

Town of Southington

Engineering Department

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MEMORANDUM

TO: Planning & Zoning Commission

FROM: James Grappone, Assistant Town Engineer 

RE: SPR#1813 / SPU#645 – Livewell Alliance Inc 1261 South Main St

DATE: February 12, 2021

Staff has reviewed the plans dated January 19, 2021 and has the following comments:

1. Are you proposing any LID measures, such as pervious pavement?
2. New addresses will be assigned to the 3 new buildings.
3. Provide volume/page for existing sanitary sewer easement through the property. Is this easement in favor of the Town of Southington?
4. What is the condition of the existing concrete sidewalk along the frontage? Will any of the proposed construction cause any sections needing replacement?
5. Will the existing driveway be modified? If so, the concrete sidewalk shall go through the entrance/exit lanes.
6. All proposed retaining walls that exceed 3-feet in height require a separate building permit and engineering design.
7. The traffic report is currently under review.
8. Provide sightlines exiting onto Route 10.
9. Will the proposed generator be enclosed for noise reduction?
10. Will any of the proposed buildings have food service? External grease traps may be required.

11. Is an OSTA modification or permit required as a major traffic generator?
12. Are there any openings below the FEMA 100-year flood elevation?
13. Should CLCB28 be a double basin?
14. Drainage calculations are under review.
15. Are any underdrains needed for the buildings? If so, show them on the sheet UT.
16. Please run the drainage calculation without assuming any infiltration for the underground chamber systems. What is the water surface elevation for each storm event?
17. Provide notes on sheet UT for all areas where the existing storm drainage/structures shall be removed.
18. Provide a note that any existing sanitary sewer manhole that requires grade adjustments shall be inspected by the Town of Southington prior to adjustment.
19. Label all proposed flow line elevations for the sewer service at each building.
20. Provide storm trench detail.
21. Is the northern elevation correct for MH 3?
22. The existing pond looks to be wooded. Is any maintenance required? Is a forebay needed at FES?
23. Provide sequence of construction with start and completion dates.
24. Dust control should be noted in the erosion control narrative.

25. The post construction maintenance schedule shall include maintenance of the underground storage systems, the hydrodynamic separators and sweeping of the parking lots.

Written responses to comments are required.

JAG:jam

c: Annette S. Turnquist, Director of Public Works / Town Engineer