

William P. Brink, P.E. BCEE
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Ed Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority

Date: July 13, 2023

To: Vineeta Mathur, Associate Planner

From: Ann Brown, P.E., Supervising Engineer *AMB*

**Subject: Application 223-27- Andrew Banoff (Jewish Senior Services), C/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change
Application 223-28 – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT – Site & Architectural Plans and/or Requested Uses**

The Stamford WPCA has reviewed the applications submitted for the referenced project and offers the following comments.

Application 223-27 – Text Change

The Stamford WPCA has reviewed the referenced application for Text Change and determined that the proposal has no impact on any authority of this department. The WPCA has no objection to the application continuing with the approval process.

Application 223-28 – Site & Architectural Plans and/or Requested Uses

Based on the submitted plans and documents, Stamford Water Pollution Control Authority (SWPCA) provides the following comments:

Sanitary Lateral

1. The submitted site plans and Sanitary Sewer Summary shows the proposed 12” Sanitary Sewer Lateral connected to the 30” city sewer line via service chimney. Sheet SE-9 notes the lateral connection to the public sewer line will use a Romac “CB” Sewer Saddle.
2. Preliminary comments for proposed sanitary sewer tie-in connections are provided below:
 - a. An outdoor clean-out for the building’s lateral must be provided; and,
 - b. Sewer Tie-in Connection Requirements:
 - i. Proposed sanitary tie-in connection must be an approved saddle connection to the public sewer line. A chimney connection may be required to ensure the private lateral slope does not exceed 2%, and it must meet either the City standard specification and/or the approved modular style chimney design requirements. Both saddle and/or chimney connections must be encased in concrete.

Stamford WPCA, 111 Harbor View Ave., Stamford, CT 06902



- ii. Applicant and/or Contractor needs to schedule the tie-in activity with Stamford WPCA's Collection Systems Supervisor at least 3-days in advance for scheduling WPCA personnel to witness and photograph the sewer tie-in connection. Anytime between 7:30 a.m. and 2 p.m. (Mon. thru Fri.).
- iii. The contractor is not to break into the public sewer line without WPCA being present.
- iv. Additionally, the sewer tie-in distance information from at least 2-permanent stations, i.e., telephone pole and number, distance from nearest manhole cover, corner of building with address number, etc., and depth of tie-in, along with a sketched drawing depicting these monuments and distances must be submitted for final approval.

Connection Charge

3. A connection charge may be assessed by the SWPCA in accordance with Section 200-41. Please be aware that the connection charge based on the new development can be substantial. The connection charge is levied after a Certificate of Occupancy or Temporary Certificate of Occupancy is issued. Questions regarding connection charge fees should be directed to Ann Brown, Supervising Engineer, at 203-977-5896 or by email at abrown2@stamfordct.gov.

Covered Parking Garage Drains

4. As noted in the Sanitary Sewer Summary, the wastewater generated by covered parking garage drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Grit/Sand Water Separator).
 - a. Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1500-gallon capacity and six-hour retention time is required. The treatment system shall meet all the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.
 - b. Provide a Cross Section/Installation Detail of the Oil/Grit Separator with pertinent installation requirements (i.e., H2O loading, high water table, proper venting, etc.). Below the detail, please add the following language:
 - i. "The oil/grit separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e., Building Dept., Design
5. No less than 60 days in advance of the CO, TCO, or PCO, the owner/operator(s) of the development shall complete and submit to SWPCA for review and approval, CT DEEP's Miscellaneous General Permit for Discharge from Industrial Users (MIU GP)



Notification Form associated with the parking garage sanitary wastewater treatment system. A signed post construction Operation and Maintenance Manual shall be attached to the Notification Form and shall include the manufacturer's maintenance requirements and the following language:

a. Inspections:

- i. Inspections of the treatment system shall include but not limited to the oil/sand separator and components thereof, all floor drains, troughs, piping that collect transport and discharge wastewater into the chamber, and piping that transport wastewater from the chamber to the sanitary. The amount of oil, grit, sand, and debris observed in the chamber shall be measured and recorded.
- ii. Sand, grit, oil, and debris observed in all other components of the treatment system shall be identified and noted on the Log Sheets as light, moderate, or heavy amounts. Post pump-out inspections of the empty chamber shall occur to determine if it is structurally intact and watertight. The findings shall be noted on the Log Sheets.

b. Maintenance

- i. Routine maintenance of the treatment system shall occur by clearing all drains, troughs, and the conveyance system of oil, grit, sand, and debris. The chamber shall be completely cleaned by a certified waste hauler. At no time shall the combined amount of oil, grit, sand, and debris in the chamber equal to or exceed 20% of the total volume capacity. The contents removed from the treatment system shall be properly transported and disposed in accordance with all applicable laws and regulations. Broken or deteriorated components of the treatment system shall be immediately repaired or replaced.

c. Frequency of Inspections and Maintenance

- i. The treatment system shall be inspected on a monthly basis. The chamber and all other components of the treatment system shall be completely cleaned no less than twice per year.
- ii. More frequent cleaning intervals of the treatment system may become necessary. In some instances, a waiver may be granted by SWPCA to perform less inspections and maintenance on the treatment system. The request to obtain a waiver must be put in writing and shall be accompanied with supporting documentation as to why the waiver is being requested.

d. Record Keeping and Reporting

- i. All inspection findings, maintenance activities, and repairs shall be recorded on the Inspection and Maintenance Log Sheets. Log sheet entries shall be complete with the dated and type of service, the qualified individual name and title, signature, inspection findings, quantities observed and/or removed from the treatment system, maintenance work



performed, etc. All pumping reports shall include the date and time the chamber was pumped, the name, address, and phone number of the certified hauler, the total volume removed and what percentage of the volume was oil and solids, the location and phone number of the approved disposal site and date of disposal. Copies of all documents relating to the inspection and maintenance of the treatment system (i.e., pumping reports, inspections reports, manifests, service contracts, receipt, etc.) shall be kept on file with the Log Sheets.

- ii. No later than December 15th of each calendar year, copies of the previous 12 months of Log Sheets and all related documents described above shall be mailed to SWPCA at the following address:

Stamford Water Pollution Control Authority
Attn: Regulatory Compliance Inspector
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Retail/Amenity/Community Kitchens

6. Sheets A-1.00, A-1.01 and A-1.02 shows kitchens and dining areas, sheet A-1.03 shows a panty with soiled/clean area, and Sheet L-100 an outdoor kitchen/dining area. On Sheet SE-3 there is a note that indicates a grease trap is to be installed. Please note, Super Capacity Grease Interceptors are preferred. Additionally, the Sanitary Sewer Summary indicates a commercial kitchen is proposed as part of the project. As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment (GME). In addition, all the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (see attached guidance document). *CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments Section 5. (b) Treatment Requirements (1) Grease Trap/FOG Interceptor (A) The grease trap/FOG interceptor shall be installed to service kitchen flows and shall be connected to those fixtures or drains which would allow fats, oils, and grease to be discharged. This shall include:*
 - (i) pot sinks;
 - (ii) pre-rinse sinks;
 - (iii) any sink into which fats, oils, or grease are likely to be introduced (i.e., Mop Sinks);

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- (iv) soup kettles or similar devices;
- (v) wok stations;
- (vi) floor drains or sinks into which kettles may be drained;
- (vii) automatic hood wash units; and
- (viii) any other fixtures or drains that are likely to allow fats, oils, and grease to be discharged.

Construction Dewatering

7. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at rpudelka@stamfordct.gov for the necessary forms and requirements.
8. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

Stamford Water Pollution Control Authority
Attn: Rhudean Bull
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Swimming Pools

9. The sheet A-1.00 shows a proposed swimming pool. The swimming pool water filtration system shall be of cartridge type. If a sand filtration system is used instead, the backwash shall discharge into a gravity fed treatment system prior to discharging into the sanitary. Please provide detailed information on the filtration system.
10. No less than 60 days in advance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the owner/developer of the site shall complete and submit to SWPCA for review and approval a Registration Application for Miscellaneous Discharges of Sewer Compatible Wastewater for the sanitary discharge of swimming pool wastewater. Contact Robert Pudelka, Plant Supervisor at 203-564-7945 or by email at rpudelka@stamfordct.gov for additional information.

If you have any questions, please call me at 203-977-5896.

Attachment

Cc: William Brink, P.E., Executive Director WPCA
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA

Stamford WPCA, 111 Harbor View Ave., Stamford, CT 06902



STAMFORDWPCA
Office of Regulatory Compliance
Building Permit Requirements
FSE/Facility FOG

Section 1. Introduction

Food Service Establishments (FSE) and/or other Facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. As part of the compliance requirements, the FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (GME). Compliance shall be achieved even if the kitchen is not part of the scope of work in the permit application.

Described herein are guidelines for the design of GME and the submittal requirements for a building permit involving a new FSE or modifications to an existing FSE. In addition, no less than 30 days prior to the Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO), the owner/operator(s) of the food service establishment or other facility shall submit to SWPCA for review and approval, a Registration Application and FOG Abatement Plan. Approval of the FOG Abatement Plan must be obtained prior to the CO or TCO, and the FOG Abatement Plan shall be implemented when the kitchen is open for use. Please contact SWPCA at 203-977-4997 or visit our website at <https://www.stamfordct.gov/government/operations/water-pollution-control-authority/fats-oils-and-grease-fog-abatement-program> to obtain the documents and forms necessary for completing the above. The Registration Application and FOG Abatement Plan should not be completed until after SWPCA plan review process has been finalized and approval has been obtained.

Section 2. Grease Management Equipment

There are 3 types of approved grease management equipment, the Outdoor In-ground Chamber, the Active Grease Recovery Unit (AGRU), and the Super Capacity Grease Interceptor (SCGI). It is highly recommended the maintenance requirements are taken into consideration when choosing which type to install. Sharing the same GME among separate FSE's and/or Facilities is prohibited. (Rev.1)

A. Outdoor In-ground Chamber

Outdoor In-ground Chambers are typically constructed of concrete and can be single or two compartment. The minimum capacity for a chamber is 1000 gallons. The exterior of the chamber shall be waterproof and the inlet and outlet T-pipes shall extend to within 12" from the bottom of the chamber. The chamber shall also be equipped with a high efficient grease outlet filter. The chamber setback to the footprint of any building is 10'. For additional compliance requirements refer to Section 5(b)(1)(B thru M) of the State of CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments. It is preferred chambers are installed in series if more than one is required. The amount of FOG and solids in the chamber must be routinely monitored using a sludge judge or similar device. The measured amounts shall be recorded on log sheets and kept on site. At no time shall the combined FOG and solids reach or exceed 25% of the total capacity of the chamber. The contents in the chamber shall be completely pumped out no less than once every 3 months by an outside contractor for proper disposal. Sizing the outdoor in-ground chamber is based on meals served and hours of operation utilizing the Uniform Plumbing Code Formula Grease Interceptor Sizing Worksheet.

Take-out meals and catering are to be factored in the formula. In the formula a single service kitchen is limited to pre-packaged food only, with no food preparation or cooking.

B. Active Grease Recovery Unit (AGRU)

AGRU's require electricity and run on a timer. The FOG on the wastewater is skimmed by a wheel and sent to a collection jug attached to the outside of the unit. With larger units, the FOG is skimmed and sent to a collection barrel. AGRU's equipped with the Automatic Solids Transfer feature are not permitted. There are ongoing maintenance requirements for AGRU's. On a daily basis, the amount of FOG in the collection jug must be measured, recorded, and deposited in a storage barrel labeled and designated for Non-renderable FOG. The internal food strainer must be removed daily and the contents emptied in the trash. The skimming blades on the wheel should be checked for grease built up and wiped clean when needed. In addition, it is required that an outside contractor pump out the unit no less than once every 3 months and inspect the AGRU to ensure it is functioning properly. Typically at that time, the contractor will pump out the contents of the non-renderable storage barrel for proper disposal. This type of GME should not be buried below floor grade. Sizing the AGRU is based on the GPM of the kitchen equipment discharging into it using a 2 minute drain time.

C. Super Capacity Grease Interceptors (SCGI)

SCGI's are passive grease interceptors which are 3rd party certified to hold 4 times the amount of FOG in pounds than the established GPM. Depending on the make and model number, SCGI's can be used in a variety of applications such as outdoor in-ground and indoor above or below floor grade. Clarification should be obtained from the manufacturer if the correct model is utilized for the proposed installation. Identical units shall be installed parallel with a flow splitter and not in series. For outdoor installations, SCGI's must be installed below the frost line. SCGI's with a volume of 250 gallons or less shall be located at least 5' from the footprint of any building, and if the volume in the unit is greater than 250 gallons a 10' setback is required. The amount of FOG and solids in the units must be routinely monitored using a sludge judge or similar device. The measured amounts shall be recorded on log sheets and kept on site. At no time shall the depth of the FOG or the height of the solids in the units reach or exceed the maximum amounts specified by the manufacturer. The location of the SCGI must allow for sufficient clearance above the unit to perform this maintenance requirement.^(Rev.1) Typically, with properly sized SCGI's, the pump-out requirements are approximately every 2 to 3 months.

Section 3. Kitchen Equipment, Fixtures, Drains

A. Separate sanitary and grease waste lines are required for the discharge of kitchen wastewater. Food Pulpers, garbage disposals/grinders are prohibited. Listed below are some but not all of the kitchen equipment, fixtures, and/or drains that should discharge into grease management equipment:

- | | |
|-------------------------------|---|
| Three Compartment Sinks | Two Compartment Sinks |
| Single Compartment Prep Sinks | Pre-Rinse Sinks (Soiled Dish Table) |
| Dump Sinks | Kitchen/Ware Washing Area Floor Drains* |
| Soup Kettles/Braising Pans | Pollution Control Units |
| Mop Sinks* | Self-Cleaning Exhaust Hoods |
| Wok Stations | Combi-Ovens** |

*With the lack of fryolators, limited menus, and low grease production, SWPCA may grant a waiver to allow the wastewater from kitchen/ware washing floor drains and mop sinks to discharge into the sanitary without treatment from grease management equipment. The request for a waiver shall be put in writing with justification as to why the waiver should be granted. A copy of the menu must be attached.

**Combi-Ovens must be equipped with a tempering valve. A notation shall be included on the food service and plumbing plans.

Unless a waiver by SWPCA has been granted, floor sinks and/or drains scheduled for sanitary discharge shall be slightly raised to prevent the infiltration of mop water. A notation shall be included in the plumbing plans indicating the sanitary floor sinks/drains are to be slightly raised.

B. Listed below are some but not all of the kitchen equipment, fixtures, and/or drains that should NOT discharge into grease management equipment:

Ice Machines	Refrigeration Condensate
Dishwashers	Hot/Cold Holding Units
Water Heater Overflow/Relief Valves	Salad Dryers
Hand Sinks	Coffee/Esspresso Machines

Section 4. Plans (required)

For outdoor installations, the information on the proposed GME shall be on a Site Utility Plan and Details Plan prepared by a professional civil engineer registered in the State of CT. For indoor installations, the information on the proposed GME shall be on the plumbing plans. The information below provides a minimal overview of the plans and documents required when submitting to SWPCA for review. The information on the site, architectural, food service, and plumbing plans, as well as the information on the cut sheets and specification sheets must all match. Full size hard copies of the plans and documents are required. Full size hard copies of any and all revisions to the plans shall be submitted for additional review. Revisions shall be highlighted on the plans. Please deliver to 111 Harborview Avenue (Building 11). As part of the CO process, as-built record drawings and design engineer certification are required.

A. Site Plans (Exterior GME Installation)

1. Type, size, and location of proposed GME.
2. Existing and proposed grade elevations.
3. GME invert elevations.
4. Elevation of maximum ground water.
5. Cross Section/Detail of GME w/pertinent installation requirements.

For outdoor chambers: (Grease Outlet Filter, T-Pipes, Waterproofing, Manhole Covers, etc.)

The cross section should show all requirements have been met which are listed in Section 5 of the CT DEEP General Permit. The high water table in relation to the bottom of the GME needs to be taken into consideration.

For SCGI's: Ensure all aspects of the manufacturer's installation instructions, requirements, and recommendations are shown on the cross section. SCGI's shall be installed below the frost line. A high water table in relation may warrant additional installation requirements.

6. Outdoor Chambers: Add the following language to the site plans: "The chamber shall be installed in accordance with all applicable codes and shall meet the requirements set forth in Section 5(b)(1)(B thru M) of the State of CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., SWPCA, Design Engineer). No less than 3 working days in advance, please contact SWPCA at 203-977-4997 or 203-977-4134 to schedule an installation inspection."
7. SCGI's: Add the following language to the site plans: "The grease management equipment shall be installed in accordance with all applicable codes, and shall be installed with strict adherence to the

manufacturer's installation instructions, requirements, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., SWPCA, and the Design Engineer). No less than 3 working days in advance, please contact SWPCA at 203-977-4997 or 203-977-4134 to schedule an installation inspection.

B. Architectural/Food Service Plans

1. A complete set of the architectural and food service plans.
2. The plans shall include a chart containing an itemized list of all the food service/kitchen equipment. Indicate if the item is existing or proposed, provide the manufacturer and model number, sink bowl dimensions (if applicable), indicate if the item requires hot/cold water, direct/indirect discharge, and electric or gas supply. In the remarks column, indicate if the item is piped to grease waste.
3. Floor plan showing all of the existing and proposed food service/kitchen equipment clearly labeled with the corresponding item number.

C. MEP Plans

1. A complete set of MEP plans.
2. A MEP chart with a complete itemized list of the food service/kitchen equipment. The item numbers shall match those listed in the architectural/food service plans. Indicate, if the item is existing or proposed, provide the manufacturer and model number, sink bowl dimensions (if applicable), indicate the hot/cold water, direct/indirect discharge, and electric or gas supply requirements for each item. In the remarks column, indicate if the item is piped to grease waste.
3. Floor plan showing floor sinks, floor drains, the grease and sanitary waste lines. The plan shall clearly identify which equipment discharge into the sanitary and which equipment discharge into the grease waste. Include the equipment item numbers. (See Illustration 1).
4. Sanitary and grease waste riser diagrams showing all floor sinks and floor drains. Identify all the equipment by item number scheduled to discharge into each floor sink and/or drain. (See Illustration 2).
5. Sizing calculation chart for the proposed grease management equipment. For outdoor chambers utilize the Uniform Plumbing Code Formula Grease Interceptor Sizing Worksheet. For AGRU's and SCGI's, calculate the GPM for each equipment and include the items numbers. Provide separate sizing charts for separate GME.
6. For AGRU's and SCGI's on/or above the floor, add the following language to the plumbing plans: "The grease management equipment shall be installed in accordance with all applicable codes, and shall be installed with strict adherence to the manufacturer's installation instructions, requirements, and recommendations." Please note: SWPCA does not approve suspending grease management equipment. In the event it has been demonstrated there is no other alternative, an exception may be granted. However, the design for the support system shall be prepared and submitted by a CT Licensed Structural Engineer. The P.E. shall certify in writing the proposed support system is more than adequate to hold the maximum load of the GME. In addition, the area below the suspended GME including a safety buffer shall be permanently barricaded from vehicular and pedestrian trafficking.
7. For SCGI's below floor/buried installations, provide a Cross Section/Detail of GME with pertinent installation requirements. Ensure all aspects of the manufacturer's installation instructions, requirements, and recommendations are shown on the cross section. Add the following language: "The grease management equipment shall be installed in accordance with all applicable codes, and shall be installed with strict adherence to the manufacturer's installation instructions, requirements,

and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., SWPCA, and the Design Engineer). No less than 3 working days in advance, please contact SWPCA at 203-977-4997 or 203-977-4134 to schedule an installation inspection.

8. Detailed information on the exhaust hoods (existing and proposed). Verify if self-cleaning.

Illustration 1 (Floor Plan)

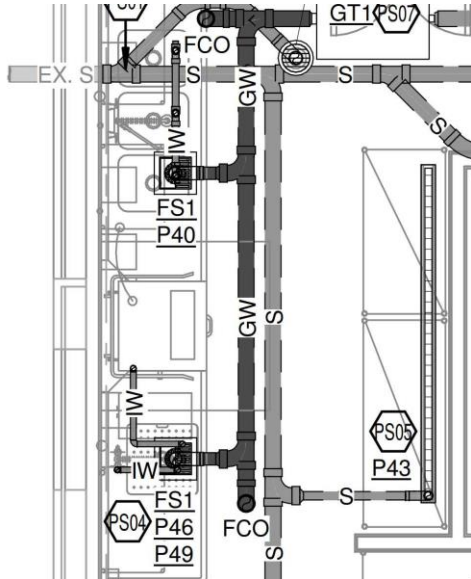
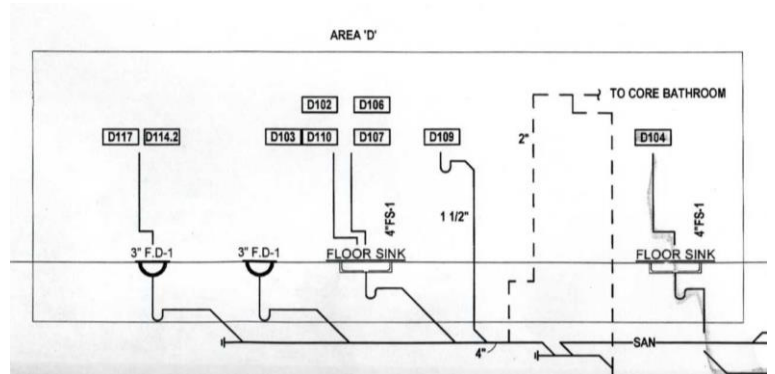


Illustration 2 (Riser Diagram)



Section 5. Documents (required)

- A. Copies of all of the manufacturer equipment cut sheets in numerical order with the item numbers listed on the cut sheets. Be sure the cut sheets provide the model number and other pertinent information such as sink bowl dimensions, GPM discharges, etc.
- B. Copies of the manufacturer specifications sheets on the proposed grease management equipment.
- C. For AGRU's and SCGI's, copies of the manufacturer installation instructions and owner's manual on the proposed grease management equipment.

SWPCA strongly advises against installing GME prior to the fit out of the FSE or Facility. In the event the owner(s) and/or developer opts to install GME in advance it is solely at their own risk. Should it be determined the GME is undersized at the time of the building permit application for the FSE or Facility, the GME shall be removed and replaced with adequately sized equipment or additional GME will be required.

PLEASE COMPLETE THE CHECKLIST PROVIDED BELOW AND SUBMIT WITH THE PLANS AND DOCUMENTS FOR REVIEW. Incomplete submissions will be rejected.



STAMFORDWPCA
Office of Regulatory Compliance
Food Service/Facility Plan Review Checklist

Building Permit Application Number: _____ Date: _____

Address: _____

Name of Facility: _____

Applicant Name: _____

Phone: _____ Email: _____

Owner(s) Name: _____

Phone: _____ Email: _____

Yes	N/A	Section (see above)	Description
<input type="checkbox"/>		Section 2.	Adequately sized approved GME.
<input type="checkbox"/>		Section 3.A.	Correct kitchen equipment, fixtures, and/or drains discharge into GME.
<input type="checkbox"/>		Section 3.B.	Correct kitchen equipment, fixtures, and/or drains discharge into sanitary.
<input type="checkbox"/>		Section 4.	Information on the plans and documents match.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.	Site plans (Exterior GME).
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.1.	Type, size, and location of proposed GME.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.2.-4.	Grade, GME invert, maximum ground water elevations.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.5.	Cross section/detail.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.A.6.-7.	Installation language added to plans.
<input type="checkbox"/>		Section 4.B.1.	Complete set of the architectural and food service plans. Latest revision date: ____ / ____ / ____
<input type="checkbox"/>		Section 4.B.2.-3.	Equipment schedule and floor plan.
<input type="checkbox"/>		Section 4.C.1	Complete set of MEP plans. Latest revision date: ____ / ____ / ____

BP Appl. #: _____

Date: _____

<input type="checkbox"/>		Section 4.C.2.	MEP Equipment Chart.
<input type="checkbox"/>		Section 4.C.3.	MEP Floor Plan w/ sanitary, grease waste, and equipment item numbers.
<input type="checkbox"/>		Section 4.C.4.	Sanitary and grease waste riser diagrams w/ item numbers.
<input type="checkbox"/>		Section 4.C.5.	GME sizing calculation chart.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.C.6.	Language for AGRU/SCGI installed on or above floor grade.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.C.7.	Cross section and language for SCGI installed below floor grade.
<input type="checkbox"/>	<input type="checkbox"/>	Section 4.C.8.	Information on exhaust hoods.
<input type="checkbox"/>		Section 5.A.	Manufacturer equipment cut sheets.
<input type="checkbox"/>		Section 5.B.	GME manufacturer specification sheets.
<input type="checkbox"/>	<input type="checkbox"/>	Section 5.C.	AGRU/SCGI installation instructions/owner's manual.

Prepared by: _____ Date: _____
(Print Name)

(Signature)

Company Name: _____

Phone: _____ E-mail: _____

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov

**CITY OF
STAMFORD**



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

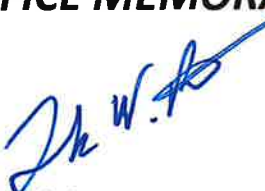
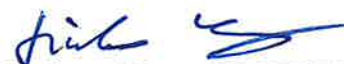
**OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING**

Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, PE
Transportation Bureau Chief



Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: June 30, 2023

RE: Zoning Board Application 223-27/28

Application #223-27/28

210 Long Ridge Road
Jewish Senior Services

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received June 6, 2023;
- Project narrative prepared by Redniss and Mead dated June 2 2023;
- Civil Site Plan prepared by Redniss and Mead dated May 23, 2023;
- Architectural Plans prepared by Perkins Eastman dated May 23, 2023; and
- Landscaping Plan prepared by Perkins Eastman Dated May 23, 2023.

The Department thoroughly reviewed the previous zoning application for this site (219-19) and found the site to be appropriate in the context of the City's mobility system with respect to location and trip generation given specific multi-modal improvements along the site to support the aging and vulnerable population going to use the site. Additionally, the Department made several comments related to the General Development Plan application (222-09) which the Department found to be acceptable.

The Department previously negotiated off-site pedestrian improvements through the General Development Plan approval (222-09) which shall be completed prior to the Department's sign off on the Certificate of Occupancy for this application.

Site Plan

1. The applicant should have the on-site crosswalks be raised to improve ADA compliance and reduce vehicle speeds on the property.
2. The applicant shall ensure the walkway connecting the site to the sidewalk on Long Ridge Road is ADA compliant in relation to grade. The grading shall be conservative in anticipation of the population occupying the site.
3. All flush curb conditions shall have ADA tactile pads running along their full length.
4. Add additional directional arrow pavement markings particularly near the surface parking spaces to enforce the proposed one-way driveway circulation. Consider converting the parking spaces near the proposed dog run and generator from perpendicular parking to angled parking to enforce the one-way circulation of the driveway. Additional One Way, Wrong Way and Do Not Enter signs should also be included where necessary to enforce the one-way driveway circulation.
5. Painted crosswalks shall be included at all locations where driveways cross sidewalks.
6. ADA compliant pedestrian ramps shall be used whenever driveways cross a sidewalk.
7. Wheel curb stops shall be installed at all parking spaces that abut sidewalks.
8. Show existing pavement markings at the driveway entrance to Long Ridge Road
9. Include a keep right sign on the north side of the splitter island at the site entrance from the shared driveway.

June 26, 2023

Chad J. Armstrong
Assistant Fire Marshal
Fire Department
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

RE: 0 Long Ridge Road (aka 210 Long Ridge Road) - Stamford, CT
TJH Senior Living LLC (Owner & Applicant)

Dear Mr. Armstrong,

We are providing a point-by-point itemization of comments received by the Fire Department during our meeting on June 22, 2023, with respect to the proposed Senior Living facility at 210 Long Ridge Road (003-8215). The below items will be incorporated into the site plan prior to obtaining a Building Permit:

1. Each building will have two (2) fire department connections (FDC).
2. Fire hydrants will be located within 100 feet of a FDC. A minimum of four (4) hydrants are anticipated.
3. A fire hydrant can serve two (2) FDC if it is within 100 feet of both FDC's.
4. A minimum width of 26 feet roadway including reinforced sidewalk with low profile curb shall be provided at the FDC/fire hydrant locations.
5. Fire command center/remote key access locations at the building entry shall be coordinated with your office.

We understand your office will conduct a complete review of the building fire suppression system once it is provided. We hope this adequately addresses the concerns of the Fire Department to allow the approval process to continue. If so, please indicate your agreement by countersigning this letter below.

Sincerely,

Ted Milone, P.E. LEED AP BD+C

Signed and Agreed:



Chad J. Armstrong, Assistant Fire Marshal (or designee)



Date

cc: V. Mathur, Associate Planner
Development Team

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

INTEROFFICE MEMORANDUM

September 29, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**210 Long Ridge Road - TJH Senior Living LLC
Zoning Application No. 223-28**

The Engineering Bureau received Zoning Application documents proposing the construction of a "Senior Housing and Nursing Home Facility Complex" consisting of approximately 168 Independent Living units, 14 Assisted Living units, 14 Memory Care units and 14 Nursing Home units with both separate and commercial amenities, outdoor patios, walking paths, parking and landscaping.

The following documents were reviewed:

- "Existing Aerial Exhibit 210 Long Ridge Road" by Redniss & Mead dated 2/16/22

- "Offsite Watershed Map Depicting 210 Long Ridge Road Prepared for Mozaic Senior Life" by Redniss & Mead dated 5/23/23

- "Offsite Watershed Map Depicting 210 Long Ridge Road Prepared for TJH Senior Living LLC" by Redniss & Mead dated 8/9/23

- "Zoning Site Plan Depicting Parcel 'A-R' MAP 11551 S.L.R. #210 Long Ridge Road Prepared for TJH Senior Living LLC" by Redniss & Mead dated 8/9/23

- "Property & Topographic Survey Depicting Parcel 'A-R' MAP 11551 S.L.R. #210 Long Ridge Road Prepared for TJH Senior Living LLC" by Redniss & Mead dated 5/12/23

- Site plan set consisting of sheets SE-1, SE-1B, SE-2, SE-3, SE-4, SE-5A through SE-5F, SE-6, SE-8 through SE-10, SE-14 (latest revision 8/9/23) and sheets SE-7, SE-11 through SE-13, SE-15 (dated 5/23/23) all "Depicting 210 Long Ridge Road Prepared for TJH Senior Living LLC" by Redniss & Mead

- "Site Engineering Report Parcel 'A-R' MAP 11551 S.L.R. (aka 210 Long Ridge Road) Prepared for TJH Senior Living LLC" by Redniss & Mead latest revision 8/9/23

The Engineer of Record, Ted Milone, P.E. stated, "As noted above, 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 has determined that the following must be addressed by a CT Professional Engineer:

- 1) The WQV Required values in the table are consistent with the WQV calculations, however, these values do not match the total provided (23,004 CF). The 23,004 CF value is, however, consistent with the DCIA Worksheet and the LID Map. Clarify.
- 2) Although the peak discharge rates are decreased for most storm events, there is a significant increase in peak volumes. Reduce the peak volumes and show peak volume comparisons.
- 3) The Pond P1 (Infil #2) Device 2 outlet should be 60.50 according to the plans.
- 4) Provide HydroCAD data for all storm events for the Offsite drainage model.
- 5) Page 4 of the Site Engineering Report should refer to the latest date for the site plans.
- 6) Sheet SE-5B: The steel plate note should refer to over compaction.
- 7) Sheet SE-7 : The Stone Dyke Detail references Sheet SE-4B, however, this sheet is not in the site plan set.
- 8) Sheet SE-7: Correct City Standard Note #103 since some words have been removed, such as wall height.
- 9) Add a Stream Guard Insert detail.
- 10) Add a Floc Log detail.
- 11) Retaining walls shall be designed, inspected and certified by a CT Professional Engineer.
- 12) Sheet SE-8: The Depressed Curb Detail shows a transition to a lip curb (1.5 inches high), not a depressed curb. The transition from the normal curb to the lip curb is too steep if this will be adjacent to a walkway.
- 13) Sheet SE-8: Add 1/2" preformed expansion material between the concrete curbs and sidewalks on the Concrete Curb and Flush Concrete Curb details.
- 14) Sheet SE-8: Specify 3500 psi minimum concrete for the bollard footing on the Typical Bollard Detail.
- 15) The Engineering Bureau reserves the right to make additional comments.

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

CC: Ted Milone

Reg. No. 282



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

September 27, 2023

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, Executive Director

Subject: **Application 223-28 – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT., – Site & Architectural Plans and/or Requested Uses** - Proposing the construction of a “Senior Housing and Nursing Home Facility Complex” to consist of approx. 168 Independent Living units, 14 Assisted Living units, 14 Memory Care units and 14 Nursing Home units with both separate and commercial amenities, outdoor patios, walking paths, parking, and landscaping.

REFERENCES

- Plans entitled “210 Long Ridge Road, Stamford CT – Prepared for TJH Senior Living LLC” prepared by Redniss & Mead, Inc. – ZSP, Zoning Site Pan – Site Development Plan – SE-2, Site Grading Plan – SE-3, Site Utility Plan – SE-4, Inset Plan – SE5A, Sediment & Erosion Control Plan Phase I – SE-5B, Sediment & Erosion Control Plan Phase II – SE-5C, Sediment & Erosion Control Plan Phase III – SE-5D, Sediment & Erosion Control Plan Phase IV – SE-5E, Sediment & Erosion Control Plan Phase V – SE-5F, Sediment & Erosion Control Plan Phase VI – SE-7, Notes & Details – SE-8, 9, 10, 12, 14, 15 – Details – certified by Teodoro Milone, CT PE #22563 – dated August 9, 2023.
- Plans entitled “Property & Topographic Survey” prepared by Redniss & Mead, Inc. – certified by Jorge P. Pereira, LS #70179 – dated May 12, 2023.
- Plans entitled “Mozaic Concierge Living – 210 Long Ridge Road, Stamford CT” prepared by Perkins-Eastman – L-100, Landscape Layout Plan – L-101, Landscape Planting Plan – L-200, Courtyard Plan – L-300, Courtyard Sections – L-400, Landscape Details – certified by Robert G. Roesch, CT LLA #1157 – dated August 9, 2023.
- “Site Engineering Report” prepared by Redniss & Mead, Inc. – certified by Teodoro Milone, P.E. – dated August 9, 2023.

PROPOSAL

Construct a 210-unit senior living complex.

SITE CHARACTERISTICS

210 Long Ridge Road is a ±15-acre property located on the west side of Long Ridge Road approximately 2,000 feet north of the intersection with High Ridge Road. The site is wooded and vacant except for a paved parking lot and lawn area in the southeast quarter of the property. The property features a prominent knoll and steep slopes along Long Ridge Road, more gentle topography through the middle of the site, and steeper slopes down to the Rippowam River along the western boundary. The wetlands fringing the river have been classified as Pootatuck fine sandy loam and closely mirror the extent of the Special Flood Hazard Area (Zone AE, Elevation 52-56 feet NAVD-88, FIRM 09001C0508F, 6/18/10). A 20-foot wide river walk easement runs parallel to the river.

DISCUSSION

Plans to develop this parcel in a somewhat similar fashion have previously been reviewed by EPB. Unlike those proposals, the current development plan clearly shows the full limit of development in the central portion of the property. It also preserves the most important physical features of the site – i.e., most of the knoll near Long Ridge Road and the riparian forest along the Rippowam River. Also, unlike the previous proposal, the current plans include an extremely detailed phased erosion and sedimentation control program and a landscaping plan for the entire area of the property outside the wetland and flood plain. In conversation, the applicant's engineer states the project will take approximately two years to complete.

All currently proposed activities are shown beyond the 25-foot wide wetland upland review area. The sanitary sewer connection that will be required by the development is not included in the scope of work. The work required to implement this connection will occur close to the upland review area and the applicant's engineer has acknowledged that an EPB application will be submitted if any of this work extends into the upland review area. This point was noted in the Zoning Board Certificate for Application 222-09. Similarly, improvement of the riverwalk at some point in the future is likely to require an EPB permit.

The environmental issues of concern associated with the applicant's current proposal relate to site controls during construction, site drainage, and upland landscaping.

1. As mentioned above, the applicant's plan for erosion and sedimentation control is a very detailed six phase program and contains special measures that are appropriate for a project of this scope, such as a diversion swale, flocculant logs and powder, and large sediment traps. A preconstruction meeting with the contractor selected for this project should be included as a requirement of an approval for this project. As administrator of Stamford's Soil Erosion and Sediment Control Regulations, EPB staff will pay particular attention to the temporary stabilization of areas not being actively worked that is laid out on Sheets SE-5A through SE-5F as the contractor's performance implementing all site controls is monitored.
2. The Site Engineering Report states the applicant's proposal will yield an increase in site impervious coverage of 5.15 acres beyond current conditions. The measures proposed to mitigate the stormwater impacts of this increase consist of metered manholes and subsurface infiltration systems the project engineer states will reduce peak runoff rates through the 25-year storm and will treat more than the required water quality volume. Approval of the adequacy of

this system must be obtained from the Stamford Engineering Bureau prior to the commencement of site activities.

3. The applicant's engineer states that implementation of this project will require removal of about 320 trees. The applicant's landscaping plan shows a similar number of new trees will be planted within the development envelope, along with several hundred shrubs and 1,500 perennials. Half a dozen additional native deciduous trees should be added to the landscaping plan to compensate for the large trees the current plans indicate will be removed to grade the west side of the knoll rather than support this cut with retaining walls as was depicted on the plans initially submitted with this application and is still shown on the landscaping plans. The final planting plan must be updated to show the grading rather than the retaining walls.

RECOMMENDATIONS

Considering the above, the EPB has no objection to this matter moving forward through the Zoning Board's review process, subject to the following conditions:

- 1) Work shall conform to the plans and documents cited above.
- 2) Final civil and landscaping plans shall be subject to the review and approval of EPB staff prior to issuance of a building permit and the start of any site activity. The landscaping plan shall be revised to reflect the grading and other features of the latest civil plans and shall include an additional half dozen native deciduous trees.
- 3) Engineering Bureau approval of the stormwater management plan shall be obtained prior to issuance of a building permit and the start of any site activity.
- 4) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, tree protection, drainage, landscaping, and professional supervision and certifications. A detailed estimate of these costs, plus a 15% contingency, shall be supplied to EPB and Engineering Bureau staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any site activity and issuance of a building permit.
- 5) A qualified individual shall be appointed by the developer to monitor the condition of the site control measures and ensure they are properly maintained.
- 6) The developer shall arrange a pre-construction site meeting to review the final development plans and the project logistics. This meeting shall include the project contractor, project engineer, appointed site monitor, and staff from the Stamford Environmental Protection Board and Engineering Bureau.
- 7) Sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any other site activity.
- 8) Upon the completion of all construction activities and prior to the receipt of EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with

topsoil, seed, and mulch, sod, or other suitable alternatives. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.

- 9) All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and return of surety.
- 10) All drainage, grading, final stabilization measures, and other engineering elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to endorsement of a certificate of occupancy and release of surety.
- 11) Submit a standard City of Stamford landscape maintenance agreement prior to endorsement of a certificate of occupancy and return of surety.
- 12) Submit a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.

Thank you for the opportunity to provide these comments.