

October 18, 2023

Willetta F. Capelle, P.E.  
Coordinator of Inspections and Plan Review  
City of Stamford, Engineering Department  
888 Washington Boulevard  
Stamford, CT 06905

**Re: Zoning Application No. 223-34, 900 Long Ridge Road, Stamford, CT**

Dear Ms. Capelle,

On behalf of 900 Long Ridge Road Property Owner LLC, we writing to address your comments in the Interoffice Memorandum dated August 23, 2023. In general, we have no issues with your suggested changes and offer the following, more detailed, point by point responses in support:

1. Notes have been added to Sheets SE-2A, SE-3A, and SE-5 indicating all retaining walls must be designed by a CT Professional Engineer.
2. The Site Engineering Report has been revised to note that test pit locations are shown on sheets SE-2B, SE-3B and SE-4D of the site plans. Test pit results are shown on sheet SE-6.
3. The previously depicted stop bar before Parking Area A has been removed from sheet SE-2A.
4. Bollards have been added in front of the transformers and a Bollard detail has been added to sheet SE-13. Prior to construction, R&M will coordinate with Eversource to confirm number of bollards and bollard specifications.
5. The CB symbol has been updated on all sheets of the plan set to reflect OGS#1.
6. Spot elevations have been revised in Parking Lot C and the connection between Parking Lots B and C.
7. As previously discussed, we are in agreement as to which existing storm structures shall be video inspected. The attached exhibit shows these structures. The existing 8" sanitary line has been previously video inspected by OneVac Sewer and Drain Services. The results will be reviewed with WPCA staff prior to issuance of a Building Permit to confirm the limits of replacement proposed as part of this development.
8. The existing OGS currently picks up stormwater runoff that is routed through the catch basins along the main driveway and outlets into the wetland area in the middle of the property, north of the main driveway. The discharge location is shown on the site plans. The proposed design includes the OGS to remain and continue to outlet into the wetlands.
9. MH#1 will be a doghouse manhole installed over the existing 24" RCP that exits the existing OGS unit. Please see sheet SE-2D for further information.
10. The existing 12" pipe that discharges into the wetlands will remain. We believe this pipe is picking up sheet flow and directing it into the wetland area. We will review this further prior to issuance of a Building Permit to determine if the pipe can be removed.

11. Refer to Appendix E in the Site Engineering report for a Photo Exhibit and accompanying Observation Report that verify conditions of the existing head and end walls. The headwalls appear in satisfactory condition.
12. Refer to Appendix E in the Site Engineering report for a Photo Exhibit and accompanying Statement that verify conditions of the existing southern watercourse. No dredging is required.
13. This has been noted on the site plans.
14. A curb transition and a Handicap Sign have been added to the Handicap area of the Public Parking area. A wheel stop is proposed instead of a bollard.
15. Spot elevations have been revised in Parking Lot A.
16. Meter structure information has been added to sheet SE-4A.
17. Phase 1A Site Preparation order has been revised to have pavement removal take place after silt sack installations.
18. Acknowledged.
19. References to rain gardens in Phase 1F and 2F on sheets SE-4B & SE-4D have been removed as necessary.
20. The storm structure chart on sheet SE-5 has been updated to show the connection of MH#28A, MH#12, and MH#18.
21. Concrete Curb, Flush Concrete Curb and Concrete Sidewalk Details on sheet SE-7 (formerly on SE-8) have been revised to show a ½" joint filler between the concrete curb and the adjacent surface.
22. Class "F" concrete has been specified for the Mountable Curb Detail on sheet SE-7 (formerly on SE-8).
23. CT DOT Form 818 has been specified for the following details on sheet SE-7 (formerly on SE-8): Asphalt Trench Repair, Asphalt Pavement, and Concrete Sidewalk.
24. CT DOT Form 818 has been specified for the following details on sheet SE-8 (formerly on SE-9): Preformed Scour Hole, Pipe Trench Bedding, Catch Basin, Area Drain, Storm Manhole, and Sanitary Manhole.
25. A bell trap and a 2' minimum sump has been added to the Double Catch Basin Detail on sheet SE-8 (formerly on SE-9).
26. Sheet SE-3C has been revised to show the correction grate elevation of 173.6.
27. The Site Engineering Report has been revised to note that test pit locations are shown on sheets SE-2B, SE-3B and SE-4D of the site plans. Test pit results are shown on sheet SE-6.
28. Page 9 of the Site Engineering Report (Standard 4) has been revised to refer to Appendix G.
29. Page 9 of the Site Engineering Report (Standard 5) has been revised to add State-owned drainage facilities.
30. A proposed steep slopes exhibit has been added to Appendix A of the Site Engineering Report.
31. Conveyance Protection Calculation pages have been renumbered.
32. The pipe length from MH#4 to MH#3 has been revised.
33. The pipe length and diameter from MH#101 to ED#2 has been revised.
34. The pipe length from MH#210 to EX.MH#2 has been revised.
35. The flow for the Preformed Scour Hole Sizing has been revised. Superscript letters have been added to the chart.

36. OGS#2 has been added to the LID Review Map. Proposed Rain Garden#1 has also been added to the LID Review Map.
37. The DCIA Tracking worksheet has been updated for the changes made in this iteration and includes the existing and proposed pond installations.
38. Noted.

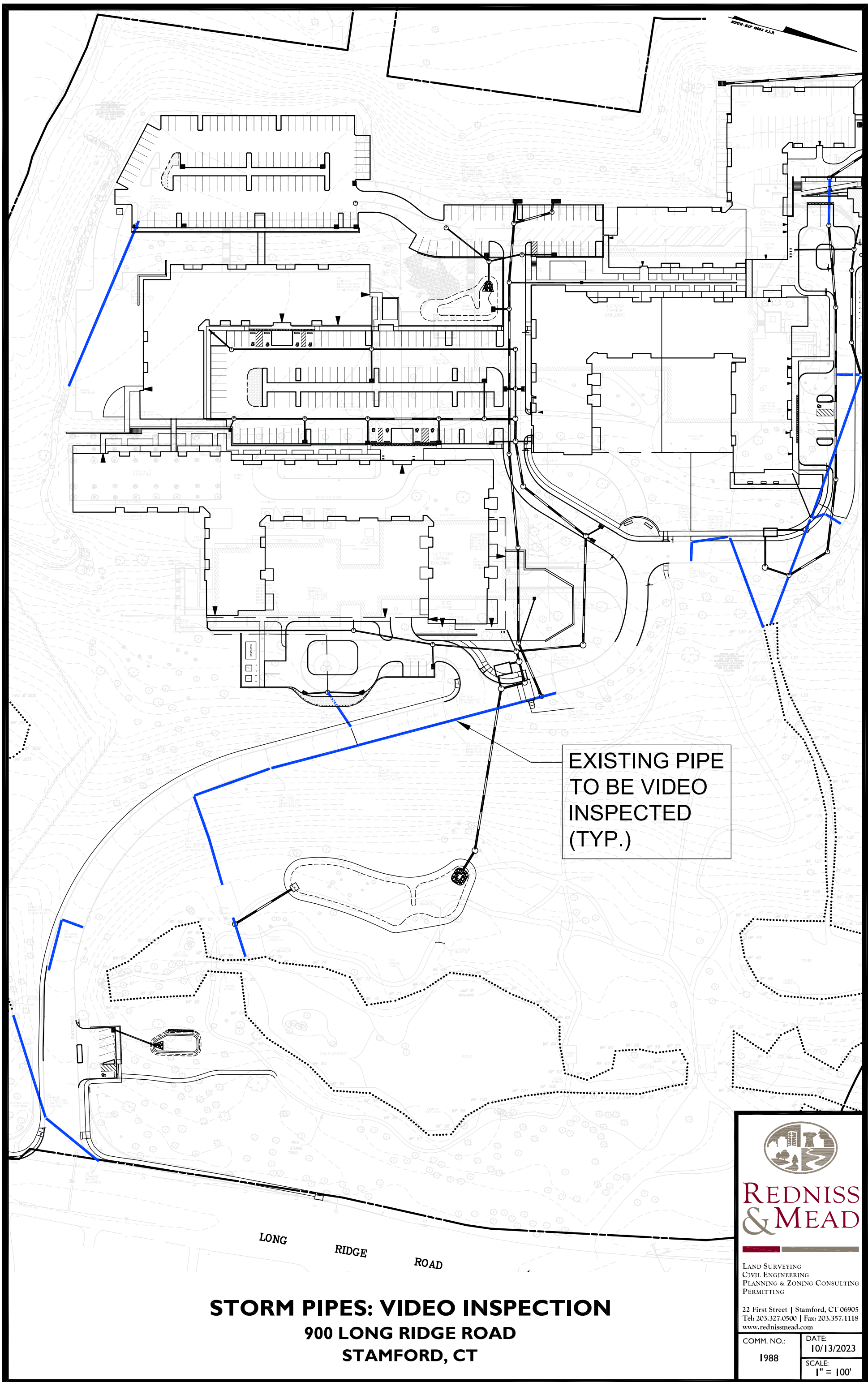
We trust the above responses and enclosed documents will suffice in addressing your comments and respectfully request your endorsement of Zoning Application No. 223-34. Please do not hesitate to call or email with any questions on this matter.

Sincerely,

David R. Ginter, P.E.

Enclosures

CC: Vineeta Mathur, Principal Planner, P&Z



EXISTING PIPE  
TO BE VIDEO  
INSPECTED  
(TYP.)

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	SCALE: 1" = 100'

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