DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(28)  Department Project No. PLPZ202100140
Submittal Received Date: 7/15/2021

Submittal Reviewed For: Planning and Zoning
Traffic Review Requested: No Review Type: Final Site Plan

PLAN SET INFORMATION

Plan Title: Proposed Site Development Plan  Project Address: 491 Riversville Road
Original Plan Date: 2/23/2021  Latest Plan Revision Date: 7/14/2021

Engineering Firm: S.E. Minor and Co., Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor and Co., Inc.
Original Report Date: 2/23/2021  Latest Report Revision Date: 7/14/2021

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: Juan Paredes, P.E. - Civil Engineer II
Date: 07/20/2021

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Zoning/Building Permit Approval

The Engineering Division recommends the Commission/P&Z Staff discuss the following with the applicant:

a) Generic planting plans for the rain gardens are proposed on sheet 9 of the site plans; species, quantities and a more detailed planting plan should be further discussed.

The following are comments for the site development review:

1. A revised Form SC-107 needs to be submitted.
2. The Drainage Summary Report is acceptable in concept; it must be revised as follows:
   a. Outlet structure in Rain Garden 1 must be specified in the site plans and match the routing model.
   b. The RRV standard is not met for POC East.
      i. Test holes at the Rain Gardens RG # 1 & RG # 2 are required prior to zoning/building permit sign off by Engineering; test hole data may demonstrate infiltration capabilities and assist in RRV compliance.
   c. Revise all other computations as needed.
3. The draft Operations and Maintenance Plan Report is acceptable.
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).