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INTEROFFICE MEMORANDUM

January 11, 2023

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**23-50 Barry Place - Continental Family Holdings, LLC & Wings Manager,
Planning Application No. 4047**

The Engineering Department has reviewed an application for a two lot subdivision as depicted on the "Preliminary Subdivision Map of Property at 23 & 50 Barry Place in Stamford, Connecticut Prepared For Continental Family Holdings, LLC," dated December 15, 2022, by D'Andrea Surveying & Engineering, P.C.

The Engineering Bureau offers the following comments:

- 1) Show all utilities servicing 23 Barry Place, Parcel 'B'.
- 2) Show all existing and proposed easements including utilities, access and parking. Amendments to existing easements may be warranted. Easements shall be established and filed on the City of Stamford Land Records simultaneously with the subdivision map.
- 3) There appears to be several utilities and sewers servicing Parcel 'A' within the access way to Parcel "B". Will easements be established or utilities relocated. Show any proposed easements and /or relocation of utilities on plan.
- 4) What is the status of the ELUR areas and monitoring?
- 5) Clearly identify all ELUR areas.
- 6) Do the ELUR areas and other environmental land use restrictions affect the use of the properties?
- 7) Conservation Easement Areas / Open Space encroach upon paved access areas, sanitary easements and contain ELUR areas. Reconfiguration of Conservation Easement Areas / Open Space is warranted.
- 8) The Engineering Bureau encourages reductions in impervious coverage, minimizing site disturbance, improvements in water quality, and the use of Low Impact Development (LID) which are consistent with the City's MS4 Permit.
- 9) A formal street address shall be given to each parcel upon filing on the Stamford Land Records.

- 10) Is permanent or temporary access required around the existing building on the adjoining property to the south, 50 Barry Place Parcel 'A'. Coordinate with the City of Stamford Fire Marshal.
- 11) Is there a formal easement or agreement for the storm sewers discharging from Parcel 'D' into the storm sewer system within the access drive to Parcel 'B'?
- 12) The Engineering Department reserves the right to make additional comments.

Should you have any questions, please call me at 977-6165.

CC: Derek Daunais, P.E.

Reg. No. 11