DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(1)  Department Project No.  PLPZ202000364  Submittal Received Date: 1/4/2021

Submittal Reviewed For: Planning and Zoning  Traffic Review Requested: Yes  Review Type: Final Site Plan

PLAN SET INFORMATION

Plan Title: Collins Enterprises, LLC  Project Address: 53 Forest Avenue

Engineering Firm: Redniss and Mead, Inc.  Original Plan Date: 12/14/2020  Latest Plan Revision Date: ______

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Redniss and Mead, Inc.  Original Report Date: 12/14/2020  Latest Report Revision Date: ______

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 2/1/21

Digitally signed by Scott Marucci - Senior Civil Engineer
DN: cn=Scott Marucci - Senior Civil Engineer, o=Engineering Division, ou=DPW, e=wm@scott.marucci@greenwichct.org, c=US
Date: 2021.02.01 07:46:52 -05'00'

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

1. After review of the memorandum provided by Beta Group, Inc.; dated January 31, 2021 the driveway entrance needs to be revised to be perpendicular to the road. The driveway must be perpendicular for a minimum of one vehicle length (20-feet) measured from the back of the sidewalk. The width of the driveway must also be modified from 19-feet to 20-feet.

2. The Traffic Impact Study from Kimley Horn; dated December 14, 2020 shall be updated to address the comments from Beta Group, Inc.; dated January 31, 2021.

3. A revised Form SC-100 needs to be submitted.

4. A revised Form SC-107 needs to be submitted.

5. The Drainage Summary Report is acceptable for the proposed type of BMPs. The following revisions and additional information need to be submitted:
   a. A deep test hole and saturated hydraulic conductivity test must be completed on the southern side of the proposed driveway circle and near AD#1. The results must be submitted on the Soil Evaluation Test Results Form.
   b. An area drain needs to be installed in the impermeable 3-foot gutter on each side at the location of the secondary overflow of CSR#1. The area drains shall discharge into the stone bed of CSR#1.
   c. An area drain needs to be installed in the impermeable 3-foot gutter on each side at the location of the 6” underdrain of CSR#2. The area drains shall discharge into the stone bed of CSR#2.
d. The conveyance computations must be submitted prior to zoning/building permit sign-off.
e. Review and revise all other computations and information as needed.

6. The construction plan set needs to be revised as follows:
   a. Existing Conditions Survey Sheet
      i. Prepared according to the Minimum Standards for Surveys and maps in Connecticut.
      ii. Show a note certifying the survey A-2.
      iii. Show a note certifying the survey T-2.
      iv. Show topography at contour intervals of two feet for the property and Right-of-Way. If possible, include contours ten feet beyond the property limits for neighboring parcels.
      v. Show topography flatter than 2% with additional spot elevations and contour intervals of one foot.
      vi. Show spot elevations throughout the property and Right-of-Way.
      vii. Show a note for a referenced or assumed elevation datum (the FEMA datum shall be used for sites located within a Flood Hazard Zone).
      viii. Show one (1) permanent benchmark on the site within one hundred feet of the proposed construction.
      ix. Show notes for referenced plans.
      x. Show the entire Town of Greenwich Right-of-Way for the property frontage (drainage, curbs, sidewalk, trees, bushes, shrubs, walls, contours, etc.).
      xi. Show the entire Town of Greenwich Right-of-Way in both directions for the minimum required sight distance if a new driveway curb cut is proposed.
      xii. Show storm drainage, sewer, water, etc.
      xiii. Show roads, buildings, driveways, patios, walks, walls, and other structures.
      xiv. Show utilities and easements.
   b. Site Plan Sheets
      i. The plan shall show the installation of granite curb along the reinforced concrete driveway. The callout shall say the following: Granite curb shall be constructed to TOG Standards along the reinforced concrete driveway or as directed by the Highway Division.
      ii. A callout saying the following shall be added: The concrete sidewalk shall be constructed to ADA standards (A maximum 2% cross slope and a maximum 5% longitudinal slope where possible, or as directed by the Highway Division).
      iii. A callout saying the following shall be added: Pedestrian access to the sidewalk must be maintained throughout the project.
      iv. An area drain needs to be installed in the impermeable 3-foot gutter on each side at the location of the secondary overflow of CSR＃1. The area drains shall discharge into the stone bed of CSR＃1.
      v. An area drain needs to be installed in the impermeable 3-foot gutter on each side at the location of the 6” underdrain of CSR＃2. The area drains shall discharge into the stone bed of CSR＃2.
      vi. The area drains need to have a minimum 2-foot sump. Add elevation to callout.
      vii. Show all catch basins/yard drains/drain inlets with the following in the callout:
           1. Sump elevation.
      viii. Show all permeable pavements with the following in the callout:
           1. Permeable Pavement surface thickness.
           2. Bottom of no. 8 stone elevation. Give elevation range if sloped.
           3. Bottom of no.57 stone elevation. Give elevation range if sloped.
           4. Bottom of no.2 stone elevation. Give elevation range if sloped.
           5. Underdrain/outlet pipe sizes, material, and invert elevations.
   c. Driveway Profile & Sight Distance Sheet
      i. The sight distance to the right is not shown going to the correct travel lane. Review and revise the sight line and sight distance.
      ii. The proposed pillars must be clearly outside of the sight lines.
      iii. Show width of driveway at property line.
      iv. Show width of driveway at edge of road.
      v. Show distance from driveways to intersection.
      vi. The profile shall include spot elevations.
   d. Turning Movement Sheet
      i. Show turning movements for SU-30/UPS/FedEx around the driveway circle.
   e. Traffic Signage, Pavement Markings, and Parking Space Layout Sheet
i. The proposed location of the stop sign must meet MUTCD standards. The placement on the pillar may not be compliant with MUTCD.

f. Construction Details Sheets
   i. A note shall be added to each BMP detail stating that the soils beneath the BMP shall be scarified or tilled to improve infiltration.

7. The draft Operations and Maintenance Plan Report must include the following:
   a. All of the existing stormwater infrastructure that is within and being used by this property must be included in Exhibit A and also shown on the Improvement Location Survey (the entire parcel). It may be of interest for the owner to have an agreement with Old Greenwich Gables created to specify who is responsible for stormwater infrastructure that is shared.
   c. Exhibit A: Long-term Maintenance Plan shall be revised as needed.

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).