6

LAW OFFICES OF
J. TIMOTHY DEAKIN

J.Timothy Deakin

48 NORTH STREET
DANBURY, CONNECTICUT 06810

Telephone: (203) 744-6016
Facsimile: (203) 744-6340

August 24, 2015

HAND DELIVERED

City Clerk
Danbury Town Hall
155 Deer Hill Avenue
Danbury, CT 06810

Re: Trinity Christian Tabernacle Church
85-93 Elm Street
Planning Code No. SP98-20
Assessor Lot No. H14365

Dear Sir/Madam:

Please be advised that I represent Trinity Christian Tabernacle Church which owns the property known as 85-93 Elm Street. My client intends to make some improvements to the property and my client has submitted plans to the building/engineering department. My client has been informed that an easement from the City of Danbury will be required before construction of the storm water drain management system begins. The system requires a tie in to an existing catch basin on Kennedy Avenue. I have enclosed a copy of the plan and a letter from the Engineering Department dated August 5, 2015.

Please put this matter on the Common Council agenda for the next meeting in September. The proposed easement document will be submitted to the Corporation Counsel by the first of next week. If you should have any questions, please do not hesitate to contact me.

Very truly yours,

J. TIMOTHY DEAKIN

JTD/dg
Encl.

6-1

CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

RECEIVED
AUG - 5 2015
PLANNING & ZONING
CITY OF DANBURY

ENGINEERING DIVISION
(203) 797-4641
FAX (203) 796-1586

FARID L. KHOURI, P.E.
CITY ENGINEER

August 5, 2015

Mr. Dennis Elpern
Planning Director
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mr. Elpern:

Trinity Christian Tabernacle Church
85-93 Elm Street
Planning Code No. SP98-20
Assessor's Lot Nos. H14365

This office has reviewed the set of plans (Drawing Nos. P2-SE1, P2-SE2 & P2-SE3) revised July 18, 2015, the Site Engineering Report revised July 18, 2015 and a letter addressed to Jennifer L. Emminger from John F. McCoy, VII, P.E., J.F.M. Engineering, Inc. dated July 18, 2015 submitted to us on July 22, 2015 in response to our June 4, 2015 letter.

The comments of our June 4, 2015 letter have been addressed to our general satisfaction.

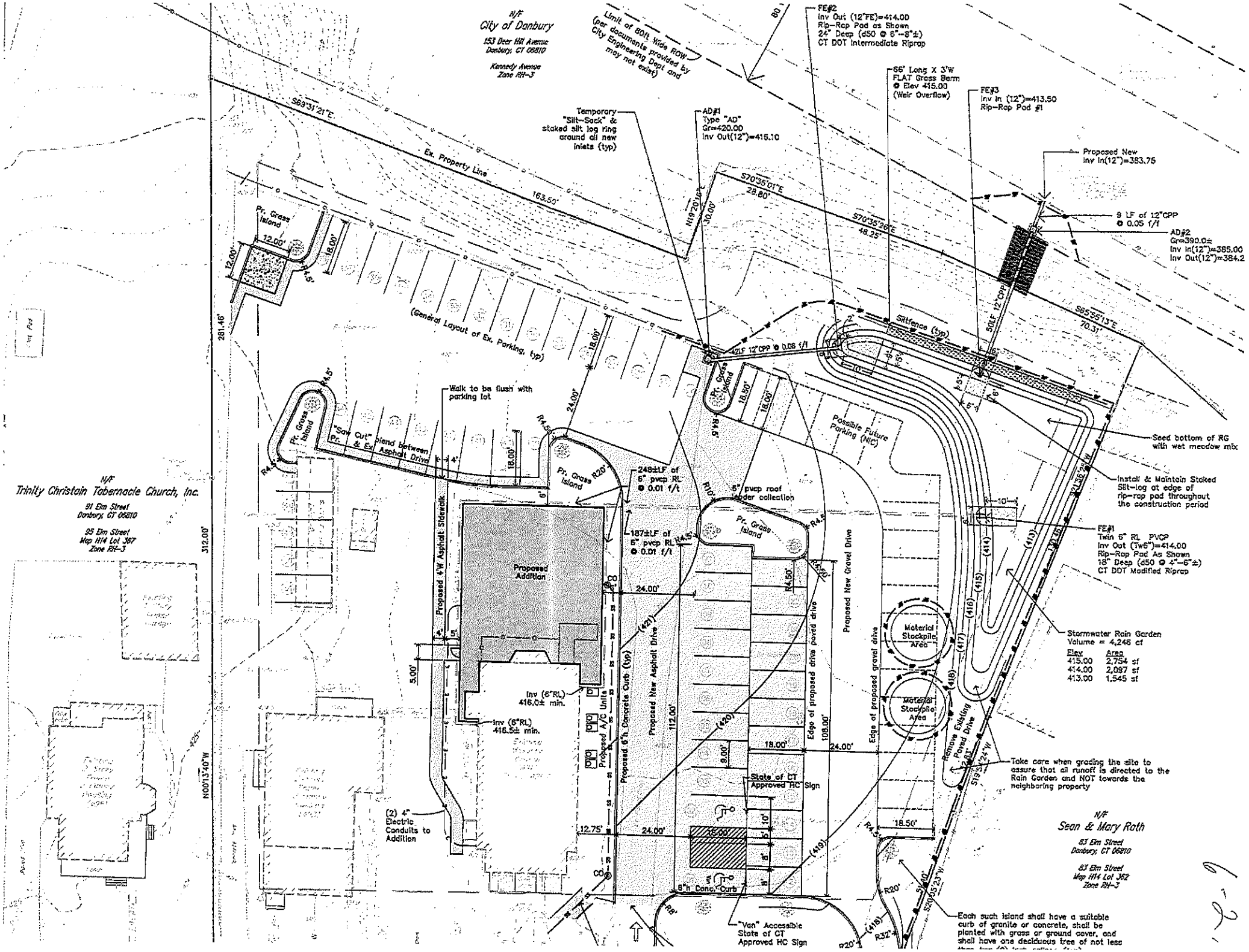
We remind the property owner that a drainage easement is required for the proposed storm drainage pipes and structure to be constructed on City of Danbury property. Construction Services and the Highway Division are to be notified prior to the start of construction of the proposed storm drainage on City property.

Very truly yours,

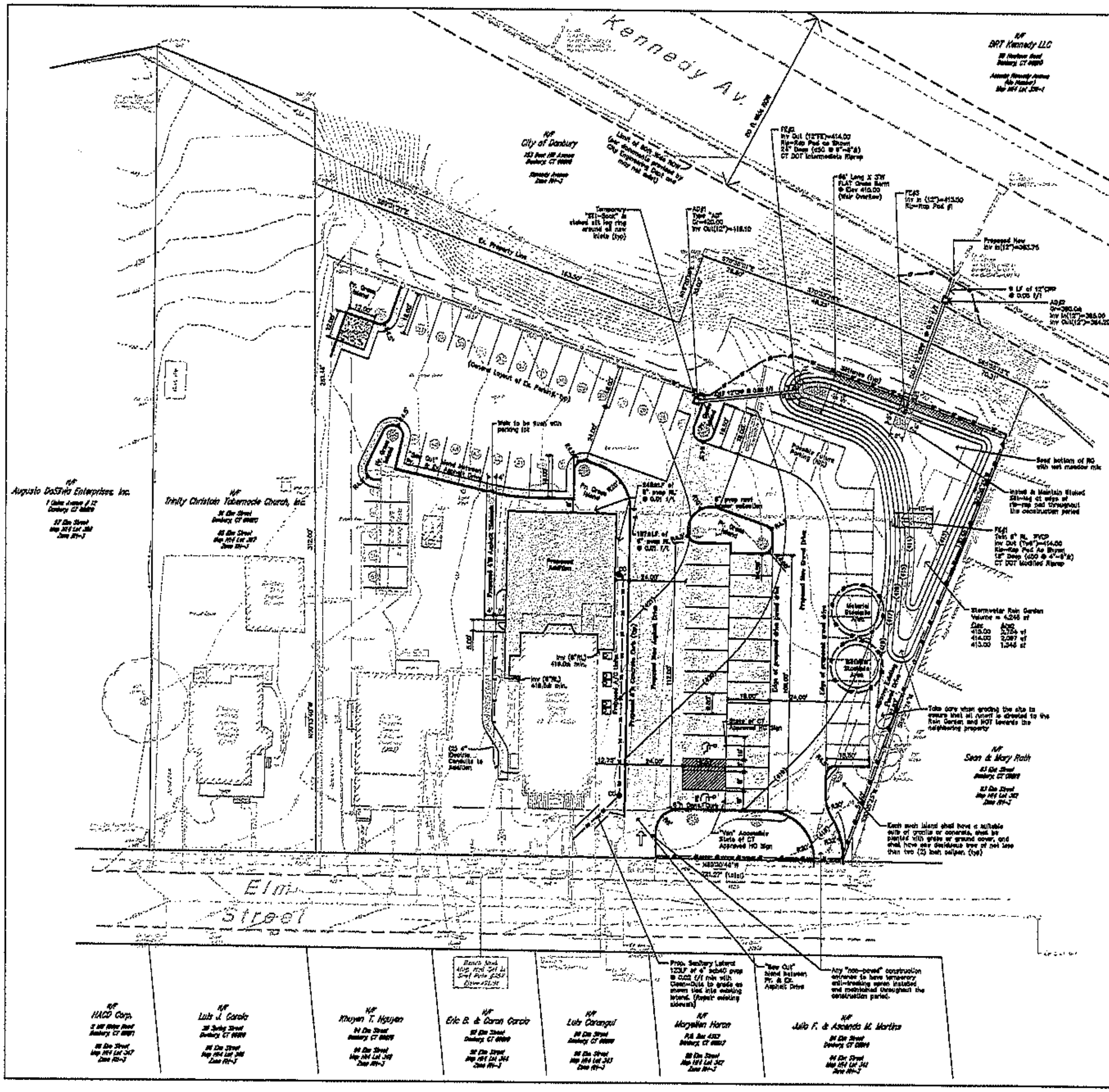
Kelly R. Green

Kelly R. Green, P.E.
Engineer I

KRG/kg
C: Farid L. Khouri, P.E.
Timothy Nolan
Thomas Hughes, III
Daniel Reisert
Pastor Bush, Trinity Christian Tabernacle Church
Maura Newell Juan, AIA, seventy2architects, llc
John F. McCoy, VII, P.E., JFM Engineering, Inc.
Engineering File No. 734


N/F
City of Danbury
153 Deer Hill Avenue
Danbury, CT 06810
Kennedy Avenue
Zone RH-3
Limit of 80ft Wide ROW (per documents provided by City Engineering Dept and may not exist)
80'
FE#2
Inv Out (12"FE)=414.00
Rip-Rap Pad as Shown
24" Deep (d50 @ 6"-8"±)
CT DOT Intermediate Riprap
66' Long X 3'W
FLAT Grass Berm
@ Elev 415.00
(Weir Overflow)
FE#3
Inv In (12")=413.50
Rip-Rap Pad #1
Temporary "Silt-Sack" & staked silt log ring around all new inlets (typ)
AD#1
Type "AD"
Gr=420.00
Inv Out(12")=415.10
Proposed New
Inv In(12")=383.75
S69°31'21"E
Ex. Property Line
163.50'
N19°20'W
30.00'
S70°35'01"E
28.80'
S70°35'26"E
48.25'
S LF of 12"CPP
@ 0.05 f/f
AD#2
Gr=390.0±
Inv In(12")=385.00
Inv Out(12")=384.2
S85°55'13"E
70.31'
Pr. Grass Island
12.00'
18.00'
R4.5'
281.46'
(General Layout of Ex. Parking, typ)
42LF 12"CPP @ 0.08 f/f
Siltfence (typ)
50LF 12"CPP
Seed bottom of RG with wet meadow mix
Walk to be flush with parking lot
24.00'
"Saw Cut" Blend between Pr. & Ex. Asphalt Drive
Pr. Grass Island
R20'
248±LF of 6" pvcp RL @ 0.01 f/t
187±LF of 6" pvcp RL @ 0.01 f/t
Possible Future Parking (NIC)
6" pvcp roof leader collection
Install & Maintain Staked Silt-log at edge of rip-rap pad throughout the construction period
FE#1
Twin 6" RL PVCP
Inv Out (Tw6")=414.00
Rip-Rap Pad As Shown
18" Deep (d50 @ 4"-6"±)
CT DOT Modified Riprap
N/F
Trinity Christain Tabernacle Church, Inc.
91 Elm Street
Danbury, CT 06810
95 Elm Street
Map H14 Lot 367
Zone RH-3
312.00'
Proposed 4'W Asphalt Sidewalk
Proposed Addition
Proposed New Asphalt Drive
Proposed New Gravel Drive
Edge of proposed drive paved drive
Edge of proposed gravel drive
Material Stockpile Area
Stormwater Rain Garden
Volume = 4,246 cf
Elev Area
415.00 2,754 sf
414.00 2,097 sf
413.00 1,545 sf
Inv (6"RL) 416.0± min.
Inv (6"RL) 416.5± min.
Proposed A/C Units
Proposed 6"h Concrete Curb (typ)
112.00'
108.00'
18.00'
9.00'
State of CT Approved HC Sign
Remove Existing Paved Drive
Take care when grading the site to assure that all runoff is directed to the Rain Garden and NOT towards the neighboring property
N00°13'40"W
(2) 4" Electric Conduits to Addition
12.75'
6"h Conc. Curb
"Van" Accessible State of CT Approved HC Sign
N/F
Sean & Mary Rath
83 Elm Street
Danbury, CT 06810
83 Elm Street
Map H14 Lot 362
Zone RH-3
Each such island shall have a suitable curb of granite or concrete, shall be planted with grass or ground cover, and shall have one deciduous tree of not less

6-3



GENERAL NOTES:

1. All construction and structures shall comply with City of Danbury, CT requirements and applicable conditions of approval.
2. Traffic control and street signs shall be installed by the owner, if required and as directed by the City of Danbury Highway Department.
3. The existing survey was prepared for Trinity Christian Tabernacle Church by John M. Farnsworth Associates, Land Surveyors, New Milford, CT
4. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
5. Information on existing utilities has been compiled from available information including utility company, Municipal record maps and field survey and is not guaranteed correct or complete. Utilities (except sewers) are shown to alert the contractor to their presence and the contractor is solely responsible for determining actual locations and elevations of all utilities including services. Prior to construction, the contractor shall verify all locations and contact "Call Before You Dig" at 1-800-922-4455.
6. City of Danbury Datum
7. Water supply via two (2) existing services to the main in Elm Street. If any modifications to the existing services shall required the must meet the requirements of the Plumbing Code and the City of Danbury Water Department rules & regulations.
8. Sanitary service via two (2) two existing connections to the sewer main in Elm Street.
9. Gas, electric and telephone via multiple existing services. Any modification shall be installed in conformance with the requirements of the appropriate utility company.
10. All blasting shall conform to the City of Danbury blasting guidelines and section 2.02.03.4 – EXCAVATION OF ROCK, of the CT DOT Form 814.
11. All necessary approvals must be obtained prior to construction.
FOR THE WORK WITHIN THE CITY OF DANBURY PROPERTY AND RIGHT OF WAY:
All permits and/or legal documents are to be acquired prior to the start of construction for the work on the City property and in the City road right-of-way. An easement for the proposed drainage pipe to be located on City property is to be acquired.
12. Proposed retaining walls over 3 feet high shall by designed and constructed under the supervision of a qualified State of CT licensed professional engineer. No wall over 3 feet shall be made of wood.
13. The contractor should take care when working near adjacent properties to avoid disturbance of neighboring property.
14. The contractor should take care when grading the sidewalk areas to ensure that no ponding occurs and to provide adequate drainage patterns.
15. All CPP pipe to be ADS N-12 Polyethylene smooth interior corrugated pipe or equal.
16. The contractor must submit record drawings to the City of Danbury Planning and Zoning Department immediately after construction is completed. The drawings should include invert elevations and a minimum of two (2) ties to the underground piping and structures.
17. All Concrete curbing to be cast in place or precast concrete
18. Flush Concrete curbing to be cast in place and blended to extruded curbing.
19. The installation of the proposed storm drainage system including the detention system (rain garden) is to be done under the supervision of a State of Connecticut licensed professional engineer. After construction the engineer is to submit to the City written certification that the system was installed in accordance with the approved plans.
20. All work within the City road right-of-way to be reviewed by and completed to the satisfaction of the City of Danbury Highway Department.
21. Care should be taken to avoid placing plantings directly over underground utilities.
22. All onsite storm sewer structures shall remain private and must be maintained periodically by the facility owner to ensure proper operation.
23. If and/or when the proposed gravel areas are to be paved, the engineer is to submit revised storm drainage calculations to the City for review and approval.
24. The proposed connection into the existing catch basin on Kennedy Avenue is to be approved by, made under the supervision of and completed to the satisfaction of the City's Highway Division.
25. Construction and/or grading rights from adjacent property owners are to be acquired, as warranted.
26. The engineer or plumber is to verify the adequacy of the size and condition of the existing sanitary sewer and water services for the proposed use of the building with the proposed inspection. A written statement from either the engineer or plumber is to be submitted to the City prior to the issuance of the Certificate of Occupancy.
27. We remind the property owner that the on-site drainage system will remain private and that regular maintenance is crucial for the system to continue to function as intended.
28. Care is to be taken when paving to properly grade the parking areas and driveway in order to avoid ponding and provide adequate drainage patterns.
29. Any work affecting existing trees within the City road-right-of way or on City property is to be approved by the City Tree Warden/Lead Tree Operator.

APPROVED BY:

DATE:

Legend		
EX.	DESCRIPTION	PR.
	STORM SEWER	
	SANITARY SEWER	
	TWO (2) CONTOUR	
	TEN (10) CONTOUR	
	SPOT ELEVATION	
	STONEWALL-4W	
	STONE WALL 4SW	
	LEDGE	
	WELLS	
	SILT FENCE	
	WETLAND SYMBOL	
	WETLAND BOUNDARY	
	PERCOLATION TEST	
	DEEP TESTS	
	SOILS BOUNDARY	
	UTILITY POLE	
	GUY WIRE	
	CATCH BASIN	
	MANHOLE	
	Underground Utilities	
	App. Limit of Constr.	

Important Note

Additional underground utilities may exist. Prior to any excavation or construction, CONTACT: "CALL BEFORE YOU DIG" 1-800-922-4455

Surveyor:
John M. Farnsworth Associates, PC
P.O. Box 514, 30 South Main Street
New Milford, CT 06776

Site Engineer:
J.F.M. Engineering, Inc.
230 Great Plain Road
Danbury, CT 06811
Ridgefield Tel (203) 438-5525

Architect:
SEVENTY 2
ARCHITECTS

Owner:
Trinity Christian Tabernacle Church
85-93 Elm Street
Danbury, Connecticut

Project Title:
Trinity Christian Tabernacle Church
PHASE 2 - Modifications to Approval
(Tax Lots H14355-1, H14355, H14360)
85-93 Elm Street, Danbury, Connecticut

Drawing Title:
Proposed
Site Layout & Development
Plan

Drawing No.:
P2-SE1