

Response to Engineering Comments

To: James M. Pretti, Jr., P.E., L.S. / Criscuolo Engineering, LLC

From: Paul Rodrigues, P.E. / Solli Engineering
Jason Montagno, P.E. / Solli Engineering

Subject: Proposed Residential Development
804 Fountain Street, Woodbridge, CT
Project #: 25111001

Date: 08/18/2025

We have reviewed your comments dated 6/19/25 for Kristine Sullivan for the Proposed Residential Development that will be located at 804 Fountain Street in Woodbridge, Connecticut. Below are your comments with our responses in **bold** when applicable.

Reference Materials

Engineering Report prepared by Solli Engineering, dated August 18, 2025

Civil Plan Set prepared by Solli Engineering, dated August 18, 2025

A. Inland Wetlands

1. If approved, it is recommended that a note be added to the site plan which states that any activity, present or future, which involves clearing, regrading, filling, construction, or any other means of disturbance within the wetlands or the 100' upland review area is prohibited without the prior consent of the Town's Inland Wetland Agency. Any change to the footprint, configuration, or location of the proposed building and driveway shall also be subject to the review and approval of the Town of Woodbridge Inland Wetlands Agency.

A note may be provided at the discretion of the Commission.

B. Stormwater Management

1. If approved, it is recommended that a note be published on the site plan which states that the proposed stormwater management measures to be installed on the site are to be considered permanent fixtures. The property owner is responsible for the stormwater management measures continued maintenance in accordance with the published schedule, and for the preservation of their continued functionality. The stormwater management measures cannot be filled in, abandoned, left in disrepair, or otherwise altered without the prior consent of the Town of Woodbridge's land records office.

A note may be provided at the discretion of the Commission. A Long-Term Operations & Maintenance (O&M) Manual has been provided to ensure that stormwater management measures will function as designed. The owner possess the primary responsibility for overseeing and implementing the O&M Manual. Refer to Appendix E of the Engineering Report for more information.

2. If approved, it is recommended that a note be published on the site plan which states that the certification shall be provided to the Town of Woodbridge by the design engineer, prior to the issuance of a certificate of occupancy, that the stormwater management measures were installed in substantial conformance to the site plan of record, in accordance with his overall design intent.

A note may be provided at the discretion of the Commission.

3. Under section 5.7 of the Town of Woodbridge Zoning Regulations the stormwater management measures must be consistent with by the 2004 Stormwater Quality Manual by the Connecticut Department of Environmental Protection Agency as amended. I believe this to now mean the 2024 version of the Manual.

Acknowledged. Stormwater management measures have been designed in accordance with the 2024 Connecticut Stormwater Quality Manual.

4. The subsurface stormwater storage system appears to be in a cut along the west side. This varies from 4' to approx.. 13' below existing grades. There does not seem to be any test pit data for this area. Will this be additional rock cut? Will this create a bowl situation, where the water will be trapped by rock and empty at the only corner not in the cut?

Please refer to the revised subsurface stormwater management system on the Grading & Drainage Plan (Sheet 2.21). Test pits logs have been provided in Appendix B of the Engineering Report. The bottom of system elevation is 281.5, providing at least three (3) feet of separation between Test Pit 15 bottom elevation of 278.5.

C. Erosion and Sedimentation Control

1. It is recommended that a note be published on the site plan which states that the limits of disturbance (silt fence) shall be staked in the field by a licensed land surveyor prior to the start of construction. Certification shall be provided to the Town of plan compliance with the clearing limits and with the erosion and sedimentation control measures that were proposed.

A note may be provided at the discretion of the Commission.

2. Under section 5.5 of the Town of Woodbridge Zoning Regulations the erosion control measures must be consistent with the 2002 CT Guidelines for Soil Erosion and Sediment Control as amended. I believe this to now mean the 2024 version of the manual.

Acknowledged. Soil erosion and sediment control measures have been designed in accordance with the Connecticut Guidelines for Soil Erosion & Sediment Control, effective March 30, 2024.

3. A phased approach to sediment barriers should be implemented. A single line of barrier at the bottom of a large disturbed area will most likely have failures during significant storm events.

Please refer to the Soil Erosion & Sediment Control Plans (Sheets 2.31-2.33) for more information regarding a phase approach of sediment barriers and construction sequence to be implemented.

4. I don't see a detail for the sediment basin. What will the outlet look like? How does the water discharge from this basin during extended rain events during construction and where will the water go?

A detail of the temporary sediment trap has been provided on Sheet 2.41. A 12" perforated riser

wrapped in non-woven geotextile fabric, and an emergency spillway will be constructed to capture stormwater runoff within the limit of disturbance. Stormwater runoff from the sediment trap will be directed to a flared end section with a riprap apron, before ultimately discharging to the existing wetlands.

D. General

1. It is recommended that bonding be required for the installation of the stormwater management, for the implementation of the erosion and sedimentation control measures, site stabilization, and for the establishment of a permanent vegetative cover. It is recommended that a bond estimate be submitted for review.

A bond estimate may be provided at the discretion of the Commission.

2. Has the Fire Chief reviewed the plans? Is the Chief comfortable with the turning movements for the fire apparatus? Is ladder truck access to only two sides of what is essentially a 5-story building acceptable?

A 20' wide emergency vehicle lane is proposed along the south side of the building to provide access on three sides. Application materials shall be provided to the Fire Chief for review and approval.

3. The size of the existing sewer is not identified on the plans. Has the GNHWPCA been contacted to see if the existing sewer system has enough capacity to add the discharge from 96 new units to the system? Additionally, any interior structures that can be considered floor drains must connect to the sanitary system, not the stormwater system. This will need to be factored into the design flows.

The GNHWPCA requires a full plan set and additional documentation before determining appropriate locations for flow metering and capacity of the existing sewer system. Subsequent to this submission, the appropriate documents shall be submitted to GNHWPCA for review and approval.

Catch basins located on the ground floor of the parking garage shall be discharged to an oil water separator prior to draining to the sanitary system. Please refer to the Utility Plan (Sheet 2.51) for more information.

4. The proposed sanitary pipes are shown to be 8" HDP; however, the sanitary manholes depict 8" PVC inverts. Please provide clarity on which is proposed. The GNHWPCA Permitting and Design Criteria Manual Section 3.2.1 does not allow HDP material for sewer laterals.

The proposed sanitary pipes are 8" PVC and shall abide by the approved materials listed in Section 3.2.1 of the GNHWPCA Permitting and Design Criteria Manual.

5. Have the volumes for cut and fills been calculated? Or at least the volume of rock to be removed?

Cut and fill volumes have been calculated and have been included on the Grading & Drainage Plan (Sheet 2.21) and in the Engineering Report.

Thank you for providing the above comments. If you have any further comments or questions, please provide them at your earliest convenience.

Respectfully,
Solli Engineering, LLC



Jason Montagno, P.E.
Assistant Project Manager