

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

DIRECTOR OF OPERATIONS  
*MATT QUINONES*  
Email: MQuinones@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: LCasolo@StamfordCT.gov

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## INTEROFFICE MEMORANDUM

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February 27, 2023

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject: 0 Thread Needle Lane  
40 Signal Road - Sound Beach Landing, LLC  
Planning Application No. SUB #4045**

The Engineering Bureau received Subdivision Application plans for the redevelopment of two previously subdivided lots, in order to construct a private 4 lot residential subdivision with single-family homes, driveways, patios, pools, decks, walkways and other site improvements.

The Engineering Bureau previously reviewed Zoning Text Change documents proposing to amend Section 4.B.1e (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 1/2 Single Family District, Low Density) regulations on lots created by subdivision exclusively accessed by private rights-of-way where the overall property is impacted by FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater) or other natural features to allow front yard setbacks on such private rights-of-way to be 50% of the requirement.

The Engineering Bureau did not support the above Text Change, however, it was approved by the Zoning Board. Subsequently, the following plans for the current private 4 lot residential subdivision (under review) were submitted which utilize the reduced front yard setback:

-SE-1 through SE-7 "Depicting 40 Signal Road Prepared for Sound Beach Landing, LLC" by Redniss & Mead all dated 1/27/23

-"Site Engineering Report 40 Signal Road Prepared for Sound Beach Landing, LLC" by Redniss & Mead latest revision 1/27/23

The Engineer of Record Ted Milone, P.E. stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau does not object to the application proceeding with the approval process, however, the following shall be addressed by a CT professional engineer:

1) The proposed development will require lot consolidation, lot line revision (near Thread Needle Lane) and lot

subdivision prior to Building Permit submittals, to be filed in Stamford Land Records.

- 2) Identify the curb type on sheet SE-1.
- 3) Confirm with the Zoning Department if the Lot #4 patio encroachment into the side yard setback is permitted.
- 4) Show trees to be protected and removed. Add a tree protection detail, if applicable.
- 5) Revise the sanitary invert at the house for Lot #1. The invert shown is lower than SMH #2 invert.
- 6) Clarify if the flood water relief culverts (between Lot #1 and #2 and between Lot #2 and #3) will penetrate the retaining wall and if there will be a pipe connection or if the culverts will discharge to the surrounding ground. Clarify the impacts on the property at the discharge locations.
- 7) The existing catch basin near the flood relief culvert outlet (between Lots #3 and #4) needs a 2 ft sump and a bell trap on the outlet.
- 8) Add unique identifiers for all flood relief culverts.
- 9) The callout for R.O.W. Driveway 2 is covering an existing catch basin. Relocate the callout and specify the existing catch basin to be cleaned.
- 10) Specify the existing catch basin in front of Lot #2 to be cleaned.
- 11) Sheet SE-3: The six Porous Driveway callouts should reference "Permeable Paver" for consistency with the patio callouts and detail.
- 12) The no parking sign on sheet SE-1 near the property line between Lot #2 and #3 may need to be relocated due to potential utility conflicts.
- 13) The bottom elevation of TP #10 is incorrect on the Lot 4 Permeable Patio callout.
- 14) The mottling depth should be 46 inches for TP #7 on the Lot #3 Driveway callout.
- 15) The WQV provided should be 1370 cu ft for the R.O.W. Driveway 1 callout.
- 16) List permeable pavement in the "Drainage Facilities" list on the Drainage Maintenance Agreement (DMA). Add a section to the DMA for the permeable paver maintenance as specified on sheet SE-5.
- 17) Provide the 50 yr HydroCAD Summary so the peak flow rates can be verified.
- 18) Provide the soil survey information, since it was not included in the Site Engineering Report.
- 19) The Engineering Bureau reserves the right to make additional comments.

Please contact me at 203-977-4003 with any questions.

CC: Lindsey Cohen  
Ted Milone  
Bob Clausi

Reg. No. 59