

Appendix J

Standard Notes

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Town of Greenwich Standard Construction Notes

Site and Subdivision Plans

1. A Highway Permit is required for all work within the Town of Greenwich – Right of Way.
2. All work within the Town of Greenwich – Right of Way shall be constructed to Town of Greenwich Standards.
3. Catch basins for private driveways shall have a minimum grate of two feet by two feet. If the driveway is curbed the catch basin shall have a minimum curb inlet of six inches. Each driveway catch basin shall also have a minimum two -foot sump and bell trap.
4. All drainage connections to the Town drainage system shall be gravity lines. If a discharge from a sump pump is connected to the Town drainage system it must discharge to a drainage structure on private property and then be connected to the Town drainage system. All sump pumps require a backflow preventer (check valve) between the pump and the drainage structure. A Drain Connection Permit from the Highway Division is required for all connections to the Town drainage system.
5. In roadway cuts, subdrains shall be required if seepage occurs during construction or within one year after road construction is completed and accepted, even though plans may have been approved without subdrains and/or roadway construction has been completed.
6. All retaining walls greater than three feet are required to be designed, and inspected during construction by a Professional Engineer Registered in the State of Connecticut..
7. All detention/retention systems shall be installed per manufacturer's specifications. All systems shall use a manifold system to distribute runoff evenly into each row of infiltrators. Detention systems will have a manifold system that creates the longest travel time to the control structure. All detention/retention systems must use a structure such as a manhole for the control structure so all flow control devices can be accessed for maintenance.
8. All infiltration systems must meet the Stormwater Infiltration/Recharge Design Requirements in Appendix B of The Town of Greenwich Drainage Manual. There must be at least a 2-foot separation distance from the bottom of stone below the infiltration structure to the seasonal high groundwater or bedrock/ledge (this separation requirement may be waived or reduced by the approving authority on a case-by-case basis). A 3-foot separation distance is required from the bottom of stone below the infiltration structure to seasonal high groundwater for land uses with higher potential pollutant loads (high load areas). Prior to the installation of the infiltrators the engineer shall verify the infiltration structure is being installed in the approved location and if the location has been changed additional soil testing shall be performed and the engineer shall approve the revised location. A review by the approving authority will be required.
9. Each BMP to be installed shall have the soils beneath the BMP scarified or tilled to improve infiltration.
10. The contractor must construct the bioretention area following the specifications in Appendix G of the Town of Greenwich Drainage Manual February 2012 as amended.
11. All areas that are used by construction equipment and used for contractor parking must have the soil tilled 12 to 16 inches and amended with small amounts of organic material if needed. The area to be restored shall be determined by the site engineer.
12. Compost-Amended Soils must follow the requirements as stated in the Town of Greenwich Drainage Manual February 2012 as amended.
13. To obtain a Certificate of Occupancy the submittal must include the following:
 - Items on Checklist for Certificate of Occupancy – Form CL-105
 - Improvement Location Survey (Items on Checklist for Improvement Location Survey Depicting “As-Built” Conditions – Form CL-106)

Standard Notes

Subdivision Record Plan

All plans that show a drainage course shall include the following note:

As a protection to the Town of Greenwich, Owner shall include clause in all deeds of sale to the effect that rights-of-way for drainage will be reserved. Upon approval of this subdivision plan, the owner or owners agree with the Town of Greenwich, that unless otherwise specified hereon, the affected areas of any drainage easement or the areas within at least ten (10) feet of the centerline (20 feet total) of any drainage swale, ditch or stream shown hereon are dedicated for drainage; that no building or other structure shall be located thereon and that the Town shall be under no obligation to enclose such drainage. However, any drainage line, ditch or stream, whether or not shown hereon, and not within established easement shown hereon, may be relocated by owner, with the approval of the Inland Wetlands & Watercourses Agency, where required.

The grantee of all parcels having a watercourse agrees to maintain the watercourse so as to permit the free flowing of water therein. Should any such grantee fail to maintain the obligation herein imposed, the Town of Greenwich shall have the privilege of entering upon said property and doing the required work, and the cost thereof shall be paid by the owner of the land in default.

All plans that show an area reserved for flood control shall include the following note or appropriate modification thereof:

The Commissioner reserves the right to enter the property and alter the discharge structure in the future, if deemed necessary, to improve the flood control characteristics of the detention area. The integrity of the detention area, discharge headwall and other related drainage facilities must be maintained by the Association of property owners within the subdivision. Should any such Association fail to maintain the obligation herein imposed, the Town of Greenwich shall have the privilege to enter upon said property and perform the required work and the cost thereof shall be paid by the Association in default.