

29-5000-012
October 31, 2025

Stamford Water Pollution Control Authority
Attn: Ann Brown, P.E., Supervising Engineer
111 Harbor View Avenue, Building 11
Stamford, CT 06902

Re: **Application #225-28**
120 Long Ridge Road
120 Long Ridge, LLC

Dear Ms. Brown:

Thank you for the opportunity to address your comments for the above-referenced project in the City of Stamford. The following summarizes the comments from 08-22-2025 memorandum in *italic* and our responses in **bold** text:

Sanitary Lateral

1. *Please confirm if a connection (tie-in) to the Public Sanitary Sewer System is proposed.*

Response: The existing sewer connection for the project will be re-used for the office conversion. The sewer lateral goes out the front of the building towards Long Ridge Road and can be seen on sheet C-101.

Covered Parking Garage Drains

2. *The wastewater generated by covered parking garage drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Water/Grit/Sand Separator).*
 - a. *Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1,500 gallon capacity and six- hour retention time is required. The treatment system shall meet all of the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.*

Response: An evaluation of the existing garage interior and exterior drainage is currently underway that will include video scoping and visual inspection. It is not believed an oil/grit separator is currently present and once confirmed, the owner will evaluate locating and sizing separator(s) to meet the WPCA's requirements.

- b. *Provide a Cross Section/Installation Detail of the Oil/Grit Separator with pertinent installation requirements (i.e. H2O loading, high water table, proper venting, etc.). Below the detail, please add the following language:*
 - i. *"The oil/grit separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and recommendations. Prior to backfilling,*



all necessary inspections and approvals shall be obtained (i.e. Building Dept., Design Engineer)“.

Response: So noted.

- 3. If there is an existing oil/grit separator on site that is planned to be re-used for this development, please submit to SWPCA a site utility plan and plumbing plans detailing the existing garage drain treatment system and oil/grit separator. Additionally, please submit the log and inspection sheets for all pump outs and maintenance that are on file for the oil/grit separator.*

Response: So noted. As noted in Response 2.a., an evaluation of the existing system is currently underway and the appropriate corrective actions will be taken by the landowner to ensure the discharge conforms to the WPCA requirements.

Courtyards

- 4. The submitted plans show an interior courtyard that is open to the sky. All drainage from the courtyard shall not discharge to sanitary sewer.*

Response: So noted.

Construction Dewatering

- 5. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Keith May, Plant Supervisor at 203-977-5780 or by e-mail at KMay@stamfordct.gov for the necessary forms and requirements.*

Response: Dewatering wastewaters are not anticipated to be discharged into the sanitary sewer at this time. Should this change we will coordinate the required permits with the City.

- 6. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month's report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:*

*Stamford Water Pollution Control
Authority Attn: Rhudean Bull
111 Harbor View Avenue, Building 11
Stamford, CT 06902*

Response: So noted.

Connection Charges

- 7. A Connection Charge will be assessed by the SWPCA in accordance with the City Charter of the City of Stamford (Sec. 200-41) and as provided by state law (Connecticut General Statutes §7-255). The issuance of a Certificate of Occupancy*

(CO) signals the completion of construction, and the CO is therefore the starting point of the Connection Charge process. Each year the CO's issued (starting with March first and running through the end of February the following year) are reviewed to determine those that reflect a change in sewer usage. Those properties reflecting additional sewer units will receive an assessment in the fall following the above time period. Connection Charges are based on a "Sewer Unit" system. Please be aware that the connection charge can be substantial. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email ABrown2@stamfordct.gov or phone 203-977-5896.

Response: So noted.

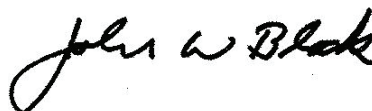
If you have any questions, please feel free to contact us at 860-852-5219.

Very truly yours,

TIGHE & BOND, INC.



Erik W. Lindquist, P.E., LEED AP
Senior Project Manager



John W. Block, P.E., L.S.
Senior Vice President