

DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No.
PLPZ201600402

Department Project No.
FSB1689/
PLPZ201600402

Submittal Received Date: 6/2/2020

Submittal Reviewed For:
Planning and Zoning

Traffic Review Requested: No

Review Type: -----

PLAN SET INFORMATION

Plan Title: Improvement Location Survey

Project Address: 7 Finney Knoll

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

Original Plan Date: 11/15/2018

Latest Plan Revision Date: 4/22/2020

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 by: _____


Juan Paredes, P.E. - Civil Engineer II

Date: _____

06/12/20

COMMENTS AND CONDITIONS OF APPROVAL: See Comments Below

The submittal under application FSB#1689 is acceptable:

1. As per note ten (10) of the Finney Knoll Subdivision Map prepared by Rocco V. D'Andrea, Inc. dated July 22, 2004 "Each homeowner shall be responsible for maintaining drainage facilities on his/her lot as necessary to adequately treat the increased runoff resulting from development."
2. The implementation of the landscape plan (095) prepared by Troy's Garden Nurseries is acceptable to the Engineering Division provided they meet the conditions of the original subdivision.
3. The installation of a channel drain and connection to the existing storm pipe network is acceptable provided it does not conflict with the design and improvements proposed (if any) by Frangione Engineering, LLC.

The Zoning/Building Permit submittal (for the patio) under application PLPZ201600402 is not acceptable:

The Engineering Division does not review applications utilizing a drainage report exemption application; this application was not forwarded to the Engineering Division for review at the time of the original submittal. This application is now being reviewed (post-construction) in response to drainage complaints from the property owners at 15 & 21 West View Place.

1. A revised Form SC-100 needs to be submitted.
2. The Stormwater Management Standards – Drainage Report Exemption for projects adding up to 500 square feet

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of impervious surfaces is acceptable in concept. The following revisions and additional must be submitted for review and approval:

- a. The pre and post-development watershed maps must be submitted.
 - b. The zero increase in peak flow to all POCs for the 1, 2, 5, 10 and 25-year design storms is not met.
 - c. Should an infiltration BMP be proposed to meet the reduction in peak flow (to POC at Finney Knoll): a deep test hole and a saturated hydraulic conductivity test must be completed and the results submitted on the Soils Evaluation Test Results Form,
3. A construction plan set needs to be submitted showing all site improvements to qualify for Drainage Report Exemption.
 4. Exhibit A of the Stormwater Management Practices Maintenance Declaration needs to include maintenance items for the following:
 - a. Catch Basins and Drainage Inlets.
 - b. Storm Drainage Piping and Manholes/Junction Boxes.

The Certificate of Occupancy (C.O.) submittal under application PLPZ201600402 is not acceptable and the following revisions and additional information must be submitted and approved after the Engineering Division has approved the Zoning/Building Permit Submittal (as detailed above):

1. Because several design criteria for the Drainage Report Exemption were not originally submitted, thus making the application incomplete, the Engineering Division requests the following:
 - a. Due to the drainage issues presented by the property owners at 15 & 21 West View place a video inspection and dye testing must be done of the property's pipe network starting in the rear of the property at the yard drain(s) and the pipe directed to/from the retaining wall along 15 & 21 West View Place and ending at the connection with the Finney Knoll drainage system. Findings must be coordinated with surveyor to update the as-built map (see attached Improvement Location Survey for the pipe network that must be inspected and tested).
2. The as-built Improvement Location Survey (ILS) needs the following added:
 - a. Show as-built topography and spot elevations, including the elevations along the retaining wall within the work construction area.
 - b. Show all pipe networks within the entire property (see previous Improvement Location Survey).
3. Revise certification forms to show the latest revision date of the ILS.
4. Exhibit A of the Stormwater Management Practices Maintenance Declaration needs to include maintenance items for the following:
 - a. Catch Basins and Drainage Inlets.
 - b. Storm Drainage Piping and Manholes/Junction Boxes.
5. The Stormwater Management Practices Maintenance Declaration shall have the dates revised and submitted for review.