Memo

To: PLANNING AND ZONING DEPARTMENT

From: DEPARTMENT OF PUBLIC WORKS

Date: August 26, 2020; Revised September 10, 2020

Re: 8 Lockwood Ave

Our Department reviewed advanced prints of the S1 Overall Site Plan and S2 Details & Notes and the Drainage Summary Report prepared by Frangione Engineering, LLC, dated August 17, 2020 and August 19, 2020 respectively, received by this office on August 24, 2020 and August 25, 2020. In response to early comments from this Department, the above referenced plans and reports were revised by Frangione Engineering, LLC, revision dated September 9, 2020. A requested Stormwater Management Operations and Maintenance Plan, dated September 9, 2020, was also prepared. All documents were provided via email on September 9, 2020.

The proposal for the property is to replace and expand existing patios and construct a pool and associated features. The property is located in the B-Residence Zone where increases in impervious area greater than or equal to 500 square feet (sf) are required to adhere to the Town of New Canaan’s Drainage Policy.

Our Department was made aware of the project when we were contacted by an adjacent neighbor concerned about the potential of drainage issues on their property. On August 10, 2020 the adjacent homeowner left a message with the address of the property of concern. The Engineering Department visited the site that afternoon and observed that the sitework had commenced. The Planning and Zoning Department performed their own separate site visit and issued a letter to the homeowners at 8 Lockwood Ave on August 11th.

The above mentioned plans and report were prepared by Frangione Engineering, LLC in response to the August 11th letter. In review of the recently revised engineering documents, dated September 9, 2020, we offer the following comments:

1. The previous existing subsurface drainage system was observed and documented by Frangione Engineering, LLC as being installed with no drainage stone “beneath, atop, between or around the units.” The proposed subsurface drainage system is to be constructed with nine (9) new Cultec 330 Recharger 330XXL units with drainage stone surrounding the units per the detail on sheet S2 Details & Notes. As documented in the drainage analysis, the proposed increase in added impervious area is approximately 1,650sf, triggering the requirements of the Town of New Canaan’s Drainage Policy.
Canaan's Drainage Policy. Per the drainage report, the relocated detention system is designed to mitigate the stormwater runoff from the contributing area. The analysis calculates that the additional storage provided in the drainage stone has been modeled to be sufficient for the increase in impervious area.

2. Clarify/confirm that the Mini Channel Drain called out on the plan and details is included in Item 1. Catch Basins & Drainage Inlets in the Stormwater Management Operation & Maintenance Plan.

END