

Ginsberg, Jeremy

From: Oustafine, Darren
Sent: Tuesday, September 15, 2020 1:20 PM
To: Doneit, Fred
Cc: Ginsberg, Jeremy
Subject: 170 Ridge Acres Road

Dear Mr. Doneit:

Per your request we offer the following review comments and observations relative to the above captioned land use application.

- **Application.** Application appears to include a new sports court with retaining wall and new surface.
- **Stormwater Management.** Sports court exceeds 1,000 square foot in area. No engineering stormwater management report found nor reviewed. Application should include stormwater attenuation of peak rate of runoff which will result from proposed activity. The surface of the sports court as proposed is not typical. The surface includes a rubberized substrate that appears to be impervious. No engineering data has been included in application to indicate otherwise.
- **Town Road.** Ridge Acres Road is a private road and not under the jurisdiction of the Town of Darien DPW. No street opening permit is required.
- **Sanitary Sewer.** Sewer service is not available on Ridge Acres Road. No sewer work is shown on plans. No permit is necessary.
- **Wetlands.** No inland wetlands on property.
- **Location.** Property is located on the north and west sides of the Ridge Acres Road.
- **Topography.** Area of proposed activity appear to slope towards adjacent property to the west and Ridge Acres Road to the south.
- **Soil Test.** No soil test results found.
- **Retention System.** No proposed retention system found.
- **Recommendation.** Condition of approval should include as-built drawing prepared by licensed land surveyor or certified by registered professional engineer. As-built drawing should show all utilities or buried infrastructure installed as part of this land use proposal. As built should include measurements from known, permanent, and visible surface features so that buried infrastructure can be located in the field in the future.

Thanks.

Darren

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