



# TOWN OF EAST GRANBY

INCORPORATED 1858

ENGINEERING DEPARTMENT  
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EAST GRANBY, CONNECTICUT 06026  
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November 30, 2022

Inland Wetlands & Watercourses Commission  
Town of East Granby  
P.O. Box 1858  
9 Center Street  
East Granby, CT 06026

Re: IWWC Appl. #22-04  
10 Connecticut South Drive  
East Granby, CT

Dear Mr. Chairman:

We have reviewed the following items below regarding the above referenced application:

1. Proposed Storage Facility, #10 Connecticut South Drive, East Granby, Connecticut, as prepared by F.A. Hesketh & Associates, Inc., Dated October 21, 2022, Scale: 1" = 20':
  - a. Title Sheet
  - b. Layout Plan, Sheet LA-1
  - c. Grading Plan, Sheet GR-1
  - d. Soil Erosion & Sedimentation Control Plan, Sheet EC-1
  - e. Utility and Drainage Plan, Sheet UT-1
  - f. Site Details, Sheet SD-1 thru SD-5
  - g. Notes, Sheet NT-1
  - h. Topographic Survey
  
2. IWWC Application dated 10-28-2022 for #10 CT South Drive East Granby.

3. Soils Report as prepared by Soil Science and Environmental Services, Dated March 3, 2021.
4. Stormwater Management Report, Proposed Self Storage Facility, 10 CT South Drive, East Granby, CT, prepared for Sweat Equity, LLC, Bloomfield, CT and as prepared by F.A. Hesketh & Associates, Inc., dated October 21, 2022.

#### ENGINEERING COMMENTS:

##### Stormwater Management Report:

1. We take no exception with the Stormwater Management Report.

##### General Comments:

1. Design Engineer shall provide the Utility and Drainage Plan, Sheet UT-1, to the Structural Engineer for review. Due to the proximity of the proposed drainage structures to the proposed retaining wall, the Structural Engineer shall review to ensure that the hydraulic loading behind the retaining wall is addressed in the final design of the retaining wall before the permits are issued by the Building Official.
2. A State of Connecticut Licensed Professional Engineer shall provide a full set of Structural Drawings to include wall details, signed/sealed, to the Town of East Granby Town Engineer and the Building Official for review/approval.
3. The MDC shall review and approve domestic water lateral and fire protection, if required. Upon completion of the MDC review, updated plans shall be submitted to the Town of East Granby Town Engineer for the record.
4. Provide a Sanitary Sewer Plan/Profile for the proposed sanitary sewer service lateral to the office.
5. Provide a 25 ft. wide Storm Drainage Easement centered over the existing storm drainage discharge piping in favor of the Town of East Granby.

##### Layout Plan, Sheet LA-1:

1. Check the turning radii between buildings #1, #2, and #3. The twenty-two (22) feet wide pavement width located on the southwest side of these buildings restricts an SU Design

Vehicle (Box Truck). Recommend shifting these building 3-5 feet to the east and increasing the pavement width.

Grading Plan, Sheet GR-1:

1. Provide the proposed building(s) finished floor elevations and stepped foundation wall location(s) to facilitate the proposed site grading.

Soil Erosion & Sedimentation Control Plan, Sheet EC-1:

1. Provide checkdams on the plan at intervals of 50 ft. on center minimum where the silt fence is proposed perpendicular to the slope.
2. Due to the proximity of the developed area to the limit of inland wetlands, we recommend adding erosion control blankets to the slope adjacent to and directly upslope of the inland wetlands.
3. Provide the total area of development and the total volume of fill material within the upland review area. Add a note to the plans.
4. The use of catchbasins for temporary sediment traps (TST) appears to be inadequate regarding sizing for the contributing drainage areas, which requires 134 cubic yards for each acre of drainage area. Provide Temporary Sediment Traps in these areas per the 2002 CT E & S Guidelines to include the sizing computations.

Utility and Drainage Plan, Sheet UT-1:

1. Provide access points to the underground drainage system for maintenance/cleaning of the isolator rows.
2. Roof leader and catchbasin connections cannot be made directly into the sides of the StormTech units. All connections shall be made into the end caps with manifold piping as per the manufacturer's specifications.
3. Provide outlet protection below the discharge pipes, where the pipes outlet through the retaining wall, to prevent potential erosion/undermining at the retaining wall/soil interface.
4. Revise underground drainage system labeling to read "StormTech SC-740" not Stormceptor.

Notes, Sheet NT-1:

1. Provide a site-specific Operation & Maintenance Plan for the proposed storm drainage system.
2. Please add the Owner(s) to the responsible person(s) for the maintenance of the Erosion & Sedimentation Control Measures. A 24-Hour Emergency Contact telephone number is required. **This shall be added to the Plan Set in bold face type.**

Recommended Conditions of Approval:

1. Submit revised Engineering Plans to the Town Engineer for review/approval.
2. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor of record. These shall be submitted to the Town of East Granby Engineering Department and the Building Department prior to any construction.
3. A Pre-Construction Meeting shall be scheduled with the Town of East Granby staff and the Town Engineer.
4. Prior to the commencement of any construction, the Applicant's Engineer shall provide an Erosion and Sedimentation Control Measures Bond Estimate, which shall be reviewed and approved by the Town Engineer. The Town Engineer shall set the final bond amount. The Bond shall be a cash bond payable to the Town of East Granby.
5. Town of East Granby WPCA Sanitary Sewer application shall be submitted prior to any construction. The Design Engineer shall provide the WPCA bond estimate for review by the Town Engineer, who will issue the final bond amount as part of the WPCA Sanitary Sewer Permit.
6. Town of East Granby Encroachment permit shall be submitted prior to any construction. The Design Engineer shall provide the Encroachment Permit bond estimate for review by the Town Engineer, who will issue the final bond amount as part of the Encroachment Permit.
7. The Town Engineer and/or the Town of East Granby staff shall make inspections of the site at construction milestones as determined at the Pre-Construction Meeting. Additional inspections will be made throughout the construction process, until the site is stabilized with a permanent vegetative cover, as determined by the Town of East Granby staff and/or the Town Engineer.
8. All stumps shall be removed from the site.

9. During the construction process, the Owner/Developer/General Contractor shall add erosion and sedimentation control measures, as deemed necessary by the Zoning Enforcement Officer and/or the Town Engineer.
10. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
11. An As-Built Site Improvement and Grading Plan, prepared by a State of CT Registered Land Surveyor, shall be submitted, after all of the construction is completed but prior to requesting a Certificate of Occupancy, to the Town of East Granby Engineering/Building Department for review and approval.
12. A final site inspection shall be completed by the Consulting Town Engineer and the Building Official prior to the issuance of a Certificate of Occupancy.

Sincerely,  
Thomas D. Grimaldi  
Town Engineer