Demolish existing residence and construct a new residence with related site and storm water improvements, the result of which would exceed the building volume threshold of 150,000 cu.ft.

<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>130 Field Point Circle</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING ZONES:</td>
<td>RA-2 (2-acre minimum lot size) and COZ</td>
</tr>
<tr>
<td>FLOOD ZONE:</td>
<td>X and VE 15</td>
</tr>
<tr>
<td>PARCEL SIZE:</td>
<td>2.5-acres (108,900 sq.ft.)</td>
</tr>
<tr>
<td></td>
<td>(Zoning Lot Area = 2.45-acres (106,722 sq.ft.) + (R.O.W. = .05-acres (2,178 sq.ft.))</td>
</tr>
<tr>
<td>UTILITIES:</td>
<td>Public Water Supply and Septic</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS SQUARE FEET:</td>
<td>13,748 sq.ft.</td>
<td>9,605 sq.ft.</td>
</tr>
<tr>
<td>FLOOR AREA RATIO:</td>
<td>0.1288</td>
<td>0.09</td>
</tr>
<tr>
<td>VOLUME</td>
<td>Not provided by the applicant</td>
<td>Over 150,000 cu.ft. needs a Special Permit</td>
</tr>
<tr>
<td>GREEN AREA:</td>
<td>76.20% (1,914.3 sq.ft. OVER allowable surface development)</td>
<td>78.0%</td>
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</table>

<table>
<thead>
<tr>
<th>Residential Dwelling</th>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
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</thead>
<tbody>
<tr>
<td>FIRST FLOOR ELEVATION:</td>
<td>+/- 63.61’</td>
<td>Structure is fully within the X Flood Zone.</td>
<td>62.5’</td>
</tr>
<tr>
<td>DWELLING HEIGHT:</td>
<td>Not provided by the applicant</td>
<td>47’-6”</td>
<td>39’-10”</td>
</tr>
<tr>
<td>DWELLING SETBACKS (Min. Req./Prop.):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Front Yard Setback:</td>
<td>75.2’</td>
<td>75’</td>
<td>&gt;98’</td>
</tr>
<tr>
<td>• Side Yard Setbacks:</td>
<td>37.0’ and 85.3’</td>
<td>35’</td>
<td>&gt;39’ and 81.09’</td>
</tr>
<tr>
<td>• Rear Yard Setback:</td>
<td>&gt;75’</td>
<td>75’</td>
<td>&gt;75’</td>
</tr>
</tbody>
</table>
### APPLICATION SUMMARY:
The applicant is requesting Final Coastal Site Plan and Special Permit approval under Sections 6-5, 6-13, 6-101(a), 6-111, 6-139.1, and 6-205 of the Town of Greenwich Building Zone Regulations (BZR) to demolish an existing single-family dwelling and to construct a new single-family residence, in ground swimming pool with cabana, tennis court and related site improvements to exceed 150,000 cubic feet of building volume on a 2.50-acre (2.45-acre less accessway) parcel located at 130 Field Point Circle in the RA-2 and COZ Zones.

### ISSUES/RECOMMENDATIONS:
1. **The Inland Wetlands Agency** (IWWA) issued a green sheet sign-off dated 12/3/2021 indicating no action is required.
2. **DEEP** issued comments on 1/24/2022 and notes no comment for the Commission’s consideration.
3. **The Zoning Enforcement Officer** issued comments dated 1/21/2022 and requests the applicant note top and bottom wall elevations as well as submit a plan noting proposed setbacks. The applicant submitted a plan showing setbacks on 1/27/2022, but nothing yet to address the wall elevations.
4. **The Conservation Department** provided comments dated 1/21/2022 and is and notes opportunities for improvement in their memorandum including the request for more detailed information on the proposed greenroof, to remove an invasive plant along the seawall area, for the applicant to minimize grading and site disturbance where possible to prevent the loss of mature trees and soil disturbance, and for the applicant to add a wider buffer along the seawall area.
5. **The Health Department** issued comment on 12/16/2021 and notes that they have no issue with this proposal.
6. **Drainage Exemption.** The applicant submitted the “residential teardown exemption certification” signed on 12/6/2021 by a licensed Connecticut Engineer showing they are decreasing the site’s impervious coverage by 141 sq.ft. The Town’s Engineering Division does not review drainage exemption applications.
7. **Naturalized Buffer to Long Island Sound.** A 10'-0” wide buffer of solely Schizachyrium scoparium 'The Blues' is currently proposed along the shoreline. Conservation suggests increasing the buffer to 50-feet wide as well as diversifying the planting selection here. The Commission may determine if the planting plan meets the intent of Section 6-111(D) of the Town’s Building Zone Regulations (BZR).
8. **Nonconforming FAR.** The lot has an existing nonconforming FAR of 0.1288 FAR (13,748 sq.ft.) and the proposed FAR is 0.1283 (13,692.50 sq.ft.). The proposed project reduces the non-compliance by 55.5 sq.ft., but it is still 4,087.5 sq.ft. OVER the FAR for the RA-2 zone per Sec. 6-205 of the BZR, which is 0.09 FAR (9,605 sq.ft. for this 2.45-acre property).

9. **Nonconforming Green Space.** The existing green area of the site is 76.2% (1,914.3 sq.ft. OVER the allowable surface development) for the RA-2 zone according to Sec. 6-205 of the BZR where 78.0% is required. The proposed plan reduces the nonconformity to 77.57% (which is still 454.2 sq.ft. OVER allowable surface development).

10. **Tennis Court.** The Commission may ask the applicant to clarify the setbacks of the proposed tennis court are not increasing the existing tennis court’s nonconformity.

11. **Greenroof.** The architecture plans note a “greenroof” (which is applauded!) on the “Third Floor Plan”, Sheet A101 and the applicant provided a stock extensive section of the proposed greenroof. Commission may ask the applicant to clarify what plant material is planned and if stormwater retention is considered in the drainage calculations for the site.

12. **Invasive Plant.** The Commission may ask the applicant to remove an invasive plant, believed to be Porcelain Berry, along the seawall to prevent further spreading.

13. **Sinkhole by the seawall.** The existing drainage pipe looks to have been undermined by waves, compromising the seawall and resulting in a sinkhole about 15-feet up the seawall. Fixing this hazardous situation may require a permit from CT DEEP.

14. **Sports Lighting.** The Commission may ask the applicant to confirm that no sports lighting is a part of this application. Any proposed lighting needs to meet the requirements of Sec. 6-153 of the BZR and be approved by both the ARC and P&Z Commission.

**PROPOSAL:**
The applicant is requesting Final Coastal Site Plan and Special Permit approval under Sections 6-5, 6-13, 6-101(a), 6-111, 6-139.1, and 6-205 of the Town of Greenwich Building Zone Regulations (BZR) to demolish an existing single-family dwelling and to construct a new single-family residence with greenroof, in ground swimming pool with cabana, tennis court and related site improvements to exceed 150,000 cubic feet of building volume on a 2.50-acre (2.45-acre less accessway) parcel located at 130 Field Point Circle in the RA-2 and COZ Zones.

The property is currently improved with a single-family residence (built in 1916), tennis court (built in 1970), pool (built in 1970), patio, walkways, driveway, landscaping, and a 20’ wide boulder area abutting a sandy shoreline of Long Island Sound. The property has an existing nonconforming FAR and Green Space numbers, and the existing tennis court has nonconforming setbacks.

A special permit is required per Section 6-101(a) of the BZR, as the total volume of buildings on the property is greater than 150,000 cubic feet.
DEPARTMENT COMMENTS:

ZEO - see attached memo dated 1/21/2022
CONSERVATION - see attached memo of 1/21/2022
HEALTH - see attached email of 12/16/2021
CT-DEEP - see attached email from 1/24/2022
IWWA - see attached green sheet from 12/3/2021

COASTAL RESOURCES AND STRUCTURES: The site is a direct waterfront property on Long Island Sound and is within the Coastal Overlay Zone. It is therefore subject to all the provisions of Section 6-111 of the BZR. The site is within Flood Zones X and VE 15. All proposed work is within the X Flood Zone and over 200’ away from Long Island Sound, notwithstanding the proposed 10-foot wide planted buffer along the property’s eastern edge that abuts the Sound. The Commission may determine if the planting plan meets the intent of Section 6-111(D) of the Town’s Building Zone Regulations (BZR).

This project is subject only to “Green Sheet” approval by the IWWA. IWWA issued a green sheet sign-off dated 12/3/2021 indicating no action is required.

DRAINAGE: The applicant submitted the “residential teardown exemption certification” signed and stamped on 12/6/2021 by a licensed Connecticut Engineer showing they are decreasing the site’s impervious coverage by 141 sq.ft. from existing conditions. The Town’s Engineering Division does not review drainage exemption applications.

As per the Town’s Drainage Manual, the applicant did submit a Stormwater Management Report that is dated 12/6/2021. The report notes the site’s runoff currently flows generally from west to east across the parcel directly towards Long Island Sound. All impervious areas are collected by a series of catch basins on the property that ultimately discharge to Long Island Sound through a 12” RCP (Reinforced Concrete Pipe). All existing impervious surfaces flow untreated and unabated towards the Sound.

The proposed drainage design is expected to reduce the driveway by 3,300 sq.ft., and is planned to be made of standard mix asphalt and include two (2) foot sumps to trap sediment before it discharges into the Sound. The existing curb cut will remain.

The proposed roof leaders and driveway drainage system are proposed to tie into the existing drainage system that runs through the property.

The architecture plans note a “greenroof” on the “Third Floor Plan”, Sheet A101. However, no further information is given on this element within the engineering or landscape plans. The Commission may ask the applicant to clarify the design of the proposed greenroof (which is praised!) and if it is planned to assist with any stormwater management.

ZONING: The Zoning Enforcement Officer (ZEO) issued comments dated 1/21/2022 requesting the applicant show top and bottom wall elevation as well as a plan nothing the proposed setbacks prior to Site Plan approval. The applicant submitted a plan highlighting the proposed setbacks on 1/27/2022 and has not yet addressed the wall elevation comment by the ZEO.
The Commission may ask the applicant to clarify the setbacks of the proposed tennis court to confirm they are not increasing the existing tennis court's nonconforming setbacks. Without an existing nonconforming situation an accessory structure would need a 25’ setback and be in the rear yard per Sec. 6-205 for the RA-2 zone, and as defined by a Structure per Sec. 6-5(49) if the fence is over six-feet in height.

The lot has an existing nonconforming FAR and Green Space and the proposed development reduces, but does not eliminate, these factors.

- **Nonconforming FAR:** The existing FAR is 0.1288 (13,748 sq.ft.). The proposed FAR reduces the nonconformity by 55.5 sq.ft., to be 0.1283 FAR (13,692.50 sq.ft.). The proposed development is still 4,087.5 sq.ft. OVER the allowable FAR for the RA-2 zone, per Sec. 6-205 of the BZR, which is 0.09 FAR (9,605 sq.ft. for this 2.45-acre property).

- **Nonconforming Green Area:** The existing green area of the site is 76.2% (1,914.3 sq.ft. OVER the allowable surface development) for the RA-2 zone according to Sec. 6-205 of the BZR where 78.0% is required. The proposed plan reduces the nonconformity to 77.57% (which is still 454.2 sq.ft. OVER allowable surface development).

**CONSERVATION:** The Conservation Department provided comments dated 1/21/2022 and notes opportunities for improvement in their memorandum including the request for more detailed information on the proposed greenroof (which is praised!), to remove an invasive plant along the seawall area and for the applicant to minimize grading and site disturbance where possible to prevent the loss of mature trees and soil disturbance. Conservation suggests the design team consider moving the pool closer to the residence where the topography is more level and the soil is already disturbed.

They also suggest the Commission and design team strongly consider a 50-foot wide natural planted buffer where the application currently shows only a 10-food wide strip of a single plant species. There is 250 feet of lawn between the proposed pool and the eastern limit of lawn at the beach. Given the dimension, accommodating a meaningful and attractive natural buffer to protect Long Island Sound from typical residential uses should be achievable. Plantings should include native species of trees and/or shrubs and/or herbaceous ground cover. The proposed native fescue meadow lacks diversity and it too narrow to create a meaningful buffer.

The Commission may ask the applicant to remove an invasive plant, believed to be Porcelain Berry, along the seawall to prevent further spreading.

The existing drainage pipe within the seawall looks to have been undermined by waves, compromising the seawall and resulting in a sinkhole about 15-feet up the seawall. Fixing this hazardous situation may require a permit from CT DEEP.

**Health Department:** Through an email on 12/16/2021 the Health Department notes they approved an 8-bedroom septic system to serve a new residence and pool cabana. The existing septic system, portions of which are on the neighboring property will be abandoned. Based on this, the Health Department has no issue with this application.
BACKGROUND: This is the first Planning & Zoning application for this property.

APPLICABLE ZONING REGULATIONS:
Section 6-5 – Definitions
Section 6-13 – Site Plan Approval Required by Planning and Zoning Commission
Section 6-15 – [Site Plan] Standards
Section 6-101(a) – Special Permit for Residential Zones
Section 6-111 – Coastal Overlay Zone
Section 6-131(e) – Minimum Front Yard Exceptions
Section 6-139.l – Flood Hazard Overlay Zone
Section 6-144 – Accessory Buildings in Residential and Commercial Zones
Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdgs.
ZONING ENFORCEMENT

Project No. PLPZ202100552 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: RPR & ESR Field Point, LLC.

LOCATION: 130 Field Point Circle

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 applicant should note top and bottom of wall elevations. The applicant needs to submit a plan noting the proposed setbacks.

☐ 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: 1/21/2022

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

To: Jacalyn Pruitt, Planner II
From: Aleksandra Moch, Environmental Analyst (Wetland and Soil Scientist)
Date: January 21, 2022
Re: RPR & ESR Field Point LLC, 130 Field Point Circle, PLPZ 2021 00552
    Site plan by Frangione Engineering LLC, dated December 2, 2021 and landscape plan by Edmund D. Hollander, Landscape Architect Design, P.C., dated December 2, 2021

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

1. The proposed site redevelopment plan largely falls within the existing residence area, including its associated pool and tennis court. However, the construction envelope will be expanded eastward with the new pool and grading. The large terrace connecting the pool to the residence will be mostly maintained as a lawn breaking the hardscape with green space allowing more natural infiltration opportunities. Nevertheless, the expansion of grading and paving towards the east will have a negative impact on natural soil functions which will be diminished by filling and paving. New fill requires more irrigation and intensive care in terms of the nutrient application. These fertilizers have the potential to migrate to Long Island Sound via ground water and surface water. To reduce this potential impact, the pool could be closer to the residence where the topography is more level and the soil already disturbed.

2. This site supports some large mature trees. Unfortunately, several of them will be taken down during the site development phase. Five mature Japanese maples growing along the reshaped front parking area will be lost. Even though these trees are not of a high habitat value, removing them will create a void within the connected green belt of trees offering storm water absorption, filtration, air purification, noise barrier, shade reduction of the negative effects of paved driveway and shelter for wildlife. These lost functions should be recovered in other area of the site.

3. While the lot is redeveloped to bring all of the other aspects of development up to current day standards, so too should the standards of protecting Long Island Sound be addressed. Manicured lawn sloping all the way to the water’s edge promotes deposition of nutrient and pesticide rich storm water runoff into the Sound, causing algal blooms and hypoxia during the summer months and impacting aquatic wildlife. Extensive lawns invite geese which, at a pound of feces per goose per day, generates health hazards and adds to the
pollutant load of storm water runoff. Field investigation confirmed the site is used extensively by Canada
geese as droppings densely blanket the lawn.

There is 250 feet of lawn between the proposed pool and the eastern limit of lawn at the beach. Given the
dimension, accommodating a meaningful and attractive natural buffer to protect Long Island Sound from
typical residential uses should not be a hardship. A buffer 50 feet in depth with a path to the beach appears
prudent and reasonable. Plantings should include native species of trees and/or shrubs and/or herbaceous
ground cover. The proposed native fescue meadow lacks diversity and it too narrow to create a meaningful
buffer.

4. The proposed landscape plan contains a good percentage of native plants. The design will enhance the
aesthetic and environmental values of the site. The architectural plans offer a roof garden, which is lauded.
More details should be provided as of the depth of the medium growth and the type of plants utilizing the
area. A well design roof garden will help with storm water management, house insulation, moderate the heat
island effect of the roof and provide a habitat for insects and birds.

5. The seawall is covered with invasive porcelain berry which should be removed to prevent further spreading.
The existing drainage pipe had been undermined by waves, compromising the seawall and resulting in a
large land collapse creating a sinkhole about 15 feet up the seawall. Fixing this hazardous situation may
require a permit from CT DEEP.

6. Further site plan improvements should minimize grading within the western side of the new front parking
area and the driveway. The existing evergreen hedges along the property consist of large spruces. Special
care should be applied during the site excavation work to ensure these hedges are preserved.

cc: Conservation Commission
The Health Department has approved an 8 bedroom septic system to serve a new residence and pool cabana, the existing septic system, portions of which are on the neighboring property will be abandoned. 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 130 Field Point Circle.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/ElaZSsw3-B5CmgCfaVURDtwBsoAeM7QwcNXjTZ_qG7v4g?e=msm3gi

This is tentatively scheduled for a meeting in January.

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
Pruitt, Jacalyn

Subject: FW: ROUTING - 130 Field Point Circle - PLPZ 202100552 - FSPC/SP

Importance: Low

From: Gaucher, John
Sent: Monday, January 24, 2022 4:35 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Cc: 'Tom Heagney' (theagney@hls248.com) <theagney@hls248.com>
Subject: RE: ROUTING - 130 Field Point Circle - PLPZ 202100552 - FSPC/SP
Importance: Low

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: Thursday, December 16, 2021 9:41 AM
To: Gaucher, John <John.Gaucher@ct.gov>
Subject: ROUTING - 130 Field Point Circle - PLPZ 202100552 - 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 Final Coastal Site Plan and Special Permit at 130 Field Point Circle.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/ElaZSw3B5CmgCfaVURDtBsRUCBczGjoCIBGkEty3I5g?e=psirbd
This link will expire in 7 days.

This is tentatively scheduled for a January 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

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

Attached is the specification sheet for the green roof. This is proposed to cover the south, west and north parts of the roof not covered by the third floor.

I have asked Rob Frangione to prepare a map without the topographic information so that the setbacks are easy to see. I will forward it either later today or tomorrow morning.

Tom

Thomas J. Heagney
Heagney, Lennon & Slane, LLP
31 East Elm Street
Greenwich, CT 06830
D: 203-661-8401
O: 203-661-8400
F: 203-661-7496
theagney@HLS248.com

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LiveRoof STANDARD SYSTEM
Over Conventional Roofing Assembly

SIDE VIEW

LiveRoof Standard Module
Moisture Portals™
LiveRoof Engineered Soil
LiveRoof Green Roof Plants (Minimum 95% Soil Coverage at Installation)
Minimum 40-mil Polypropylene or EPDM Slip Sheet, Edges Overlapped & Seamed
EPDM, TPO or PVC Waterproofing Membrane
Bonding Adhesive
Insulation
Insulation Adhesive

TOP VIEW

Drainage Holes
Ergonomic Handles

LiveRoof System Saturated Weight: 27-29 lbs / sf

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.
[EXTERNAL]

Jackie,

Attached is a cleaner plan showing the setbacks. I will drop a hard copy off this morning along with the existing FAR worksheets.

Tom

Thomas J. Heagney
Heagney, Lennon & Slane, LLP
31 East Elm Street
Greenwich, CT 06830
D: 203-661-8401
O: 203-661-8400
F: 203-661-7496
theagney@HLS248.com

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**CAUTION:** This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.
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: 130 Field Point Circle, Greenwich, CT 06830
Tax ID: 02-1362

Property Owner: RPR & ESR Field Point LLC
Address: c/o Richman Group 777 West Putnam Avenue, Greenwich, CT 06830

Email: ___________ Cell Phone: ___________ Other Phone: ___________
Applicant: RPR & ESR Field Point LLC
Address: c/o Richman Group 777 West Putnam Avenue, Greenwich, CT 06830

Email: ___________ Cell Phone: ___________ Other Phone: ___________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 31 East Elm Street, Greenwich, CT 06830
Email: THeagney@hscltlaw.com

Select One: □ Pre-Application □ Final
Zone(s): RA-2
Lot Area: 2.45 ac (106,722 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>PERMITTED/ REQUIRED</th>
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<td>Parking Spaces</td>
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<td>THIS SITE PLAN INVOLVES:</td>
<td>□ Additions</td>
<td>□ Alterations</td>
<td>☒ Demolition</td>
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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  

**Application Signature Page**  

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**Applicant:** RPR & ESR Field Point LLC  

| Email:            | __________________________ | Cell Phone:             |
| Other Phone:      | __________________________ | ________________________ |
| Signature:        | __________________________ | *See Authorization Letter |
| Date:             | __________________________ | 12/6/21                |

**Authorized Agent:** Heagney, Lennon & Slane, LLP  

| Email:            | THeagney@hlslaw.com       | Cell Phone:             |
| Other Phone:      | __________________________ | ________________________ |
| Signature:        | __________________________ | _______________________ |
| Date:             | __________________________ | 12/6/21                |
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: 130 Field Point Circle, Greenwich, CT 06830
Property Owner: RPR & ESR Field Point LLC

Email: __________________________ Cell Phone: __________________________ Other Phone: __________________________
Applicant: RPR & ESR Field Point LLC

Email: __________________________ Cell Phone: __________________________ Other Phone: __________________________
Authorized Agent: Heagney, Lennon & Slane, LLP

Email: THeagney@hlsctlaw.com

Address: c/o Richman Group 777 West Putnam Avenue, Greenwich, CT 06830
Address: 31 East Elm Street, Greenwich, CT 06830

Zone(s): RA-2
Lot Area: 2.45 ac (106,722 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
December 7, 2021

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

RE: 130 Field Point Circle, Greenwich, CT 06830

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

RPR & ESR Field Point LLC

[Signature]

Richard Richman
Managing Member
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant’s Name: RPR & ESR Field Point LLC
Date: December 6, 2021
Address: c/o Richman Group 777 West Putnam Avenue, Greenwich, CT 06830
Project Address or Locations: 130 Field Point Circle, 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 demolish an existing single-family dwelling and construct a new
 single-family dwelling, pool and associated site improvements at 130 Field Point Circle.
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 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.

(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 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).

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
NARRATIVE

Applicant proposes to demolish the existing three-story 13,748 square-foot home and construct a new single-family home of 13,692 square feet. The property contains 2.45 acres and is located within the coastal zone. Green area is currently non-conforming at 76.2% versus the required 78% and the proposed green space will be 77.5% more conforming than existing. The proposed height will be 39’10” from average grade whereas 47.5 feet is permitted.

While a small portion of the property is located in the VE-15 flood zone, the entire house development will occur in the X zone. There will be a net reduction in overall impervious coverage therefore the project is submitted under the residential teardown exemption.

Special permit is submitted along with the coastal site plan due to the volume of 228,955 cubic feet.

Site plan and special permit approvals are requested.

Respectfully Submitted,
Thomas J. Heagney
Dated: December 7, 2021
TOWN OF GREENWICH
AFFIDAVIT OF NOTIFICATION OF COASTAL SITE PLAN & 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 December 7, 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 December 7, 2021 as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the properties for which an application for coastal site plan and special permit for the property located at 130 Field Point Circle, Greenwich, Connecticut has been filed with the Town of Greenwich Planning and Zoning Commission.

[Signature]
THOMAS J. HEAGNEY

Subscribed and sworn to before me this 7th day of December, 2021

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

Abutting property owners of 130 Field Point Circle:

115 FPC Nominee Real Estate Trust
c/o 170 Mason Street
Greenwich, CT 06830
02-1371

Field Point Circle Traffic Island
Field Point Circle
Greenwich, CT 06830
02-9008

136 Field Point Circle Holding Company LLC
1511 Avenue Ponce DeLeon #C
San Juan, PR 00909
02-1583

Donald M. Kendall, TR
120 Field Point Circle
Greenwich, CT 06830
02-1582

140 Field Point Circle Nominee Real Estate Trust
c/o 170 Mason Street
Greenwich, CT 06830
02-1473

The Field Point Park Association, Inc.
c/o Heidi Brake Smith, President
15 Field Point Circle
Greenwich, CT 06830
EXHIBIT B

December 7, 2021

To Whom It May Concern:

Notice is hereby given that RPR & ESR Field 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 their property located at 130 Field Point Circle 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: 203-622-7894
December 7, 2021

To Whom It May Concern:

Notice is hereby given that RPR & ESR Field 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 their property located at 130 Field Point Circle in Greenwich, Connecticut.

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For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
RESIDENTIAL

VALUATION RECORD

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### IMPROVEMENT DATA

#### PHYSICAL CHARACTERISTICS
- **Style:** Tudor
- **Occupancy:** Single family
- **Story Height:** 2.75
- **Finished Area:** 12899
- **Attic:** 3/4
- **Basement:** 3/4

#### ROOFING
- **Material:** Asphalt shingles
- **Type:** Gable
- **Framing:** Std for Class
- **Pitch:** Not available

#### FLOORING
- **Slab:** B
- **Sub and joists:** 1.0, 1.75, 2.0, 2.5, 2.75, A
- **Base Allowance:** 1.0, 1.75, 2.0, 2.5, 2.75, A

#### EXTERIOR COVER
- **Stucco:** 1.0, 2.0, 2.5, 2.75
- **Wood Siding:** 1.75, A

#### INTERIOR FINISH
- **Normal for Class:** B, 1.0, 2.0, 2.5

#### ACCOMMODATIONS
- **Finished Rooms:** 22
- **Bedrooms:** 9
- **Family Rooms:** 1
- **Formal Dining Rooms:** 1
- **Fireplaces:** 8

#### HEATING AND AIR CONDITIONING
- **Primary Heat:** Hot water - gas

#### PLUMBING
- **# Fixt. Baths:** 30

#### REMODELING AND MODERNIZATION
- **Kitchen:** 1 01/01/2000
- **Bath Facilities:** 4 01/01/1998

### SUMMARY OF IMPROVEMENTS

#### SPECIAL FEATURES

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#### TOTAL IMPROVEMENT VALUE
- **Neigh 100020 AV:** 6146800

### Finished

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#### Supplemental Cards
- **TOTAL IMPROVEMENT VALUE:** 6146800

### Notes
- **Data Collector/Date:** GS 11/21/2019
- **Appraiser/Date:** TOG 10/01/2015
- **Neighborhood:** Neigh 100020 AV
**PERMIT-NEED QUESTIONNAIRE**

This form is **NOT** an IWWA Application

**Project Address**: 130 Field Point Circle  
**Tax ID**: 02-1362

**Property Owner**: 130 Field Point Circle  
**Address**: 130 Field Point Circle

**Authorized Agent**: Thomas J. Heagney  
**Address**: 31 East Elm St, 06820

**Contact Information** - Email or Cell Phone: 203-661-8401

<table>
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**Will this activity require an addition to the septic system or a B100a?**  
**YES ✔ NO**

**FEE**: $65 for reviews requiring a site visit

---

**A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.**

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

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

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

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

**As the property owner or authorized agent, I believe the information I have submitted is correct.**

**Signature**: [Signature]  
**Date**: 12-3-21

---

**STAFF NOTES**

<table>
<thead>
<tr>
<th>Office Rev Date</th>
<th>Field Inv Date</th>
<th>WET/WC?</th>
<th>YES No Tidal</th>
</tr>
</thead>
<tbody>
<tr>
<td>9-3-21</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Action Required?**  
**YES ✔ NO**  
**If yes DP AA AP SA Staff**

**Soils Report Date**  
**Author**

**Comments**: No activities on property

---

**INLAND WETLANDS AND WATERWAYS AGENCY**

**Received**: DEC 03 2021

**Wetland Inventory Revised 03-03-03**
December 6, 2021

Richard Richman
10 Conyers Farm Drive
Greenwich, CT 06831

RE: Property of Richard Richman
130 Field Point Circle, Greenwich, CT

Dear Mr. Richman:

Frangione Engineering, LLC (FE) has established the Green Area for the existing & proposed house.

LOT AREA = 106,722 SF Zone = RA-2 Green Area Required = 78% = 106,722 x .78 = 83,243.2 SF

Allowable Coverage = 106,722 – 83,243.2 = 23,478.8 SF

Existing Conditions

Existing House: 6,843.4 SF
Existing Drive: 11,486.1 SF
Existing Walks > 5’ wide: 688.7 SF
Existing Tennis Court: 5,474.5 SF
Existing Pool: 900.4 SF

Total Covered Area: 25,393.1 SF

=> 25,393.1 SF – 23,478.8SF = 1,914.3 SF over allowable surface development

Proposed Conditions

Proposed House: 6,803 SF
Proposed Drive: 8,208 SF
Proposed Pool House: 756 SF
Proposed Walks > 5’ wide: 224 SF
Proposed Tennis Court: 6,016 SF
Proposed Pool: 1,926 SF

Total Covered Area: 23,933 SF

=> 23,933 SF – 23,478.8 SF = 454.2 SF over allowable surface development

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

Sincerely,

Frangione Engineering LLC

Robert M. Frangione, P.E.
Owner & Chief Engineer
Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: RPR & ESR Field Point, LLC

Project Address: 130 Field Point Circle

Project Lot Number(s): 2

Property Owner(s): RPR & ESR Field Point, LLC

Tax Account Number(s): 02-1362   Zone(s): RA-2   Lot Area: 2.45 Acres

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

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:
   - Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
   - Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.
   - Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.
   - Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
   - Customary cemetery management.
   - Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
   - Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
   - Repair of an existing septic system.
   - Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
   - Repair or replacement of an existing roof of a single-family dwelling.
   - Construction of a second (or higher) floor addition on an existing building.
   - Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.
   - The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.

The construction of any fence that will not alter existing terrain or drainage patterns.

If so, the Greenwich Stormwater Management Standards shall not apply, and submittal of a Stormwater Management Report is not required. However, application of the standards is still strongly encouraged.

OWNERS' CERTIFICATION

RPR & ESR Field Point, LLC

 Owners' Name ____________________________

 Street Address 130 Field Point Circle City Greenwich State CT Zip 06830

 Phone 203-413-0300 FAX ____________________________

 Owners' Signature ____________________________ Date ____________________________

CONTRACTOR'S CERTIFICATION

 Company Name ____________________________

 Street Address ____________________________ City ____________________________ State ______ Zip ______

 Phone ____________________________ FAX ____________________________

 Contractor's Signature ____________________________ Date ____________________________
Conditional Residential Teardown Exemption Requiring Certification by a Professional Engineer:

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

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

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

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

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

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

The use of this exemption removes any future additional construction on the property from using the Conditional Exemption regardless of ownership changes.
PROFESSIONAL – RESIDENTIAL “teardown” EXEMPTION CERTIFICATION

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

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

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

Date 12/6/21

Professional Engineer's Signature

[Signature]

Professional Engineer’s Seal

Form SE-100  Page 7 of 8  February 2014
Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

**IMPEVIOUS AREA WORKSHEET**

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

**POINT OF CONCERN**

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>6,843</td>
<td>7,559</td>
<td>716</td>
</tr>
<tr>
<td>Driveways</td>
<td>11,486</td>
<td>8,208</td>
<td>-3,278</td>
</tr>
<tr>
<td>Sidewalks/Paths</td>
<td>689</td>
<td>898</td>
<td>209</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>900</td>
<td>1,926</td>
<td>1,026</td>
</tr>
<tr>
<td>Patios</td>
<td>2,680</td>
<td>3,308</td>
<td>628</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>5,475</td>
<td>6,016</td>
<td>541</td>
</tr>
<tr>
<td>Other</td>
<td>65</td>
<td>82</td>
<td>17</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td><strong>28,138</strong></td>
<td><strong>27,997</strong></td>
<td><strong>-141</strong></td>
</tr>
</tbody>
</table>

\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of "impervious surface."

Form SE-100

Page 8 of 8

February 2014
Stormwater Management Report
For RPR & ESR Field Point, LLC – 130 Field Point Circle, Greenwich, CT

1. Project Narrative

The owners propose constructing a new house, pool house, tennis court, pool, patios and driveway on their 2.45-acre parcel at 130 Field Point Circle in the RA-2 Zone. The site presently consists of a residence, tennis court, garage, pool, patios, walkways and driveway. The proposed improvements to the site will lead to a reduction in impervious area of approximately 141 SF. This report will show that the runoff from the proposed house and driveway can be allowed to flow along existing drainage paths and that the proposed project will not have an adverse impact on downslope properties or drainage facilities. All of the proposed activities will be conducted in Flood Zone “X” as delineated on the attached site plan. This project is being submitted to Greenwich Coastal Area Management (CAM) under the “Conditional Residential Teardown Exemption Requiring Professional Engineer Certification” under the February 2014 revision to the Town of Greenwich Stormwater Design Manual of 2012 (“The Manual”).

2. Applicable Land Use Regulations

The 2.45-acre site contains no wetlands or watercourses. It is a direct waterfront property on Long Island Sound. The nearest activity to Long Island Sound is the proposed septic system, which will be over 200’ away from the Sound. This project is subject only to “Green Sheet” approval by the Greenwich Inland Wetlands and Watercourse Agency (IWWA). The property is located within the Coastal Area Management (CAM) Zone and is not within a Drinking Water Supply Watershed. As such, it is considered a Critical Area under Standard No. 8 of the Manual.

3. Site Inventory & Evaluation

Presently runoff from the site flows generally from west to east across the parcel directly towards Long Island Sound. All impervious areas are collected by a series of catch basins on the property that ultimately discharge to the Sound via a 12” RCP. All proposed activity will be greater than 200’ away from the Sound. The property has been identified as “Site” in the enclosed hydrologic analysis. All existing impervious surfaces flow untreated and unabated out towards the Sound. The enclosed NRCS Web Soil Survey Report classifies the property as containing “Woodbridge-Urban Land Complex” soils with a Hydrologic Soil Group “C” rating. Deep test pits were performed on the site for the purpose of the septic system design that support this classification.

There are no wooded areas, soil conservation areas, or riparian management areas on the parcel. The easterly end of the parcel is in the “VE-15” Special Flood Hazard Zone.

4. Development Envelope

The area that is proposed to be disturbed is primarily near the existing house in the middle of the property. The proposed house will be located in close proximity to the existing house. The existing driveway will be removed and reduced by nearly 3,300 SF. The existing curb cut will remain. The proposed roof leaders and driveway drainage system will tie into the existing drainage system that runs through the property. The new driveway will be
comprised of standard mix asphalt and will have catch basins with two (2) foot sumps to trap sediment before it can be discharged into the Sound.

We have proposed protecting the trees along the western, southern, and northern property lines from being disturbed. There are no “project-sensitive” areas and no other mature trees to protect. There are no slopes over 25% for a distance of 50 feet or more in the area of the proposed house and driveway.

5. LID Control Strategies

Because of the large amount of impervious areas already on the site, there will be a decrease in impervious area of approximately 141 SF as a result of the proposed development. We have analyzed the entire 2.45-acre parcel that drains to the east. Using the SCS TR-20 Method, we have computed the existing and proposed runoff rates for the 1-, 2-, 5-, 10-, 25-, 50-, and 100-Year, 24-Hour storms generated by the proposed activities for the site. A summary of the runoff rates and volumes leaving the site is included in Table I.

<table>
<thead>
<tr>
<th>Storm Event</th>
<th>Flow/Volume</th>
<th>Existing</th>
<th>Proposed</th>
<th>Δ</th>
<th>Δ(%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Year</td>
<td>q (cfs)</td>
<td>2.76</td>
<td>2.76</td>
<td>0.00</td>
<td>0.00%</td>
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<tr>
<td></td>
<td>v (CF)</td>
<td>10,428.00</td>
<td>10,428.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>2-Year</td>
<td>q (cfs)</td>
<td>3.70</td>
<td>3.70</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>v (CF)</td>
<td>13,818.00</td>
<td>13,818.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>5-Year</td>
<td>q (cfs)</td>
<td>5.49</td>
<td>5.49</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>v (CF)</td>
<td>20,340.00</td>
<td>20,340.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>10-Year</td>
<td>q (cfs)</td>
<td>7.14</td>
<td>7.14</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>v (CF)</td>
<td>26,450.00</td>
<td>26,450.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>25-Year</td>
<td>q (cfs)</td>
<td>9.89</td>
<td>9.89</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>v (CF)</td>
<td>36,783.00</td>
<td>36,783.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>50-Year</td>
<td>q (cfs)</td>
<td>12.45</td>
<td>12.45</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>v (CF)</td>
<td>46,613.00</td>
<td>46,613.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>100-Year</td>
<td>q (cfs)</td>
<td>15.66</td>
<td>15.66</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>v (CF)</td>
<td>59,151.00</td>
<td>59,151.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

The proposed impervious area falls within the Green Space requirements set forth in the Greenwich Zoning Regulations. As demonstrated in Table I, there will be a decrease in runoff rates and volumes for the 1-, 2-, 5-, 10-, 25-, 50-, and 100-Year, 24-Hour storms generated by the proposed activities to the point of concern. We have provided a Conveyance Protection Worksheet to demonstrate that the roof leader pipes, tennis court drain, and driveway drains can safely transmit the 25-Year Runoff rate. Therefore there are no other downstream or outlet protection computations to prepare. As this project is exempt from the Greenwich Stormwater Management Standards, we are not required to provide Water Quality Volume (WQV) calculations. Please refer to the enclosed calculations and plans for further details.

6. Supporting Documents

The enclosed supporting documents include Form SC-107, the NRCS Soil Map, the conveyance protection calculations, and the TR-20 Analysis of the existing and proposed conditions.

7. Compliance with Stormwater Management Standards (Section 3 of the Manual)
As this project is exempt under the “Conditional Residential Teardown Exemption Requiring Professional Engineer Certification”, we are not required to list how this project is compliant with the Stormwater Management Standards. It is assumed that by being exempt, the project meets the Standards.

With the proposed drainage system in place, it is our professional opinion that there will be no adverse hydrological or hydraulic impacts caused to surrounding or downstream properties or drainage facilities by this development. To the best of my knowledge, this drainage proposal complies with the Town of Greenwich Roadway Design Manual, Drainage Manual, and Construction Standards.

Respectfully submitted,
Frangione Engineering, LLC

Robert M. Frangione, P.E.
Owner & Chief Engineer
December 6, 2021

Enclosures
Pipe Conveyance Calculations
RPR & ESR Field Point, LLC – 130 Field Point Circle, Greenwich, CT
December 6, 2021

Manning’s Formula: \[ Q = A x (1.486/n) \times R^{2/3} \times S^{1/2} \quad (R = A/P) \]

Rational Method: \[ Q = c x i x A \]

For 4” PVC: \[ n = 0.011 \quad A = 0.088 \text{ ft}^2 \quad P = 1.047 \text{ ft} \quad => R^{2/3} = 0.19 \]
For 6” PVC: \[ n = 0.011 \quad A = 0.196 \text{ ft}^2 \quad P = 1.57 \text{ ft} \quad => R^{2/3} = 0.248 \]
For 8” PVC: \[ n = 0.011 \quad A = 0.349 \text{ ft}^2 \quad P = 2.09 \text{ ft} \quad => R^{2/3} = 0.301 \]
For 10” PVC: \[ n = 0.011 \quad A = 0.545 \text{ ft}^2 \quad P = 2.618 \text{ ft} \quad => R^{2/3} = 0.351 \]
For 12” PVC: \[ n = 0.011 \quad A = 0.785 \text{ ft}^2 \quad P = 3.14 \text{ ft} \quad => R^{2/3} = 0.397 \]

**Roof Leaders**

½ House Area = 3,402 SF = 0.078 acres
\[ Q_{25} = c \times i \times A = 0.9 \times 6.4 \text{ in/hr.} \times 0.078 \text{ acres} = 0.45 \text{ cfs} \]
\[ S_{\text{min}} = \left[ \frac{Q}{(A \times (1.486/n) \times R^{2/3})} \right]^2 = 0.00469 = 0.469\% \text{ for 6” PVC} \]

Roof leader called out on plan have a minimum slope of 0.5%.

**Tennis Court Drain**

Tennis Court Area = 6,016 SF = 0.138 acres
\[ Q_{25} = c \times i \times A = 0.9 \times 6.4 \text{ in/hr.} \times 0.138 \text{ acres} = 0.8 \text{ cfs} \]
\[ S_{\text{min}} = \left[ \frac{Q}{(A \times (1.486/n) \times R^{2/3})} \right]^2 = 0.0148 = 1.48\% \text{ for 6” PVC} \]

Pipe called out on plan has a minimum slope of 10.0%.

**Driveway Drain**

Largest Driveway Area = 5,374 SF = 0.123 acres
\[ Q_{25} = c \times i \times A = 0.9 \times 6.4 \text{ in/hr.} \times 0.123 \text{ acres} = 0.708 \text{ cfs} \]
\[ S_{\text{min}} = \left[ \frac{Q}{(A \times (1.486/n) \times R^{2/3})} \right]^2 = 0.00028 = 0.028\% \text{ for 12” PVC} \]

Pipe called out on plan has a minimum slope of 2.0%. 

Frangione Engineering, LLC
15 Snowberry Lane
New Canaan, CT 06840
Phone: 203.554.9551
Fax: 203.966.6957
Web: www.frangione.net
Events for Subcatchment 1S: Site

<table>
<thead>
<tr>
<th>Event</th>
<th>Runoff (cfs)</th>
<th>Volume (cubic-feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Year</td>
<td>2.76</td>
<td>10,428</td>
</tr>
<tr>
<td>2-Year</td>
<td>3.70</td>
<td>13,818</td>
</tr>
<tr>
<td>5-Year</td>
<td>5.49</td>
<td>20,340</td>
</tr>
<tr>
<td>10-Year</td>
<td>7.14</td>
<td>26,450</td>
</tr>
<tr>
<td>25-Year</td>
<td>9.89</td>
<td>36,783</td>
</tr>
<tr>
<td>50-Year</td>
<td>12.45</td>
<td>46,613</td>
</tr>
<tr>
<td>100-Year</td>
<td><strong>15.66</strong></td>
<td><strong>59,151</strong></td>
</tr>
</tbody>
</table>
Type III 24-hr 1-Year Rainfall = 2.90"

Summary for Subcatchment 1S: Site

Runoff = 2.76 cfs @ 12.16 hrs, Volume = 10,428 cf, Depth > 1.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-24.00 hrs, dt = 0.03 hrs
Type III 24-hr 1-Year Rainfall = 2.90"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>6,843</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>5,475</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>11,486</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>2,680</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>689</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>900</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>65</td>
<td>98</td>
</tr>
<tr>
<td>78,584</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>106,722</td>
<td>80</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>78,584</td>
<td>73.63% Pervious Area</td>
<td></td>
</tr>
<tr>
<td>28,138</td>
<td>26.37% Impervious Area</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.8</td>
<td>114</td>
<td>0.0600</td>
<td>0.19</td>
<td></td>
<td><strong>Sheet Flow,</strong> Grass: Dense n = 0.240 P2 = 3.50&quot;</td>
</tr>
<tr>
<td>1.6</td>
<td>561</td>
<td>0.1380</td>
<td>5.98</td>
<td></td>
<td><strong>Shallow Concentrated Flow,</strong> Unpaved Kv = 16.1 fps</td>
</tr>
<tr>
<td>11.4</td>
<td>675</td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site
130 Field Point Existing

Type III 24-hr 1-Year Rainfall=2.90"

Prepared by Microsoft

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Printed 12/6/2021

Page 2

Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site

Runoff Area=106,722 sf  26.37% Impervious  Runoff Depth>1.17"
Flow Length=675'  Tc=11.4 min  CN=80  Runoff=2.76 cfs  10,428 cf
Subcatchment 1S: Site

Runoff Area=106,722 sf  26.37% Impervious  Runoff Depth>1.55"
Flow Length=675'  Tc=11.4 min  CN=80  Runoff=3.70 cfs  13,818 cf
130 Field Point Existing

Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method  - Pond routing by Stor-Ind method

Subcatchment 1S: Site
Runoff Area=106,722 sf  26.37% Impervious  Runoff Depth>2.29"
Flow Length=675'  Tc=11.4 min  CN=80  Runoff=5.49 cfs  20,340 cf
Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: Site**

Runoff Area=106,722 sf  26.37% Impervious  Runoff Depth>2.97"
Flow Length=675’  Tc=11.4 min  CN=80  Runoff=7.14 cfs  26,450 cf
Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Runoff Area</td>
<td>106,722 sf</td>
</tr>
<tr>
<td>Impervious</td>
<td>26.37%</td>
</tr>
<tr>
<td>Runoff Depth</td>
<td>&gt;4.14&quot;</td>
</tr>
<tr>
<td>Flow Length</td>
<td>675'</td>
</tr>
<tr>
<td>Tc</td>
<td>11.4 min</td>
</tr>
<tr>
<td>CN</td>
<td>80</td>
</tr>
<tr>
<td>Runoff</td>
<td>9.89 cfs</td>
</tr>
<tr>
<td>Total Runoff</td>
<td>36,783 cf</td>
</tr>
</tbody>
</table>
Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site

Runoff Area=106,722 sf  26.37% Impervious  Runoff Depth>5.24"
Flow Length=675'  Tc=11.4 min  CN=80  Runoff=12.45 cfs  46,613 cf
Type III 24-hr 100-Year Rainfall=9.10"

Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site

Runoff Area=106,722 sf  26.37% Impervious  Runoff Depth>6.65"
Flow Length=675’  Tc=11.4 min  CN=80  Runoff=15.66 cfs  59,151 cf
<table>
<thead>
<tr>
<th>Event</th>
<th>Runoff (cfs)</th>
<th>Volume (cubic-feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Year</td>
<td>2.76</td>
<td>10,428</td>
</tr>
<tr>
<td>2-Year</td>
<td>3.70</td>
<td>13,818</td>
</tr>
<tr>
<td>5-Year</td>
<td>5.49</td>
<td>20,340</td>
</tr>
<tr>
<td>10-Year</td>
<td>7.14</td>
<td>26,450</td>
</tr>
<tr>
<td>25-Year</td>
<td>9.89</td>
<td>36,783</td>
</tr>
<tr>
<td>50-Year</td>
<td>12.45</td>
<td>46,613</td>
</tr>
<tr>
<td>100-Year</td>
<td><strong>15.66</strong></td>
<td><strong>59,151</strong></td>
</tr>
</tbody>
</table>
Summary for Subcatchment 1S: Site

Runoff = 2.76 cfs @ 12.16 hrs, Volume= 10,428 cf, Depth> 1.17" 

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs 
Type III 24-hr 1-Year Rainfall=2.90"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>6,803</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>6,016</td>
<td>98</td>
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<tr>
<td>*</td>
<td>8,208</td>
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<tr>
<td>*</td>
<td>3,308</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>898</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>1,926</td>
<td>98</td>
</tr>
<tr>
<td>*</td>
<td>82</td>
<td>98</td>
</tr>
<tr>
<td>78,725</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>*</td>
<td>756</td>
<td>98</td>
</tr>
<tr>
<td>106,722</td>
<td>80</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>78,725</td>
<td></td>
<td>73.77% Pervious Area</td>
</tr>
<tr>
<td>27,997</td>
<td></td>
<td>26.23% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.7</td>
<td>114</td>
<td>0.0610</td>
<td>0.20</td>
<td></td>
<td>Sheet Flow, Grass: Dense n= 0.240  P2= 3.50&quot;</td>
</tr>
<tr>
<td>1.7</td>
<td>564</td>
<td>0.1180</td>
<td>5.53</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
<tr>
<td>11.4</td>
<td>678</td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>
Subcatchment 1S: Site

Runoff Area=106,722 sf   26.23% Impervious   Runoff Depth>1.17"
Flow Length=678’   Tc=11.4 min   CN=80   Runoff=2.76 cfs   10,428 cf
Type III 24-hr 2-Year Rainfall=3.40"

Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site
Runoff Area=106,722 sf  26.23% Impervious  Runoff Depth>1.55"
Flow Length=678’  Tc=11.4 min  CN=80  Runoff=3.70 cfs  13,818 cf
Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method  -  Pond routing by Stor-Ind method

Subcatchment 1S: Site

Runoff Area=106,722 sf  26.23% Impervious  Runoff Depth>2.29"
Flow Length=678'  Tc=11.4 min  CN=80  Runoff=5.49 cfs  20,340 cf
Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site
Runoff Area=106,722 sf  26.23% Impervious  Runoff Depth>2.97"
Flow Length=678’  Tc=11.4 min  CN=80  Runoff=7.14 cfs  26,450 cf
130 Field Point Proposed  

Type III 24-hr 25-Year Rainfall=6.40"

Prepared by Microsoft  

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Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site

Runoff Area=106,722 sf  26.23% Impervious  Runoff Depth>4.14"
Flow Length=678'  Tc=11.4 min  CN=80  Runoff=9.89 cfs  36,783 cf
Subcatchment 1S: Site

Runoff Area=106,722 sf  26.23% Impervious  Runoff Depth>5.24"
Flow Length=678'  Tc=11.4 min  CN=80  Runoff=12.45 cfs  46,613 cf
Type III 24-hr 100-Year Rainfall=9.10"

Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Site

Runoff Area=106,722 sf  26.23% Impervious  Runoff Depth>6.65"
Flow Length=678’  Tc=11.4 min  CN=80  Runoff=15.66 cfs  59,151 cf
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.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: Web Mercator (EPSG:3857)
Coordinate System: Web Mercator (EPSG:3857)
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: Jul 21, 2014—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>
<tr>
<td>245B</td>
<td>Woodbridge-Urban land complex, 0 to 8 percent slopes</td>
<td>C/D</td>
<td>2.3</td>
<td>74.2%</td>
</tr>
<tr>
<td>284C</td>
<td>Paxton-Urban land complex, 8 to 15 percent slopes</td>
<td>C</td>
<td>0.8</td>
<td>25.7%</td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td></td>
<td>0.0</td>
<td>0.1%</td>
</tr>
<tr>
<td>Totals for Area of Interest</td>
<td></td>
<td></td>
<td>3.2</td>
<td>100.0%</td>
</tr>
</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
1. PR. FOOTING DRAINS SHALL DISCHARGE TO EX. DRAIN LINE IN REAR YARD. NO NEW SURFACE DRAIN SHALL BE CONNECTED TO FOOTING DRAIN LINES.

2. PR. HOUSE SHALL DRAIN TO PR. DRAINAGE SYSTEM.

5. ALL DRAIN LINES SHALL BE 6" SDR-35 PVC UNLESS OTHERWISE NOTED.

6. ALL CONSTRUCTION WITHIN THE TOWN OF GREENWICH R.O.W. SHALL BE DONE TO TOWN OF GREENWICH STANDARD CONSTRUCTION DETAILS.

7. ANY DISTURBANCE TO THE ROAD SHOULDER AND LAWN AREAS SHALL BE RECONSTRUCTED TO MATCH EXISTING AND SHALL COMPLY WITH THE TOWN OF GREENWICH STANDARD CONSTRUCTION DETAILS.

8. CONTRACTOR MUST PROVIDE DESIGN ENGINEER WITH 48 HOURS ADVANCE NOTICE OF DRAINAGE SYSTEM INSTALLATION SO THAT THE AS-BUILT SURVEY MAY BE SCHEDULED AND REQUIRED INSPECTIONS/TESTING MAY BE PERFORMED PER FORM SC-106 OF THE BUILDING DEPARTMENT.

9. ROOF LEADERS SHALL HAVE A MIN. PITCH OF 0.5%.

10. ANY EXISTING IMPERVIOUS AREAS (DRIVEWAY, HOUSE, ETC.) THAT WILL BE RE-VEGETATED, OR AREAS USED BY CONSTRUCTION EQUIPMENT AND/OR FOR CONTRACTOR PARKING MUST HAVE SOIL TILLED 12 TO 16 INCHES, AmENDED WITH SMALL AMOUNTS OF ORGANIC MATERIAL, AND TOP-DRESSED WITH GRASS SEED.

12. PRIOR TO ANY CONSTRUCTION, CONTRACTOR TO VERIFY OUTFALL AND LOCATION OF EX. 12" RCP AND VERIFY DEPTH OF PIPE AT PROPOSED DMH #5.
1. A Highway Permit is required for all work within the 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 bell trap.

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 construction 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 manufacturer's 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.

8. All infiltration systems must meet the Stormwater Infiltration/Recharge Design Requirements in Appendix B of The Town of Greenwich Drainage Manual. There must be at least a 2-foot separation distance from the bottom of stone below the infiltration structure to the seasonal high groundwater or bedrock/ledge (this separation requirement may be waived or reduced by the approving authority on a case-by-case basis). A 3-foot separation distance is required from the bottom of stone below the infiltration structure to seasonal high groundwater for land uses with higher potential pollutant loads (high load areas). Prior to the installation of the infiltrators the engineer shall verify the infiltration structure is being installed in the approved location and if the location has been changed additional soil testing shall be performed and the engineer shall approve the revised location. A review by the approving authority will be required.

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-Amended 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:
   x Items on Checklist for Certificate of Occupancy - Form CL-105
   x Improvement Location Survey (Items on Checklist for Improvement Location Survey Depicting "As-Built" Conditions - Form CL-106)
TEMPORARY STOCKPILE AREA

FILE No.

UTILITY NOTE:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.

GENERAL SEDIMENTATION AND EROSION CONTROL NOTES

1. A SEDIMENT BARRIER WILL BE ERECTED AROUND THE DOWNSLOPE PERIMETER OF ALL CONSTRUCTION ACTIVITIES. IN ADDITION TO THOSE SHOWN ON THE PLAN, ADDITIONAL CONTROLS WILL BE INSTALLED AS DEEMED NECESSARY BY THE GENERAL CONTRACTOR IN RESPONSE TO SITE CONDITIONS.

2. CUT AND/OR FILL SLOPES OF GREATER THAN 2 ON 1 REMAINING IN ROUGH GRADE WILL BE MULCHED AND SEEDED.

3. THE AMOUNT OF NATURAL VEGETATION REMOVED WILL BE MINIMIZED. ALL DISTURBED AREAS NOT SCHEDULED FOR CONSTRUCTION WITHIN 60 DAYS WILL BE MULCHED WITH UNROTTED STRAW OR HAY AND SEEDED. MULCH WILL BE APPLIED AT 90 LBS. PER 1000 SQ. FT.

4. ALL STOCKPILES LEFT FOR MORE THAN 1 MONTH WILL BE RINGED WITH SEDIMENT BARRIERS.

5. AT LEAST 50 FEET OF SILT FENCE AND/OR 50 FT. OF HAYBALES WILL BE STOCKPILED ON SITE FOR EMERGENCY USE.

6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE PLACED IN AN APPROVED UPLAND SITE, A SUFFICIENT DISTANCE FROM ALL CONTROLLED ENVIRONMENTS.

7. UPON FINAL GRADING THE OPEN SOIL HORIZONS ARE TO BE IMMEDIATELY PLACED IN SEED. OPTIMUM SUCCESS IN ESTABLISHING PLANTS ON SLOPES IS ACHIEVED WHERE SLOPE ANGLES DO NOT EXCEED 3 HORIZONTAL TO ONE VERTICAL. THESE SOILS SHOULD NOT CONTAIN GREATER THAN 85% CLAY.

8. CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBILITY BARRICADE TAPE, SNOW FENCE OR PLASTIC NETTING.

9. TREES IN A CLOSE PROXIMITY TO CONSTRUCTION ACTIVITIES ARE TO BE PROTECTED WITH SNOW FENCE OR A COMPARABLE BARRIER PLACED AT THE DRIPLINE.

10. METHODS FOR PROPER DESIGN AND INSTALLATION OF CONTROL MEASURES MAY BE FOUND IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

11. UTILITY TRENCHES ARE TO BE COMPLETED, SEEDED AND MULCHED WITHIN 15 DAYS AFTER BACKFILL.

12. ANY DISTURBED AREA NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1ST IS TO BE SEEDED ON THAT DATE WITH OATS, ABRUZZI RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW.

13. DRAINAGE OUTLETS ARE TO BE PROTECTED WITH SPLASH GUARDS OR STONE AND/OR LEVEL SPREADERS.

14. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED (AND REPAIRED IF NECESSARY) EVERY TWO WEEKS AND/OR AFTER EVERY RAIN STORM OF 0.5" OR GREATER.

PROJECT NOTES

1. ALL SEDIMENTATION AND EROSION CONTROLS ARE TO BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION.

2. MACHINERY ACCESS WILL BE VIA THE EXISTING DRIVEWAY.

3. ALL FILL & EXCAVATION WILL BE LIMITED TO PROPOSED ACTIVITIES.

4. PROPOSED ACTIVITIES ARE GENERALLY SITED WHERE CONCEPTUALLY APPROVED.
SECOND FLOOR PLAN

- Master Bedroom
- Master Bath
- Master Dressing Room
- Study
- Upper Hall
- Play Room
- Sitting Room
- Laundry
- Bath
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Elev.

Key Notes:

- Scale: 1/4" = 1'-0"
TOTAL BUILDING VOLUME CALCULATIONS WORKSHEET:

<table>
<thead>
<tr>
<th>Component</th>
<th>Volume (ft^3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Volume from average grade to FFE</td>
<td>6741.68</td>
</tr>
<tr>
<td>Volume of first level</td>
<td>83,475.11</td>
</tr>
<tr>
<td>Volume of second floor slab</td>
<td>9,493.24</td>
</tr>
<tr>
<td>Volume of second level</td>
<td>78,148.81</td>
</tr>
<tr>
<td>Volume of second level/main roof</td>
<td>12,094.37</td>
</tr>
<tr>
<td>Volume of third level</td>
<td>24,025.83</td>
</tr>
<tr>
<td>Volume of chimney above top roof</td>
<td>4,224.45</td>
</tr>
<tr>
<td>Total volume above average grade</td>
<td>228,955.50</td>
</tr>
</tbody>
</table>

First Floor Area:
- Total: 6,476 sf
- A-1: 42' x 20' = 848 sf
- B-1: 10' x 17' = 170 sf
- C-1: 32' x 20' = 640 sf
- D-1: 10' x 22.5' = 225 sf
- E-1: 78' x 34.5' = 2,715 sf

Pool Structure:
- F-1: 3' x 10' = 30 sf
- Total: 90 sf
A-2: 42' x 39' = 1,638 sf
B-2: 27.55' x 4.5' = 124 sf
C-2: 6' x 12.75' = 78 sf
D-2: 15' x 22' = 412 sf
E-2: 65' x 34.5' = 2,242.5 sf
F-2: 5' x 19' = 96 sf
G-2: 10' x 22.5' = 225 sf
H-2: 3.5' x 8' = 28 sf

TOTAL FLOOR AREA: Third Floor: 2,223.5 sf

TOTAL: 13,692.50 sf

(Max. Allowable = Existing house FAR)
1. WEST ELEVATION

2. SOUTH ELEVATION

3. EAST ELEVATION

4. NORTH ELEVATION
RPR and ESR Field Point, LLC
130 Field Point Circle
Final Coastal Site Plan & Special Permit
PLPZ 2021 00552
February 1, 2022
ZONE: RA.2
AREA: 2.8 ACRES
(2.45 ACRES EXCLUSIVE OF R.O.W.)