### Existing vs. Proposed Parameters

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Existing</th>
<th>Proposed</th>
<th>Permit/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Floor Area:</strong></td>
<td>N/A</td>
<td>15,161 SF</td>
<td>16,007 SF (Parcel “A”)</td>
</tr>
<tr>
<td><strong>Floor Area Ratio:</strong></td>
<td>N/A</td>
<td>0.085</td>
<td>0.09</td>
</tr>
<tr>
<td><strong>No. of Stories:</strong></td>
<td>N/A</td>
<td>2 ½</td>
<td>2 ½</td>
</tr>
<tr>
<td><strong>Height:</strong></td>
<td>N/A</td>
<td>43’ 4.5”</td>
<td>47’</td>
</tr>
<tr>
<td><strong>Lot Coverage:</strong></td>
<td>N/A</td>
<td>31,836 SF</td>
<td>39,128 SF</td>
</tr>
<tr>
<td><strong>Green Area:</strong></td>
<td>N/A</td>
<td>82.1%</td>
<td>78% (minimum)</td>
</tr>
</tbody>
</table>

#### Setbacks

**Main Dwelling:**
- Front: N/A 181’ 75’
- Side:  N/A 95’ 35’
- Rear:  N/A N/A 75’

**Accessory:**
- Pool: N/A 146’ 25’
- Side: N/A 113’ 25’

### Update

The application was opened and discussed at the 12/21/21 meeting. The applicant submitted revised site plan and landscape plans for review by P&Z and Conservation. The Conservation Commission reviewed at the 2/3/22 meeting and staff has received the minutes on 2/11/22 but has not had time to review prior to this staff report. The minutes have been included in the staff report. The applicant also conducted a joint site visit with P&Z and Conservation Commission on 1/28/22. DPW Engineering also provided updated comments requiring revisions prior to site plan approval.

### 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 618 aka 0 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 updated comments dated 2/8/22 indicating comments to be addressed prior to final site plan approval with revisions to the plans and drainage report as well as a signed copy of the subdivision map and additional comments on the drainage maintenance agreement and easements. The applicant has stated they would like to discuss the updated plans with the Commission and acknowledge they will need to return to another meeting.

3. **Conservation** - The Conservation Commission reviewed the project at the 2/3/22 meeting and provided additional comments. P&Z staff received the minutes from the meeting on 2/11/22 and has not had time to review but they have been included in this staff report. Conservation staff stated that Conservation has hired an ecologist to review the site and plans and this project will be reviewed again at a Conservation special meeting.

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

5. **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. **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.

8. The applicant submitted a preliminary tree assessment dated 2/2/22. The assessment surveyed all trees with a 6” dbh diameter or greater and noted that most of the trees within the stand are young or less than 10” dbh. Of the mature trees on the site, several are in poor condition and younger trees appear to be in better condition. 151 trees will be removed in total and 24 more are to be protected from the original plan. 140 trees and 1088 shrubs are proposed in the landscaping plan.

9. **Coastal Buffer** – 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.

10. Conservation Staff provided a letter from Dr. Sarah P. Sportman from the Office of State Archaeology which recommends site development to include consideration for the significant archaeological deposits and a preservation easement or designation as a state archaeological preserve.

11. 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.

12. The underground parking/lower level is also located within flood zone AE-14. The lower level and parking are below grade. The Commission should discuss whether the underground parking and lower level would require flood control measures. The lower level includes parking, storage, laundry, gym, bathrooms and an elevator.
13. 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.

14. 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.

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

16. 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.

17. The correct address for this property is 618 Indian Field Road and has been corrected with updated application forms.

18. 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.

DEPARTMENT COMMENTS:
- Zoning Enforcement – See Attached
- DPW Engineering – See Attached
- Conservation – See Attached
- Health – See Attached
- DEEP – See Attached

Original staff report follows:
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 Honeysuckle 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.
February 2, 2022

Greenwich Conservation Commission
101 Field Point Road
Greenwich, CT 06830

Re: 602 Indian Field Road, Brush Island Archaeological Site

Dear Members of the Conservation Commission:

I am writing to indicate my strong support for preservation of some or all remaining portions of the Brush Island archaeological site, if possible. Data Recovery excavations carried out at the site and completed in 2017 by Ernest A. Wiegand indicate a rare and archaeologically significant single-component habitation site dating to the Terminal Archaic/Early Woodland period. Many of the diagnostic artifacts from this site are associated with the Orient Phase (3200-2600 years Before Present [B.P.]). Much of our knowledge about this phase is based on old investigations of mortuary sites on Long Island. While other Orient Phase sites have been documented nearby at the Arrowmakers’ Site in Stamford and the Rye Marshlands in Rye, these are based on surface collections rather than excavation, and lack the contextual information of an intact site. The large habitation site at Brush Island has tremendous research potential and provides the opportunity for archaeologists to better understand this time period, which bridges the major cultural shifts between the Archaic and Woodland periods. The site, which has been interpreted as a large camp where people lived, made tools, hunted, gathered, and processed plant and animal foods, contains evidence of Orient Phase lifeways that are lacking in the previously investigated cemetery sites, as those sites were largely dedicated to mortuary traditions and contain limited information about daily life.

The Brush Island Site is also significant because it includes evidence of steatite (soapstone) and early Vinette I pottery. The relationship between these two types of vessel production remains unclear in the region. Many archaeologists believe that people ceased to use soapstone vessels with the development of pottery, but the presence of both materials at a single component site supports a more complicated technological and cultural history. While the numbers of steatite and Vinette I artifacts recovered during the Data Recovery excavations were small, additional materials are likely present in the remaining 80% of site. As such, the remaining portions of the site retain tremendous research potential.

OSA understands that Data Recovery excavations included an approximately 20% sample of the site, and the excavations and resulting technical report and publication meet the regulatory requirements for mitigation. Given the significance of the site, however, OSA strongly recommends that future development consider the significance of the resource. If feasible, it would be preferable if development near the site area be designed to avoid impacts to portions of the remaining archaeological deposits. More permanent possibilities for the preservation of this valuable cultural resource include a preservation easement or designation as a state archaeological preserve.
Please do not hesitate to contact me if you have any questions. I would be happy to provide additional information about preservation options and participate in a site walk over, if that would be helpful. I can be reached by email at Sarah.Sportman@uconn.edu or by cell phone at 860-617-6884.

Sincerely,

Sarah P. Sportman, Ph.D.
Office of State Archaeology
Conservation Commission Meeting  
via a Zoom virtual meeting.  
February 3, 2022

Minutes

Members present: William Rutherford, Eric Brower (joined at 7:13pm), Nancy S. Dickinson, Lisette Henrey (joined at 7:08pm), Gary Silberberg, Laura di Bonaventura, Theodore H. Walworth III, and Leslie Petrick (joined at 7:14pm)

Staff present: Patricia Sesto, Director of Environmental Affairs; Sarah Coccaro, Conservation Resource Manager; and Aleksandra Moch, Environmental Analyst

Attendance: Tom Heagney, Esq., Heagney, Lennon & Slane, LLP; Andrew White, PE, Tighe and Bond, LLC; Rick Canavan, soil scientist, PWS, Tighe and Bond, LLC; Brian Cleveland, Associate at Buchanan Architects, LLC; Sean Reagan, Tighe and Bond, LLC; William Kenny, LA, PWS, William Kenny Associates; Larry Liebman, S.E. Minor & Co., Inc.; Carolyn Matthews, arborist, William Kenny Associates; Mary Kokorda Cavazos, Mark P. Finlay Architects; CeCe Saunders, archeologist, Historical Perspectives, Inc.

1) Call to Order  
Meeting called to order at 7:03 pm by Rutherford

2) Seating of Alternates: di Bonaventura was seated for Henrey and after 7:08 pm for Baker

3) Review and approve minutes of January 6, 2022 meeting

    Motion was made by Silberberg and seconded by Walworth to approve the minutes as corrected. The motion passed unanimously.

4) Review of Correspondence - no correspondence.
5) Chairman’s Report – no report

6) Referral Applications

a) 1141 King Street, 1141 King Street LLC, Conservation Cluster Development, Tom Heagney, Agent

Heagney stated the project went to the IWWA for the second time and its first P&Z Commission meeting. The feedback received is to what this commission expressed, with more open space is being requested. The revised plans address this request designating 60% of the land to be encumbered by a conservation easement. In addition, the revised plan satisfies the CC requests by including more native plants, a more robust demarcation line, replacing arborvitaes along the wetland buffer with native trees, reducing grading associated with the road, having the boundary of the open space adjusted west of the dwellings, moving the tennis court and the shed closer to the road, and relocating a swimming pool. The relocation of the pool at unit 5 and the tennis court allows for the wider wetland buffer but places these accessory structures within the 100-foot property line setback. Heagney conveyed P&Z may be open to allow for the narrower setbacks on a case by case basis. It is within their purview to vary their regulations.

Brower explained the 100-foot setback for accessory structures for the cluster development within the Conservation Zone was meant to avoid multifamily appearance.

di Bonaventura stated the value of property line setbacks should not be limited to ensuring bulky buildings were not too close to other properties. Keeping uses back from property lines also reduced pressure on wildlife and other natural resources that comes from human activity. She spoke to potential designs to achieve compliance via smaller unit footprints and fewer accessory structures.

Discussion ensued, concluding the adjacent parcels for this development would not be impacted by accessory structures being less than 100 feet from the property line. Subsequent requests for reductions should be evaluated based on use of structures and not just visual impacts.

Heagney explained the limit of lawn/conservation easement will consist of Belgium blocks enhanced with boulders and plantings to clearly mark the edge of the mowed areas.

Reagan reviewed the details of the revised planting plan. He pointed out a mature elm tree on Lot#3 and additional three trees will now be preserved due to the recent plan revisions. The number of proposed trees increased from 125 to 223. More native trees, including along the road, were added to the plan. All sections of the existing stone walls
not conflicting with the site development will be preserved. A common driveway for units four and five was not pursued as it would not result in more stonewall be saved.

Sesto stated the area in the northeast section of the property was recently cleared and the maps still show the area being wooded. A plan to manage the area to prevent invasive species from reestablishing is warranted. Rutherford requested more trees to be planted within the affected area.

Canavan agreed to expand the meadow management plan to include the entire open space.

Sesto recommended the staff draft a memo to P&Z which will be reviewed by the CC members at a special meeting called later this month. Heagney committed the team will address the additional comments risen by the CC members before the is drafted.

di Bonavenura left at 8:12 after recusing herself from the next application

b) 602 Indian Field Road, Mead Point LLC, Site Development, Tom Heagney, Agent

Heagney described the existing site conditions and the proposed development. He pointed out the swimming pool is the only feature located within the flood zone. CT DEEP had no comments for the project.

Matthews, certified arborist, reviewed the tree assessment. The forested area is dominated by variety of oaks, sassafras, and birches.

Cavazos described the proposed planting plan pointing out its habitat value. She stated the plan will support habitat diversity and expand the healthy food web. As proposed, 121 trees will be removed from the area to accommodate the development. Invasive species will be eradicated and replaced with native species. The proposed plant material will also increase the site’s resiliency and quality.

Sesto asked if the bird assessment for the site was conducted, noting the Greenwich shoreline supports breeding pairs of bald eagles and ospreys.

Cavazos responded no assessment was done and/or reflected in the plant choices. William Kenny Associates LLC will be submitting this assessment.

Moch stated a section of the property was designated as an open space during the subdivision process approved by ZBA. The declaration of restrictions approved by ZBA allows for paving of the existing dirt road and an installation of a gazebo. These allowances contradict conventional open space language routinely adopted by P&Z. Moch expressed concern the construction envelope may be expanded over the open space and the paving done during the site development.
Heagney responded P&Z will not allow the construction vehicle access to this area during the site development phase.

Brower asked if P&Z reviewed the restrictions.

Heagney responded the subdivision was denied by P&Z. Once it was filed with ZBA, P&Z lost their jurisdiction. The pavement will be regulated under Coastal Area Management and it would require a permit.

Rutherford commented not all trees were shown on the survey. He was concerned the plan misrepresents the existing trees and consequently the trees proposed to be removed. No details for the large tree installations are provided. It is unknown how they will be brought to the site and planted without damaging the existing root system of mature trees. Rutherford also raised concerns about the extent of grading, ledge removal, tree protection, rock processing at the site, and the impact of the extensive network of drainage pipes will have on existing tree root systems. He felt more soil testing should be done to better understand the depth to the bedrock.

Sesto stated the tree clearing below house and the swimming pool appears solely to be proposed for views. This aspect of the clearing should be scaled back, with an emphasis of retaining clusters of trees for structural stability.

Dickinson read the letter received from Sarah Sportman, State Archeologist.

Saunders, archeologist, described all archeological findings including work of archeologist Ernie Wiegand, who conducted Phase I, II, and III archeological assessments. It is a significant site offering unique data for the period of 1000-700 dce. She made a case for the importance of the site preservation by limiting soil disturbance in archeologically sensitive areas. A preservation layer could be applied to secure the area for the future when improved technology could yield more information. She recommended bringing Ernest Wiegand back at the time of tree removal and site excavation when new areas are open, and more access is possible. The area of the proposed septic system was marked as an archeologically sensitive area.

Staff was directed to draft comments based on the revised plans and the ecological site evaluation report. The comments will be reviewed and approved at the special CC meeting.

7) Fisheries/Wildlife:
   Staff provided written report to the members on the following topic:
   a) Fish Ladder – Coccaro

8) Ongoing projects:
   Staff provided written report to the members on the following topics:
   
   a) Pollinator Pathway – Moch
b) Greenwich Flood Watchers – Coccaro

9) Education/Outreach

a) “Could EV Charging Station Profit Your Business” zoom workshop host by Cos Cob Library and organized by the CC, Sustainability Committee and Greenwich Chamber of Commerce on February 16, 2022 at 2:00 pm. – Moch

b) “Landscape practices for Healthy Yards” a series of three educational webinars for landscape professionals on March 1st, property owners on March 9th and in Spanish on March 16th organized by CC and PP with GLT and Quiet Yards, hosted by the Cos Cob Library.

c) Earth Month –
Coccaro provided an overview

10) Committee and Liaison Reports

a) Open Space Committee
Sesto reported the plan was drafted. The copy of the draft will be distributed to the subcommittee members the next day. She was pleased with all the hard work of the participants and contributions to the plan.

b) Sustainability Committee
Sesto reported First Selectman attended the last meeting. She noted co-chairperson and selectperson, Janet Stone McGuigan has become quite engaged in the committee. Further, she requested a meeting with CC staff to familiarize herself with our work.

- Transportation and Air Quality subcommittee: a written report was forwarded to the CC members by Moch.

c) GRAB:
Dickinson stated due to snow storm the food scrap collection was canceled. Moch provided a written report about Waste Free Greenwich initiatives.

d) Parks and Rec Board:
Baker previously provided a written report to the CC members.

e) Harbor Management Commission:
Baker previously provided a written report to the CC members.

f) Leaf Blower Committee:
Henry stated Quiet Yards Greenwich prepared and distributed survey to the property owners. 99% of the participants supported some level of restriction on the gas-
powered leaf blower equipment. She will share the copy of the survey with the CC members via email.

11) Old Business

a) CTDOT Corridor Study grant:  
Sesto reported Norwalk was awarded the grant.

b) Coastal Resiliency Report:  
Sesto stated the report went $11,000 over the budget. Subsequently an additional $15,000 was requested from BET to ensure all costs are covered. After BET approval, the request will move to RTM. Sesto explained the additional cost will cover for unexpected revisions, delays, more in depth participation of DPW, and changes to the public outreach program.

A motion was made by Silberberg and seconded by Brower to approve the request for additional funding. The motion carried 7-0-0.

12) New Business: n/a

13) Adjourn: motion was made by Silberberg and seconded by Henry to adjourn at 9:46pm. The motion carried.

Next meeting is March 3, 2022
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 16-4(10)          Department Project No.  PLPZ202100468
Submittal Received Date: 2/3/2022

Traffic Review Requested: No     Review Type: Final Site Plan

Submittal Reviewed For:  Planning and Zoning

Plan Title: Proposed Site Development Plan
Project Address: 618 Indian Field Road

Engineering Firm:  S.E. Minor and Co., Inc.
Original Plan Date: 10/5/2021  Latest Plan Revision Date: 2/1/2022

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm:  S.E. Minor and Co., Inc.
Original Report Date: 10/5/2021  Latest Report Revision Date: 1/25/2022

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: 2/8/2022
Scott Marucci - Senior Civil Engineer

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 signed subdivision map needs to 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. The draft Driveway, Utility, and Drainage Easement Agreement is acceptable. The map referenced in paragraph two doesn’t have the same name as the Zoning Location Survey, which shows the proposed Easement Area A & B for Driveway, Utilities, and Drainage. The final map used must include all the necessary information. The area of the easements must include the area where the level spreader from the rain garden is located.
5. The Drainage Summary Report must be revised as follows before a review can be completed:
   a. The existing watershed map was not submitted. The use of a single watershed is not acceptable. The existing conditions has three watersheds with two points of concern (see the attached from the subdivision review for the necessary watersheds and points of concern for existing conditions). Existing Watershed E3 also has a low spot that must be included in the analysis with a weir overflow at 8.50.
   b. The proposed watershed map must be revised as needed based on these existing additional watersheds and point of concerns. The low spot will also need to be included.
c. Based on watershed 5S the entire driveway from Indian Field Road to just west of RG #3 will be directed to RG #3. This driveway will need to be curbed to direct the runoff to the two catch basin low points. All of the grading and spot elevations for the driveway and the area on both sides of the driveway need to be added to the plans. It appears area outside the driveway needs to be added to the watershed area for 5S.

d. Based on DT 13 (mottling at 3.00 requires bottom of system at 5.00) the design for RG 2 needs to be revised to have the bottom of stone no lower than elevation 5.00.

e. Based on DT 15 (mottling at 5.50 requires bottom of system at 7.50) the design for RG 3 needs to be revised to have the bottom of stone no lower than elevation 7.50.

f. The rain garden routings need to include the mulch/grass layer (voids max 15%).

g. Review and revise all other information and computations as needed.

h. Additional comments may be issued upon resubmission.

6. The construction plans were only given a preliminary review since the Drainage Summary Report needs to be revised. The following are some initial comments:

a. Existing Conditions Survey Sheet
   i. Show one (1) permanent benchmark on the site within one hundred feet of the proposed construction.

b. Site Plan Sheets
   i. The 1” = 40’ scale is too small. Revise plans to use a scale of 1” = 20’ or 1” = 30’.
   ii. Show excavation and fill quantities in a table.
   iii. Show the proposed contour elevations for each contour.
   iv. Add contours and spot elevations along the entire driveway beginning at Indian Field Road.
   v. Show top and bottom elevations for all retaining walls and stone fences.
   vi. 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.
   vii. 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.
   viii. Show all pipes with the following in the callout:
       1. Pipe size.
       2. Pipe material.
       3. Pipe slope.
   ix. 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.
   x. Show all permeable pavements with the following in the callout:
       1. Permeable surface type (unilock 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. Low Impact Development Plan Sheet:
   i. Each deep test pit (2,500 SF) and the saturated hydraulic conductivity test (500 SF) for the proposed BMP’s need to include the required circular influence zone.
   ii. Clearly delineate each area that discharges to each BMP. Provide a callout specifying which BMP receives the runoff.

d. Driveway Profile & Sight Distance Sheet
   i. Show sight distance for existing driveway (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 driveway (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 edge of driveways to parallel property line.
   vi. Show distance from edge of road to driveway gates (required minimum distance is 25 feet).
   vii. Show the profile for the driveway from Indian Field Road to the court yard in the front of the house. 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.
   viii. Show the profile for the Gravel Pave 2 driveway from to the main driveway to the end. 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.
   ix. Show the profile for the under garage parking from the main driveway to the entrance of the 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.

e. Construction Details Sheets
   i. A detail for the Gravel Pave 2 driveway needs to be added.
   ii. Add catch basin details.
   iii. Add yard drain details.
   iv. Added manhole details.
   v. Added control structure details.
   vi. Added level spreader details.
   vii. Show retaining wall cross-section.
   viii. Show curbs, sidewalks, driveway entrance, etc.
   ix. Show pavement cross-section.
   x. Show pipe cross-section, profile, etc.

f. 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.

7. The draft Operations and Maintenance Plan Report needs to be revised as follows:
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

a. An Operations and Maintenance Plan Report is required for each parcel since stormwater infrastructure is on both parcels.
b. The drainage maintenance agreement needs to reference the Operations and Maintenance Plan Report for each parcel.
c. The provided Exhibit A needs to have maintenance item for Stormwater Control Structures added.
d. Based on the current submittal the project has no Drywells and Infiltration Systems proposed. This shall be removed unless used on the site.

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).
Routing Diagram for 2017-2-17_Site_602 Indian Field Road
Prepared by S.E. Minor & Co., Inc., Printed 2/22/2017
HydroCAD® 10.00-10 s/n 04498 © 2016 HydroCAD Software Solutions LLC
Summary for Pond ED: Existing Depression

Inflow Area = 52,347 sf, 4.55% Impervious, Inflow Depth = 2.33" for 25-YEAR event
Inflow = 3.19 cfs @ 12.08 hrs, Volume = 10,185 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume = 0 cf, Atten = 100%, Lag = 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume = 0 cf

Routing by Dyn-Stor-Ind method, Time Span = 0.00-27.00 hrs, dt = 0.02 hrs / 2
Peak Elev = 8.13' @ 24.30 hrs Surf.Area = 17,418 sf Storage = 10,185 cf

Plug-Flow detention time = (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time = (not calculated: no outflow)

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>7.00'</td>
<td>23,266 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>7.00</td>
<td>491</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>8.00</td>
<td>15,656</td>
<td>8,074</td>
<td>8,074</td>
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<tr>
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<td>17,627</td>
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<tr>
<td>8.75</td>
<td>22,556</td>
<td>5,639</td>
<td>23,266</td>
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Device Routing | Invert | Outlet Devices |
<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>#1 Primary</td>
<td>8.50'</td>
<td>33.5' long x 8.0' breadth Broad-Crested Rectangular Weir</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.50 3.00 3.50 4.00 4.50 5.00 5.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.68 2.64 2.64</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74</td>
</tr>
</tbody>
</table>

Primary OutFlow Max = 0.00 cfs @ 0.00 hrs HW = 7.00' TW = 0.00' (Dynamic Tailwater)
1 = Broad-Crested Rectangular Weir (Controls 0.00 cfs)
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.

[Link to file]

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,
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
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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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.
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.
February 2, 2022

Town of Greenwich
Department of Public Works – Engineering Division
Town Hall
101 Field Point Road
Greenwich, CT 06830
Att.: Juan Paredes, P.E. – Civil Engineer II

Re: Mead Point LLC
“O” Indian Field Road
PLPZ 2021 00468

Dear Mr. Paredes,

Enclosed you will find a copy of the Planning and Zoning Final Site Plan application showing revisions in response to your comments dated 12/16/2021 for the above referenced property. Revisions to the plan and drainage report based on your comments are as follows:

1) A revised SC-107 has been submitted.

2) A copy of the subdivision map has been provided. Proposed driveway, utility, drainage easement shown on proposed zoning location survey. Draft easements will be provided.

3) Draft easements and maintenance agreements will be provided.

4) Proposed Easement Area shown on proposed ZLS. Draft easement language will be provided.

5) Proposed Easement Area shown on proposed ZLS. Draft easement language will be provided.

6) The Drainage Summary Report has been revised as follows;
   a) Proposed stormwater network revised to provided full treatment train to all discharges
   b) The main driveway has been revised to provided deeps sumps prior to infiltration.
   c) Deep sumps provided
   d) Meeting requested, no response. Adjusted watershed areas accordingly
   e) Location of weir added to plan
   f) Outlet structure routing revised accordingly
   g) Calculations revised accordingly

7) The construction plan sethas been revised as follows;
   a) Existing conditions revised accordingly.
b) Site Plan sheets
   i) Weir shown on plan
   ii) All callouts revised accordingly

Please contact us should you have any questions regarding this matter.

Sincerely,

Robert D. Sandolo Jr., P.E.
Project Engineer
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: "0" 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: February 2, 2022

Drainage Report Date: 1/24/2022

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Total Impervious Area Under Existing Conditions (SF)(^1)</td>
<td>31303</td>
</tr>
<tr>
<td>Total Impervious Area Under Proposed Conditions (SF)(^1)</td>
<td>67707</td>
</tr>
<tr>
<td>Total Disconnected Impervious Area Under Proposed Conditions (SF)(^2)</td>
<td>56134</td>
</tr>
<tr>
<td>Total Directly Connected Impervious Area Under Proposed Conditions (SF)(^3)</td>
<td>11573</td>
</tr>
</tbody>
</table>

\(^1\) Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

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

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

Engineer's Signature: [Signature]

Date: 1/24/2022

Engineer's Seal
Drainage Summary Report
Mead Point LLC
602 Indian Field Road
Greenwich, Connecticut
January 25, 2022
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
"0" 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.

<table>
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<td>2.85</td>
<td>2.05</td>
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<td>13002</td>
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<td>135812</td>
<td>143223</td>
<td>5.46%</td>
</tr>
</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,
S.E. Minor & Co., Inc.

John F. Griscola, P.E., P.L.S.
Senior Project Engineer

Date: January 25, 2022
MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

Water Features
- Streams and Canals

Transportation
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [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: 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>
<tr>
<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>
</tr>
<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>
</tr>
<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>
</tr>
<tr>
<td>306</td>
<td>Udorthents-Urban land complex</td>
<td>B</td>
<td>9.7</td>
<td>23.5%</td>
</tr>
<tr>
<td>642</td>
<td>Beaches-Hooksan-Urban land complex, 0 to 8 percent slopes</td>
<td></td>
<td>2.6</td>
<td>6.4%</td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td></td>
<td>21.0</td>
<td>51.0%</td>
</tr>
<tr>
<td></td>
<td>Totals for Area of Interest</td>
<td></td>
<td>41.2</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 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
February 2, 2022

Mr. Thomas Heagney  
Heagney, Lennon & Slane, LLP  
31 East Elm Street  
Greenwich, CT 06830

Re: Preliminary Tree Assessment  
602 Indian Field Road, Greenwich, Connecticut

Dear Attorney Heagney:

William Kenny Associates (WKA) performed a preliminary assessment of the existing conditions at the proposed house site at 602 Indian Field Road in Greenwich, CT. This included a field investigation on January 25, 2022. Individual trees were not assessed as part of this investigation. Tree stand observations were made from the ground while traversing the proposed house site.

The investigation area is a low rounded hill that is surrounded by tidal waters of Long Island Sound. Based on a review of site history provided by the project landscape architect, the area was maintained as agricultural land until around 1918 and converted to an estate. As such, the existing lot today is relatively young and additional disturbance (natural or anthropogenic) over the years has limited the overall age of the growth. The project engineer has provided a survey of all trees six inches in diameter at breast height (DBH) or greater. Based on this survey, the majority of the trees within the stand are young trees or trees with a DBH of less than 10 inches. The largest trees are primarily oak species including black oak, white oak and pin oak. Several of these trees are in poor condition with significant dieback in the crowns and/or mainstems. There is a greater diversity and abundance of younger trees such as northern red oak, pignut hickory, shagbark hickory, red maple, sassafras and American beech. Some big tooth aspen, American hornbeam, hop hornbeam, basswood, tulip poplar, sweet gum, eastern red cedar and scarlet oak were also observed in various age classes at lower abundance. Overall, the younger trees appear to be in better condition than the older, larger trees.

According to the project landscape architect, 151 trees will be removed as a result of the current design for proposed property improvements. This design preserves 24 more trees compared to the original project design. We welcome the opportunity to work with the project team to find opportunities to further minimize tree impacts and maximize coastal resource protection and enhancement.
Mr. Thomas Heagney  
Re: Preliminary Tree Assessment  
602 Indian Field Road, Greenwich, Connecticut

February 2, 2022

Thank you for your consideration of this information. If you should have any questions or comments, please do not hesitate to contact us at (203) 366-0588.

Sincerely,

William L. Kenny, PWS, PLA  
Principal

Carolyn Matthews  
ESA Certified Ecologist  
ISA Certified Arborist, NE-6822A

Ref. No. 5160
Perennials, Grasses & Roses

ARCTOSTAPHYLOS uva-ursi
Common Name: Bearberry

- **Plant Type:** Perennials, Grasses & Roses
- **Zone:** 2
- **Height:** 0-6"
- **Width / Spread:** 4-5'
- **Foliage:** Green
- **Fall Foliage:** Red
- **Flower:** White
- **Habit:** Groundcover
- **Flower Season:** Mid Spring
- **Sun Requirements:** Full/Partial
- **Fruit:** Berry
- **Uses:** Groundcover, Erosion Control, Naturalizing
- **Tolerance:** Native, Drought Tolerant, Deer Resistant

**Description:**
Evergreen. Forms a thick mat with glossy, bright red berries in August, and persisting. Does best in poor, sandy, infertile soil. NATIVE.
### Deciduous Shrubs

**CLETHRA alnifolia 'Hummingbird'**  
Common Name: Summersweet, Hummingbird

<table>
<thead>
<tr>
<th>Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plant Type:</strong></td>
<td>Deciduous Shrubs</td>
</tr>
<tr>
<td><strong>Zone:</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Foliage:</strong></td>
<td>Green</td>
</tr>
<tr>
<td><strong>Height:</strong></td>
<td>3-4'</td>
</tr>
<tr>
<td><strong>Fall Foliage:</strong></td>
<td>Golden Yellow</td>
</tr>
<tr>
<td><strong>Width / Spread:</strong></td>
<td>3-4'</td>
</tr>
<tr>
<td><strong>Flower:</strong></td>
<td>White</td>
</tr>
<tr>
<td><strong>Habit:</strong></td>
<td>Compact</td>
</tr>
<tr>
<td><strong>Flower Season:</strong></td>
<td>Mid Summer</td>
</tr>
<tr>
<td><strong>Sun Requirements:</strong></td>
<td>Full/Partial</td>
</tr>
<tr>
<td><strong>Fruit:</strong></td>
<td>Capsule</td>
</tr>
<tr>
<td><strong>Uses:</strong></td>
<td>Foundation Planting, Naturalizing, Fragrant</td>
</tr>
<tr>
<td><strong>Tolerance:</strong></td>
<td>Improved Native, Wet Soil, Moist Soil</td>
</tr>
</tbody>
</table>

**Description:**  
Compact form with shiny leaves and prolific flowering. Billowy, drifty plant is great spilling over walls, as a low hedge or as an anchor in the front of a border. IMPROVED NATIVE.
Deciduous Shrubs

COMPTONIA peregrina
Common Name: Sweetfern

Plant Type: Deciduous Shrubs
Zone: 2
Height: 3-4'
Width / Spread: 5-6'
Habit: Spreading
Sun Requirements: Full/Partial
Uses: Fragrant
Naturalizing
Erosion Control
Description: Fragrant, fern-like foliage on woody stems. Grows in poor, dry, sandy soils. Forms colonies. NATIVE.

Foliage: Green
Fall Foliage: Gold
Flower: Not Showy
Flower Season:
Fruit: Nutlet
Tolerance: Native
Wind Tolerant
Drought Tolerant
Deciduous Shrubs

ENKIANTHUS campanulatus
Common Name: Enkianthus, Redvein

Click image below to enlarge.

Details

Plant Type: Deciduous Shrubs
Zone: 4
Height: 8-10'
Width / Spread: 6-8'
Habit: Upright
Sun Requirements: Full/Partial

Foliage: Dark Green
Fall Foliage: Red/Orange/Yellow
Flower: Cream
Flower Season: Early Summer
Uses: Specimen
Woodland Planting
Foundation Planting

Tolerance: Moist Soil
Disease Resistant
Attracts Wildlife

Description:
Small, bell-shaped, creamy-yellow flowers with red veins held on hanging racemes. Blends well with azalea and rhododendron. Fall foliage is brilliant yellow to orange and red. Grows in sun or shade, fall color is best in sun.
Deciduous Shrubs

FOTHERGILLA gardenii
Common Name: Fothergilla, Dwarf

Details

- Plant Type: Deciduous Shrubs
- Zone: 4
- Foliage: Dark Green
- Height: 4-5'
- Fall Foliage: Red/Orange/Yellow
- Width / Spread: 4-5'
- Flower: White
- Habit: Rounded
- Flower Season: Mid Spring
- Sun Requirements: Full/Partial
- Fruit: Not Showy
- Uses: Mass planting, Border Planting, Attracts Wildlife
- Tolerance: Moist Soil, Disease Resistant
- Attracts Wildlife

Description:
1-2" bottlebrush-like white flowers appear on end of stems before leaves. Fabulous rainbow of fall color!
### Deciduous Shrubs

**HAMAMELIS virginiana**  
Common Name: Witchhazel, Common

<table>
<thead>
<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plant Type:</strong></td>
<td>Deciduous Shrubs</td>
</tr>
<tr>
<td><strong>Zone:</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Height:</strong></td>
<td>15-20'</td>
</tr>
<tr>
<td><strong>Width / Spread:</strong></td>
<td>15-20'</td>
</tr>
<tr>
<td><strong>Habit:</strong></td>
<td>Broad</td>
</tr>
<tr>
<td><strong>Sun Requirements:</strong></td>
<td>Full/Partial</td>
</tr>
<tr>
<td><strong>Uses:</strong></td>
<td>Border Planting, Naturalizing, Woodland Planting</td>
</tr>
<tr>
<td><strong>Tolerance:</strong></td>
<td>Native, Deer Resistant, Disease Resistant</td>
</tr>
<tr>
<td><strong>Description:</strong></td>
<td>Yellow, spider-like flowers in October-November. Good for naturalizing. Can be used as a specimen, but best in a shrub border. NATIVE.</td>
</tr>
</tbody>
</table>

Foliage: Green  
Fall Foliage: Yellow  
Flower: Yellow  
Flower Season: Fall  
Fruit: Capsule
Deciduous Shrubs

HYDRANGEA arborescens 'Annabelle'
Common Name: Hydrangea, Annabelle Smooth

Details

Plant Type: Deciduous Shrubs
Zone: 3
Foliage: Dark Green
Height: 3-4'
Fall Foliage: Yellow
Width / Spread: 6-8'
Flower: White
Habit: Broad
Flower Season: Mid Summer
Sun Requirements: Partial/Shade
Fruit:
Uses: Mass planting
Tolerance: Moist Soil
Accent Plant
Disease Resistant
Border Planting
Description:
Does well in shade. Flowers stand erect on stems. Symmetrical blooms, up to 1’ across. Brightens up a dark garden corner.
**Evergreen**

**ILEX glabra 'Densa'**  
Common Name: Inkberry, Densa

<table>
<thead>
<tr>
<th>Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plant Type:</strong> Evergreen</td>
<td><strong>Foliage:</strong> Dark Green</td>
</tr>
<tr>
<td><strong>Zone:</strong> 4</td>
<td><strong>Fall Foliage:</strong></td>
</tr>
<tr>
<td><strong>Height:</strong> 5-6'</td>
<td><strong>Flower:</strong> Not Showy</td>
</tr>
<tr>
<td><strong>Width / Spread:</strong> 4-5'</td>
<td><strong>Habit:</strong> Rounded</td>
</tr>
<tr>
<td><strong>Sun Requirements:</strong> Full/Partial</td>
<td><strong>Flower Season:</strong></td>
</tr>
<tr>
<td><strong>Uses:</strong> Border Planting, Hedging, Naturalizing</td>
<td><strong>Fruit:</strong> Black</td>
</tr>
<tr>
<td><strong>Tolerance:</strong> Improved Native, Attracts Wildlife, Moist Soil</td>
<td></td>
</tr>
<tr>
<td><strong>Description:</strong> Retains its dark green foliage right down to the ground without becoming leggy with age. Will tolerate moist conditions and is a good choice for seashore plantings. IMPROVED NATIVE.</td>
<td></td>
</tr>
</tbody>
</table>
Evergreen
KALMIA latifolia 'Elf'
Common Name: Laurel, Elf Mountain

Details
Plant Type: Evergreen
Zone: 4
Foliage: Dark Green
Height: 3-4'
Fall Foliage:
Width / Spread: 3-4'
Flower: White
Habit: Rounded
Flower Season: Late Spring
Sun Requirements: Partial/Shade
Fruit: Capsule
Uses: Woodland Planting
Tolerance: Improved Native
Border Planting
Attracts Wildlife
Hedging
Description:
Compact, dwarf form with small, pointed leaves. Light pink buds open to white flowers. IMPROVED NATIVE.
Deciduous Shrubs

MYRICA (MORELLA caroliniensis) pensylvanica
Common Name: Bayberry, Northern

Details

- **Plant Type:** Deciduous Shrubs
- **Zone:** 3
- **Height:** 6-8'
- **Width / Spread:** 6-8'
- **Habit:** Rounded
- **Sun Requirements:** Full/Partial
- **Uses:** Fragrant
- **Tolerance:** Native
- **Nature:** Mass planting, Naturalizing
- **Tolerance:** Salt Tolerant, Urban Tolerant

**Description:**
Foliage is aromatic. Greyish white fruit usually covers stems of female plants. Evergreen in warmer climates, deciduous where colder. Withstands poor soil, salty conditions, seasonal flooding, and urban pollutants. NATIVE.
Deciduous Shrubs

PHYSOCARPUS opulifolius 'Diablo'
Common Name: Ninebark, Diablo

Plant Type: Deciduous Shrubs
Zone: 3
Height: 8-10'
Width / Spread: 8-10'
Habit: Rounded
Sun Requirements: Full/Partial
Uses: Mass planting, Winter Interest, Hedging
Tolerance: Improved Native, Attracts Wildlife, Urban Tolerant

Foliage: Burgundy
Fall Foliage: Red
Flower: White
Flower Season: Early Summer
Fruit: Red

Description:
Creamy-white flowers blooming in spring contrast nicely against the dark foliage. Holds its color through the heat of the summer. IMPROVED NATIVE.
Deciduous Shrubs

POTENTILLA (DASIPHORA) fruticosa 'Abbotswood'
Common Name: Potentilla, Abbotswood

Click image below to enlarge.

<table>
<thead>
<tr>
<th>Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant Type:</td>
<td>Deciduous Shrubs</td>
</tr>
<tr>
<td>Zone:</td>
<td>2</td>
</tr>
<tr>
<td>Foliage:</td>
<td>Blue/Green</td>
</tr>
<tr>
<td>Height:</td>
<td>2-3'</td>
</tr>
<tr>
<td>Fall Foliage:</td>
<td>Yellow</td>
</tr>
<tr>
<td>Width / Spread:</td>
<td>2-3'</td>
</tr>
<tr>
<td>Flower:</td>
<td>White</td>
</tr>
<tr>
<td>Flower Season:</td>
<td>Early Summer</td>
</tr>
<tr>
<td>Sun Requirements:</td>
<td>Full/Partial</td>
</tr>
<tr>
<td>Fruit:</td>
<td>Capsule</td>
</tr>
<tr>
<td>Uses:</td>
<td>Mass planting</td>
</tr>
<tr>
<td>Tolerance:</td>
<td>Improved Native</td>
</tr>
<tr>
<td>Foundation Planting:</td>
<td>Salt Tolerant</td>
</tr>
<tr>
<td>Border Planting:</td>
<td>Deer Resistant</td>
</tr>
<tr>
<td>Description:</td>
<td>Blue-green foliage smells of cedar. Salt tolerant. IMPROVED NATIVE.</td>
</tr>
</tbody>
</table>
Deciduous Shrubs

PRUNUS maritima
Common Name: Plum, Beach

Plant Type: Deciduous Shrubs
Zone: 3
Height: 6-8'
Width / Spread: 6-8'
Habit: Rounded
Sun Requirements: Full
Uses: Hedging, Mass planting, Naturalizing

Foliage: Green
Fall Foliage: White
Flower: White
Flower Season: Mid Spring
Fruit: Purple
Tolerance: Native, Salt Tolerant, Attracts Wildlife

Description:
A dense shrub that is useful in oceanfront landscapes due to its extreme salt tolerance. Best used in the shrub border, but can be used in larger foundation plantings. Edible fruit. NATIVE.
Azaleas & Rhododendrons

RHOD. maximum
Common Name: Rhododendron, Rosebay

Details

Plant Type: Azaleas & Rhododendrons
Zone: 3
Height: 10-15'
Width / Spread: 10-15'
Habit: Rounded
Flower Season: Early Summer
Sun Requirements: Partial/Shade
Uses: Naturalizing, Woodland Planting, Screening
Tolerance: Native, Attracts Wildlife

Foliage: Green
Fall Foliage: Rose
Flower: Rose

Description:
Flowers are rose, purplish-pink, to white. Open habit, huge leaves. NATIVE.
Fruits

VACCINIUM angustifolium
Common Name: Blueberry, Lowbush

Plant Type: Fruits
Zone: 2
Height: 12-18"
Width / Spread: 3-4'
Habit: Spreading
Sun Requirements: Full
Uses: Groundcover Naturalizing Fruit Production
Tolerance: Native Drought Tolerant Wind Tolerant

Foliage: Green
Fall Foliage: Burgundy
Flower: White
Flower Season: Late Spring
Fruit: Edible

Description:
Found in many local fields and forests. Fruit is very sweet. Useful as a groundcover in naturalized landscapes. NATIVE.
Deciduous Shrubs

VIBURNUM carlesii
Common Name: Viburnum, Korean spice or Mayflower

Click image below to enlarge.

Details

Plant Type: Deciduous Shrubs
Zone: 4
Foliage: Dark Green
Height: 6-8'
Fall Foliage: Red/Orange
Width / Spread: 6-8'
Flower: White
Habit: Rounded
Flower Season: Mid Spring
Sun Requirements: Full/Partial
Fruit: Red
Uses: Fragrant
Tolerance: Disease Resistant
Border Planting
Wind Tolerant
Ornamental
Urban Tolerant

Description:
Flowers form globose cymes 2-3" across in April to May. Buds are pink to red. Very fragrant blooms. Nice plant for foundations near the front door or walkway. Could be part of a shrub border.
Deciduous Shrubs

VIBURNUM dentatum 'Red Feather'
Common Name: Viburnum, Red Feather Arrowwood

| Details |
|-----------------|-----------------|
| **Plant Type:** *Deciduous Shrubs* | **Foliage:** Green |
| **Zone:** 3 | **Fall Foliage:** Red |
| **Height:** 6-8' | **Flower:** White |
| **Width / Spread:** 6-8' | **Flower Season:** Late Spring |
| **Habit:** Rounded | **Fruit:** Blue |
| **Sun Requirements:** Full/Partial | **Uses:** Attracts Wildlife, Naturalizing, Hedging |
| | **Tolerance:** Moist Soil, Improved Native, Drought Tolerant |

**Description:**
The same white dome-shaped flowers and the same blue fruit that everyone loves, but with an added splash of color. New growth emerges red-tinted in summer with green veins, giving a feather-like appearance. Reliable red to maroon fall color.

**IMPROVED NATIVE.**
Deciduous Shrubs

VIBURNUM lentago
Common Name: Viburnum, Nannyberry

Click image below to enlarge.

<table>
<thead>
<tr>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant Type: Deciduous Shrubs</td>
</tr>
<tr>
<td>Zone: 2</td>
</tr>
<tr>
<td>Height: 15-20'</td>
</tr>
<tr>
<td>Width / Spread: 8-10'</td>
</tr>
<tr>
<td>Habit: Upright</td>
</tr>
<tr>
<td>Sun Requirements: Full/Partial</td>
</tr>
<tr>
<td>Uses: Naturalizing</td>
</tr>
<tr>
<td>Hedging</td>
</tr>
<tr>
<td>Screening</td>
</tr>
<tr>
<td>Description: Flowers mid-May. Berry color may be tinged yellow, rose, and pink before turning bluish black. Attractive to birds. Good for naturalizing or shrub border. Burgundy-red fall color. NATIVE.</td>
</tr>
<tr>
<td>Foliage: Green</td>
</tr>
<tr>
<td>Fall Foliage: Burgundy</td>
</tr>
<tr>
<td>Flower: White</td>
</tr>
<tr>
<td>Flower Season: Mid Spring</td>
</tr>
<tr>
<td>Fruit: Black</td>
</tr>
<tr>
<td>Tolerance: Native</td>
</tr>
<tr>
<td>Attracts Wildlife</td>
</tr>
<tr>
<td>Wind Tolerant</td>
</tr>
</tbody>
</table>

Printer Friendly View
ACER griseum
Common Name: Maple, Paperbark

Plant Type: Trees
Zone: 4
Height: 20-30'
Width / Spread: 15-20'
Habit: Oval
Sun Requirements: Full/Partial
Uses: Winter Interest, Specimen, Woodland Planting
Tolerance: Moist Soil, Disease Resistant

Foliage: Green
Fall Foliage: Red
Flower: Light Green
Flower Season: Mid Spring
Fruit: Samara

Description:
Young stems are rich brown to reddish brown. Second year wood gives way to beautiful cinnamon brown. Bark exfoliates in thin sheets to expose these colors. Striking against snow. Beautiful red fall color on attractive trifoliate leaves.
ACER rubrum 'Autumn Radiance'  
Common Name: Maple, Autumn Radiance Red

<table>
<thead>
<tr>
<th>Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant Type</td>
<td>Trees</td>
</tr>
<tr>
<td>Zone</td>
<td>4</td>
</tr>
<tr>
<td>Foliage</td>
<td>Dark Green</td>
</tr>
<tr>
<td>Height</td>
<td>40-60'</td>
</tr>
<tr>
<td>Fall Foliage</td>
<td>Red</td>
</tr>
<tr>
<td>Width / Spread</td>
<td>30-40'</td>
</tr>
<tr>
<td>Flower</td>
<td>Red</td>
</tr>
<tr>
<td>Habit</td>
<td>Oval</td>
</tr>
<tr>
<td>Flower Season</td>
<td>Mid Spring</td>
</tr>
<tr>
<td>Sun Requirements</td>
<td>Full/Partial</td>
</tr>
<tr>
<td>Fruit</td>
<td>Samara</td>
</tr>
<tr>
<td>Uses</td>
<td>Naturalizing</td>
</tr>
<tr>
<td>Tolerance</td>
<td>Improved Native</td>
</tr>
<tr>
<td>Creates Shade</td>
<td>Moist Soil</td>
</tr>
<tr>
<td>Street Tree</td>
<td>Urban Tolerant</td>
</tr>
<tr>
<td>Description</td>
<td>Broadly oval, dense form. Reliable, intense red fall color for up to two weeks longer than any other red maple. IMPROVED NATIVE.</td>
</tr>
</tbody>
</table>
# Trees

**AMELANCHIER canadensis**  
Common Name: Serviceberry or Shadblow

<table>
<thead>
<tr>
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<th></th>
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<td>Plant Type:</td>
<td>Trees</td>
</tr>
<tr>
<td>Zone:</td>
<td>3</td>
</tr>
<tr>
<td>Foliage:</td>
<td>Green</td>
</tr>
<tr>
<td>Height:</td>
<td>20-30'</td>
</tr>
<tr>
<td>Fall Foliage:</td>
<td>Golden Yellow</td>
</tr>
<tr>
<td>Width / Spread:</td>
<td>10-15'</td>
</tr>
<tr>
<td>Flower:</td>
<td>White</td>
</tr>
<tr>
<td>Flower Season:</td>
<td>Early Spring</td>
</tr>
<tr>
<td>Habit:</td>
<td>Oval</td>
</tr>
<tr>
<td>Fruit:</td>
<td>Berry</td>
</tr>
<tr>
<td>Sun Requirements:</td>
<td>Full/Partial</td>
</tr>
<tr>
<td>Uses:</td>
<td>Naturalizing</td>
</tr>
<tr>
<td>Tolerance:</td>
<td>Native</td>
</tr>
<tr>
<td>Woodland Planting:</td>
<td>Wet Soil</td>
</tr>
<tr>
<td>Attracts Wildlife:</td>
<td>Attracts Wildlife</td>
</tr>
</tbody>
</table>

**Description:**
Flowers in early spring before foliage appears. Wetlands applications. Gold to red fall color. Edible red-black berry is highly sought-after by birds, particularly Cedar Waxwings. NATIVE.
## BETULA nigra 'Dura Heat'

**Common Name:** Birch, Dura Heat River

**Plant Type:** Trees  
**Zone:** 4  
**Foliage:** Dark Green  
**Height:** 40-60'  
**Fall Foliage:** Yellow  
**Width / Spread:** 20-30'  
**Flower:** Not Showy  
**Habit:** Pyramidal  
**Flower Season:**  
**Sun Requirements:** Full  
**Fruit:** Catkin  
**Uses:** Creates Shade  
**Tolerance:** Disease Resistant  
**Naturalizing:** Improved Native  
**Winter Interest:** Moist Soil  

**Description:** Whitish bark exfoliates early exposing tones of pink and salmon. Dark olive green leaves are closely spaced and smaller than those of the species. As the name suggests, more heat and drought tolerant than the species. IMPROVED NATIVE.
CERCIS canadensis 'Forest Pansy'

Common Name: Redbud, Forest Pansy

Plant Type: Trees
Zone: 5
Height: 20-30'
Width / Spread: 20-30'
Habit: Upright
Sun Requirements: Full/Partial

Foliage: Red/Purple
Fall Foliage: Red/Orange/Yellow
Flower: Red/Purple
Flower Season: Continuous

Fruit: Pod
Uses: Accent Plant, Attracts Wildlife, Woodland Planting
Tolerance: Improved Native, Attracts Wildlife, Moist Soil

Description:
Rose-purple blossoms in April. New foliage emerges a red-purple then fades to burgundy turning brilliant shades of yellow, orange and red in fall. IMPROVED NATIVE.
**Trees**

**CRATAEGUS crusgalli inermis 'Crusader'**
Common Name: Hawthorn, Crusader Thornless

| Details |
|------------------|------------------|
| **Plant Type:** | Trees |
| **Zone:**       | 3 |
| **Foliage:**    | Dark Green |
| **Height:**     | 10-15' |
| **Fall Foliage:** | Yellowish Orange |
| **Width / Spread:** | 15-20' |
| **Flower:**     | White |
| **Habit:**      | Spreading |
| **Flower Season:** | Mid Spring |
| **Sun Requirements:** | Full |
| **Fruit:**      | Red |
| **Uses:**       | Winter Interest, Street Tree, Naturalizing |
| **Tolerance:**  | Improved Native, Salt Tolerant, Urban Tolerant |

**Description:**

Year-round interest. White flowers in spring, glossy dark green leaves in summer. Small to medium sized red fruit persists beyond the yellow-orange fall foliage display and into the winter. Thornless form works well in public areas and parking lots. Wide-spreading with flat-topped form. IMPROVED NATIVE.
FRANKLINIA alatamaha
Common Name: Franklin Tree

Plant Type: Trees
Zone: 5           Foliage: Dark Green
Height: 15-20'    Fall Foliage: Red/Orange
Width / Spread: 10-15' Flower: White
Habit: Rounded    Flower Season: Late Summer

Sun Requirements: Full/Partial Fruit: Capsule
Uses: Specimen   Tolerance:
        Fragrant         Attracts Wildlife
        Attracts Wildlife Moist Soil

Description:
Striking flowers are 3" wide, Camellia-like, and fragrant; August to September. Attractive, smooth, grey bark is broken up by vertical fissures. Bright red-orange fall foliage. Often still flowering when fall color appears. The large white flowers look fantastic against the brilliant red color. Good tree for year-round interest.
Evergreen

JUNIPERUS virginiana
Common Name: Eastern Red Cedar

<table>
<thead>
<tr>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant Type: Evergreen</td>
</tr>
<tr>
<td>Zone: 2</td>
</tr>
<tr>
<td>Foliage: Green</td>
</tr>
<tr>
<td>Height: 30-40'</td>
</tr>
<tr>
<td>Fall Foliage: Bronze</td>
</tr>
<tr>
<td>Width / Spread: 15-20'</td>
</tr>
<tr>
<td>Flower:</td>
</tr>
<tr>
<td>Habit: Upright</td>
</tr>
<tr>
<td>Flower Season:</td>
</tr>
<tr>
<td>Sun Requirements: Full</td>
</tr>
<tr>
<td>Fruit: Blue</td>
</tr>
<tr>
<td>Uses: Screening</td>
</tr>
<tr>
<td>Tolerance: Native</td>
</tr>
<tr>
<td>Attracts Wildlife</td>
</tr>
<tr>
<td>Urban Tolerant</td>
</tr>
<tr>
<td>Naturalizing</td>
</tr>
<tr>
<td>Salt Tolerant</td>
</tr>
<tr>
<td>Description:</td>
</tr>
<tr>
<td>A rugged upright species with variable forms. Small blue fruit appear in fall and add interest through the winter. Needles turn bronze in winter. Useful as a screen or windbreak plant. Tolerant of drought, poor soil, salty conditions, windy sites and urban environments. NATIVE.</td>
</tr>
</tbody>
</table>
JUNIPERUS horizontalis 'Blue Chip'
Common Name: Juniper, Blue Chip

Plant Type: Evergreen
Zone: 3
Height: 6-12"
Width / Spread: 6-8'
Habit: Spreading
Sun Requirements: Full
Uses: Mass planting, Erosion Control, Foundation Planting
Tolerance: Drought Tolerant, Salt Tolerant, Improved Native

Foliage: Silvery Blue
Fall Foliage:
Flower:
Flower Season:
Fruit: Blue/Green

Description:
Low, spreading to slightly mounding habit with soft, slate blue feathery foliage. Displays purple tones in winter. IMPROVED NATIVE.
CORNUS (BENTHAMIDIA japonica) kousa
Common Name: Dogwood, Kousa

Details

Plant Type: Trees
Zone: 5
Height: 20-30'
Width / Spread: 20-30'
Habit: Broad
Sun Requirements: Partial
Uses: Specimen
Ornamental
Winter Interest
Description:
Vase-shaped when young, becoming rounded with horizontal branching at maturity. Large, pointed flower bracts in June, persist up to 6 weeks. Bright orange to red fruit is very effective in fall. Bark exfoliates in irregular plates exposing multiple shades of grey and brown, becoming more and more impressive with age. Leaves will wilt in hot sun, does best with filtered afternoon sunlight.

Foliage: Dark Green
Fall Foliage: Red/Purple
Flower: White
Flower Season: Early Summer
Fruit: Red
Tolerance: Disease Resistant
Attracts Wildlife
Deer Resistant

Click image below to enlarge.
QUERCUS alba
Common Name: Oak, White

Plant Type: Trees
Zone: 3
Height: 60' +
Width / Spread: 60' +
Habit: Broad
Sun Requirements: Full
Uses: Attracts Wildlife
Creates Shade
Naturalizing

Foliage: Dark Green
Fall Foliage: Red
Flower: Not Showy
Flower Season: Fruit: Acorn
Tolerance: Native
Attracts Wildlife
Drought Tolerant

Description:
One of the finest native oaks. Glossy, narrow, serrated leaves. Bark is light brown and platy on young trunks and especially on upper limbs. Excellent red fall color. Acorns are highly sought-after by wildlife, rarely need to be cleaned up. Well suited for urban and street tree use. NATIVE.
DRIVEWAY, UTILITY, AND DRAINAGE EASEMENT AGREEMENT

KNOW YE, that MEAD POINT, LLC, hereinafter “MEAD POINT” desires to provide a driveway, utility, and drainage easement agreement as hereinafter described; and

WHEREAS, MEAD POINT is owner of Parcels A and B on a map entitled “Survey on Property of Mead Point LLC, 602 Indian Field Road, Town of Greenwich, Connecticut” prepared by S.E. Minor & Co., Inc., dated _________, 2022, and filed in the Office of the Town Clerk of Greenwich as Map #_______ hereinafter referred to as “MAP”; and

WHEREAS, MEAD POINT wishes to formalize its agreement to grant cross easements to utilize, replace, and maintain a driveway on the accessways; and install, utilize, replace and maintain underground utilities, including but not limited to water, gas, electric, and telecommunication lines, which run through each parcel as shown on the MAP as “DRIVEWAY AND UTILITY EASEMENT AREA”; and

NOW THEREFORE, for One Dollar ($1.00) and other good and valuable consideration and subject to the terms and conditions hereof, the parties hereby agree as follows:

DRIVEWAY AND UTILITY EASEMENTS FROM PARCEL B TO PARCEL A

1. PARCEL B grants to PARCEL A its successors and assigns and PARCEL A grants to PARCEL B a perpetual easement for the purpose of entering on to the Common Driveway to utilize, replace, and maintain a driveway; and pass and repass over the driveway.

2. PARCEL B grants to PARCEL A its successors and assigns and PARCEL A grants to PARCEL B a perpetual easement for the purpose of entering on to the Common Driveway to install, utilize, replace and maintain underground utilities, including but not limited to water, gas, electric, and telecommunication lines.

3. The grant of the easement shall be expressly limited to the right of PARCELS A and B to come on to the property to utilize and maintain said driveway and underground utilities. In the event that either party enters on to the property, the party so entering shall be responsible to replace, repair and restore any disturbance in the DRIVEWAY AND UTILITY EASEMENT AREA. Each party shall indemnify the other and its successors and/or assigns from any claims, damages, liability, costs or expenses caused whether directly or indirectly, by reason of any activity of the DRIVEWAY AND UTILITY EASEMENT AREA.

4. In the event that either party fails to restore the DRIVEWAY AND UTILITY EASEMENT AREA, the other party may complete such restoration at cost and expense. Nothing herein stated shall relieve either party of the duty to repair and restore the DRIVEWAY AND UTILITY EASEMENT AREA.
5. The grant of this easement shall in no way restrict the right of either party to develop its property in any way, means or manner allowed by law, even to the extent of relocating said driveway and underground utilities; provided that the relocation of the driveway and underground utilities shall be in accordance with the rules and regulations of the Town of Greenwich and the State of Connecticut; and at the cost and expense of either party.

**DRIVEWAY AND UTILITY EASEMENT FROM PARCEL A TO PARCEL B**

1. PARCEL A grants to PARCEL B its successors and assigns a perpetual easement for the purpose of entering on to the DRIVEWAY AND UTILITY EASEMENT AREA to utilize, replace, and maintain a driveway; and pass and repass over the driveway in the DRIVEWAY AND UTILITY EASEMENT AREA.

2. PARCEL A grants to PARCEL B its successors and assigns a perpetual easement for the purpose of entering on to the DRIVEWAY AND UTILITY EASEMENT AREA to install, utilize, replace and maintain underground utilities, including but not limited to water, gas, electric, and telecommunication lines.

3. The grant of the easement shall be expressly limited to the right of PARCEL B to come on to the property to utilize and maintain said driveway and underground utilities. In the event that PARCEL B enters on to the property, PARCEL B shall be responsible to replace, repair and restore any disturbance in the DRIVEWAY AND UTILITY EASEMENT AREA. PARCEL B shall indemnify PARCEL A and its successors and/or assigns from any claims, damages, liability, costs or expenses caused whether directly or indirectly, by reason of any activity of PARCEL B in DRIVEWAY AND UTILITY EASEMENT AREA.

4. In the event that PARCEL B fails to restore the DRIVEWAY AND UTILITY EASEMENT AREA, PARCEL A may complete such restoration at PARCEL B’s cost and expense. Nothing herein stated shall relieve PARCEL B of the duty to repair and restore the DRIVEWAY AND UTILITY EASEMENT AREA.

5. The grant of this easement shall in no way restrict the right of PARCEL A to develop its property in any way, means or manner allowed by law, even to the extent of relocating said driveway and underground utilities; provided that the relocation of the driveway and underground utilities shall be in accordance with the rules and regulations of the Town of Greenwich and the State of Connecticut; and at the cost and expense of PARCEL A.
JOINT DRAINAGE EASEMENT BETWEEN PARCELS A and B

1. Each party grants to the other its successors and assigns a perpetual easement for the purpose of entering on to the DRAINAGE EASEMENT AREA to connect to, utilize, replace and maintain the connection to the drainage system on PARCELS A and B.

2. The grant of the easement shall be expressly limited to the right of each parcel to come on to the property to connect to, utilize, replace and maintain the connection to the drainage system as shown on said MAP. In the event that either party enters on to the property, it shall be responsible to replace, repair and restore any disturbance in DRAINAGE EASEMENT AREA. Each property owner shall indemnify the other and its successors and/or assigns from any claims, damages, liability, costs or expenses caused whether directly or indirectly, by reason of any activity in the DRAINAGE EASEMENT AREA.

3. In the event that either party fails to restore the DRAINAGE EASEMENT AREA the other party may complete such restoration at the other’s cost and expense. Nothing herein stated shall relieve each party of the duty to repair and restore DRAINAGE EASEMENT AREA.

4. Neither party shall enter upon the DRAINAGE EASEMENT AREA without reasonable advance notice to the other party which, in any event, shall be no less than 48 hours, except to prevent damage to persons or property in an emergency.

5. The grant of this easement shall in no way restrict the right of either party to develop its property in any way, means or manner allowed by law, even to the extent of relocating said drainage system; provided that the relocation of the drainage system shall be in accordance with the rules and regulations of the Town of Greenwich and the State of Connecticut; and at the cost and expense of the party so relocating the drain.

This agreement shall run with the land and shall bind the heirs, successors and assigns of the parties hereto, in perpetuity.
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this
day of ____________, 2022.

Signed, Sealed and Delivered
In the presence of:

Mead Point, LLC

________________________    _________________________________
________________________

STATE OF CONNECTICUT    )
) ss: Greenwich
COUNTY OF FAIRFIELD     )

On this the day of 2022, before me, _________________, the undersigned
officer, personally appeared _________________, who acknowledged themselves as
Member of Mead Point, LLC, a Limited Liability Company, and that they, as Member, being
authorized so to do, executed the foregoing instrument for the purposes therein contained, by
signing the name of the Limited Liability Company by themselves as Member.

____________________________
Notary Public/
Commissioner of the Superior Court
PROPOSED SITE DEVELOPMENT PLAN
ON PROPERTY OF
MEAD POINT LLC
"0" INDIAN FIELD ROAD
GREENWICH, CONNECTICUT
10/5/2021
TAX ACCOUNT No. 02-1612

NOTES:
3. PROPERTY IS SERVICED BY PRIVATE SEPTIC SYSTEM AND PUBLIC WATER SUPPLY.
4. PARCELS AS SHOWN ON G.L.R. MAP #8936

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

S.E. MINOR & CO., INC.
ESTABLISHED 1887
Engineering • Land Surveying
33 West Elm Street
Greenwich, Connecticut 06830
203-869-0136
www.seminor.com
NOTES:
3. PROPERTY IS SERVICED BY PRIVATE SEPTIC SYSTEM AND PUBLIC WATER SUPPLY.
4. PARCELS AS SHOWN ON G.L.R. MAP #8936

TOTAL AREA PARCEL A
261,204 SQ. FT. = 5.964 ACRES NORTH OF BRIDGE
16,841 SQ. FT. = 0.383 ACRES SOUTH OF BRIDGE

AREA EXCLUDING ACCESS STRIP TO LOT SHAPE CIRCLE AND EXCLUDING DEFICIENT LOT WIDTH = 177,655 SQ. FT. = 4.083 ACRES

ZONE "X"
ZONE "AE-14"
ZONE "VE-15"

PROPOSED EASEMENT AREA A FOR DRIVEWAY, UTILITIES AND DRAINAGE

TOTAL AREA PARCEL B
351,067 SQ. FT. = 8.0593 ACRES

AREA EXCLUDING ACCESS STRIP TO LOT SHAPE CIRCLE = 261,204 SQ. FT. = 5.9964 ACRES NORTH OF BRIDGE
89,863 SQ. FT. = 2.0629 ACRES SOUTH OF BRIDGE

PROPOSED EASEMENT AREA B FOR DRIVEWAY, UTILITIES AND DRAINAGE

ZONE: RA-2

SCALE: 1" = 40'
PROPOSED POOL FENCE
PROPOSED POOL EQUIPMENT
AND GENERATOR
LOWER LEVEL
LOWER LEVEL
PROPOSED RESIDENCE
PROVIDE SILT FENCING AND SLOPE STABILIZATION(S) ON STEEP SLOPES UNTIL NATURALLY STABILIZED
PROTECT RAINGARDEN(S) FROM SEDIMENTATION AND EROSION UNTIL SITE FULLY STABILIZED
PROVIDE ADDITIONAL UP-SLOPE LAYERS OF SILT FENCING CLOSER TO DISTURBANCE(S) AREA(S) USED FOR CONSTRUCTION PARKING SHOULD BE TILLED AND REVEGETATED IF NOT PROPOSED AS HARDSCAPE
PROVIDE SILT FENCING AROUND SOIL STOCKPILES FOR LONG TERM SOIL STOCKPILING, STABILIZE WITH SEED AND HAY
DELINEATE ENTIRE CONSTRUCTION ENVELOPE WITH SILT FENCING AND SAFETY FENCING
CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES, VERY ROCKY, HSG B
TEMPORARY TAILING PIT FOR WELL DRILLING
TEMPORARY CONSTRUCTION ENTRANCE ANTI-TRACKING PAD
DOUBLE ROW SILT FENCE AROUND ENTIRE PROJECT SITE
DOUBLE ROW SILT FENCE AROUND ENTIRE PROJECT SITE
DOUBLE ROW SILT FENCE AROUND ENTIRE PROJECT SITE
DOUBLE ROW SILT FENCE AROUND ENTIRE PROJECT SITE
SOIL TYPE DELINEATION PER WEB SOIL SURVEY (APPROX.)
S.T. DELEON
R.G.C.L.A.M.
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)
LONG ISLAND SOUND

ZONE "X"

ZONE "AE-14"

ZONE "VE-15"

ZONE "AE-14"

ZONE "VE-15"

FLOOD HAZARD ZONE LINE

PARKING BELOW EL. 14.0

TERRACE 24.0

23.0

20.0

TW 23.0

LANDING 12.5

TERRACE 24.0

24.0

24.0

TW 23.0

FIRST FLOOR 25.0

LOWER LEVEL 13.0

TW 21.0

PROPOSED PRIMARY LEACHING FIELD

140 TOTAL L.F. OF CUR-TECH CTL-12

BOTTOM OF UNITS: 12.6

3"Ø DISTRIBUTION PIPES: 13.4

FINISHED GRADE: 14.3±

PROPOSED RESERVE AREA

140 L.F. CUR-TECH CTL-12

PROPOSED DISTRIBUTION BOX

3"Ø DISTRIBUTION PIPE(S): 13.5

2"Ø PVC FORCE MAIN

PROPOSED SEPTIC TANK

2000 GALLON PRECAST CONCRETE

4"Ø PVC SCH40 IN: 10.90

4"Ø PVC SDR35 OUT: 11.15

PROPOSED HOUSE SEWER

4"Ø PVC SCH40: 12.0±

1" PER FOOT MIN. SLOPE

PROPOSED POOL FENCE

PROPOSED POOL EQUIPMENT AND GENERATOR

LOWER LEVEL BELOW

PROPOSED RESIDENCE

8.5

9.1

8.5

8.5

8.5

8.5

PROPOSED PUMP CHAMBER

1500 GALLON PRECAST CONCRETE

15.0

9.2

9.2

9.0

9.00

PROPOSED DRIVEWAY

PROPOSED CURB (TYP.)

02-1612

Engineering

Land Surveying

Environmental Scientists

33 West Elm Street

Greenwich, Connecticut  06830

203-869-0136

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S.E. MINOR & CO., INC.

FILE No.

COMPARED

& SCALE:  1" =    40'

R.G.C.L.A.M.

S. E. Minor & Co., Inc. Engineers & Land Surveyors

33 West Elm Street

date

Greenwich, Conn. 06830

LOCATION MAP

SCALE: 1"=1000'

INDIAN FIELD ROAD

WINDROSE WAY

INDIAN CHASE DR.

MEAD POINT DR.

DAVIS AVENUE

UE WOOD DR.

D PARK DR.

NIPOWIN LAKE ROAD

HORSE ISLAND RD.

ONEIDA CUT ONEIDA DR.

ORCHARD PLACE

INDIAN HARBOR LAKE WOOD CIRCLE

LAKESIDE WOOD CIRCLE

So. VISTA DRIVE

INDIAN HARBOR

LON G ISLAND SOUND

SITE

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

NOTES:


3.  PROPERTY IS SERVICED BY PRIVATE SEPTIC SYSTEM AND PUBLIC WATER SUPPLY.

4. PARCELS AS SHOWN ON G.L.R. MAP #8936

S. E. Minor & Co. Inc. Engineers & Land Surveyors

33 West Elm Street

Greenwich, Connecticut  06830

203-869-0136

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S.E. MINOR & CO., INC.
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

NOTES:
3. PROPERTY IS SERVICED BY PRIVATE SEPTIC SYSTEM AND PUBLIC WATER SUPPLY.
4. PARCELS AS SHOWN ON G.L.R. MAP #8936.
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 Il 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
Site Plan Application

Property Address: 618 Indian Field Road, Greenwich, CT 06830
Property Owner: Mead Point LLC
Email: Mead Point LLC
Applicant: Mead Point LLC
Authorized Agent: Heagney, Lennon & Slane, LLP
Email: THeagney@HLS248.com

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:
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Application #: ___________________________
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<th>Heagney, Lennon &amp; Slane, LLP</th>
<th>Address: 31 East Elm Street, Greenwich, CT 06830</th>
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<tr>
<td>Email:</td>
<td><a href="mailto:THeagney@HLS248.com">THeagney@HLS248.com</a></td>
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Tax ID: 02-1612
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: 618 Indian Field Road, Greenwich, CT 06830
Property Owner: Mead Point LLC
Tax ID: 02-1612
Address: c/o Goldman Gruder & Woods, LLC, 200 Connecticut Avenue, Norwalk, CT 06804
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Applicant: Mead Point LLC
Address: 31 East Elm Street, Greenwich, CT 06830
Email: THeagney@HLS248.com
Authorized Agent: Heagney, Lennon & Slane, LLP
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 #: ___________________________
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant’s Name: Mead Point LLC

Date: February 3, 2022

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

Project Address or Locations: 618 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 Section22a-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
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
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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THOMAS J. HEAGNEY

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
RESIDENTIAL

VALUATION RECORD

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<th>Prod. Factor</th>
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<th>Influence Factor</th>
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Supplemental Cards

TRUE TAX VALUE 33625000

PARCEL NUMBER 02-1612
Parent Parcel Number
Property Address INDIAN FIELD ROAD 0000
Neighborhood 101 Single Family
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 02
Section & Plat 173
Routing Number 4114W0044

Site Description
Topography:
Public Utilities: Water, Electric
Street or Road:

Zoning:
RA-2 Single Family 2
Legal Acres: 7.5199

1 Waterfront Res. Land (A) 2.0000 1.00 2450000.00 2450000.00 4900000 P -5% J -25% 3491300
2 Water Frontage 1630.0 0.0 1.00 17500.00 17500.00 28525000 B -50% 14262500
3 Residential Excess 1630.0 0.0 1.00 700000.00 700000.00 2569000 2569000
4 Open Space 6 1.5300 0.0 1.00 30000.00 30000.00 45900 45900
5 Water Frontage 1400.0 0.0 1.00 8750.00 8750.00 12250000 B -50% 6125000

Supplemental Cards

TRUE TAX VALUE 33625000

ABB1: 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
CROP: 5044
CTST: 2017-2018 GL
SPLT: 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)
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,

[Signature]

S. E. Minor & Co., Inc.

[Stamp: Roy G. Cary, L.S.]

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

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<th>DESIGNATION</th>
<th>LENGTH</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
<th>LENGTH X ELEVATION</th>
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</tr>
<tr>
<td>COLUMN 2</td>
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</tr>
<tr>
<td>COLUMN 3</td>
<td></td>
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</table>

**First Floor Elevation:**

25.00

**Column 3 / Column 1 = Grade Plane Elevation:**

22.74

**Differential:**

2.26
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.

[Stamp]
Roy G. Cary, L.S.

Prepared by R.D.S.
Att.: Grade Plane Worksheet & Sketch
NARRATIVE FOR PROPOSED LANDSCAPE

To: Tom Heagney

From: Mary K. Cavazos, Landscape Designer, Mark P. Finlay Architects AIA

Date: October 6, 2021

Re: Mead Point LLC, 602 Indian Field Road, Greenwich CT. Proposed Landscape Plans by Mark P. Finlay Architects AIA, Dated October 6, 2021

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
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)

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<th>Total Impervious Area Under Existing Conditions (SF)¹</th>
<th>Total Impervious Area Under Proposed Conditions (SF)¹</th>
<th>Total Disconnected Impervious Area Under Proposed Conditions (SF)²</th>
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<td>31303</td>
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<td>56134</td>
<td>11573</td>
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¹ Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

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

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

Engineer’s Signature ___________________________ 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
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<table>
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<td>SOIL SURVEY DATA</td>
<td>2</td>
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<tr>
<td>LID CREDITS CHECKLIST</td>
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<td>STORMWATER STANDARDS</td>
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<td>HYDROLOGICAL &amp; HYDRAULIC CALCULATIONS</td>
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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

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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 fail 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,

[Signature]

John P. Sciccola, PE, P.L.S.
Senior Project Engineer

Date: October 5, 2021
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)

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 Date: 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>
<tr>
<td>73C</td>
<td>Charlton-Chattfield complex, 0 to 15 percent slopes, very rocky</td>
<td>B</td>
<td>3.4</td>
<td>8.2%</td>
</tr>
<tr>
<td>273C</td>
<td>Urban land-Charlton-Chattfield complex, rocky, 3 to 15 percent slopes</td>
<td>D</td>
<td>4.1</td>
<td>9.9%</td>
</tr>
<tr>
<td>273E</td>
<td>Urban land-Charlton-Chattfield complex, rocky, 15 to 45 percent slopes</td>
<td>D</td>
<td>0.4</td>
<td>1.0%</td>
</tr>
<tr>
<td>305</td>
<td>Udorthents-Urban land complex</td>
<td>B</td>
<td>9.7</td>
<td>23.5%</td>
</tr>
<tr>
<td>642</td>
<td>Beaches-Hooksan-Urban land complex</td>
<td></td>
<td>2.8</td>
<td>6.4%</td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td></td>
<td>21.0</td>
<td>51.0%</td>
</tr>
<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>
</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
PROPOSED SITE DEVELOPMENT PLAN
ON PROPERTY OF
MEAD POINT LLC
602 INDIAN FIELD ROAD
GREENWICH, CONNECTICUT
10/5/2021
TAX ACCOUNT No. 02-1612

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

DRAWING LIST

<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>DRAWING TITLE</th>
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<tbody>
<tr>
<td>1</td>
<td>COVER SHEET</td>
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<tr>
<td>2</td>
<td>A2 SURVEY</td>
</tr>
<tr>
<td>3</td>
<td>EXISTING CONDITIONS</td>
</tr>
<tr>
<td>4</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>5</td>
<td>EROSION CONTROL AND LOW IMPACT DEVELOPMENT PLAN</td>
</tr>
<tr>
<td>6</td>
<td>DETAILS &amp; NOTES</td>
</tr>
<tr>
<td>7</td>
<td>SEPTIC PLAN</td>
</tr>
<tr>
<td>8</td>
<td>SEPTIC DETAILS AND NOTES</td>
</tr>
<tr>
<td>9</td>
<td>DRAINAGE AREA MAP</td>
</tr>
</tbody>
</table>

TOTAL AREA: 8.0593 ACRES
NORTH OF BRIDGE: 5.9964 ACRES
SOUTH OF BRIDGE: 2.0629 ACRES
AREA EXCLUDING ACCESS STRIP: 4.083 ACRES

S.E. MINOR & CO., INC.
ESTABLISHED 1937
Environmental Engineering
33 West Elm Street
Greenwich, Connecticut 06830
203-398-9756
www.minor.com
TOTAL AREA PARCEL A:
361,024 SQ. FT. = 5.9644 ACRES NORTH OF BRIDGE
108,631 SQ. FT. = 1.8354 ACRES SOUTH OF BRIDGE
212,393 SQ. FT. = 3.0629 ACRES

AREA EXCLUDING ACCESS STRIP TO LOT SHAPE CIRCLE
AND EXCLUDING DEFICIENT LOT WIDTH = 177.855 SQ. FT. = .093 ACRES

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
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

SCALE: 1" = 40'

NOTE:
1. Flood Zone Label As Shown On Flood Insurance Rate Map (FIRMs) for the Town of Greenwich, Connecticut. (See Flood Hazard Conditions and Requirements.) Effective July 4, 2013.
4. Parcels as Shown on Lot Size Map.

FILE No.
COMPARED
S. E. Minor & Co., Inc. Engineers & Land Surveyors
33 West Elm Street
Greenwich, Conn. 06830

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

SCALE: 1" = 40'

NOTE:
1. Flood Zone Label As Shown On Flood Insurance Rate Map (FIRMs) for the Town of Greenwich, Connecticut. (See Flood Hazard Conditions and Requirements.) Effective July 4, 2013.
4. Parcels as Shown on Lot Size Map.

FILE No.
COMPARED
S. E. Minor & Co., Inc. Engineers & Land Surveyors
33 West Elm Street
Greenwich, Conn. 06830
TOWN OF GREENWICH STANDARD CONSTRUCTION NOTES

SITE AND SUBDIVISION PLANS

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-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:

- 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)
ZONE: RA-2
TOTAL AREA: 8.0593 ACRES
NORTH OF BRIDGE: 5.9664 ACRES
SOUTH OF BRIDGE: 2.0629 ACRES
AREA EXCLUDING ACCESS STRIP: 4.083 ACRES
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. Existing dirt road to remain.

4. Use dimensions where given, verify these dimensions in field prior to starting work. Do not scale drawings.

5. New driveway, terraces, paths, walls, and edge of embankment 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 at the end of each workday.

8. Contractor shall guarantee that all materials, tools, and methods used for construction comply with all applicable local, state, and federal codes and regulations.

9. Contractor shall guarantee all materials meet the purpose of bidding. These drawings are general, functional system that meets design intent at previous stipulations.

10. The plans and details herein are provided for the purpose of bidding. These drawings are general, functional system that meets design intent at previous stipulations.

11. The contractor shall review the bid set and offer any recommended changes to comply with the previous stipulations.

12. The contractor is solely responsible for any errors in dimensions. contractor shall guarantee all materials meet the purpose of bidding. These drawings are general, functional system that meets design intent at previous stipulations.

13. The plans and details herein are provided for the purpose of bidding. These drawings are general, functional system that meets design intent at previous stipulations.

14. The contractor is solely responsible for any errors in dimensions. contractor shall guarantee all materials meet the purpose of bidding. These drawings are general, functional system that meets design intent at previous stipulations.

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17. The plans and details herein are provided for the purpose of bidding. These drawings are general, functional system that meets design intent at previous stipulations.

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