TOWN OF EAST GRANBY
INCORPORATED 1858

ENGINEERING DEPARTMENT
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EAST GRANBY, CONNECTICUT 06026
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May 29, 2024

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

Re: PZC Appl. #24-09
Russell Road Associates, LLC
38 Russell Road
East Granby, CT

Robin:

We have reviewed the following Engineering drawing for the above referenced application:

1. Engineering Plans completed by Barresi Associates, LLC entitled, "MODIFICATION TO APPROVED SITE PLAN PREPARED FOR RUSSELL ROAD ASSOCIATES, 38 RUSSELL ROAD, EAST GRANBY, CONNECTICUT, Dated April 26, 2024, Scale: As Noted".

ENGINEERING COMMENTS:

Drainage:

1. Revise drainage area P-SWM. In the area upslope of the truck backup area, the limit of the drainage area is not shown perpendicular to the contours. Based upon the proposed 154 contour, it appears that the drainage area should be revised to include a portion of the parking area of the existing building to the east. Revise P-WET Tc accordingly and update analysis with new area and Tc.

2. The Design Engineer shall provide stormwater quality. Provide stormwater quality computations and confirm that that area to the east of the proposed berm will store the stormwater quality volume. Please utilize the latest State of CT DEEP Stormwater Quality Manual, 1.3-inch of rainfall.

3. It would be helpful to our review if subcatchment summaries were provided.

Plan Review:

1. Provide a detail for the proposed filter strip and update symbol on E & S Plan depending on type of stone utilized.

2. Verify elevation of existing leaching field as a 2-4 ft. cut is proposed within 26 ft. of the primary leaching field.

3. It appears that a retaining wall will be required on the east side of the rear parking lot (see proposed grading). No underdrain will be allowed behind the wall as it will be within 50 ft. downslope of the existing leaching field. The other option is to relocate the leaching if underdraining is required.

4. Please indicate the source and type of topography on Sheet 3 of 10.

5. Provide truck turning radii for the trucks that will utilize the proposed loading dock on Sheet 4 of 10.

6. Temporary Sediment Trap (TST) shall be sized according to the CT DEP 2002 E & S Guidelines. Provide sizing computations. Note: TST shall be cleared of all sediment prior to utilization/discharge as a stormwater basin.

7. Provide a standpipe detail in the event that the TST requires dewatering during the construction phase.

8. Provide a pump settling basin (PSB) detail and show location of PSB on Sheet 3 of 10.

9. Provide a cross section detail of the forebay rip-rap spillway. Note: if this berm is to be utilized during the construction phase for the TST, it shall meet the specifications of a TST outlet berm per the CT DEP 2002 E & S Guidelines.

10. Remove TRM note in wetlands.

11. Recommend use of erosion control blankets (ECB) for the basin berms and turf reinforced matting (TRM) within the bottom of the basin.

12. Please use different line types for silt fence (F) and protection fencing (TP).

13. Add a note that all stockpiles remaining for thirty (30) days or more shall require temporary seeding.

14. Berm shown to the north of the basin emergency spillway shall require ECB.

15. It appears that the grading to the south of the proposed building will require adjustment of the retaining wall lengths.

16. Plan indicates two retaining walls; however, it appears that additional retaining walls will be required for the loading dock/ramp areas as well.

17. Provide a different line type for the proposed retaining walls versus the proposed BCC.

18. Add proposed parking lot line striping to the Grading Plan.

19. Provide handicap parking detail with sidewalk and signage.

20. Provide bollards or wheel stops to prevent traffic from entering the sidewalk.

21. Revise grading to include additional spot heights in the area of the northwest pedestrian door. It appears that the sidewalk exceeds 5% with no level pad at the door. (Please note: the proposed grading does not meet the ADA Accessibility at either of the north entrance doors).

22. Provide flowlines for all existing storm drainage.

23. Please confirm that the proposed septic distribution piping does not conflict with the existing 12" dia. water tight pipe.

24. Revise/update construction sequence for this project.

25. Provide an operation and maintenance plan for the proposed stormwater basin.

CONDITIONS OF APPROVAL:

1. Provide a response letter along revised plans and the E&SCMs bond estimate to the Town Engineer for review.

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/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. 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.

5. During the construction process, the Owner/Developer/General Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town Engineer.

6. 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.

7. A final site inspection shall be completed by the Town Engineer prior to the release of the Erosion and Sedimentation Control Measures and the As-Built Site Improvement and Grading Plan Bond(s).

As submitted,
Thomas Grimaldi
Town Engineer