

Pruitt, Jacalyn

From: Pruitt, Jacalyn
Sent: Sunday, June 14, 2020 4:38 PM
To: Judy Jamieson
Cc: Anthony D'Andrea; Vicki Johnson; Melissa Klauberg
Subject: RE: 7 Finney Knoll packet

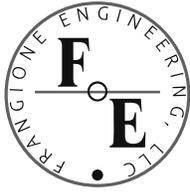
Thank you Mrs. Jamieson. I will share this with the Commission.
Jackie

From: Judy Jamieson <judyajam@gmail.com>
Sent: Saturday, June 13, 2020 11:33 AM
To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>
Cc: Anthony D'Andrea <ald@rvdi.com>; Vicki Johnson <vjohanson@ibolaw.com>; Melissa Klauberg <mklauberg@ibolaw.com>
Subject: 7 Finney Knoll packet

[EXTERNAL]

Please include this letter from Frangione to Marucci in the Commission packet...We would like the commission to know that there is an on-going discussion with DPW.
Thank You, Judy Jamieson

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June 2, 2020

Town of Greenwich
Department of Public Works – Engineering Division
Attn: Scott Marucci – Senior Civil Engineer
101 Field Point Road
Greenwich, CT 06830

Re: Property of The Jamieson Family Revocable Trust (Formerly “Lhota”)
7 Finney Knoll
Engineering Project No. PLPZ 201600402
Department Project No. PLPZ 201600402

We are writing in regard to DPW Engineering’s April 19, 2019 comments for the above-referenced parcel. We will respond to each of the comments in the order in which they appear on your Site Development Review.

1. The form has been revised and included.
2. The use of the Stormwater Management Standards – Drainage Report Exemption was perfectly justifiable in this case. The project was for a small patio and outdoor fireplace. The prior owners constructed the patio and fireplace approximately 3-4 years ago and have since sold the property. The new owners have been left to deal with the very vocal neighbors to the north. The crux of the issue is that the landscape area separating this property from the neighbors was never maintained, and mulch kept getting thrown in that area so that the grade built up even with the wall. This allowed any water coming off the rear yard to bypass the curtain drain and open catch basin that were installed at the time of the subdivision in order to divert all flows from this property out towards the street. The new owners have since cut down the grade adjacent to this wall and proposed installing an open trench drain along the wall which will tie into the existing catch basin. This will prevent water from overtopping the wall again.

We have also reviewed the as-built survey that was done for the patio and fireplace. When comparing what was built to what existed prior to 2016, the increase in impervious area is under 500 SF. We have revised Form SE-100 to reflect these numbers and Form SC-100 has been revised to reflect the updated SE-100 Form.

We ran the pre- and post-development runoff numbers for the site which included the recent patio and fireplace construction, and the analysis shows effectively a zero increase in peak runoff flows for the 1-, 2-, 5-, 10-, and 25-Year Storms draining out to the drains in Finney Knoll. Please refer to the enclosed HydroCAD analyses. The drain running through this property and out to Finney Knoll can handle the flows coming off the patio.

Since we are demonstrating that there is no impact to the northern or downstream neighbors, and since it is unfair to ask the new owners to dig up the patio unnecessarily, we will not be addressing items “b” and “c” of these comments.

3. a. The Improvement Location Survey has been provided by Rocco V. D’Andrea, Inc. and shows the patio, its grades, and the connectivity of the drains running through the property out to Finney Knoll.
b. As we have demonstrated that there is no adverse impact to the adjacent parcels from this patio and fireplace, and as the increase in impervious area is less than 500 SF, and since the original owner is no longer involved with the project, we will not be revising the Site Plan Sheets in accordance with comments i.-x.

4. There should have been a Maintenance Declaration filed as part of the subdivision as it was accepted in 2012. As the on-site drainage controls have not changed (since we are not taking credit for the runoff attenuation occurring in the pervious bluestone patio) the Declaration should not need to be amended.

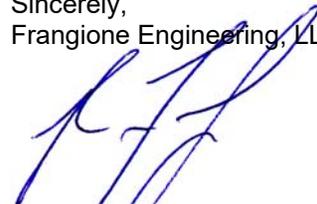
With regards to the Certificate of Occupancy (C.O.) submittal comments, we offer the following:

1. We have previously provided to your office photo evidence that the catch basin exists as well as the curtain drain behind the wall that separates this property from 15 & 21 West View Place. The ILS has been updated to include all the pipe connections on the property.
2. The ILS shows the topography on the site, as well as the pipe network. As we are not taking credit for the stone that was put beneath the patio, there is no need to verify stone depths or areas.
3. We can revise the certification forms once we have agreed on a course of action to move this project to completion and close-out.
4. We have provided photos to your office of the drains on the site.
5. See response to #4 from the Site Plan Review comments.
6. See response to #4 from the Site Plan Review comments. We can revise the maintenance declaration for this property if need be.

Our proposal is a means for the DPW to advise the neighbors that there is nothing more to do, that the plan is sound, it is in accordance with the Town of Greenwich Drainage Manual and sound engineering principles, and conforms to the suggestions of the neighbors' consultant, Trinkaus Engineering, LLC. Bypassing the surface water that was going towards 15 & 21 West View Place to the Finney Knoll drainage system would be consistent with the intent of the design of the original subdivision drainage system, which was approved by DPW. The roadway has been accepted as a public street.

We therefore ask that your department close the file, not expand it by requesting additional inspections or computations from us. Please contact us if you have any questions. Thank you very much for your time and assistance.

Sincerely,
Frangione Engineering, LLC



Robert M. Frangione, P.E.
Owner & Chief Engineer

Enclosures