

Ginsberg, Jeremy

From: Oustafine, Darren
Sent: Tuesday, September 15, 2020 11:04 AM
To: Doneit, Fred
Cc: Ginsberg, Jeremy
Subject: 26 Peach Hill Road

Categories: P&Z Commission application

Dear Mr. Doneit:

Per your request we offer the following review comments and observations.

- **Application.** Application appears to be a tear down and engineer has used "fresh meadow" approach to drainage analysis.
- **Stormwater Management.** Engineer states that there will be a net reduction in peak rate of runoff from subject site after development.
- **Town Road.** Peach Hill Road is a public road and as such any and all work on town property will require a street opening permit.
- **Sanitary Sewer.** Sewer service is available in front of subject property. Disconnect and reconnect of sewer will include permits and inspections from the DPW. Access to sewer in street may necessarily include a sewer easement over property of another. If such is proposed, Darien Sewer Commission will review and approve.
- **Wetlands.** There are wetlands on property to east of subject site.
- **Location.** Property is a rear lot with accessway and driveway of anotehr on subject property.
- **Topography.** The property slopes from west to east across subject lot towards wetlands on site.
- **Soil Test.** Percolation test holes vary in area of retention system from good to poor draining soils. Deep test hole information shows seasonal high groundwater at shallow depth in area of retention system.
- **Retention System.** Junction boxes with hoods should fuction as a pre treatment devices which will aide in removal of detris prior to discharge into retentions system and will allow maintenance, inspection and cleaning. Two separate retention systems are noted in engineers report. One found on plan. It appears that the single retention system accepts discharge from footing drains, catch basins, roof leaders, et cetera. Is overflow from retention system high or low level (will retention system drain dry between storms)? Elevations are not found on Level Lip Spreader. Could Level Lip Spreader be expanded and located down gradient of retention system to disperse discharge from retention system into wetlands in more natural, less concentrated sheet flow?
- **Basement.** Footing drains appear to drain by gravity to retention system. No sump pump or forced drainage system found.
- **Curtain Drain.** Applicant intends to intercept overland flow from upgradient property to the west, at property line. Collected water is proposed to discharge through level lip spreader. Could level lip spreader be increased in size and moved closer to wetlands to discharge water in less concentrated, more natural flow condition? This would also move discharge further away from northern poperty line.
- **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.
- **Potable Water.** Well shown on plans. Assume intent is to maintain on site water service.

Thanks.

Darren

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