DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(56)  Department Project No.  PLPZ202100422
Submittal Received Date: 9/21/2021

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

PLAN SET INFORMATION

Plan Title: Preliminary Site Plan Review Set
Project Address: 1143 East Putnam Avenue
Engineering Firm: Rocco V. D’Andrea, Inc.
Original Plan Date: 4/26/2021
Latest Plan Revision Date: 11/9/2021

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D’Andrea, Inc.
Original Report Date: 4/26/2021
Latest Report Revision Date: 11/9/2021

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
Juan Paredes, P.E. - Civil Engineer II
Date: 11/19/2021

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

1. A revised Form SC-107 needs to be submitted.
2. The comments provide in the Memorandum dated November 16, 2021 from Beta Group, Inc. shall be addressed.
3. The Engineering Division does not recommend construction of the multi-family residence building over the existing drain line in its current condition. A detailed study of the contributing watershed must be analyzed and the drain line treated as a culvert; if said analysis reveals a larger size pipe is required, installation of the larger pipe must be done as part of the development with a temporary restriction mimicking the current flow from the 24” diameter drain line.
4. A profile/cross-section needs to be provided along the existing 24” pipe. It must show the 24” pipe, all proposed utilities, building foundations, building, etc. It appears a column for the building is proposed directly over the existing 24” pipe. The project structural engineer must certify that the pipe will not be damaged by the proposed building.
5. The Drainage Summary Report must be revised as follows:
   a. The porous asphalt (north section) BMP requires a deep test hole and hydraulic conductivity test. The soil test results for all proposed BMP’s must be submitted on the Soil Evaluation Test Results Form.
   b. Revise all other computations as needed.
6. The construction plan set needs to be revised as follows:
a. Site Plan Sheets:
   i. The required minimum width for the two-way traffic driveway is twenty feet (20’).
   ii. The plan shall show a sidewalk from the building to the street along the driveway.
   iii. Verify location of columns in relation to the 24” RCP drain line.
   iv. The plan shall show the installation of reinforced concrete driveway entrance constructed to Town of Greenwich Standards or as directed by the Highway Division.
   v. The plan shall show the installation of granite curb along the entire property frontage. The callout shall say the following; Granite curb shall be constructed to TOG Standards along the entire property frontage or as directed by the Highway Division.
   vi. The plan shall show the installation of a minimum 5-foot concrete sidewalk along the entire property frontage. The 5-foot concrete minimum width must be maintained with all obstructions (trees, poles, etc.). The callout shall say the following: A minimum 5-foot concrete sidewalk shall be constructed to TOG Standards along the entire property frontage or as directed by the Highway Division.

b. Low Impact Development Plan Sheet:
   i. A test hole is required for permeable pavers parking stalls (north section).
   ii. Show deep test pit and saturated hydraulic conductivity test locations (include circular influence zone for each test).
   iii. 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.

c. Turning Movement Sheet (Required for Commercial Projects)
   i. Show turning movements for sanitation truck and fire apparatus.

d. Traffic Signage, Pavement Markings, and Parking Space Layout Sheet:
   i. Show all traffic signs.
   ii. Show all pavement markings (stop bar, arrows, etc.).
   iii. Show all parking space pavement markings.
   iv. Show all parking space and travel lane dimensions.

e. Construction Details Sheets
   i. Show curbs, sidewalks, driveway entrance, etc.
   ii. 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 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).