessory):</td>
<td>N/A</td>
<td>120 SF</td>
<td>1,200 SF</td>
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<td>TOTAL FLOOR AREA:</td>
<td>9,684 SF</td>
<td>10,931 SF</td>
<td>11,915 SF</td>
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<tr>
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<tr>
<td>Pool House:</td>
<td>2</td>
<td>2</td>
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</tr>
<tr>
<td>Shed:</td>
<td>1</td>
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<table>
<thead>
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<th>HEIGHT:</th>
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<th>PERMITTED/REQUIRED</th>
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<tbody>
<tr>
<td>Main dwelling:</td>
<td>Not Provided</td>
<td>No Change</td>
<td>40’</td>
</tr>
<tr>
<td>Pool House:</td>
<td>Not Provided</td>
<td>19’ 2 ¾”</td>
<td>25’</td>
</tr>
<tr>
<td>Shed:</td>
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<td>8’</td>
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<thead>
<tr>
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<th>PERMITTED/REQUIRED</th>
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<tr>
<td>Main dwelling:</td>
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<tr>
<td>Front:</td>
<td>139.2’</td>
<td>No Change</td>
<td>50’</td>
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<tr>
<td>Side:</td>
<td>45.2’ &amp; 43.4’</td>
<td>43.2’ &amp; 43.4’</td>
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<tr>
<td>Rear:</td>
<td>Not Provided</td>
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<td>50’</td>
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<td>Accessory:</td>
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<tr>
<td>Pool House:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Side:</td>
<td>33.4’</td>
<td>34.9’</td>
<td>15’</td>
</tr>
<tr>
<td>Rear:</td>
<td>77.4’ (40’ from wetlands)</td>
<td>85.3’ (53’ from wetlands)</td>
<td></td>
</tr>
<tr>
<td>Pool:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side:</td>
<td>27.4’</td>
<td>25.3’</td>
<td>15’</td>
</tr>
<tr>
<td>Rear:</td>
<td>N/A</td>
<td>N/A</td>
<td>15’</td>
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UPDATE:
The application was discussed at the briefing on 9/13/21 and postponed by the applicant due to lack of department comments from Conservation. Staff received Conservation comments dated 9/21/21 recommending planting 155 native perennials, seven native shrubs, or two trees over the upland area in front of the residence.

APPLICATION SUMMARY:
The applicant is requesting Final Coastal Site Plan and Special Permit approval to demolish an existing pool and pool house and to construct a garage addition, pool, pool house with squash court, shed, patios and driveway modifications, where the total volume of all structures would be 172,758 cu. ft. which would exceed 150,000 cu. ft., requiring a special permit per Section 6-101(a) and per Sections 6-13 through 6-15, 6-17, 6-93, 6-95 and 6-205 of the Town of Greenwich Building Zone Regulations on a 2.1702-acre property located at 140 Indian Head Road in the RA-1 zone.

ISSUES/RECOMMENDATIONS:
1. ZEO – Issued updated comments dated 9/14/21 indicating endorsement for sign-off.
3. Conservation - issued comments dated 9/21/21 recommending additional planting of either 155 native perennials, 7 native shrubs or 2 trees.
4. CT DEEP – issued comments dated 9/2/21 indicating no objection.
5. IWWA – The applicant received an IWWA permit #2021-063 for the proposed construction.
6. Health – issued comments dated 7/15/21 indicating no objection to the proposal.
7. Special Permit – Per Sec 6-101(a), the proposed volume would exceed the 150,000 cu. ft. threshold and therefore require a special permit.
8. Accessory Structures – Per Sec. 6-95, the maximum size of accessory structures in RA-1 zone is 800 SF. The proposed pool house exceeds 800 SF. The Commission should determine whether the proposed structure meets Building Zone Regulations, specifically Sec. 6-95(2)(A) which states” that the accessory structure by virtue of its scale, design, size or location on the site is compatible with its zone and individually or in combination with other accessory structures, maintains the appearance of being subordinate to the principal structure.”

DEPARTMENT COMMENTS:
Zoning Enforcement – Dated 9/14/21 – See Attached
DPW Engineering – Dated 9/8/21 – See Attached
Conservation – Dated 9/21/21 – See Attached
Health – Dated 7/15/21 – See Attached
DEEP – Dated 9/2/21 – See Attached
APPLICATION DETAILS:

Existing Conditions:
The 2.1702-acre site is located approximately 100 feet west of the intersection of Indian Head Road and Cathlow Drive.

The site is currently improved with an existing single-family residence, pool, pool house, shed, patios, and other site improvements. The property is bounded on three sides by other residential lots and fronts on Indian Head Road with an access strip to Cos Cob Harbor. All existing improvements are served by public water and a private septic system. A wetland area is located in the rear of the site.

Proposal:
The applicant proposes to demolish the existing pool house and pool, remove the shed, patio and several walkways and to construct a new pool house with squash court, pool, 1-bay garage addition, shed, patios, walkways, driveway modification and drainage improvements.

The applicant is also proposing a rear wetland buffer, as the proposed construction is within 100 feet of wetlands. The property features extensive existing planting along the property boundaries, which would be maintained. The planting plan proposes new planting, hedges and a rain garden at the rear of the property as a buffer between the wetlands.

Zoning:
The 2+ acre property is located in the RA-1 zone. The main dwelling appears to conform to zoning requirements. The existing pool house appears to meet the zoning requirements for accessory structures. The proposed pool house would exceed maximum size requirement of 800 SF for an accessory structure.

The property is located in the VE-14, AE-12 and X flood zones, but the entire building footprint is outside any flood zones. The proposed construction is approximately 53 feet from wetlands.

Drainage:
The applicant proposes to use BMPs to mitigate the 2,667 SF increase in impervious surface and reduce stormwater runoff.

APPLICABLE ZONING REGULATIONS:
§6-13. Site Plan approval required.
§6-14. Site Plan procedure
§6-15. Site Plan Standards.
§6-17. Special Permit
§6-93. Residential Zones
§6-95. Permitted Accessory Uses
§6-101. Buildings over Volume
§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
# Zoning Enforcement

**Project No.** PLPZ202100310

**Reviewed for Planning and Zoning Commission.**

**TITLE OF PLAN REVIEWED:** Wu

**LOCATION:** 140 Indian Head Rd.

**PLAN DATE:**

**ZONE:** RA-1

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

- [ ] Resubmit the following prior to Site Plan/ Subdivision approval:

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

---

**Reviewed by:** Jodi Couture  
**Date:** 9/14/2021

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

TO:      Bianca Dygert, Planner II
FROM:    Aleksandra Moch, Environmental Analyst
DATE:    September 21, 2021
RE:      Jerry Wu, 140 Indian Head Rad, PLPZ 2021 00310
          Site plan by Rocco V. D’Andrea, Inc., dated June 21, 2021 and landscape plan by Janice Parker,
          dated June 21, 2021

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

1. The proposed site improvements will cause soil disturbance and increased the area of impervious surface
   of 2,667 sf. The applicant provides wetland buffer mitigation plan and planting of the new rain garden.
   The proposed planting will cover 2,512 sf of the area.

2. In order to strike the right balance between the increase of impervious surface and restored areas; an
   additional 155 native perennials, seven native shrubs, or two trees are recommended to be planted over
   the upland area preferably in the front of the residence. This additional plants will eliminate 155 sf of
   lawn making the property more resilient in terms of storm water management, provide support for
   carbon sequestration, pollinators and other wildlife, soil building and enhancement, cut down on
   maintenance, use of harsh chemicals, and watering. Also the additionally planted area will allow to
   mitigate the increased hard surface in ratio 1:1.

cc: Conservation Commission
Hi Jodi and Bianca,

Attached in response to the ZEO comments is a plan for the shower/pool storage building. The shower and changing room do not include a roof, which is why they were excluded from the FAR calculation. Please let me know if you have any questions or if you would like a hardcopy of the plan.

Thanks,
John

John Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830
O: 203-661-8400
F: 203-661-7496
jheagney@HLS248.com

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DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21--5(42)  Department Project No.  PLPZ202100310  Submittal Received Date: 7/8/2021

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: 140 Indian Head Road

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Plan Date: 6/21/2021  Latest Plan Revision Date: 7/20/2021

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Report Date: 6/21/2021  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: _______________________________ Date: 09/08/2021
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL: Approved for Zoning/Building Permit

Site plan dated 06/21/21 and revised to 07/20/21 submitted under IWWA application #2021-099 was used for this review.

1. The Drainage Summary Report is acceptable.
2. 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.
3. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
4. 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.
5. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

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).
The Health Department has approved a permit to connect the proposed pool house/squash court structure to the existing septic system and a 100% Replacement area has been designated for the septic system. Based on this the Health Department has no objections to the proposal.

Michael Long
Greenwich Health Department

Hello All,

Please find the attached routing sheet and link to application for 140 Indian Head Road. They are proposing to demo the existing house and build a new single-family dwelling in excess of 150,000 cubic feet in volume.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/Ehi7tsbzSj9Kkt3eUoPlrUYB-TKb19n5fLeFNjljBAOmpVg?e=giMFVb

This is tentatively scheduled for The august 3rd meeting.

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
Dygert, Bianca

On behalf of Anthony D’Andrea, I am following up on the 140 Indian Head Road - PLPZ202100310 routing proposal. 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

Hi John,

I am sure you have been busy with all of the storms! I hope you are well.

I am following up on this one. It is scheduled for the 9/14 meeting.
I have provided a new link for you. Please let me know if you have any comments.
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

From: Dygert, Bianca
Sent: Thursday, July 8, 2021 3:03 PM
To: Gaucher, John <John.Gaucher@ct.gov>
Subject: ROUTING - 140 Indian Head Road - PLPZ202100310 - FSP/SP Coastal

Hello John,

Please find attached routing sheet and link to application for a proposed new single family dwelling in excess of 150,000 cubic feet in volume. This property has access to the water, but the house is more than 100 feet away.
This application is tentatively scheduled for August 3rd but can be pushed out if need be as I know the requirement is 32 days for comment.

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
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Bianca.Dygert@greenwichct.org

www.greenwichct.gov

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Site Plan Application

Property Address: 140 Indian Head Road, Riverside, CT 06878  
Tax ID: 05-1084

Property Owner: Lorraine Slavin, Trustee  
Address: 140 Indian Head Road, Riverside, CT 06878

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Applicant: Jerry Wu  
Address: 140 Indian Head Road, Riverside, CT 06878

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: JHeagney@HLS248.com  
Cell Phone: ___________________________ Other Phone: (203) 661-8400

Select One: ☑ Pre-Application  ☑ Final

Zone(s): RA-1  Lot Area: 88,261 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

☐ Scenic Road Designation

To be completed by P&Z staff only:

Check # ___________________________ Check Amount: $ _____________

Application # ___________________________  
pzSitePlanApp 2020
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<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
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<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
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<td></td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER USES</strong> Pool House w/Squash Court</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>336</td>
<td>1,463 sf Pool House; 120 sf Shed</td>
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</tr>
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<td>Usable Floor Area</td>
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<td>Parking Spaces</td>
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<tr>
<td>Number of Bedrooms</td>
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</tr>
<tr>
<td>Gross Floor Area</td>
<td>9348 sf</td>
<td>No Change</td>
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<tr>
<td>Parking Spaces</td>
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<td>No Change</td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<td>10,931 sf</td>
<td>11,915 sf</td>
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<tr>
<td><strong>BUILDING HEIGHT</strong></td>
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<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td>0.109</td>
<td>0.123</td>
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<td><strong>BUILDING COVERAGE</strong></td>
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<tr>
<td><strong>LOT COVERAGE</strong></td>
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<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
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<tr>
<td><strong>GREEN AREA</strong></td>
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<td>78.4%</td>
<td>72%</td>
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<td><strong>AGE OF STRUCTURE</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<tr>
<td>☐ Additions</td>
<td>☐ Alterations</td>
<td>☑ Demolition</td>
<td>☑ Re-Construction</td>
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</tbody>
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pzSitePlanApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Special Permit Application

Property Address: 140 Indian Head Road, Riverside, CT 06878

Property Owner: Lorraine Slavin, Trustee

Address: 140 Indian Head Road, Riverside, CT 06878

Email: ___________________________ Cell Phone: ___________________________

Applicant: Jerry Wu

Other Phone: ___________________________

Email: ___________________________ Cell Phone: ___________________________

Authorized Agent: Heagney, Lennon & Slane, LLP

Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: JHeagney@HLS248.com

Other Phone: (203) 661-8400

Zone(s): RA-1

Lot Area: 88,261 sf

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☐ Section 6-84(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100 — Use Groups for Business Zones
☒ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

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

Application # __________________________

pzSpecialPermitApp 2020
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<tr>
<td>Authorized Agent:</td>
<td>Heagney, Lennon &amp; Slane, LLP</td>
<td>Address:</td>
<td>248 Greenwich Avenue, Greenwich, CT 06830</td>
</tr>
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<td>Email:</td>
<td><a href="mailto:JHeagney@HLS248.com">JHeagney@HLS248.com</a></td>
<td>Cell Phone:</td>
<td>Other Phone: (203) 661-8400</td>
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NARRATIVE

Applicant proposes to demolish the existing pool and pool house, reconstruct a pool and pool house with squash court, and construct a shed and covered patio to their single-family home at 140 Indianhead Road. The existing pool house is 40’ from the wetlands boundary and the proposed pool house will be 53’ from the wetland boundary. Existing house is 9,348 square feet with a volume of 142,492 cubic feet. The proposed pool house with squash court would be 1,463 square feet and the shed would be 120 square feet for a total on site of 10,911 square feet.

The total permitted floor area based on zoning lot area is 11,915 square feet. The accessory structures volume would be 30,265 cubic feet for a total cubic volume of 172,758. Applicant therefore request a coastal site plan and special permit for the construction of the accessory buildings.

Respectfully Submitted,
Thomas J. Heagney
Dated: July 2, 2021
Site Plan Review Checklist

Property Address: 140 Indian Head Road, Riverside, CT 06878
Anticipated Type of Application: Coastal Site Plan & Special Permit

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

Please check the items submitted below:

1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   c. The location of all existing watercourses, intermittent streams wetlands as required by IWMA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   d. Note specifying source of water supply and method of sewage disposal.
   e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission's staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking

pzSitePlanChecklist 2020
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

□ i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.

□ j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

☑ 3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.

☑ 4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

☐ 5. Three copies of “building coverage” computation sheets.

☐ 6. Three copies of “area devoted to surface parking, building, and drives” worksheets.

☐ 7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

☐ 8. Three copies of Volume calculations per 6-101.

☐ 9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

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

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

☐ 12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1” to 400’ needs to be provided for affected areas(s).

☐ 13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

☐ 14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

☑ 15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

☑ 16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

☐ 17. A separate schematic plan at a scale no larger than 1"-100” indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

☑ 18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

☐ 19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

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

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

☐ 22. “It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials
referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
Application for Review of Coastal Site Plan

Property Address: 140 Indian Head Road, Riverside, CT 06878
Property Owner: Lorraine Slavin, Trustee
Address: 140 Indian Head Road, Riverside, CT 06878
Tax ID: 05-1084

Email: __________________________  Cell Phone: __________________________  Other Phone: __________________________
Applicant: Jerry Wu
Address: 140 Indian Head Road, Riverside, CT 06878

Email: __________________________  Cell Phone: __________________________  Other Phone: __________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: JHeagney@HLS248.com  Cell Phone: __________________________  Other Phone: (203) 661-8400

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 extent of development adjacent to the site. This information should supplement and/or clarify plans in I (A) above.

Applicant proposes to demolish the existing pool and pool house, reconstruct a pool and pool house with squash court, and construct a shed and covered patio.
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.

A narrow portion of the lot abuts the Long Island Sound.

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.

Not applicable. This is a residential property.

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

No disturbance to intertidal area will occur through this project.

(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.

This project is in a residential zone and will have no effect on water dependent uses. Water resources will not be disturbed.

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.

Stormwater runoff will be controlled to maintain flowpaths and flow rates similar to existing conditions. Wildlife resources will be protected by avoiding disturbance to sensitive habitats.

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.

This project is not a water dependent use.
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).

This project is in a residential zone and has historically been a residential property. Present and future water dependent uses will not be affected.

(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).

Water dependent uses will not be impacted.

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

(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
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF COASTAL SITE PLAN
AND SPECIAL PERMIT APPLICATION TO
THE PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT   )
COUNTY OF FAIRFIELD   )

) ss: Greenwich

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on June 25, 2021, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of June 25, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 140 Indian Head Road, Riverside Connecticut for which an application requesting coastal site plan and special permit approval has been filed with the Greenwich Planning and Zoning Commission.

[Signature]

JOHN HEAGNEY

Subscribed and sworn to before me this 25th day of June 2021

[Signature]

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

Abutting property owners of 140 Indian Head Road:

Carriglea Beach Drive
Riverside, CT 06878
05-9009

Richard M. & Lara McVey
134 Indian Head Road
Riverside, CT 06878
05-1159

Karen T. Rubenstein
8 Cathlow Drive
Riverside, CT 06878
05-1576

Vijay & Chitra Sundaram
38 Carriglea Drive
Riverside, CT 06878
05-2767

William M. Driscoll
151 Indian Head Road
Riverside, CT 06878
05-2052

Portofino Properties LLC
46 Carriglea Drive
Riverside, CT 06878
05-2770

Robert N. Hotchkiss
144 Indian Head Road
Riverside, CT 06878
05-1383

Michael R. Rosella
44 Carriglea Drive
Riverside, CT 06878
05-2769

Jeanette K. Specthrie
148 Indian Head Road
Riverside, CT 06878
05-2026
EXHIBIT B

June 25, 2021

To Whom It May Concern:

Notice is hereby given that Lorraine Slavin, Trustee, as property owner, and Jerry Wu, as applicant, have filed an application with the Town of Greenwich Planning and Zoning Commission to request coastal site plan and special permit approval to construct a pool house, pool, and associated site improvements at the property located at 140 Indian Head Road in Riverside, Connecticut.

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

John Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
June 25, 2021

To Whom It May Concern:

Notice is hereby given that Lorraine Slavin, Trustee, as property owner, and Jerry Wu, as applicant, have filed an application with the Town of Greenwich Planning and Zoning Commission to request coastal site plan and special permit approval to construct a pool house, pool, and associated site improvements at the property located at 140 Indian Head Road in Riverside, Connecticut.

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Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
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<tr>
<td>John Doe</td>
<td>123 Main St.</td>
<td>New York</td>
<td>NY</td>
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</table>

**Table:**
- **Column Headers:** Name, Address, City, State, ZIP Code, Phone, Email
- **Rows:**
  - Name: John Doe
  - Address: 123 Main St.
  - City: New York
  - State: NY
  - ZIP Code: 10001
  - Phone: 555-1234
  - Email: johndoe@email.com
June 23, 2021

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

Inland Wetlands and Watercourses Agency
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 140 Indian Head Road, Riverside, CT 06878

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP and Rocco V. D’Andrea, Inc. to act as our agents to appear before the Town of Greenwich Planning and Zoning Commission, Inland Wetlands and Watercourses Agency, or any other Town Municipal Board in connection with the filing of applications on the above captioned property.

[Signatures]

Elizabeth Hung

Jerry Wu
June 23, 2021

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

Inland Wetlands and Watercourses Agency
Town of Greenwich
101 Field Point Road
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THE 140 INDIAN HEAD ROAD
REVOCABLE NOMINEE REAL ESTATE TRUST AGREEMENT DATED AUGUST 2, 2013

By: [Signature]
Lorraine Slavin, Trustee
**DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION**

**PRE-CONSTRUCTION**

Property Address: 140 Indian Head Road

Building Permit No.: 

Tax Account No.: 05-1084

---

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

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

Design Plans Date: 6/21/2021

Drainage Report Date: 6/21/2021

---

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

<table>
<thead>
<tr>
<th>Total Impervious Area Under Existing Conditions (SF)¹</th>
<th>Total Impervious Area Under Proposed Conditions (SF)¹</th>
<th>Total Disconnected Impervious Area Under Proposed Conditions (SF)²</th>
<th>Total Directly Connected Impervious Area Under Proposed Conditions (SF)³</th>
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<td>23,192.00</td>
<td>20,175.00</td>
<td>3,017.00</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, Cultecs, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

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

---

Engineer's Signature: [Signature]

Date: 6/21/2021

---

Engineer's Seal: [Seal]

---

Form SC-107

February 2021
LONG TERM MAINTENANCE PLAN

For

140 Indian Head Road
Greenwich, Connecticut

Prepared For

Jerry Wu

June 21, 2021
Stormwater Management Practices Maintenance Declaration
Stormwater Management Practices Maintenance Declaration

THIS DECLARATION is made this date, ____________, 20___, by and between the Town of Greenwich, a municipal corporation with principal offices located at 101 Field Point Road, Greenwich, CT 06830 and

Jerry Wu

[Owner(s) Name]

140 Indian Head Road

[Address]

hereinafter referred to as "Owner(s)" of the "Property" as more fully described in a deed recorded in Book 6648 at Page 115 of the Greenwich Land Records. In accordance with the Town of Greenwich Drainage Manual as Amended, the "Owner(s)" agree to install and maintain stormwater management practice(s) on the subject Property in accordance with approved plans and conditions. The Owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended function in perpetuity. This Declaration includes the following exhibits located in the project files of one or all of the following Town of Greenwich Departments:

- Building Division – Permit # ______________
- Inland Wetlands and Watercourses Agency – Application # ______________
- Planning and Zoning – Application # ______________

Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. Approved Maintenance Plan dated ______________.

Exhibit B: Improvement Location Survey depicting "As-Built" conditions and showing an accurate location of each stormwater management practice affected by this Declaration. Approved Improvement Location Survey dated ______________.

Note: After construction has been verified and accepted by the Town of Greenwich for the stormwater management practices, this declaration shall be recorded by the Owner on the Greenwich Land Records and copies of the recorded document shall be submitted to all of the following Town of Greenwich Departments involved in the approval:

- Building Division
- Inland Wetlands and Watercourses Agency
- Planning and Zoning

Through this Declaration, the Owner(s) hereby subjects the Property to the following covenants, conditions, and restrictions:

1. The Owner(s), at its expense, shall secure from any affected owners of land all easements and releases of rights-of-way necessary for utilization of the stormwater practices identified in Exhibit B and shall record them with the Town Clerk. These easements and releases of rights-of-way shall
not be altered, amended, vacated, released or abandoned without prior written approval of the Town of Greenwich.

2. The Owner(s) shall be solely responsible for the installation, maintenance and repair of the stormwater management practices, drainage easements and associated landscaping identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

3. No alterations or changes to the stormwater management practice(s) identified in Exhibit B shall be permitted unless they are deemed to comply with this Declaration and are approved in writing by the Town of Greenwich.

4. The Owner(s) shall retain the services of a qualified inspector (as described in Exhibit A) to operate and ensure the maintenance of the stormwater management practice(s) identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

5. The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times. Inspection Documentation must be maintained as frequently as required in Exhibit A.

6. The Town of Greenwich or its designee is authorized to access the property as necessary to conduct inspections of the stormwater management practices or drainage easements to ascertain compliance with the intent of this Declaration and the activities prescribed in Exhibit A. Upon written notification by the Town of Greenwich or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the Town of Greenwich. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

7. If the Owner(s) does not keep the stormwater management practice(s) in reasonable order and condition, or complete maintenance activities in accordance with the Operation and Maintenance Plan contained in Exhibit A, or the required maintenance or repairs under 6 above within the specified time frames, the Town of Greenwich is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the practice(s) and prevent the practice(s) from becoming a threat to public health, safety, general welfare or the environment. In the case of an emergency, as determined by the Town of Greenwich, no notice shall be required prior to the Town of Greenwich performing emergency maintenance or repairs. The Town of Greenwich may levy the costs and expenses of such inspections, maintenance, repairs and appropriate fees against the Owner(s). The Town of Greenwich at the time of entering upon said stormwater management practice for the purpose of maintenance or repair may file a notice of lien upon the property affected by the lien. If said costs and expenses are not paid by the Owner(s), the Town of Greenwich may pursue the collection of same through appropriate court actions.

8. The Owner(s) hereby conveys to the Town of Greenwich an easement over, on and in the Property for the purpose of access to the stormwater management practice(s) for the inspection, maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair the practice(s). The Town of Greenwich’s execution of any repair or maintenance does not alter the Owner(s) responsibility to maintain in future.
9. The Owner(s) agrees that this Declaration shall be recorded and that the land described in a deed recorded in Book 6648 at Page 115 of the Greenwich Land Records shall be subject to the covenants and obligations contained herein, and this Declaration shall bind all current and future owners of the property.

10. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include Exhibits A and B and this Declaration. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

11. The Owner(s) agree that the rights, obligations and responsibilities hereunder shall commence upon execution of the Declaration.

12. The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

13. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the Town of Greenwich harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter “Claims”, fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit “A” hereto, appurtenances, connections and attachments thereto which are the subject of this Declaration. The Proprietor, its agents, representatives, successors and assigns shall not be required to indemnify the Town, its officers, agents, servants, or employees, against any such damages occasioned solely by acts or omissions of the Town, its officers, agents, servants or employees, other than supervisory acts or omissions of the Town, its officers, agents; servants, or employees, in connection with such Claims or the enforcement of this Declaration.
IN WITNESS WHEREOF, the "Owner(s)" have executed this Declaration on this _____ day of __________________, 20____.

By: __________________________________________ [Owner(s)]

By: __________________________________________ [Owner(s)]

STATE OF CONNECTICUT       )
COUNTY OF FAIRFIELD ) ss: Greenwich

The foregoing instrument was acknowledged before me on this _________ day of _____________, 20____, by __________________________________________, the "Owner(s)" of __________________________________________.

[Address]

Notary Public

My Commission Expires On:

WHEN RENDERED RETURN COPY TO:
[All of the following departments involved in approval:
Building Division, Inland Wetlands & Watercourses Agency, and Planning & Zoning]
Exhibit “A”

Long Term Maintenance Plan
Exhibit A
Operations and Maintenance Plan
140 Indian Head Road
June 21, 2021

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 140 Indian Head Road are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

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

Qualified Inspector:

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

Service Procedures:

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

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

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

4. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:
   a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
b. For the first year, outfalls shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

5. Bioretention/Biofiltration Basins and Rain Gardens:
   a. Bioretention/Biofiltration basins and rain gardens shall be cleaned of debris and sediments upon the completion of construction. Any filter media (bioretention soil) impacted by the construction activities shall be removed and replaced at this time.
b. The filter media (bioretention soil) shall be visually inspected on a monthly basis for the first 6 months. Any erosion or displacement of the filter media (bioretention soil) shall be promptly repaired and the cause of the problem shall be identified and corrected. Monthly inspections shall continue until successful operation of the system is confirmed.
c. Bioretention/Biofiltration areas and rain gardens with grass shall not be mowed more than twice during the growing season, preferably only in late October. More frequent mowing will eliminate native forbs and sedges from the meadow cover.
d. Bioretention/Biofiltration areas and rain gardens with mulch and plantings shall be inspected during spring cleanup and one just prior to the winter season.
e. All dead plants and missing mulch shall be replaced and any necessary pruning of vegetation shall be completed.
f. The surface of these structures shall be inspected on a quarterly basis after the first six months of successful operation and after heavy runoff events (e.g. >3.0" in a 24-hour period). One inspection shall occur immediately following the completion of winter sanding and subsequent sweeping operations, and one shall occur just prior to the winter season. Any accumulated debris and sediments shall be removed.

g. Check draining time of bioretention/biofiltration areas and rain gardens annually. Check within 72 hours after a minimum one inch rain event. If there is no standing water, infiltration is acceptable. If draining time is excessive, quantitatively determine infiltration rate. Use a double ring infiltrometer or monitor drop in water level after a significant storm. If infiltration rate <0.5 in./hour, remedial action shall be taken.

h. A soil-core investigation may be used to identify the clogged portion of stormwater facility and depth of clogging. Remedial measures may include removal of clogged soil layer and replacement with suitable media, aeration, and mixing upper strata with lower soil strata. After corrective measures have been implemented, infiltration rate and draining time shall be retested.

6. **Drywells and Infiltration Systems:**

   a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.

   b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.

   c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.

   d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.

   e. Accumulated debris within the units shall be removed and repairs made as required.

   f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

7. **Roof Gutters:**

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

8. **Groundwater Pump System:**

   a. Pump system shall be inspected for proper operation including all connections and force mains.

   b. The backup generator and electrical system must be inspected for proper operation by an electrician.

   c. Sump of the pump chamber shall be cleared of all debris and silt.

   d. The approved pump model is:

   e. The existing pump can only be replaced with a pump matching the specifications of the existing pump listed above. A change to a different pump must be approved by the Engineering Division.

   f. Any additional maintenance required per the manufacturer's specifications shall also be completed.
Disposal of Debris and Sediment:

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

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
### Operations and Maintenance Log (Page 1 of 3)
140 Indian Head Road
June 21, 2021

<table>
<thead>
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<th>Type of Inspection:</th>
<th>□ Spring</th>
<th>□ Fall</th>
<th>□ Other</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Affiliation:</td>
<td>Phone #:</td>
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</tbody>
</table>

#### Catch Basins & Drainage Inlets:
- Has accumulated debris been removed from grates? □ Yes □ No □ N/A
- Do any basins require additional repair? (identify below): □ Yes □ No □ N/A
- Have sumps been cleaned of sediment? □ Yes □ No □ N/A

#### Storm Drainage Piping and Manholes/Junction Boxes:
- Has accumulated debris been removed? □ Yes □ No □ N/A
- Do any manholes require additional repair? (identify below): □ Yes □ No □ N/A
- Is there any evidence of stormwater piping failure? □ Yes □ No □ N/A
- Has a comprehensive video inspection been completed? □ Yes □ No □ N/A

#### Stormwater Control Structures:
- Has accumulated debris been removed? □ Yes □ No □ N/A
- Are any repairs required? (identify below): □ Yes □ No □ N/A
- Have orifices and weirs been cleaned of debris? □ Yes □ No □ N/A

#### Notes:

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Rocco V. D’Andrea Inc.
Operations and Maintenance Log (Page 2 of 3)
140 Indian Head Road
June 21, 2021

Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:
- Have all drainage outlets been cleared of debris? □ Yes □ No □ N/A
- Have all outlet protections been inspected/repairsed? □ Yes □ No □ N/A
- Have all erosion issues been repaired? □ Yes □ No □ N/A

Notes:

Bioretention/Biofiltration Basins/Rain Gardens:
- Have basins been cleared of debris/sediments? □ Yes □ No □ N/A
- Have draining times of basins been verified? □ Yes □ No □ N/A
- Has vegetation been mowed (twice/year max.)? □ Yes □ No □ N/A
- Has plantings and mulch been replaced (twice/year)? □ Yes □ No □ N/A

Notes:

Drywells and Infiltration Systems:
- Have units been cleared of debris/sediments? □ Yes □ No □ N/A
- Do units require additional repair? (identify below): □ Yes □ No □ N/A
- Has draining times of system been verified? □ Yes □ No □ N/A

Notes:
Operations and Maintenance Log (Page 3 of 3)
140 Indian Head Road
June 21, 2021

Roof Gutters:
- Has accumulated debris been removed from gutters? □ Yes □ No □ N/A
- Do any gutters require additional repair? (identify below): □ Yes □ No □ N/A

Notes:

Groundwater Pump System:
- Has the electrical connections been inspected? □ Yes □ No □ N/A
- Has the electrical connections for the generator been inspected? □ Yes □ No □ N/A
- Has the generator been exercised? □ Yes □ No □ N/A
- Has the sump been cleaned? (identify below): □ Yes □ No □ N/A

Notes:

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector: ____________________________ Date: ____________________________

21DE LTMP 0
DRAINAGE SUMMARY REPORT

For

140 Indian Head Road
Greenwich, Connecticut

Prepared For

Jerry Wu

June 21, 2021

Anthony L. D’Andrea, PE
CT License No. 9673
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   1.2. Land Use Regulations  
   1.3. Site Inventory & Evaluation  
   1.4. Development Envelope  
   1.5. LID Control Strategies  
2. Structural BMPs  
   2.1. Water Quality Volume and TSS Removal  
   2.2. Runoff Reduction Volume  
   2.3. Groundwater Recharge Volume  
   2.4. Peak Runoff Attenuation  
3. Conclusion  
4. HydroCAD Summary Table  

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

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- Credits for LID BMPs  
- Runoff Volume & Retention System Design Calculations  
- HydroCAD Analysis – Existing Conditions  
- HydroCAD Analysis – Proposed Conditions  
- Pipe Conveyance Calculations  
- Soil Results Forms
Introduction & LID Techniques

1.1. Project Narrative

The applicant is proposing improvements to the subject property. The proposed improvements will include the construction of a new pool house, a new in ground swimming pool with spa, reconstruction of the rear yard patio, and a pool terrace. There is a minor modification to the existing driveway and a modest garage addition. 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 Pool & Pool House, Location 140 Indian Head Road, Greenwich, Connecticut, prepared for Jerry Wu” as prepared by Rocco V. D’Andrea, Inc.

The subject parcel is 2.170 acres in size and is located approximately 100 feet west of the intersection of Indian Head Road and Cathlow Drive. The proposed redevelopment of the parcel will increase the impervious coverage by approximately 2,667 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 delineated inland wetlands located on the property.

1.3. Site Inventory & Evaluation

The site consists of an existing asphalt driveway, a dwelling, rear yard flagstone patio, pool with terrace and detached pool house. The topography of the site exhibits slopes from south to north with flows discharging into delineated wetlands and ultimately to Cos Cob Harbor. 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 50% 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: Summary of Drainage Areas and Peak Flow Rates and Resulting Volumes for Existing Conditions.

<table>
<thead>
<tr>
<th>Area ID</th>
<th>POC Area ID</th>
<th>CN</th>
<th>1 Year Storm</th>
<th>2 Year Storm</th>
<th>5 Year Storm</th>
<th>10 Year Storm</th>
<th>25 Year Storm</th>
<th>50 Year Storm</th>
<th>100 Year Storm</th>
</tr>
</thead>
<tbody>
<tr>
<td>15a: WS A (POC 1)</td>
<td>1</td>
<td>18,402</td>
<td>81</td>
<td>11.2</td>
<td>0.50</td>
<td>1,877</td>
<td>0.78</td>
<td>2,096</td>
<td>0.99</td>
</tr>
<tr>
<td>25a: WS B</td>
<td>2</td>
<td>9,945</td>
<td>93</td>
<td>6.6</td>
<td>0.55</td>
<td>1,789</td>
<td>0.67</td>
<td>1,817</td>
<td>0.97</td>
</tr>
<tr>
<td>55a: WS C</td>
<td>3</td>
<td>6,017</td>
<td>98</td>
<td>5.6</td>
<td>0.48</td>
<td>1,672</td>
<td>0.52</td>
<td>1,746</td>
<td>0.66</td>
</tr>
<tr>
<td>65a: WS D</td>
<td>4</td>
<td>2,227</td>
<td>90</td>
<td>9.3</td>
<td>0.23</td>
<td>1,317</td>
<td>0.37</td>
<td>1,373</td>
<td>0.43</td>
</tr>
<tr>
<td>65a: WS E</td>
<td>5</td>
<td>4,075</td>
<td>82</td>
<td>10.1</td>
<td>0.45</td>
<td>1,511</td>
<td>0.93</td>
<td>1,619</td>
<td>0.97</td>
</tr>
<tr>
<td>3P: 18-R3M/mLHD</td>
<td>6</td>
<td>3,260</td>
<td>1.18</td>
<td>3,033</td>
<td>1.52</td>
<td>5,152</td>
<td>1.93</td>
<td>6,247</td>
<td>2.32</td>
</tr>
<tr>
<td>1S: POC 2</td>
<td>7</td>
<td>2,348</td>
<td>83</td>
<td>8.0</td>
<td>0.32</td>
<td>1,437</td>
<td>0.43</td>
<td>1,490</td>
<td>0.48</td>
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</tbody>
</table>

| Water Surface Elevation (Ft) | 20.07 | 294,260 | 20.36 | 21.17 | 21.85 | 22.67 | 24.66 |
| Max Storage (Ft) | 1.66 | 1,621 | 1,622 | 1,622 | 1,622 | 1,622 | 1,622 |

### Table 2: Summary of Existing and Proposed Peak Flow Rates and Resulting Volumes for Proposed Conditions.

<table>
<thead>
<tr>
<th>Area ID</th>
<th>POC</th>
<th>CN</th>
<th>1 Year Storm</th>
<th>2 Year Storm</th>
<th>5 Year Storm</th>
<th>10 Year Storm</th>
<th>25 Year Storm</th>
<th>50 Year Storm</th>
<th>100 Year Storm</th>
</tr>
</thead>
<tbody>
<tr>
<td>8S: WS F (POC 1)</td>
<td>1</td>
<td>18,180</td>
<td>81</td>
<td>11.2</td>
<td>0.50</td>
<td>1,874</td>
<td>0.78</td>
<td>2,096</td>
<td>0.99</td>
</tr>
<tr>
<td>9S: WS G</td>
<td>2</td>
<td>10,462</td>
<td>93</td>
<td>6.6</td>
<td>0.58</td>
<td>1,872</td>
<td>0.70</td>
<td>2,100</td>
<td>0.92</td>
</tr>
<tr>
<td>10S: WS H</td>
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<td>5,987</td>
<td>98</td>
<td>5.0</td>
<td>0.47</td>
<td>1,534</td>
<td>0.55</td>
<td>1,444</td>
<td>0.70</td>
</tr>
<tr>
<td>11S: WS I</td>
<td>4</td>
<td>4,759</td>
<td>89</td>
<td>7.2</td>
<td>0.32</td>
<td>1,367</td>
<td>0.46</td>
<td>1,373</td>
<td>0.51</td>
</tr>
<tr>
<td>12S: WS J</td>
<td>5</td>
<td>10,462</td>
<td>90</td>
<td>5.5</td>
<td>0.37</td>
<td>1,872</td>
<td>0.58</td>
<td>2,099</td>
<td>0.78</td>
</tr>
<tr>
<td>13S: WS K</td>
<td>6</td>
<td>3,745</td>
<td>1</td>
<td>10.1</td>
<td>0.16</td>
<td>3,631</td>
<td>1.41</td>
<td>5,027</td>
<td>2.07</td>
</tr>
<tr>
<td>14P: 21-R3M/mLHD</td>
<td>7</td>
<td>10,462</td>
<td>90</td>
<td>5.5</td>
<td>0.37</td>
<td>1,872</td>
<td>0.58</td>
<td>2,099</td>
<td>0.78</td>
</tr>
<tr>
<td>Max Water Surface Elevation (Ft)</td>
<td>20.07</td>
<td>20.74</td>
<td>20.84</td>
<td>21.24</td>
<td>22.04</td>
<td>22.98</td>
<td>25.34</td>
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<td></td>
</tr>
<tr>
<td>Max Storage (Ft)</td>
<td>1.67</td>
<td>1.79</td>
<td>1.87</td>
<td>1.87</td>
<td>1.87</td>
<td>1.87</td>
<td>1.87</td>
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</tr>
</tbody>
</table>

### Table 3: Comparison of Existing and Proposed Peak Flow Rates for all POCs of Concern.

<table>
<thead>
<tr>
<th>POC</th>
<th>25 Year Storm</th>
<th>50 Year Storm</th>
<th>100 Year Storm</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1.36</td>
<td>0.12</td>
<td>0.02</td>
</tr>
<tr>
<td>2</td>
<td>2.16</td>
<td>0.10</td>
<td>0.02</td>
</tr>
</tbody>
</table>

### Table 4: Comparison of Existing and Proposed Rainfall Volumes for all POCs of Concern.

<table>
<thead>
<tr>
<th>POC</th>
<th>1 Year Storm</th>
<th>2 Year Storm</th>
<th>5 Year Storm</th>
<th>10 Year Storm</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1.26</td>
<td>0.01</td>
<td>0.02</td>
<td>1.27</td>
</tr>
<tr>
<td>2</td>
<td>2.06</td>
<td>0.10</td>
<td>0.02</td>
<td>3.08</td>
</tr>
</tbody>
</table>

### Table 5: Comparison of Existing and Proposed Drainage Areas for all POCs of Concern.

<table>
<thead>
<tr>
<th>POC</th>
<th>1 Year Storm</th>
<th>2 Year Storm</th>
<th>5 Year Storm</th>
<th>10 Year Storm</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1.26</td>
<td>0.01</td>
<td>0.02</td>
<td>1.27</td>
</tr>
<tr>
<td>2</td>
<td>2.06</td>
<td>0.10</td>
<td>0.02</td>
<td>3.08</td>
</tr>
</tbody>
</table>
RESIDENTIAL

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 05-1084
Parent Parcel Number

Property Address
INDIAN HEAD ROAD 0140

Property Class
101 Single Family

TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 05
Section & Plat 240
Routing Number 41360020

PUBLIC UTILITIES:
Water, Electric
Street or Road:

Neighborhood:
INDIAN HEAD ROAD 0140

LEGAL ACRES:
2.1700

Site Description
Topography:

Reason for Change

VALUATION RECORD

10/01/2015 4504900 4504900 4504900 4504900 4504900 4504900 4504900
10/01/2016 4504900 4504900 4504900 4504900 4504900 4504900 4504900
10/01/2017 4504900 4504900 4504900 4504900 4504900 4504900 4504900
10/01/2018 4504900 4504900 4504900 4504900 4504900 4504900 4504900
10/01/2019 4504900 4504900 4504900 4504900 4504900 4504900 4504900
10/01/2020 4504900 4504900 4504900 4504900 4504900 4504900 4504900

LAND DATA AND CALCULATIONS

| Land Type | Rating | Measured Acreage | Prod. Factor | Effective Frontage | Effective Depth | Square Feet | Base Rate | Adjusted Rate | Extended Value | Influence Factor | Value |
|-----------|--------|------------------|--------------|-------------------|-----------------|-------------|-----------|-------------|----------------|-----------------|--------|-------|
| Waterfront Res. Land (A) | 1.0000 | 1.00 | 4000000.00 | 4000000.00 | 4000000.00 | B -20% F | -5% | 3040000 |
| Waterfront | 16.6 | 0.0 | 1.00 | 7500.00 | 7500.00 | 124400 | 124400 |
| Secondary | 0.6818 | 1.00 | 1250000.00 | 1250000.00 | 852300 | 852300 |
| Residential Excess | 0.4882 | 1.00 | 1000000.00 | 1000000.00 | 488200 | 488200 |

TOTAL LAND VALUE 4504900
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Colonial
Occupancy: Single family
Story Height: 2.5
Finished Area: 9990
Attic: None
Basement: Full

ROOFING
Material: Slate or tile
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0, 2.5
Base Allowance B, 1.0, 2.0, 2.5

EXTERIOR COVER
Wood Siding 1.0, 2.0, 2.5

INTERIOR FINISH
Normal for Class B, 1.0

ACCOMMODATIONS
Finished Rooms 13
Bedrooms 6
Family Rooms 2
Formal Dining Rooms 1
Rec Type: 4
Room Area: 1500
Fireplaces: 6

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-gas
Lower Full Part
Upper Upper
Air Cond 0 3879 4476 1535

PLUMBING
# 5 Fixt. Baths 1 5
4 Fixt. Baths 1 4
3 Fixt. Baths 4 12
2 Fixt. Baths 2 4
Kit Sink 1 1
TOTAL 27

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description Value
D 1 - Dwell 44790
MAS 3990
MAS 3990
MAS 3990
MAS 3990
MAS 3990

Description Value
D 2 - DSUS 3990
MAS 3990
MAS 3990
MAS 3990
MAS 3990
MAS 3990

Description Value
D 3 - BASIC 7420
MAS 3990
MAS 3990
MAS 3990
MAS 3990
MAS 3990

Description Value
D 4 - Dwell 44790
MAS 3990
MAS 3990
MAS 3990
MAS 3990
MAS 3990

Data Collector/Date Appraiser/Date Neighborhood Supplemental Cards
GS 09/18/2019 TOG 10/01/2015 Neigh 100050 AV 6454300

(100.00)

TOTAL IMPROVEMENT VALUE 6347270

GRADE ADJUSTED VALUE 6347300
NOTES:
1. Soil tests were conducted by Rocco V. D'Andrea, Inc. on June 1, 2021. Refer to the Development Plan of the Final Site Plan Review Set for test pit locations and results.
2. Refer to architectural plans prepared by Thompson Raisis Architects, LLC, latest edition.
3. A typical building section template is used. This plan is only to depict approximate depths to subsurface restrictive layers.
"FINAL SITE PLAN REVIEW SET"

OF

PROPOSED POOL & POOL HOUSE

LOCATED AT

140 INDIAN HEAD ROAD
GREENWICH, CONNECTICUT

PREPARED FOR

JERRY WU

SHEET INDEX

<table>
<thead>
<tr>
<th>SHEET</th>
<th>TITLE</th>
<th>REVISION</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
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<td>EXISTING CONDITIONS&quot;TOPOGRAPHIC SURVEY&quot;</td>
<td>0</td>
<td>6-21-21</td>
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<tr>
<td>2</td>
<td>DEVELOPMENT PLAN</td>
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<td>6-21-21</td>
</tr>
<tr>
<td>3</td>
<td>SEDIMENTATION &amp; EROSION CONTROL PLAN</td>
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<td>6-21-21</td>
</tr>
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<td>1</td>
<td>NOTES &amp; DETAILS</td>
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<td>6-21-21</td>
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<td>1</td>
<td>LOW IMPACT DEVELOPMENT PLAN</td>
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</tr>
</tbody>
</table>

AREA = 2.170 ACRES
LAND LIES IN "RA-1" ZONE

LOCATION MAP 1" = 100'

ROCCO V. D'ANDREA, INC.
LAND PLANNERS
1111 POST ROAD
GREENWICH, CONNECTICUT