



January 28, 2021

Planning & Community Development
Town of Southington
196 North Main Street
Southington, Connecticut 06489

Re: SPR #1812/SPU #643
1656 Meriden Avenue – Car Wash

This letter is prepared to address the Planning Department Checklist dated 1/27/21 that our office received via email.

The following are the checklist items in *italics font*. The response from our office, the landscape architect and the building architect are provided in normal font.

- 1. Location Map needs surrounding zone information.*

The Location Map on the Cover Drawing has been revised to include the surrounding zone information.

- 2. Call out ESC responsible party contact on Sheet EC-1.*

Note #7 on the “Erosion Control Plan”, sheet EC-1 has been revised to include the name of the person responsible for the inspection, installation & maintenance of the erosion control measures during the construction of the project.

- 3. It appears you are proposing a 24-hour operation of the facility. This will be subject to Special Permit approval.*

The proposed use is a 24-hour operation. We understand that a Special Permit approval is required.

- 4. How will you comply with Section 4-00.e - Noise Abatement - All machinery and devices such as ventilation fans, drying fans, air compressors, air-conditioning units, etc. shall be shielded and insulated in a manner which shall deaden noise and deflect sound waves away from abutting premises.*

Our blowers are housed inside sound deadening enclosures. These units are only used in our automatic bays which are built with concrete walls that will help to deflect sound.

Our unique system allows us to activate and shut off the blowers before exiting the bay.

Recorded decibel readings show 64 dB at 60 feet. This moderate sound level can be compared to that of a normal conversation or office noise.

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We have strategically designed our building so that the blowers and the vacuums are the furthest devices from any property line. The combination of landscaping and proposed fencing will also aid in noise abatement.

5. *All dumpsters, mechanicals and similar fixtures must be effectively screened per Section 4.00.f*

The dumpster is screened with fence and scrubs per section 4.00f. Automatic Wash and Vacuum Kiosks are part of the architectural element of the facility and are designed to be attractive and easily seen/accessed by customers. Any other mechanicals and fixtures are housed inside the mechanical room within the building.

6. *Please comment on conformance with the following or if any modification is requested by the commission:
4-00.3 Developed Business premises shall be separated from adjoining residential zones by a landscaped screen not less than 20 feet wide, planted to a mixture of evergreen and deciduous trees and shrubs, unless waived by the Commission. The landscaped border shall provide a year-round effect through which the developed site is obscured from view from abutting residential property. Appropriate evergreen species shall be planted at least four feet in height at a separation distance which provides for growth of the planting and visual screening. If a landscaped berm, masonry wall or combination thereof at least four feet high is installed to provide the visual screen then the requirement for planting evergreen species may be waived by the Commission. Along all parking areas and drives this border shall be designed to screen these facilities from view and to prevent automobile headlights from causing a nuisance to adjoining residents. The landscaped border for parking area and drive screening shall not be counted towards the landscape area in Section 12-02.5. Fencing shall be required when landscaping and grading cannot provide the required screening due to topography, preservation of specimen trees or other important natural features, avoidance of wetlands or similar conditions. Fences when constructed shall be, at minimum, four feet high when measured from the top of the adjacent grade and shall be made of wood. The Commission may, for good cause shown, approve the use of materials other than wood after an application for a different material is submitted. Masonry walls shall have a finished surface of brick, fieldstone, architecturally textured concrete, split face block or similar material. Exposed concrete block or unfinished poured or precast concrete shall not be acceptable finishes. All trees and fences shall be maintained at a height of not more than three feet within the sight distance triangle of all street and driveway intersections, as defined by the Town of Southington Engineering Department.*

4-00.4 If the adjoining lot contains a residence, a light-proof fence constructed of wood shall be installed in addition to the trees to prevent automobile headlights from causing a nuisance to the adjoining residents. The Commission may, for good cause shown, approve the use of materials other than wood after an application for a different material is submitted.

Due to the need for a bypass lane; wider turning radii; 50 parking space (including waiting lanes) requirement; and the "L" shape of the site, landscaping space for the minimum 20' width is not possible on all property lines abutting residential zones. Wherever possible, there are single and double row arborvitaes that will block lights and views from neighboring properties.

The Northern most (rear) property line has a mixture of evergreen and deciduous trees/shrubs approximately 40' wide at the start (West end) to approximately 19.5' at the center and approximately 20-24' to the East end. The design intent is to mimic a natural environment of tall evergreens at the backdrop, understory or "edge" trees mixed in the front, and tall/medium shrubs beneath. All proposed buffer plantings are CT and New England native.

In addition to the plantings, there is a 6' vinyl stockade fence along all side/rear property lines.



Reference to Section 12-02.5 – total parking spaces equals 60 if including car wash waiting lane requirement. 20 S.F. of landscaping per space = 1200 S.F. of additional landscaping not including buffer plantings. The single hedge row in front of vacuums and plantings at building islands total approximately 1,310 S.F. of additional landscaping.

4-00.5 Yard and Building Lighting - All flood lighting and all other types of lighting which are intended to illuminate the building or yards shall be arranged so that the lights will not shine into the eyes of any person external to the premises, or cause a nuisance from excessive glare. Full cutoff fixtures with recessed lenses only shall be required unless the applicant specifically requests an alternate lighting fixture.

Note #24 on the “Site Plan”, sheet SP-I has been revised to include “Full cutoff fixtures with recessed lenses only shall be required unless the applicant specifically requests an alternate lighting fixture.”.

- 7. Please comment on compliance with the following: 9-02.3 Landscaping and Screening - That all playground, parking, service areas and rooftop mechanical equipment are properly and reasonably screened at all seasons of the year from the view of adjacent lots and streets and that all general landscaping of the site is in character with that generally prevailing in the neighborhood. Preservation of existing trees over 4" in diameter to the maximum extent possible shall be encouraged. Street trees are required along all public ways, not less than two per every 50 feet of frontage, or portion thereof.*

The dumpster is screened with fence and scrubs per section 4.00f. Automatic Wash and Vacuum Kiosks are part of the architectural element of the facility and are designed to be attractive and easily seen/accessed by customers. Any other mechanicals and fixtures are housed inside the mechanical room within the building.

Street Trees – 2 per 50' frontage. Approximately 376' frontage = 8 street trees.

NOTE: Drafting error on landscape plan does not count 8th street tree in the plant schedule. Correction has been made to show street tree to the left (west) of main entrance as *Quercus palustris*.

Street trees are spaced at 50' O.C. where possible, but so as not to block proposed sign and to also stay outside of the sight distance triangle. Trees were alternately placed along exit driveway.

- 8. Please provide proof of compliance with Section 12-01.1.W - W. Car wash establishment - 50 parking spaces minimum, including capacity of waiting lanes.*

The “Site Plan”, sheet SP-I has been revised to show the potential location of vehicles within the site and demonstrate compliance with Section 12-01.1W. 60 vehicles are shown on the Site Plan with additional capacity for vehicles available.

- 9. Please provide proof of compliance with Section 12-02.08 - Notwithstanding 12-02.07, no vehicle parking shall be provided in the front yard unless separated from the public right-of-way by a fully bermed landscape border of not less than four feet. This area shall be landscaped with appropriate trees, shrubs, and plantings. In selecting the types of plantings, consideration shall be given to maintaining adequate sight lines to provide for safe access to the property.*

The hedge row of Inkberry is intended to screen the parking spaces but also to mimic the design intent of the Applicant's first car wash both for consistency and brand recognition, as is much of the other landscaping and architectural elements. Inkberry and Holly are in the same family (Ilex) but Shamrock Inkberry is slower growing and requires sheering once every couple of years vs. twice a year for most Holly species, and tends to do better



in the winter in exposed conditions such as this. The distance from curb line at the parking spaces allows for adequate snow shelving without damaging the plants.

10. Is there a need for an off-street loading space?

The proposed use doesn't need an off-street loading space and therefore one was not provided.

11. Signage approval will be separate.

A freestanding business sign detail has been added to the "Site Details", sheet DN-1 for reference. The sign is shown on the "Site Plan", sheet SP-1. It is understood that the signage approval will be separate.

12. All lighting should be LED and full cut-off.

Note #24 on the "Site Plan", sheet SP-1 has been revised to include "Full cutoff fixtures with recessed lenses only shall be required unless the applicant specifically requests an alternate lighting fixture."

13. The Franklinia tree does not appear to be native.

Franklinia is native to southeastern US states. It no longer exists in its natural habitat and is only available in commerce and is being used as a specimen tree to accent the front of the building. It is slow growing small tree with fragrant summer flowers and bright showy red fall foliage that will complement the building color scheme. It is non-invasive.

14. Is this a 24-hr. operation? Are the vacuums 24 hr?

The proposed use is a 24-hour operation. We understand that a Special Permit approval is required.

15. Is Sec. 12-01.1 W being met for parking?

The "Site Plan", sheet SP-1 has been revised to show the potential location of vehicles within the site and demonstrate compliance with Section 12-01.1W. 60 vehicles are shown on the Site Plan with additional capacity for vehicles available.

16. Does the site meet landscaping/parking space ratio?

Reference to Section 12-02.5 – total parking spaces equals 60 if including car wash waiting lane requirement. 20 S.F. of landscaping per space = 1200 S.F. of additional landscaping not including buffer plantings. The single hedge row in front of vacuums and plantings at building islands total approximately 1,310 S.F. of additional landscaping.

17. The row of plantings in the front yard at the corner should be doubled to meet the 4' wide requirement. A mix of species is preferred: perhaps a Holly species could be proposed.

The hedge row of Inkberry is intended to screen the parking spaces but also to mimic the design intent of the Applicant's first car wash both for consistency and brand recognition, as is much of the other landscaping and architectural elements. Inkberry and Holly are in the same family (Ilex) but Shamrock Inkberry is slower growing and requires sheering once every couple of years vs. twice a year for most Holly species, and tends to do better



in the winter in exposed conditions such as this. The distance from curb line at the parking spaces allows for adequate snow shelving without damaging the plants.

The hedge row will be expanded to a double row to meet the 4' wide requirement.

18. Building renderings will be required.

The architect is finalizing the renderings and will be provided to the town for review.

19. No haybales or hay mulch will be allowed for E&S; straw or mulch wattles are acceptable.

Note #10 on the "Erosion Control Plan", sheet EC-1 has been revised to eliminate the reference to haybales or hay mulch and added straw or mulch wattles.

20. The temp diversion swale should have stone checks every 50'.

Stone check dams have been added to the "Erosion Control Plan", sheet EC-1. A construction detail has been added to the "Site Details", sheet DN-3.

21. The large TST should have a mulch wattle on upslope side of the silt fence on the West side.

The proposed silt fence note has been revised to include the installation of silt soxx on the "Erosion Control Plan", sheet EC-1. A construction detail for a silt soxx has been added to the "Site Details", sheet DN-3.

22. All cb's should have hoods.

Note #30 has been added on the "Grading & Drainage Plan", sheet GD-1 to instruct the site contractor to install hoods in the proposed catch basins. A Hood Detail has been added to the "Site Details", sheet DN-2.

23. What are the BMP's in the northwest corner that will meet ZIRO and prevent sheet flow onto neighboring property? The berm may need a stone check connection.

A proposed grass lined swale is shown along the eastern portion of the project to capture stormwater runoff from the neighboring properties. The stormwater flows to a constructed depression on the north side of the project prior to leaving the western property line. The grass lined swale and constructed depression reduce the stormwater runoff to below the pre-developed conditions. The outlet of the depression is setback away from the western property line to allow the discharge to sheet flow across the property prior to the leaving the property. The grass surface was utilized to allow for infiltration of the runoff into the underlying soils.

24. All created slopes on the West side of the property should be hydroseeded and matted.

Note #28 on the "Grading & Drainage Plan", sheet GD-1 has been added to inform the site contractor that all slopes on the west side of the project shall be hydroseeded and an erosion control blanket installed.

25. The E&S sheet needs to be signed by a design professional and name a contact w/phone # in bold.

The "Erosion Control Plan", sheet EC-1 has been revised to include the signature and seal of the design professional.



26. A geotextile should be provided under the construction entrance stone.

The Construction Entrance Details on the “Site Detail”, sheet DN-3 has been revised to state that a geotextile should be provided under the construction entrance stone.

27. Please respond to this checklist in writing.

So noted.

Sincerely,

LRC Engineering & Surveying, DPC

Richard Reynolds
Project Engineer