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Statement of Clarification on Stormwater Management Standards – Conditional Residential Teardown Exemption

July 21, 2016

The Department of Public Works Engineering Division would like to remind all residents, property owners, builders, developers, engineers, architects, landscape architects, and real estate professionals that all site development in the Town of Greenwich is required to follow the Town of Greenwich Drainage Manual February 2012 as amended February 2014.

In order to address some questions and concerns that have arisen regarding subdivision projects submitting a Stormwater Management Standards – Conditional Residential Teardown Exemption, we have clarified the standard.

The Stormwater Management Standards – Conditional Residential Teardown Exemption Requiring Professional Engineering Certification is required to meet the following standards:

Projects for residential teardowns that reconstruct where the impervious surfaces¹ within each point of concern is less than or equal to pre-development conditions and the peak flow and runoff volume for the 1, 2, 5, 10, 25, 50, and 100- Year Storms has a zero increase to all points of concern are exempt from the Greenwich Stormwater Management Standards, provided that all of the following conditions are met:

- The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer
- A Stormwater Management Report must be submitted with the following included:
 1. Project Narrative
 2. Site Inventory & Evaluation
 - a. Topography
 - b. Soil Evaluation (Soil Evaluation Test Results (Form SC-101) Shall Be Used)
 - i. Initial Feasibility Evaluation (NRCS Web Soil Survey and similar sources of information)
 - ii. Concept Design Testing (test pits/borings and saturated hydraulic conductivity testing, as per Appendix B)
 3. Evaluate Pre-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
 - a. Watershed Map Pre-Development
 - b. NRCS Runoff Curve Numbers Pre-Development
 - c. Time of Concentration Pre-Development
 4. Evaluate Post-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
 - a. Watershed Map Post-Development
 - b. NRCS Runoff Curve Numbers Post-Development
 - c. Time of Concentration Post-Development

¹ Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”



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5. Peak Runoff to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
6. Runoff volume to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
7. Compare & Summarize Pre-& Post Development Site Hydrology for peak flow and runoff volume to all points of concern
8. Conveyance Protection: 10, 25, 50 & 100-Year Depending on Peak Flow Rate for Downstream Stormwater Facilities
9. Outlet Protection Calculations – Based on Conveyance Protection
10. Emergency Outlet Sizing: Safely Pass the 100-Year
11. Supporting Documents
12. Sealed and Signed By a Professional Engineer

The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit plans which include all items on the:

1. Checklist for Construction Plans – Form CL-102
2. Checklist for Driveway Profile and Sight Distance Plan – Form CL-103

For projects that meet the above criteria, the project proponent must submit an Operations and Maintenance Plan Report. The Operations and Maintenance Plan must be submitted following the Checklist for Operations & Maintenance Plan Report CL-104.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Certificate of Occupancy – Form CL-105 with the request for Certificate of Occupancy. The Improvement Location Survey must include the items on the Checklist for Improvement Locations Survey Depicting ‘As-Built’ Conditions CL-106.

The use of this exemption removes any future additional construction on the property from using the Conditional Exemption regardless of ownership changes.

The Residential Teardown was designed for redevelopment of a single property parcel and not the creation of a subdivision and can't be used for any parcels of a subdivision. The subdivision design for each parcel must meet the full standards of the Town of Greenwich Drainage Manual February 2012 as amended February 2014.

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Deputy Commissioner