

Eberhardt, Tamara

From: Oustafine, Darren
Sent: Wednesday, November 18, 2020 4:45 PM
To: Ginsberg, Jeremy
Cc: Doneit, Fred
Subject: 241 Long Neck Point Road
Attachments: 241.pdf

Dear Mr. Ginsberg:

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

- Application. 2019 aerial photograph shows the subject site is vacant (no home).
- Stormwater Management. Engineer states that the site drains directly to tidally influenced Long Island Sound, therefore only water quality is necessary and stormwater quantity management is not necessary. Reviewer agrees.
- Town Road. Long Neck Point is both (mostly) public and (minimally) private. Subject lot is entirely fronted by private portion of Long Neck Point Road. No street opening permit is required from DPW.
- Driveway curb cuts are shown on adjacent property to south within purported easement. There are 2 driveway curb cuts shown and are more than 50 feet apart which is acceptable criteria if this were a town road.
- Sanitary Sewer. Sewer service is available and is a low pressure sewer system. on either street in front of subject property. Sewer service will require on site pumping system (not shown). Sewer lateral is shown in the wrong location. See attached sewer lateral location information. Please share with engineer for correct location. Sewer permit is required from the DPW.
- Wetlands. Town Wetland Map indicates that the subject site contains tidal wetlands, not in area aof proposed activity.
- Location. Property is located east side of south end of Long Neck Point Road
- Topography. The property slopes generally from west to east across subject lot towards Long Island Sound.
- Soil Test. Percolation test holes were not found. Percolation test hole should be performed to show that water will exfiltrat to surrounding soils. One test in area of proposed water quality cultecs will suffice.
- Deep test hole information shows no restrictive layers.
- Retention System. Retention system is for water quality only.
- Drainage system. A catch basin and existing pipe are called out to be removed. Unclear as to what purpose this pipe and catch basin serve. Engineer should verify that removal of these drainage components will not harm or cause back up on other properties.
- Basement. Is there a basement proposed? Treatment of footing drains (if any) is not clear.
- Well. Offsite water is available.
- 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

Darren Oustafine, P.E., Assistant Director of Public Works
Town of Darien DPW