



TOWN OF EAST GRANBY

INCORPORATED 1858

ENGINEERING DEPARTMENT
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EAST GRANBY, CONNECTICUT 06026
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May 30, 2024

Ms. Robin Newton, AICP, CZEO
Town of East Granby
P.O. Box 1858
9 Center Street
East Granby, CT 06026

Re: Engineering Review Appl. #PZC 24-06
East Granby Meadows
East Street
East Granby, CT

Robin:

We have reviewed the following regarding the above referenced application as submitted for review. Please note that all of our comments for the previous Inland Wetlands Commission meeting have been address and we offer the following Engineering review comments and Conditions of Approval below.

1. Engineering Plans prepared for the East Granby Meadows. A Multi-Family Development, East Street, Old Deerfield Circle and Briarwood Circle, East Granby, Connecticut, dated March 22, 2024, **Revised May 3, 2024**. Scale: As noted, to include the following sheets:
 - Title Sheet
 - Master Plan, Sheet MA-1
 - Layout Plan, Sheets LA-1 & LA-2
 - Landscape Plan, Sheets LS- thru LS-4
 - Grading and Drainage Plan, Sheets GR-1 & GR-2
 - Plan & Profile, Sheets PP-1 thru PP-3
 - Soil Erosion and Sediment Control Plan, Sheet EC-1 & EC-2

- Utility Plan, Sheets UT-1 & UT-2
- Details, Sheets SD-1 thru SD-5
- Notes, Sheet NT-1
- Floor Plans & Elevs., Sheets A-101 thru A-104
- Improvement Location Plan, Sheets ILP-1 & ILP-2

ENGINEERING REVIEW COMMENTS:

Drainage Analysis:

1. Due to the increase in flow within the “Undetained DA”, to the existing East Street culvert of 2.6 CFS, which is a 19% increase at the 25 Yr. Storm Event, please provide a pipe analysis of the existing 24-inch RCP under East Street, which discharges to the east.
2. We recommend the installation of stormwater quality basins for these two areas, which are adjacent to Units #1 & #2, to attenuate the net increase.

Engineering Conditions of Approval:

1. Provide revised plans to the Town Engineer for review.
2. If required during the construction process, add additional sediment traps in areas where runoff does not flow to the Temporary Sediment Basins.
3. All Water Quality Basins shall be utilized as Temporary Sediment Basins and shall be cleaned of all sediment once the site is stabilized and turf is established at 70% or more.
4. All grass lined swales shall be cleaned of all sediment/debris prior to loaming and seeding.
5. A Pre-Construction Meeting shall be scheduled with the Town of East Granby staff and the Town Engineer.
6. 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.

7. During the construction process, the Owner/Developer/General Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town Engineer.
 8. Inspections of the erosion and sedimentation control measures shall be completed daily, prior to impending inclement weather, and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion & sedimentation control measures shall be completed by the General and/or Site Contractor immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment).
 9. The Design Engineer or a Certified Erosion & Sedimentation Control Specialist shall inspect the site once per month and/or after every rain event which yields 0.5 inches or more of rainfall. A detailed report, to include photographs, shall be submitted to the Town Engineer for review.
 10. **The Applicant's Engineer shall provide an Erosion and Sedimentation Control Measures Bond Estimate, which shall be reviewed and approved by the Town Engineer as part of this application. The Bond shall be a cash bond payable to the "Town of East Granby".**
 11. **The Applicant's Engineer shall provide a Bond Estimate for the Sanitary Sewer Repair, which shall be reviewed and approved by the Town Engineer as part of this application. The Town Engineer shall set the final bond amount.**
 12. **The Applicant's Engineer shall provide a Bond Estimate for the work to be completed within the Town's Right of Way for the Encroachment Permit, which shall be reviewed and approved by the Town Engineer as part of this application. The Town Engineer shall set the final bond amount.**
- Note: All bonds and required Town of East Granby Permits shall be submitted prior to the issuance of any Building Permits.**
13. **The Applicant's Contractor shall submit for the following permit applications:**
 - a. **Sanitary Sewer Permit.**
 - b. **Encroachment Permit.**
 14. **A Town of East Granby Developer Private Sewer Agreement must be completed prior to the issuance of any Building Permits.**
 15. 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/Building Department prior to construction.
 16. 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 or Building Department for review and approval.

17. A final site inspection shall be completed by the Town Engineer prior to the release of the Erosion and Sedimentation Control Measures Bond.
18. The Applicant shall apply to the State of CT DEEP to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewater from Construction Activities.

As submitted,
Thomas Grimaldi
Town Engineer