**Final Coastal Site Plan & Special Permit**

**Mead Point LLC**

Proposal to construct a new single family dwelling, pool and cabana in excess of 150,000 cubic feet in volume

| LOCATION: | 0 Indian Field Road |
| TAX ID: | 02-1612, |
| ZONE: | RA-2 (2-acre min.) |
| PARCEL SIZE: | 8.0593 acres (4.083 acres excluding access strip and deficient lot width) |
| UTILITIES: | Septic, Public Water |

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
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| FLOOR AREA: | N/A | 15,161 SF | 16,007 SF (Parcel “A”)
| FLOOR AREA RATIO: | N/A | 0.085 | 0.09 |
| NO. OF STORIES: | N/A | 2 ½ | 2 ½ |
| HEIGHT: | N/A | 43’ 4.5” | 47” |
| LOT COVERAGE: | N/A | Not provided | 39,128 SF |
| GREEN AREA: | N/A | 82% | 78% (minimum) |

**APPLICATION SUMMARY:**
The applicant is requesting Final Coastal Site Plan and Special Permit approval to construct a new single family dwelling with pool and cabana, where the total volume of all structures would be 295,039 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, 6-101, 6-111, 6-139.1 and 6-205 of the Town of Greenwich Building Zone Regulations on an 8.0593-acre property located at 0 aka 602 Indian Field Road in the RA-2 zone.

**ISSUES/RECOMMENDATIONS:**

1. **ZEO** – Issued comments dated 12/16/21 indicating the site plan meets the requirements of the BZR.
2. **DPW Engineering** – issued comments dated 12/16/21 indicating comments to be addressed prior to final site plan approval. DPW Engineering noted a meeting is required to review the watershed delineation. DPW Engineering also requested additional materials on the easements and subdivision for the property.
3. The final coastal subdivision PLPZ 201600594 was denied without prejudice at the 3/21/17 P&Z meeting. The PZBA approved a resolution on 5/22/17, Appeal No. PLZE201700197 to approve the subdivision as shown on Map No. 8936 recorded on the GLR.

4. Conservation - Awaiting comments to be received prior to the meeting.

5. IWWA – The applicant received an email from IWWA dated 10/15/21 indicating there are tidal wetlands present and no permit is needed.

6. Health – issued a comments dated 11/8/21 for the proposed 10-bedroom septic system approval in 2017 and indicated no issues with the proposal.

7. CT DEEP – Issued no comments in an email dated 12/15/21.

8. Special Permit – Per Sec 6-101(a), the proposed volume would exceed the 150,000 cu. ft. threshold and therefore require a special permit. The proposed volume would be 295,039 cubic feet.

9. The applicant included the field card for 02-1612 only. The field card notes the subdivision as shown on Map No. 8936, but field cards for the other parcel(s) were not provided.

10. The applicant noted the proposed green area would be 82% but the survey does not provide calculations for green area or lot coverage.

11. The Commission should determine whether the proposed landscape plan meets the requirements of Section 6-111(D), which requires a naturalized vegetated buffer to protect environmental sensitive and/or ecologically valuable natural resources.

12. The Commission should determine whether this proposal is in accordance with the Plan of Conservation and Development.

13. Planning and Zoning staff issued an email dated 11/1/21 indicating approval for an emergency installation of Soil and Erosion control measures to prevent further erosion of the causeway following the storm event in November 2021.

14. The correct address for this property is 0 Indian Field Road, as it does not have a primary dwelling. The applicant will need to submit a request for street number, which should be assigned as 618 Indian Field Road, not 602 Indian Field Road.

15. The total lot area for both parcels is 8.0593 acres. The total lot area excluding the access strips and deficient lot width area is 4.083 acres.

16. A majority of the proposed construction is within the central area of the larger parcel and within the ‘X’ flood zone. The proposed pool and patio would be in the AE-14 flood zone and would need to meet the requirements of 6-139.1.

DEPARTMENT COMMENTS:

Zoning Enforcement – See Attached
DPW Engineering – See Attached
Conservation – Not Received
Health – See Attached
DEEP – See Attached

APPLICATION DETAILS:

Existing Conditions:
The existing 8+ acre residential property is currently vacant and located on a peninsula in Indian Harbor on the Long Island Sound and at the south end of Indian Field Road. The property is composed of two
parcels which surround a tidal pond and small tidal lake. There is an existing dirt road that circumvents the lake/pond around the edge of the property and an existing asphalt drive that accesses the property from Indian Field Road. There is an existing wood pier, wood float and aluminum ramp to remain. The property includes several stone retaining walls, rocky shorefront areas, wood bridge and a beach to remain.

The property was originally layout as Parcels “A” and “B” in a subdivision map filed on Greenwich Land Records Map No. 5044 in 1972 as part of a three lot subdivision. The subdivision map was not reviewed or endorsed by the Planning and Zoning Commission. Subsequently, a third parcel Parcel “C” was sold and Parcels “A” and “B” have been held in common ownership and remain undeveloped. In 2016 P&Z Commission denied a subdivision application without prejudice, which was later approved through a PZBA Appeal No 201700197 and recorded as Map No. 8936 on the GLR.

Proposal:
The applicant proposes to construct a new single family dwelling with parking court, underground parking, pool, patio, terrace and asphalt driveway. A majority of the proposed construction, including the main dwelling and terrace, is within the central area of Parcel ‘A’ and within the ‘X’ flood zone. The proposed pool and patio would be in the AE-14 flood zone.

Zoning:
The 8+ acre property is located in the RA-2 zone. The property is shown as composed of two parcels, Parcel ‘A’ and Parcel ‘B’. Parcel ‘A’ includes the 5.9964-acre area to the north of the wood bridge. Parcel ‘B’ includes 2.06929-acres to the south of the wood bridge. Both parcels appear to be conforming with respect to lot area and shape. They do not meet the required 125 feet of frontage in the RA-2 zone, but both parcels include an access strip to Indian Field Road.

Drainage:
The proposed site disturbance would be minimized by using soil and erosion control measures to protect natural hydrology and low impact development. The proposed drainage improvements include three raingardens and stormwater would overflow into the Long Island Sound.

Landscaping:
The proposal notes a total of 617 existing trees, with the removal of 175 trees. The proposal includes planting 153 trees and 1,086 shrubs to mitigate for the tree loss. The applicant is also proposing to plant a pollinator meadow on top of the proposed septic location, which would be mowed only a few times a year. The applicant noted the presence of invasive species on the site, including Japanese Knotwood, Multiflora Rose, Japanese Honeysucke and Phragmites, which are proposed to be removed and replaced with native coastal species.

Application History:
PLPZ201300409 – Administrative Coastal Site Plan approval on 8/1/13 to repair existing bridge and abutments.

PLPZ 201600594 – Final Coastal Subdivision denial without prejudice on 3/21/17.
PLZE 201700197 – PZBA approved appeal for subdivision as shown on Map No. 8936.

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
§6-101. Buildings over Volume
§6-111. Coastal Overlay Zone
§6-139.1. Flood Zones
§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
This parcel is to be served by the public water supply and a private sewage disposal system. This office approved a proposal for a 10 bedroom septic system in 2017. Based on this the Health Department has no issues with this proposal.

Michael Long
Greenwich Health Department

Hello All,

Please find the attached routing sheet and link to a new Final Coastal Site Plan and special permit for 0 Indian Field Road. They have filed under the address 602 Indian Field Road but this is incorrect. I have included it for reference.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EtytdAf9VlRIkQjr8wmxuY0BmelAuns01NR94iiYxBId8g?e=uJAUU3

This is tentatively scheduled for a December 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
The official address for this property is 0 Indian Field Road. 602 will not work can one of you reach out to Tom and have him submit a street number application and we can assign 618 as the address. Thanks.

Hey Bianca,
Its in the system as 602 since this is how the Heagney’s submitted it (app form above)

Dan – Let me know what you find, and I can reach out to Tom if need be.

Hi Peter,

Why does this have the address of 602 Indian Field Road? I’m pretty sure they have to apply for a street number with Dan Clark because it looks like it should be between 616 and 622 Indian Field Road. 602 does not make sense. Dan please confirm if this is accurate.

Thanks,

Dygert, Bianca
Planner II
Town of Greenwich
Hey Pat,
We received an FSP-C/SP for an over volume house from the Heaney’s for 602 Indian Field Road. I put this on the 11/23 for now.

Bianca – This is saved in both drives as PLPZ 2021 00468.

Peter Mangs
Applications Coordinator

From: Emma Mutino [mailto:emutino@hls248.com]
Sent: Monday, October 18, 2021 10:01 AM
To: Mangs, Peter <Peter.Mangs@greenwichct.org>
Cc: Tom Heagney <theagney@hls248.com>
Subject: FW: 602 Indian Field Road (0 Indian Field Road)

[EXTERNAL]
Hi Peter,

Below is the correspondence with Wetlands regarding the project at 602 Indian Field Road.

Thank you!

Best,
Emma Mutino
Heagney, Lennon & Slane, LLP
31 East Elm Street
Greenwich, CT 06830
Hi Emma,

Thank you. As this is under tidal wetlands, the IWWA has no jurisdiction. No permit is needed from our department.

Thank you,
Sarah

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Good Morning,

Attached please find the IWWA Green Sheet for the proposed Coastal Site Plan and Special Permit Application to the Planning and Zoning Commission for 602 Indian Field Road.

Below is the link to the Site Plan for the project:

Please let me know if you would like to see any other application materials.

Thank you!

Best,
Emma Mutino
Heagney, Lennon & Slane, LLP
31 East Elm Street
Greenwich, CT 06830
Direct Line: (203) 622-0214
Office: (203) 661-8400

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Patrick LaRow
Deputy Director / Assistant Town Planner

-----Original Message-----
From: LaRow, Patrick
Sent: Monday, November 1, 2021 1:16 PM
To: Larry Liebman <larry.liebman@seminor.com>
Cc: Tom Heagney <theagney@hls248.com>; Jay Valade <jvalade@markfinlay.com>; Matt Mathews <MattsHouses@aol.com>; jm@seminor.com; Debbie Moretti <debbie.moretti@seminor.com>
Subject: RE: MEAD POINT EMERGENCY ROAD REPAIR

Larry,

Please install the necessary erosion control measures

Patrick LaRow
Deputy Director / Assistant Town Planner

-----Original Message-----
From: Larry Liebman <larry.liebman@seminor.com>
Sent: Monday, November 1, 2021 11:48 AM
To: LaRow, Patrick <Patrick.LaRow@greenwichct.org>
Cc: Tom Heagney <theagney@hls248.com>; Jay Valade <jvalade@markfinlay.com>; Matt Mathews <MattsHouses@aol.com>; jm@seminor.com; Debbie Moretti <debbie.moretti@seminor.com>
Subject: MEAD POINT EMERGENCY ROAD REPAIR

[EXTERNAL]

Patrick,

This is to confirm our conversation of today that we can shore up the section of the roadway that was impacted by the recent storms with clean rock so there is no causeway failure in the future. All work will be done under direct supervision of this office and all measures to control erosion will be used. Please reply to this email as confirmation.

Respectfully submitted

Larry

--

PLEASE NOTE THAT OUR MAILING ADDRESS HAS CHANGED TO 33 WEST ELM STREET OUR TEMPORARY OFFICE IS AT 15 SHERWOOD PLACE Lawrence Liebman Chief Environmental Scientist Senior Project Manager
203-869-0136 x 104
fax 203-869-7869
mobile 203-983-7588
larry.liebman@seminor.com

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Dygert, Bianca

From: Gaucher, John <John.Gaucher@ct.gov>
Sent: Wednesday, December 15, 2021 10:23 AM
To: Dygert, Bianca
Cc: Pruitt, Jacalyn; Tom Heagney
Subject: RE: ROUTING - 0 Indian Field Road (aka 602 Indian Field Road) - PLPZ 202100468 - FSPC/ SP

Importance: Low

[EXTERNAL]
Bianca,

We have reviewed the above-referenced proposal for consistency with Connecticut Coastal Management Act policies and have no comments for the planning & Zoning Commission’s consideration. 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

---

From: Dygert, Bianca <bianca.dygert@greenwichct.org>
Sent: Friday, October 29, 2021 11:50 AM
To: Gaucher, John <John.Gaucher@ct.gov>
Subject: ROUTING - 0 Indian Field Road (aka 602 Indian Field Road) - PLPZ 202100468 - FSPC/ SP

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello John,

Please find the attached routing sheet and link to a new Final Coastal Site Plan and special permit for 0 Indian Field Road. They have filed under the address 602 Indian Field Road but this is incorrect. I have included it for reference.
This is tentatively scheduled for a December meeting.
Thank you,

Bianca Dygert
Planner II

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DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 16-4(10) Submittal Received Date: 10/29/2021
Department Project No. PLPZ202100468

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

PLAN SET INFORMATION

Plan Title: Proposed Site Development Plan
Project Address: 602 Indian Field Road

Engineering Firm: S.E. Minor and Co., Inc.
Original Plan Date: 10/5/2021
Latest Plan Revision Date: ______

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor and Co., Inc.
Original Report Date: 10/5/2021
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: 12/16/2021
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Final Site Plan Approval

1. A revised Form SC-107 needs to be submitted.
2. A copy of the subdivision map and all easements must be submitted.
3. A draft of the drainage maintenance agreement between the two (2) lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
4. A draft of the drainage easement needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final site plan approval.
5. A draft of the driveway easement needs to be submitted for review by Planning & Zoning and the Law Department prior to final site plan approval.
6. The Drainage Summary Report must be revised as follows:
   a. The two parcels are located in a Critical Area, which requires a treatment train approach consisting of one pretreatment BMP followed by one treatment BMP followed by one infiltration BMP. The BMPs for the roofs, driveway areas near the houses and some of the terraces are directed to bioretention areas which can be used to meet the treatment measure and possibly the infiltration measure.
   b. The main driveway as proposed does not meet the treatment train approach.
      i. Original subdivision maps show a two-foot (2’) gravel shoulder on each side of the driveway; these could be used as infiltration trenches; additional soil testing would be required.
c. A meeting with the Engineering Division is required to review the watershed delineation. Please send an email request to jparedes@greenwichct.org to schedule a meeting.

d. Soil testing is required for Rain Garden 2 & 3.

e. Show location and elevation of weir on site plan matching routing computations.

f. Outlet structures for rain gardens must include outlet orifice/pipe towards level spreader.

g. Peak runoff reduction and RRV may not be verified at this time.

h. Additional comments may be issued upon resubmission.

7. The construction plan set needs to be revised as follows:

a. Existing Conditions Survey Sheet
   i. Show all easements.
   ii. Must be signed/sealed by a licensed professional land surveyor.

b. Site Plan Sheets
   i. Show location and elevation of weir on site plan matching routing computations.
   ii. Show all catch basins/yard drains/drain inlets with the following in the callout:
      1. Grate elevation.
      2. Filter insert name and model # (if applicable).
      3. Invert elevation of each pipe.
      4. Pipe location in structure (n, s, e, w, etc.).
      5. Pipe size.
      6. Sump elevation.
   iii. Show all control structures with the following in the callout:
      1. Cover/grate elevation.
      2. Invert elevation of each pipe.
      3. Control structure type and size (orifice, rectangular weir, v-notch weir, etc.).
      4. Pipe location in structure (n, s, e, w, etc.).
      5. Pipe size.
   iv. Show all pipes with the following in the callout:
      1. Pipe size.
      2. Pipe material.
      3. Pipe slope.
   v. Show all bioretention (rain gardens) with contours (1/2 foot if needed) and include the following in the callout:
      1. Top of berm elevation and surface area.
      2. Top of mulch/sod elevation and surface area.
      3. Top of bioretention soil mix elevation and surface area.
      4. Overflow/weir elevation and dimensions.
      5. Bottom of bioretention soil mix elevation and surface area.
      6. Bottom of stone elevation and surface area.
      7. Underdrain/outlet pipe sizes, material, and invert elevations.
   vi. Show all permeable pavements with the following in the callout:
      1. Permeable surface type (unlock eco-pavers, porous asphalt, gravel pave 2, etc.).
      2. Permeable Pavement surface thickness.
      3. Permeable Pavement surface area.
      4. Bottom of no. 8 stone elevation.
      5. Bottom of no. 57 stone elevation.
      6. Bottom of no. 2 stone elevation.
      7. Underdrain/outlet pipe sizes, material, and invert elevations.

c. Driveway Profile & Sight Distance Sheet
   i. Show sight distance for existing driveways (use GIS data to supplement the A-2 and T-2 Survey as needed to show the entire road for the required sight distance).
   ii. Show sight distance for proposed driveways (use GIS data to supplement the A-2 and T-2 Survey as needed to show the entire road for the required sight distance).
   iii. Show width of driveways at property line.
   iv. Show width of driveways at edge of road.
   v. Show distance from driveways to intersection.
vi. Show distance between driveways.

vii. Show distance from edge of driveways to parallel property line.

viii. Show distance from edge of road to driveway gates (required minimum distance is 25 feet).

ix. Show profile for each driveway from edge of road to garage. The profile shall include slopes, spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.

x. Show slope of driveways for first five feet on profile (required minimum slope is +3% to 6%).

xi. Show slope of driveways for next twenty feet on profile (required maximum slope is 4% when remaining slope ≥ 10%).

xii. Show slope of driveways for the remaining distance to garage on profile (required maximum slope is 8% for commercial, 12% residential (two or more family), and 15% for residential).

xiii. Show all vegetation (trees, bushes, shrubs, etc.) along the property line and within the Right-of-Way.

xiv. Show all structures (utility poles, walls, fences, etc.) along the property line and within the Right-of-Way.

xv. Callout all vegetation (trees, bushes, shrubs, etc.) to be removed for the required sight distance to be met.

d. Building/House Section or Elevation Sheet
   i. Show one section or elevation of the building/house.
   ii. Show all elevations to the deepest footings on section/elevation.
   iii. Show existing and proposed grade elevation on section/elevation.
   iv. Show existing mottling elevation on section/elevation.
   v. Show existing groundwater elevation on section/elevation.
   vi. Show existing ledge elevation on section/elevation.
   vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

8. The Operations and Maintenance Plan Report is acceptable.

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).
ZONING ENFORCEMENT

Project No. PLPZ202100468

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Mead Point LLC.

LOCATION: 602 Indian Field Rd.

PLAN DATE:

ZONE: RA-2

☐ 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.

Reviewed by: Jodi Couture
Date: 12/16/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
PLANNING AND ZONING - LAND USE DEPARTMENT

CERTIFIED MAIL

April 4, 2017

Mr. Thomas J, Heagney, Esq.
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830

Re: Il Mandorlo, LLC; application PLPZ 2016 00594 for a final coastal subdivision to subdivide a 485,041 sq. ft. parcel into two parcels where Parcel "A" would be 327,567 sq. ft., and Parcel "B" would be 157,474 sq. ft., and create one open space parcel of 327,236 sq. ft. (consisting of a tidal lake) on property located at 0 Indian Field Road in the RA-2 and Coastal Overlay Zones.

Dear Mr. Heagney:

At a regular meeting held on March 21, 2017 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion to approve the final coastal subdivision application made by Ms. Alban and seconded by Mr. Macri, the following resolution failed to carry with a 1 to 4 vote (Voting in favor: Macri; Voting against: Maitland, Alban, Levy, and Fox).

Upon a motion to deny the application made by Ms. Alban and seconded by Mr. Fox, the following resolution was adopted by a 4 to 1 vote (Voting in favor: Macri; Voting against: Maitland, Alban, Levy, and Fox).

WHEREAS the Commission held public meetings on January 24, 2017 and March 21, 2017 and took all testimony required by law; and

WHEREAS a final coastal subdivision to subdivide a 485,041 sq. ft. parcel into two parcels where Parcel A would be 351,067 SF, and Parcel B would be 133,974 SF, and create one open
space parcel of 327,236 sq. ft. (consisting of a tidal lake) on property located at 0 Indian Field Road in the RA-2 zone; and

WHEREAS the proposal was modified to eliminate the open space parcel and proposed a conservation easement area consisting of 66,665 SF of Parcel A; and

WHEREAS the proposed lots are not served by the Town public sewer system and the proposed private septic systems did not obtain confirmation of conformance with the provisions of the State Public Health Code or the Town Health Department regulations as required pursuant to Section 6-271 of the Town of Greenwich Subdivision Regulations; and

WHEREAS the Commission finds that the final coastal subdivision does not provide a fee simple open space as recommended by the Commission when it moved the preliminary coastal subdivision PLPZ #201600243 to final; and

WHEREAS at the January 24th meeting the Commission determined that the land under the tidal lake did not satisfy the open space requirements of Section 6-297 of the Greenwich Subdivision Regulations and the applicant agreed to modify the proposal; and

WHEREAS the Commission finds the proposal not in compliance with Section 6-297 of the Greenwich Subdivision regulations because an open space parcel in fee can be provided while maintaining two legal zoning lot areas; and

WHEREAS the Commission finds that the proposed conservation easement area is not in keeping with the 2009 Update of the Plan of Conservation and Development and the Town's open space goals; and

WHEREAS the Commission received staff reports as well as department comments from the DEEP OLISP, the Conservation Department, DPW Engineering Division, the Health Department and the Zoning Enforcement Officer;

THEREFORE BE IT RESOLVED the application of Thomas J. Heagney, Esq., authorized agent, for 11 Mandorlo, LLC, record owners, for a final coastal subdivision, PLPZ 2016 00594, to subdivide a 485,041 sq. ft. parcel into two parcels where Parcel "A" would be 327,567 sq. ft., and Parcel "B" would be 157,474 sq. ft., and create one open space parcel of 327,236 sq. ft. (consisting of a tidal lake) per Section 6-261 of the Town of Greenwich Subdivision Regulations on property located at 0 Indian Field Road in the RA-2 and Coastal Overlay Zones as shown on a subdivision map prepared by S.E. Minor & Co., Inc., dated 04/01/16 and stamp date received 03/10/17 is hereby denied without prejudice.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on March 21, 2017.
Sincerely,

[Signature]

Marek Kozikowski, AICP
Senior Planner
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Site Plan Application

Property Address: 602 Indian Field Road, Greenwich, CT 06830

Property Owner: Mead Point LLC
Address: c/o Goldman Gruder & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06854

Email: 

Cell Phone: 

Other Phone: 

Applicant: Mead Point LLC
Address: c/o Goldman Gruder & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06854

Email: 

Cell Phone: 

Other Phone: 

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 31 East Elm Street, Greenwich, CT 06830

Email: THheagney@HLS248.com

Cell Phone: 

Other Phone: (203) 661-8400

Select One: ☐ Pre-Application ☒ Final

Zone(s): RA-2 Lot Area: 8.0593 ac

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
<table>
<thead>
<tr>
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<th>PERMITTED/REQUIRED</th>
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<td>Number of Bedrooms</td>
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<td>GREEN AREA</td>
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<td>AGE OF STRUCTURE</td>
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<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<td>☐ Additions</td>
<td>☐ Alterations</td>
<td>☐ Demolition</td>
<td>☐ Re-Construction</td>
</tr>
</tbody>
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pzSitePlanApp 2020
Application Signature Page

Property Address: 602 Indian Field Road, Greenwich, CT 06830
Tax ID: 02-1612

Property Owner 1: Mead Point LLC
Address: c/o Goldman Glue & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06854
Email: Cell Phone: Other Phone:
Signature: *See Authorization Letter Date:

Property Owner 2:
Email: Cell Phone: Other Phone:
Signature: Date:

Property Owner 3:
Email: Cell Phone: Other Phone:
Signature: Date:

Property Owner 4:
Email: Cell Phone: Other Phone:
Signature: Date:

Applicant: Mead Point LLC
Address: c/o Goldman Glue & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06854
Email: Cell Phone: Other Phone:
Signature: *See Authorization Letter Date:

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 31 East Elm Street, Greenwich, CT 06830
Email: Theagney@HLS248.com Cell Phone: Other Phone: (203) 661-8400
Signature: Date: 10/15/21

pzSignaturePage 2020
Special Permit Application

Property Address: 602 Indian Field Road, Greenwich, CT 06830
Tax ID: 02-1612

Property Owner: Mead Point LLC

Address: c/o Goldman Gruder & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06854

Email: ________________________ Cell Phone: ____________ Other Phone: ____________

Applicant: Mead Point LLC

Address: c/o Goldman Gruder & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06854

Email: ________________________ Cell Phone: ____________ Other Phone: ____________

Authorized Agent: Heagney, Lennon & Slane, LLP

Address: 31 East Elm Street, Greenwich, CT 06830

Email: Theagney@HLS248.com

Cell Phone: ____________ Other Phone: (203) 661-8400

Zone(s): ________________________ Lot Area: ________________________

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☒ Section 6-94(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
NARRATIVE

Applicant proposes to construct a single-family residence, pool and cabana at 602 Indian Field Road. The proposed dwelling meets the setbacks, height, green area and floor area limitations in the RA-2 zone. The property will be served by on-site septic and test holes have been witnessed by the Town Health Department. The proposed home will have seven bedrooms.

An extensive landscaping plan with narrative has been developed to replace the trees which will be removed as part of constructing the home.

Since the proposed home will be 295,039 cubic feet, a special permit is being submitted along with the coastal site plan application.

Coastal site plan and special permit approvals are requested.

Respectfully Submitted,

Thomas J. Heagney
Dated: October 15, 2021
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant’s Name: Mead Point LLC
Date: October 15, 2021
Address: c/o Goldman Gruder & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06854
Project Address or Locations: 602 Indian Field Road, Greenwich, CT 06830

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.

Applicant proposes to construct a new single-family dwelling and associated site improvements.
B. Description of Coastal Resources

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

The property is abuts Indian Harbor (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, 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 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).

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 ,k 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 acceptable.

N/A
Site Plan Review Checklist

Property Address: 602 Indian Field Road, Greenwich, CT 06830

Anticipated Type of Application: Coastal Site Plan & Special Permit

Tax ID: 02-1612

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 IWWA, 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
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

pzSitePlanChecklist 2020
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.
TOWN OF GREENWICH

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

STATE OF CONNECTICUT  )    ss:    Greenwich
COUNTY OF FAIRFIELD  )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on October 15, 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 October 15, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 602 Indian Field Road, Greenwich, Connecticut for which an application requesting coastal site plan has been filed with the Greenwich Planning and Zoning Commission.

Subscribed and sworn to before me this 15th day of October 2021

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

Abutting property owners of 602 Indian Field Road:

28 Windrose Way LLC
28 Windrose Way
Greenwich, CT 06830
02-1631

Jane M. Cunniffe TR EST
622 Indian Field Road
Greenwich, CT 06830
02-1613

Sloan Barnett
3 Lagoon Drive, Suite 400
Redwood City, CA 94065
02-1164

Eric R. Jayaweera
25 Windrose Way
Greenwich, CT 06830
02-1630

Peter G. & Brooke S. Jepsen
616 Indian Field Road
Greenwich, CT 06830
02-1639

Connecticut Department of Energy
& Environmental Protection
79 Elm Street
Hartford, CT 06106

The Mead Point District
c/o Michael McKeever, President
1010 Hope Street
Stamford, CT 06907
EXHIBIT B

October 15, 2021

To Whom It May Concern:

Notice is hereby given that Mead Point LLC has filed an application with the Town of Greenwich Planning and Zoning Commission to request coastal site plan and special permit approval to construct a new dwelling, pool and associated site improvements on the property located at 602 Indian Field Road in Greenwich, Connecticut.

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

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
October 15, 2021

To Whom It May Concern:

Notice is hereby given that Mead Point LLC has filed an application with the Town of Greenwich Planning and Zoning Commission to request coastal site plan and special permit approval to construct a new dwelling, pool and associated site improvements on the property located at 602 Indian Field Road in Greenwich, Connecticut.

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

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

OWNERSHIP

IL MANDORLO LLC
C/O BRICK & PATEL LLP
1290 AVE OF THE AMERICAS 34TH FL
NEW YORK, NY 10184
LOT NO 30-3 & PT 30-1 INDIAN FLD RD W 44

OWNERSHIP

Card No: 02-1612

Supplemental Cards
APL: 02-1615 & 02-1616

Supplemental Cards
BA10: Reduce Mkt value by $1,000,000 vm 4/26/11
BA17: Total value to $27,000,000
CC19: Full value to 27,000,000 per CTST
CRMP: 5044
CTST: 2017-2018 GL
SPLIT: Split created new parcel
Split out new parcels 02-1616 3.6151 acres & 02-1615 1.53 acres
for 10/01/17 per GLR Map #8936 A.K. 11/14/17
WTRF: Water Frontage: 3,260 FF (per GLR Map #8936)

Residential

Site Description

Surface:

Public Utilities:
Water, Electric

Street or Road:

Residential

Zoning: RA-2 Single Family 2

Legal Acres: 7.5199

FLRA: 300% of frontage
50% of base rate (per CTST)

TAXING DISTRICT INFORMATION

Jurisdiction 57  Greenwich, CT
Area 001
Corporation 057
District 02
Section & Plat 173
Routing Number 4114W0044

TAXING DISTRICT INFORMATION

Neighborhood: 100021 DISTRICT 2 WATERFRONT EAST [2]

Property Address: INDIAN FIELD ROAD 0000

PARCEL NUMBER: 02-1612
Parent Parcel Number: 02-1616

Printed 01/11/2021

Supplemental Cards
TRUE TAX VALUE 33625000

Additional Information

11/30/2015 MEADS POINT LAND CO % HAEBLER $3500000
02/18/1972 NA $0

ASSOCIATED INFORMATION

TRANSFER OF OWNERSHIP

Date

10/01/2015

10/01/2016

10/01/2017

10/01/2018

10/01/2019

10/01/2020

Reason for Change

2015 Final

2016 List

2017 List

2017 BAA

2018 List

2019 List

2020 List

VALUATION

Assessment Year

L 33950900 33950900 28749000 27000000 27000000 31876000 27000000

B 33950900 33950900 28749000 27000000 27000000 31876000 27000000

T 23765630 23765630 20124300 18900000 18900000 22313200 18900000

70% Assessed

B 0 0 0 0 0 0 0

T 23765630 23765630 20124300 18900000 18900000 22313200 18900000

LAND DATA AND CALCULATIONS

Rating Land Type Measured Soil ID Frontage Table Soils ID Actual Prod. Factor Effective Effective Depth Factor -or- -or- -or- Effective Base Rate Adjusted Extended Value Factor Value

L 1 3 Waterfront Res. Land (A) 2 0000 1.00 2450000.00 2450000.00 4900000 F -5% J -25% 3491300

L 2 1630.0 0.0 1.0 7000000.00 7000000.00 2569000 2569000

T 3 3.6700 1.0 1.0 8750.00 8750.00 14262500 B -50% 14262500

L 4 1630.0 0.0 1.0 7000000.00 7000000.00 2569000 2569000

L 5 1630.0 0.0 1.0 7000000.00 7000000.00 2569000 2569000

T 6 3.6700 1.0 1.0 8750.00 8750.00 14262500 B -50% 14262500

L 7 1400.0 0.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

LAND DATA AND CALCULATIONS

3 Water Frontage 1630.0 0.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

5 Water Frontage 1630.0 0.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

6 Open Space 1 1.5300 1.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

4 Residential Excess 3.6700 1.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

2 Water Frontage 1630.0 0.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

1 Waterfront Res. Land (A) 2.0000 1.00 2450000.00 2450000.00 4900000 F -5% J -25% 3491300

3 Water Frontage 1630.0 0.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

7 Water Frontage 23765630 23765630 20124300 18900000 18900000 22313200 18900000

4 Residential Excess 3.6700 1.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

6 Open Space 1 1.5300 1.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

5 Water Frontage 1630.0 0.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

2 Water Frontage 1630.0 0.0 1.0 8750.00 8750.00 12250000 B -50% 12250000

1 Waterfront Res. Land (A) 2.0000 1.00 2450000.00 2450000.00 4900000 F -5% J -25% 3491300

Supplemental Cards

TRUE TAX VALUE 33625000

Supplemental Cards

33625000
October 5, 2021

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE: Mead Point LLC – Main Residence
602 Indian Field Road
Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 22.74 for a first-floor elevation of 25.00 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12' above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,

S. E. Minor & Co., Inc.

[Signature]

Roy G. Cary, PLS

Prepared by R.D.S.
Att.: Grade Plane Worksheet & Sketch
### Proposed Grade Plane Calculation

<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>LENGTH</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
<th>LENGTH X ELEVATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>30.94</td>
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<td>758.03</td>
</tr>
<tr>
<td>B</td>
<td>18.68</td>
<td>14.00</td>
<td>261.52</td>
</tr>
<tr>
<td>C</td>
<td>30.82</td>
<td>24.50</td>
<td>755.09</td>
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<td>D</td>
<td>24.32</td>
<td>24.00</td>
<td>583.68</td>
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<tr>
<td>E</td>
<td>37.91</td>
<td>24.00</td>
<td>909.84</td>
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<tr>
<td>F</td>
<td>46.41</td>
<td>24.00</td>
<td>1,113.84</td>
</tr>
<tr>
<td>G</td>
<td>66.41</td>
<td>24.00</td>
<td>1,593.84</td>
</tr>
<tr>
<td>H</td>
<td>62.14</td>
<td>24.00</td>
<td>1,491.36</td>
</tr>
<tr>
<td>I</td>
<td>66.41</td>
<td>20.00</td>
<td>1,328.20</td>
</tr>
<tr>
<td>J</td>
<td>31.59</td>
<td>20.00</td>
<td>631.80</td>
</tr>
<tr>
<td>K</td>
<td>4.88</td>
<td>12.50</td>
<td>61.00</td>
</tr>
<tr>
<td>L</td>
<td>22.93</td>
<td>21.00</td>
<td>481.53</td>
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<tr>
<td>M</td>
<td>49.19</td>
<td>24.00</td>
<td>1,180.56</td>
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<tr>
<td>N</td>
<td>24.79</td>
<td>24.50</td>
<td>607.36</td>
</tr>
<tr>
<td>O</td>
<td>4.12</td>
<td>14.00</td>
<td>57.68</td>
</tr>
<tr>
<td>P</td>
<td>26.06</td>
<td>24.50</td>
<td>638.47</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>547.60</strong></td>
<td><strong>-</strong></td>
<td>12,453.80</td>
</tr>
</tbody>
</table>

**COLUMN 1**  **COLUMN 2**  **COLUMN 3**

FIRST FLOOR RLEVELATION = 25.00

COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION = 22.74

DIFFERENTIAL = 2.26

---

S. E. MINOR & CO., INC.
October 5, 2021

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE: Mead Point LLC – Pool Pavilion
602 Indian Field Road
Zone: RA-2

Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 20.00 for a first-floor elevation of 20.00 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12' above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,

S. E. Minor & Co., Inc.

Prepared by R.D.S.
Att.: Grade Plane Worksheet & Sketch
The Landscape design intent for this project is to transform the existing overstory plant community into a residential site with a diverse understory and shrubland plant community using native, salt tolerant plants.

Currently, the project site is predominantly oak and hickory deciduous forest, with little native understory present. Unfortunately, as is the case in many northeastern forests right now, unchecked deer browsing has decimated habitat necessary for supporting songbird and smaller animal populations. Tender, new colonies of low growing shrubs are particularly appealing to white tailed deer, and these are devoured before they have an opportunity to establish and harden to maturity.

Our planting plan approaches the Mead Point house construction as an analog for the natural disturbance that would occur during a storm; and proposes planting the natural successional plant community that would follow.

However, unlike naturally disturbed sites, this site will be planted with shrubs at maturity, which are more resilient to deer browse, and already able to provide the fruit, flowers, and ground cover habitat to enhance and diversify the ecosystem services provided by this site.

Our planting selection includes but is not limited to such species as...

**Amelanchier canadensis – Serviceberry.** A small-statured, multi stemmed tree that is among the first native trees to flower in spring and will provide rich juicy fruits in summer that are a crucial food source for migrating songbirds. At least one small serviceberry was observed currently growing on-site, indicating that property conditions can support these plants once established. Our planting plan would multiply the number of serviceberry on-site.

**Comptonia peregrina – Sweetfern.** This low growing deciduous shrub species is often among the first to colonize disturbed sites. Our planting plan places massings of these eager to spread plants along top and mid slopes to leverage its natural abilities for slope stabilization, erosion prevention, and nitrogen fixing into the soil with its rapidly spreading rhizomatic roots. This native shrub was also selected for its habit of forming dense colonies which can provide cover for smaller plant, animal, and insect species.
**Prunus maritima – Beach plum.** This native coastal species is disappearing from new England shorelines due to overdevelopment. Our planting plan proposes establishing several colonies of beach plum around the edges of our site, providing springtime flowers for pollinators and late season fruits enjoyed by both humans and animals. Much like sweetfern, our planting plan places Beach Plum on the slopes of the property where its colonizing – thicket forming habit can stabilize the slopes along this shoreline habitat.

**Clethra alnifolia – summersweet.** Summersweet is a pollinator friendly mid-sized shrub that we’ve chosen to use along our rain garden edges due to its tolerance for wet environments and biofiltration abilities. Summersweet is a common native understory species, and a small colony was observed growing at the edge of an existing road on our site. Our planting plan proposes adding more summersweet, which has proven successful on site, increasing the amount of dependent populations this species can support.

**Juniperus horizontalis – Bar Harbor Juniper.** Much of the existing vegetation on site is deciduous except for cedar trees and a few pines. Our proposal for large juniper massings creates a habitat niche, namely evergreen groundcover – currently missing from the site. This low growing native juniper is hardy, salt tolerant, and perfect for providing year round foliage cover and food in the form of juniper berries for species living on site. We’ve chosen to stabilize proposed driveway edges along the shoreline with juniper for its ability to tolerate and absorb runoff.

**Viburnum – Various viburnum species.** Several different species of viburnum, most native, some hybrid have been incorporated into our planting plan. Viburnum flower in spring and typically fruit during mid to late summer, providing food sources and shelter for bird and pollinator species.

**Myrica pennsylvanica – Bayberry.** Bayberry is a classic native New England shoreline plant. Hardy and salt tolerant, this shrub provides waxy berries and dense cover for birds.

A Tree survey of Parcel A from S.E. Minor notes a total of 617 existing trees. Our proposed design, including the house and driveway requires the removal of 175 existing trees. As noted on our plans, we will be mitigating the removal of those 175 existing trees by planting 153 trees and 1086 shrubs, thereby supplementing and the remaining 70% of existing overstory with a mature and diverse understory plant community.

Observations from the site also noted the presence of invasive species along the shoreline – including Japanese Knotweed, Multiflora Rose, Japanese Honeysuckle, and Phragmites. We’re proposing the selective removal of these species and replacement with the native coastal species mentioned above.

In addition to our proposed planting schedule of trees and shrubs, we are also proposing a pollinator meadow on top of the proposed septic location. This flowering perennial plant community would be mowed only a few times a year to curtail the growth of competitive woody species and allow for the flowering of the various native wildflower and grass species therein.
Two rain gardens are proposed onsite to manage water quality on site. These will be supported with small boulders to echo the aesthetic of the adjacent rocky shoreline and planted with rain garden shrubs and perennials to enhance biofiltration functionality.

I am happy to answer any further questions about the plantings and overall design via email at mcavazos@Markfinlay.com or by phone at the office (203) 254-2388.

Thank you very much,

Mary

MARY K. CAVAZOS
Landscape Designer

Mark P. Finlay Architects, AIA
96 Old Post Road, Suite 200
Southport, CT 06890
(p) 203.254.2388
(f) 203.254.-1704

www.markfinlay.com
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 602 Indian Field Road  Tax Account No.: 02-1612

Building Permit No.:____________________

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor & Co.

Design Plans Date: 10/5/2021  Drainage Report Date: 10/5/2021

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

Total Impervious Area Under Existing Conditions (SF)\(^1\)  Total Impervious Area Under Proposed Conditions (SF)\(^1\)  Total Disconnected Impervious Area Under Proposed Conditions (SF)\(^2\)  Total Directly Connected Impervious Area Under Proposed Conditions (SF)\(^3\)

31303  67707  56134  11573

\(^1\) 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  

Date 10/5/2021  

Engineer’s Seal  

Form SC-107  

February 2021
Drainage Summary Report
Mead Point LLC
602 Indian Field Road
Greenwich, Connecticut
October 5, 2021
TABLE OF CONTENTS:

GENERAL DISCUSSION & SUMMARY REPORT 1
SOIL SURVEY DATA 2
LID CREDITS CHECKLIST 3
STORMWATER STANDARDS 4
HYDROLOGICAL & HYDRAULIC CALCULATIONS EXISTING CONDITIONS 5
HYDROLOGICAL & HYDRAULIC CALCULATIONS PROPOSED CONDITIONS 6
STORMWATER MANAGEMENT OPERATIONS & MAINTENANCE PLAN 7
Drainage Summary Report

Property of
Mead Point LLC
602 Indian Field Road
Greenwich, Connecticut

The subject site is a residential building lot located at the South end of Indian Field Road. The site is located on Long Island Sound. It is proposed to construct a new residence, an underground parking structure, pool area, patios and walkways, and associated site work. Currently, the site consists of mostly natural wooded areas with numerous mature trees, rocky shoreline, and a gravel/dirt road around the perimeter of the Peninsula. There is a tidal pond along the southern shoreline and smaller tidal lake in the eastern portion of the property. There are no flagged wetlands on the property. There is no disturbance proposed below the Coastal Jurisdiction Line (el. 5.5).

In accordance with Appendix B of the Greenwich Drainage Manual, the NRCS Web Soil Survey was used to conduct the initial soils feasibility evaluation. According to Web Soil Survey, the site consists of Charlton-Chatfield Soils, HSG “B”.

The proposed development concept sought to utilize Low Impact Development (LID) design principles and techniques to the maximum extent practicable. The Stormwater Management Standards from the Town of Greenwich Drainage Manual – Low Impact Development and Stormwater Management, are outlined below.

**STANDARD 1:** Low Impact Development

Site disturbance was limited to the maximum extent practicable. Efforts were made to minimize the construction envelope to preserve existing vegetation where possible. The natural contours of the site are preserved to the maximum extent practicable. The existing flow paths, high and low points have been maintained in the proposed conditions. Three raingardens are proposed to collect, treat, and infiltrate driveway, roof, and patio runoff. The stormwater network will overflow into Long Island Sound.

**STANDARD 2:** Protection of Natural Hydrology
A. Site disturbance has been minimized as depicted on the enclosed Site Plan package. The limit of disturbance is delineated by construction fencing. No disturbance shall occur outside the fenced construction zone(s). No low areas on site are proposed to be dewatered or filled.

B. Construction notes to the contractor to limit soil compaction and the limits of disturbance are included on the Site Plan. Infiltrating storm water structures have been proposed in areas that should not experience loads from heavy construction traffic. These areas shall be delineated with construction fencing prior to installation and protected from heavy loading post installation. Construction traffic will be limited to areas proposed as hardscape. Areas disturbed that are not proposed as hardscape returned to a vegetated state.

C. The time of concentrations after development will approximate predevelopment values.

D. The enclosed Site Plan package illustrates how the development sought to follow the natural contours of the landscape. The proposed grading plan will not alter the existing overall watershed areas.

E. Areas of compost-amended soils have not been incorporated into the design, however, any pervious areas used for parking during construction shall have the soil tilled to a depth of 12 to 18 inches and amended with small amounts of organic matter if needed.

F. All areas disturbed, with the exception of the proposed impervious surfaces will be restored to a vegetated state upon completion of the project.

G. There are no flagged wetlands on site. The shoreline will be protected with double layer silt fencing and orange safety fencing..

H. No roadway or driveway crossings of surface waters are proposed.

I. No roadway or driveway crossings of streams are proposed.

**STANDARD 3:** Stormwater Best Management Practices

A. The proposed stormwater network has been designed to collect and treat runoff close to its source. 100% of the proposed impervious surfaces will be treated in an LID fashion. Three raingardens and one permeable driveway area will collect, treat, and infiltrate runoff.

B. Calculations are enclosed showing how Pollutant Reduction, Peak Flow Control, RRV and GRV standards are met. All proposed storm water structures provide storage in order to meet the WQV, RRV, GRV requirements.

C. The proposed junction boxes and catch basins act as access points for maintenance and shutdown in an unexpected event.

D. No pumping of stormwater is proposed.

E. No pumping of groundwater is proposed.

**STANDARD 4:** Runoff Reduction Volume and Groundwater Recharge Volume

A. RRV – Calculations are enclosed.

B. GRV – Calculations are enclosed.

C. RCV - (Runoff Capture Volume) calculations are not required for this project.
STANDARD 5: Peak Flow Control

A. The Steam Channel Protection criteria are not required to be met for this project.
B. Conveyance calculations enclosed.
C. Using HydroCAD, which incorporates the SCS TR – 20 Unit Hydrograph Method, the peak rate of runoff discharging to the POC were computed for a 1, 2, 5, 10, 25, 50, and 100-year 24-hour storm events, under existing and proposed conditions. These results are summarized in Drainage Summary Table I. Peak flows were not controlled considering the entire site discharges directly to Long Island Sound.

DRAINAGE SUMMARY TABLE I
SUMMARY OF HYDROLOGICAL & HYDRAULIC ROUTING CALCULATIONS FOR DRAINAGE AREA 1

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
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<td>2.66</td>
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<td>3.79%</td>
<td>135812.00</td>
<td>142022.00</td>
<td>4.57%</td>
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</tbody>
</table>

D. Conveyance protection and outlet protection is provided to ensure compliance.

STANDARD 6: Pollution Reduction

A. Calculations are enclosed. The proposed storm water Structures will remove pollutants by utilizing deep sump junction boxes, an infiltrating raingardens and permeable driveway areas.

STANDARD 7: High Load Areas

A. This site is not classified as a High Load Area.
B. This site is not classified as a High Load Area.
C. This site is not classified as a High Load Area.

STANDARD 8: Critical Areas

A. This site is not classified as a Critical Area.
B. This site is not classified as a High Load Area.
STANDARD 9: Redevelopment

A. The site has been evaluated as a redevelopment. Asphalt and gravel road and walking paths traverse the site.
B. As previously discussed, this project meets the standards to the maximum extent practicable.
C. The entire property has been previously developed. Asphalt and gravel road and walking paths traverse the site.
D. As previously discussed, this project meets the standards to the maximum extent practicable.
E. No known regulated or hazardous soils or materials were found on site during the onsite soil investigation, therefore, this standard is not applicable.

STANDARD 10: Construction Erosion and Sediment Control

A. Erosion control design and details are indicated in the site plan drawing set.
B. Erosion control design and details are indicated in the site plan drawing set.

STANDARD 11: Construction Inspections

A. If required by the approving authority, the proponent will post a bond, cash or other acceptable surety, in an amount deemed sufficient to ensure the work will be completed in compliance with the approved plans.
B. The proponent will be instructed to notify the approving authority before starting land-disturbing activity and before construction of key components of the stormwater management system.
C. The project engineer will conduct periodic inspections of the stormwater management system.
D. The project engineer will perform site inspections as required by the Field Inspection Record form SC-106.
E. Regardless of compliance with the approved plans, the stormwater management system design shall be revised if performance is not deemed adequate due to operational failure. This shall occur prior to final approval by approving authority.
F. Upon project completion, all required inspections and certifications necessary to document compliance to the approved plans shall be performed prior to approval being granted by the approving authority.

STANDARD 12: Operation and Maintenance

A. Refer to the Operations and Maintenance Plan Report for specific maintenance activities necessary to ensure functionality of the proposed stormwater management system.
B. The Operations and Maintenance Plan shall identify all applicable items in Section 5 and Section 7 of the Town of Greenwich Drainage Manual – Low Impact Development and Stormwater Management.
C. The Operations and Maintenance Plan Report will identify the parties legally responsible for implementing the Operations and Maintenance Plan.

D. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities necessary to ensure system functionality.

E. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities, and to provide these to the approving authority during inspections and/or upon request.

F. When the parties legally responsible fails to implement the Operation and Maintenance Plan, the municipality is authorized to assume responsibility for their implementation, and to secure reimbursement for associated expenses from the parties legally responsible, including, if necessary, placing a lien on the subject property.

**STANDARD 13: Stormwater Management Report**

This report satisfies this standard.

**STANDARD 14: Illicit Discharges**

Based on investigation of the site, there are currently no existing illicit discharges that could enter the stormwater management system. No illicit discharges are proposed.

Based on the above we can be assured that this development will not have any adverse hydrological or hydraulic impacts to any surrounding or downstream properties or drainage facilities. To the best of my knowledge, the drainage aspects of this proposal comply with the Town of Greenwich Roadway Design Manual, Drainage Manual, and Construction Standards.

Respectfully Submitted,

John P. Francolla, P.E., P.L.S.
Senior Project Engineer

Date: October 5, 2021
MAP LEGEND

Area of Interest (AOI)
- ~

Soils
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- ~

Transportation
- ~

Background
- ~

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.


Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

- Soil Survey Area: State of Connecticut
- Survey Area Data: Version 21, Sep 7, 2021
- Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
- Date(s) aerial images were photographed: Mar 26, 2011—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Hydrologic Soil Group

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres In AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
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<td>73C</td>
<td>Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky</td>
<td>B</td>
<td>3.4</td>
<td>8.2%</td>
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<tr>
<td>273C</td>
<td>Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes</td>
<td>D</td>
<td>4.1</td>
<td>9.9%</td>
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<tr>
<td>273E</td>
<td>Urban land-Charlton-Chatfield complex, rocky, 15 to 45 percent slopes</td>
<td>D</td>
<td>0.4</td>
<td>1.0%</td>
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<tr>
<td>306</td>
<td>Udorthents-Urban land complex</td>
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<td>642</td>
<td>Beaches-Hoeksaan-Urban land complex, 0 to 8 percent slopes</td>
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<td>2.6</td>
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<tr>
<td>W</td>
<td>Water</td>
<td></td>
<td>21.0</td>
<td>51.0%</td>
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<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>41.2</strong></td>
<td><strong>100.0%</strong></td>
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</tbody>
</table>
Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher
PROPOSED SITE DEVELOPMENT PLAN
ON PROPERTY OF
MEAD POINT LLC
602 INDIAN FIELD ROAD
GREENWICH, CONNECTICUT
10/5/2021
TAX ACCOUNT No. 02-1612

ZAONE: RA - 2
TOTAL AREA: 8.0593 ACRES
NORTH OF BRIDGE: 5.9964 ACRES
SOUTH OF BRIDGE: 2.0629 ACRES
AREA EXCLUDING ACCESS STRIP: 4.083 ACRES

LEGEND:

LOCATION MAP
SCALE: 1" = 500'

DRAWING LIST

<table>
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<tr>
<th>SHEET NO.</th>
<th>DRAWING TITLE</th>
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<td>2</td>
<td>A2 SURVEY</td>
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<tr>
<td>3</td>
<td>EXISTING CONDITIONS</td>
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<tr>
<td>4</td>
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S.E. MINOR & CO., INC.
ESTABLISHED 1997
Environmental Engineering & Planning
33 West Elm Street
Greenwich, Connecticut, 06830
203-679-7288
www.seminor.com

ZONE: RA - 2
TOTAL AREA: 8.0593 ACRES
NORTH OF BRIDGE: 5.9964 ACRES
SOUTH OF BRIDGE: 2.0629 ACRES
AREA EXCLUDING ACCESS STRIP: 4.083 ACRES
TOTAL AREA PARCEL A
361,204 SQ. FT. = 0.664 ACRES NORTH OF BRIDGE
31,805 SQ. FT. = 0.069 ACRES SOUTH OF BRIDGE
541 SQ. FT. = 0.003 ACRES

AREA EXCLUDING ACCESS STRIP TO LOT SHAPE CIRCLE
AND EXCLUDING DEFICIENT LOT WIDTH = 177,855 SQ. FT. = 4.385 ACRES

TOTAL AREA PARCEL B
153,879 SQ. FT. = 0.375 ACRES

AREA EXCLUDING ACCESS STRIP TO LOT SHAPE CIRCLE = 102,248 SQ. FT. = 2.398 ACRES

PROPOSED SURVEY
ON PROPERTY OF
MEAD POINT LLC
602 INDIAN FIELD ROAD
GREENWICH, CONN.
TAX ACCOUNT No. 62-1912

S.E. MINOR & CO., INC.
ESTABLISHED 1937
Engineering & Land Surveying
Environmental/Geoscientists
20 West Elm Street
Greenwich, Connecticut 06830
203-869-7100
www.minor.com

DATE: 10/08/2021

SCALE: 1" = 40'
ZONE: RA-2
TOTAL AREA: 8.0593 ACRES
NORTH OF BRIDGE: 5.9964 ACRES
SOUTH OF BRIDGE: 2.0629 ACRES
AREA EXCLUDING ACCESS STRIP: 4.083 ACRES

NOTE:
1. FLOOD ZONE LIMIT AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. 16,有效的至2070年1月1日。
2. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.
3. PROPERTY IS SERVED BY PRIVATE SEPTIC SYSTEM AND PUBLIC WATER SUPPLY.
4. PARCEL AS SHOWN ON S.L.R. MAP 8389.

SCALE: 1" = 40'
ZONE: RA-2
TOTAL AREA: 8.0593 ACRES
NORTH OF BRIDGE: 5.9964 ACRES
SOUTH OF BRIDGE: 2.0629 ACRES
AREA EXCLUDING ACCESS STRIP: 4.063 ACRES

NOTES:
1. FLOOD ZONE LINE AS SHOWN ON PLAT
3. DATE OF DEDICATION, OCTOBER 26, 2012
4. PROPERTY IS SERVICED BY PRIVATE SEPTIC SYSTEM AND PUBLIC WATER SUPPLY
5. PARCELLATION AS SHOWN ON PLAT IS SUBJECT TO APPROVAL.
TOWN OF GREENWICH STANDARD CONSTRUCTION NOTES

1. A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN TOWN OF GREENWICH - RIGHT OF WAY.
2. ALL WORK WITHIN THE TOWN OF GREENWICH - RIGHT OF WAY SHALL BE CONSTRUCTED TO TOWN OF GREENWICH STANDARDS.
3. CATCH BASINS FOR PRIVATE DRIVEWAYS SHALL HAVE A MINIMUM GRATE OF TWO FEET BY TWO FEET. IF THE DRIVEWAY IS CURBED THE CATCH BASIN SHALL HAVE A MINIMUM CURB INLET OF SIX INCHES. EACH DRIVEWAY CATCH BASIN SHALL ALSO HAVE A MINIMUM TWO-FOOT SUMP AND BELLTRAP.
4. ALL DRAINAGE CONNECTIONS TO THE TOWN DRAINAGE SYSTEM SHALL BE GRAVITY LINES. IF A DISCHARGE FROM A SUMP PUMP IS CONNECTED TO THE TOWN DRAINAGE SYSTEM IT MUST DISCHARGE TO A DRAINAGE STRUCTURE ON PRIVATE PROPERTY AND THEN BE CONNECTED TO THE TOWN DRAINAGE SYSTEM. ALL SUMP PUMPS REQUIRE A BACKFLOW PREVENTER (CHECK VALVE) BETWEEN THE PUMP AND THE DRAINAGE STRUCTURE. A DRAIN CONNECTION PERMIT FROM THE HIGHWAY DIVISION IS REQUIRED FOR ALL CONNECTIONS TO THE TOWN DRAINAGE SYSTEM.
5. IN ROADWAY CUTS, SUBDRAINS SHALL BE REQUIRED IF SEEPAGE OCCURS DURING CONSTRUCTION OR WITHIN ONE YEAR AFTER ROAD CONSTRUCTION IS COMPLETED AND ACCEPTED, EVEN THOUGH PLANS MAY HAVE BEEN APPROVED WITHOUT SUBDRAINS AND/OR ROADWAY ONSTRUCTION HAS BEEN COMPLETED.
6. ALL RETAINING WALLS GREATER THAN THREE FEET ARE REQUIRED TO BE DESIGNED, AND INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CONNECTICUT.
7. ALL DETENTION/RETENTION SYSTEMS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. ALL SYSTEMS SHALL USE A MANIFOLD SYSTEM TO DISTRIBUTE RUNOFF EVENLY INTO EACH ROW OF INFILTRATORS. DETENTION SYSTEMS WILL HAVE A MANIFOLD SYSTEM THAT CREATES THE LONGEST TRAVEL TIME TO THE CONTROL STRUCTURE. ALL DETENTION/RETENTION SYSTEMS MUST USE A STRUCTURE SUCH AS A MANHOLE FOR THE CONTROL STRUCTURE SO ALL FLOW CONTROL DEVICES CAN BE ACCESSED FOR MAINTENANCE.
9. EACH BMP TO BE INSTALLED SHALL HAVE THE SOILS BENEATH THE BMP SCARIFIED OR TILLED TO IMPROVE INFILTRATION.
10. THE CONTRACTOR MUST CONSTRUCT THE BIORETENTION AREA FOLLOWING THE SPECIFICATIONS IN APPENDIX G OF THE TOWN OF GREENWICH DRAINAGE MANUAL FEBRUARY 2012 AS AMENDED.
11. ALL AREAS THAT ARE USED BY CONSTRUCTION EQUIPMENT AND USED FOR CONTRACTOR PARKING MUST HAVE THE SOIL TILLED 12 TO 16 INCHES AND AMENDED WITH SMALL AMOUNTS OF ORGANIC MATERIAL IF NEEDED. THE AREA TO BE RESTORED SHALL BE DETERMINED BY THE SITE ENGINEER.
12. COMPOST-AMENED SOILS MUST FOLLOW THE REQUIREMENTS AS STATED IN THE TOWN OF GREENWICH DRAINAGE MANUAL FEBRUARY 2012 AS AMENDED.
13. TO OBTAIN A CERTIFICATE OF OCCUPANCY THE SUBMITTAL MUST INCLUDE THE FOLLOWING:
   - ITEMS ON THE CHECKLIST FOR CERTIFICATE OF OCCUPANCY - FORM CL-105
   - IMPROVEMENT LOCATION SURVEY (ITEMS ON CHECKLIST FOR IMPROVEMENT LOCATION SURVEY DEPICTING "AS-BUILT" CONDITIONS - FORM CL-106)
1. Identify locations of all underground utilities prior to layout. Mark these locations and provide protection during construction. Repair or replace any elements damaged during construction.

2. Notify owner / landscape designer of any discrepancies or errors between plans and site conditions before starting work.

3. All elements shall be built to meet all existing dirt road to remain.

4. Use dimensions where given, verify these proposed black vinyl coated chain links.

5. New driveway, terraces, paths, walls, and planting locations to be staked or outlined in field and approved by landscape designer / owner prior to construction.

6. Stone samples must be submitted to owner / landscape designer for approval.

7. Ensure the jobsite is left in a safe and orderly condition.

8. Contractor shall guarantee that all materials, codes and regulations.

9. Contractor shall guarantee all materials meet specifications.

10. The plans and details herein are provided for the purpose of bidding. These drawings are general and diagrammatic. Ultimately, the contractor is responsible for providing a complete and fully functional system that meets design intent at the highest professional standard.

11. The contractor shall review the bid set and offer quotes.

12. The contractor is solely responsible for any previous stipulations.

13. Refer to drawing 'SP-06/30/21' for enlarged notes not shown on this plan and notes.
MEAD POINT LLC
602 INDIAN FIELD RD
GREENWICH, CT 06606

P&Z SUBMISSION
10/06/2021

MARK P. FINLAY
ARCHITECTS, AIA
96 Old Post Road, Suite 200
Southport, CT 06890
203-254-2388
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