January 22, 2020

Planning and Zoning Commission
Town Hall
77 Main Street
New Canaan, CT 06840

Re: Oenoke Ridge Senior Housing
65 & 73 Oenoke Ridge
New Canaan, CT

Dear Members of the Commission:

Set forth below is McChord Engineering Associates, Inc. (MEA) response to the Memo from the New Canaan Department of Public Works to the Commission dated October 25, 2019 and updated January 16, 2020. The following response is in the same order as the comments provided in the October 25, 2019 and updated January 16, 2020 Memo and corresponds to the latest plans and reports prepared by this office dated January 9, 2020.

Stormwater Management Report Comments:

1. The Town of New Canaan Drainage Certification Policy was updated in December 2019 and became effective January 1, 2020. This policy is not identified or currently available on the Town website however we will comply with it to the satisfaction of the Town Engineer.

4. We performed a field review on the adjacent Oenoke Condominium Association (OCA) property and observed only minor erosion behind Building 74 where the existing grading on the OCA property concentrates runoff flow from both properties toward an existing catch basin to the north. The proposed drainage design for the Oenoke Ridge senior housing project will greatly reduce the overland drainage area contributing runoff to this location and reduce the peak flow and volume directed to this catch basin. This is a significant improvement. We have not seen or been informed of any other areas on the OCA property that have flooding or erosion concerns that would be impacted by the Oenoke Ridge site.
5. The proposed treatment measures shall be designed with a bypass that can handle the 100-year storm flow rate. Table 5: WQV and WQF Sizing shall be expanded to include the 100-year flow rate column and treatment measure bypass flow rate capacity as requested.

6. We agree that a legal maintenance Agreement be established for this project that it is filed with the Town Clerk and outlines the responsible party for maintenance. Record of the reports should be issued to the Town on a yearly basis.

Plan Comments:

2. Site Layout And Utility Plan, C-100:

   d. Percolation testing was provided for the two 24x48 concrete gallery systems located to the east and west of the new building. Deep test holes shall be performed during the construction document phase and this information added to the plans to the satisfaction of the Town Engineer.

   e. The outlet inverts were already indicated on the plans and the inlet inverts shall be added.

   f. The proposed cistern is to be located inside the building and will be coordinated with the mechanical engineer during the preparation of the final building plans.

3. Site Grading and Soil Erosion Control Plan, C-101:

   a. The existing storm drainage and utilities are shown for reference when the contractor is doing earthwork activities. We can show the proposed storm sewer information and the Structure Data Table on the plan but believe that it's a mistake and adds to the potential for errors in the field. The full storm sewer layout and invert information is shown on the Site Layout and Utility Plan, C-100.

   c. According to the Wohlsen Construction, the General Contractor, the smaller building provides enough room to stage onsite and the St Michael's Lutheran Church property would only be used for contractor parking. Agreement documentation with the Church will be provided prior to any activities on the adjacent property.

   f. The wheel wash area shall be located adjacent to the anti-tracking aprons. The primary one shall be located at the south side of the Oenoke Ridge entrance to the site and shall be shown on the plan.
g. The final logistics plan will be prepared by the Wohlsen Construction, the general contractor, and issued with the building permit documentation.

h. We proposed a Site Monitor for this project and have will add a note to that effect on Drawing C-101 as recommended.

4. Construction Notes and Details, C-103

b. The cistern will be a mechanical engineer detail as it will be located inside the building. If that changes and the cistern is located outside we will provide a suitable detail in the final construction documents.

5. Erosion Control Notes and Details, C-104

a. The dirt bag detail will be added to the plan.

All of the DPW requests for additional information and details are minor in nature and shall be added to the final construction plans. These plans will then be reviewed again by the various Town agencies prior to issuance of a Building Permit. If you have any further questions or comments concerning this matter, please do not hesitate to contact our office. Thank you.

McChord Engineering Associates, Inc.

By: ____________
Holt McChord, PE, Principal

Cc: Mr. David Rucci, Esq.
Mr. Russel Barksdale