

REVIEW No.	ENGINEERING REVIEW LETTER	PETITIONER RESPONSE

Date

Bridgeport, Connecticut 06604

Re:

Ladies and Gentlemen:

Please be advised that we have reviewed the above-mentioned plans. **The Petitioner is to identify and respond, in writing,** to each of the items noted below should additional reviews be desired.

1. **General Comments**

- a. A site plan with submittal requirements must be prepared, signed, and sealed by an engineer, architect, or landscape architect registered and licensed to conduct business in the State of Connecticut as per Section 14-2 of the City of Bridgeport Zoning Regulations.
- b. The horizontal and vertical accuracy of the survey must be indicated on the plans.
- c. A map may need to be filed with the amended property line. All legal issues including deed amendments or revisions should be resolved prior to an application of a building permit.
- d. Show all existing and proposed grading elevations for drainage purposes, drainage details **(including roof drains)**, and utilities.
 - 1. All elevations should be referenced to City of Bridgeport Datum.
- e. Show all existing utilities in adjacent roadways, including all sewers.
- f. No paved street: The owner will be required to extend the roadway pavement across the front of the lot. Plan and profile are needed for roadway extension with bond for public improvements.
 - 1. Roadway section is a City accepted street.
 - 2. Roadway section is a private street.
 - 3. Given the recent history of development of new sections of roadway the sewer main installations, storm water collection catch basins and rough grading of the roadway must be in place prior to approval of any application for a building permit (including foundations). As-built information of the sewer and roadway is required and must be accepted by the City prior to the approval of an application. It is the developer's obligation to coordinate his or her work and schedule appropriately as the roadway work must precede the construction of any structures.
- g. The design of the proposed retaining wall should be certified by a professional engineer.
 - 1. Design details are needed.
- h. The claimed hardship does not appear valid.

2. **FEMA Designated Flood Zone:**

- a. Property located in flood hazard zone _____, Elevation _____ City datum.
 - 1. Structure does not appear to be in a flood hazard zone.
 - 2. First floor, including basement or top of concrete pad, has to be at or above elevation _____ City Datum (City Ordinance 15.44.110) for new structures.
 - 3. a. Non-Residential flood proofing certification can be used in lieu of elevation (15.44.15B3) if necessary.
 - b. Enclosed non residential areas below the base flood elevation, can be designed to allow entry and exit of flood waters (City Ordinance 15.44.15B4)for new structures.
 - 4. a. Show the flood zone limits on the submitted plans. Use those limits established from the FIRM and from the Floodway maps effective July 8, 2013.
 - b. Show elevations of all proposed or existing floor/slab elevations, including basements.
 - 5. If the cost of renovation or addition exceeds 50% of the market value of the structure, Flood Zone Regulations must be satisfied. State the value of the work proposed on the structure.
- b. Proposed activity or improvements located in floodway. The floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and have erosion potential. Bridgeport Municipal Code Chapter 15.44 for Flood Damage Prevention prohibits encroachments in the floodway, including fill, new construction, substantial improvements and other development. Regulations must be addressed. Certification by a registered P.E. must be provided demonstrating encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- c. A development permit is required. Relative information is attached.

3. **Sanitary/Storm Sewers:**

- a. The developer should provide a plan to connect to the City's sanitary/storm/combined sewer system.
 - 1. Use RCP in the City right-of-way.
- b. Storm water and sanitary sewer connections are subject to review and approval by the WPCA. The petitioners are urged to contact the WPCA as soon as possible and obtain their comments in writing. You will most likely be required to install some drywells. The plan should be stamped approved by the WPCA prior to application of a building permit. The sewer lateral locations should be identified so that no utility easement issues arise after the property line is modified.
- c. The WPCA does not usually allow connections to existing city catch basins without special permission. A new manhole at the sewer main may be required.
- d. There is no sanitary sewer main in front of this property. Show what is proposed. A sewer main extension with plan and profile will most likely be required. A bond will be required for this type of public improvement.
- e. Insure that storm water does not flow over the public sidewalk area as required by City Ordinance 13.04.450.
- f. Insure that the proposed development will not adversely impact drainage on adjacent properties by showing proposed and existing grading.
 - 1. Additional runoff should not be diverted to adjacent properties.
 - 2. Proposed development should not cause storm water to be trapped on adjacent properties.
- h. Provide inverts and dimensions of any structures and piping associated with the proposed/existing storm water management system and the corresponding calculations.
- i. Percolation tests are required to validate that any underground storm water structures will empty between 48 and 72 hours following a storm event.
- j. Sewer easements are to be 25' wide. Access and utility easements are to be 30' wide.

- k. An oil/water separator at a minimum is required for the storm sewer.
- l. A community sewer permit/DEP approval may be required for two or more residential structures connected to the same private sewer.
- m. Demonstrate on the plan by means of elevation how this structure will not be subject to combined sewer surcharge.
- n. The site should adhere to the maximum extent possible to the City of Bridgeport Storm Water Management Manual. The manual is available in the Engineering office at a cost of twenty-five (25) dollars. See also Section 4-13 of the Zoning Regulations.
 - 1. Provide all calculations, including graphs and tables for the storm water system.

4. **Driveways and Parking:**

- a. Driveways may require City Council approval, see City Ordinance 12.08.030.
- b. Proposed number of off-street parking spaces:
 - 1. Does not comply with Section 11-1-2 of the Zoning Regulations.
 - 2. Provide parking calculations for review.
- c. Indicate where all existing and any proposed parking spaces are provided with full dimensioning.
- d. Number of accessible spaces provided should comply with Section 11-1-9 of the Zoning Regulations. Dimensions for the accessible parking spaces and accessible aisle width should be indicated on the plans. Pursuant to State Statutes - Volume 5, Title 14, Chapter 248, Section 14-253a(h) - for every six handicapped accessible spaces at least one must be van-accessible. The first space is to be a van space 8 feet wide with an additional 8-foot cross hatched passenger aisle.
- e. Parking space dimensions and aisle width compliance with Section 11-1-10 of the Zoning Regulations is questionable. Include all required dimensions on the drawing.
 - 1. Access to at least three parking spaces at the same time is not provided.
- f. The proposed driveway does not appear to meet City Standards at the sidewalk area as shown on the plans. Please revise the sidewalk/driveway configuration to show the sidewalk extending across the driveway. Curbing should not cross the sidewalk. Grade changes are made over the concrete apron. All sidewalks should be concrete. Recessed curbing is 18 inches deep.
- g. Any existing curb cuts, which will no longer be used, will have to be restored to standard configuration. Details should be shown on the plan.
- h. No driveway approaches for the same property shall be closer together than 25 feet, see City Ordinance 12.08.030, without approval from the City Council.

5. **Soil Erosion and Sediment Control**

- a. Soil Erosion and Sedimentation Control Plan provided does not appear to be required.
- b. Plans and details are acceptable.
- c. Disturbed area is greater than 0.5 acre or within 200' of a wetland, watercourse, water body, estuary, and/or Long Island Sound. Submit a detailed Soil Erosion and Sediment Control Plan as per Section 13 of the City's Storm Water Management Manual. This will include the plan view and the necessary details and procedures.
- d. Indicate location of anti-tracking pads to be provided at all construction entrances as part of the Soil Erosion and Sediment Control Plan. More details are needed for this plan as per Section 13 of the City's Storm Water Management Manual. This will include the plan view and the necessary details and procedures.

6. Traffic Considerations

- a. Listed under Additional Comments.
- b. We have no traffic related concerns.
- c. Provide queue length calculations for the proposed drive-thru.
- d. Show the needed proposed traffic regulatory signs (i.e. one-way, no left turn) located within private property.
- e. Show sight lines on the plan in accordance with DOT criteria. Include a profile of the ground surface.
- f. Provide sight distance calculations to verify the adequacy of the sightlines.
- g. Provide a certification by a Connecticut Professional Engineer, stating that "The sight distances on the plan shown are adequate for safe operations under the prevailing conditions."
- h. Provide a Traffic Impact Study based on the **attached checklist**.
- i. Show the turning paths of delivery trucks for the in/out movement to/from the proposed loading dock locations. No portion of the wheel paths should encroach upon the curb or sidewalk.
- j. On-street parking is already in high demand. Granting a parking waiver will negatively impact the demand for on-street parking.
- k. There shall be no parking of vehicles for sale or customer vehicles awaiting repair on the public thoroughfares.
- l. State the justifications for requesting any form of variance for the required parking.
- m. The City reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.
- n. The proposed curb cut(s) require(s) an encroachment permit from the State of Connecticut.
- o. The removal and installation cost for signs and pavement markings as required by the City are the responsibility of the developer/owner.
- p. Show the required regulatory and warning signs. These signs shall inform and guide motorists of the dead-end street, curve/turn, and no parking zones.
- q. Approving the backing of vehicles from the proposed parking spaces into the right-of-way will promote unsafe conditions for pedestrians and vehicles.

7. Additional Comments

Zoning Regulations can be found online at www.ci.bridgeport.ct.us/newdepartments/zoning/zoningregula.aspx

Very truly yours,

Jon Urquidi, PE
City Engineer

JPU/p

c: Ravi Keerthy, WPCA
Bobby Kennedy, Public Facilities

Jorge Garcia, Public Facilities