



January 29, 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 review comments from the Assistant Town Engineer dated 1/28/21 that our office received via email.

The following are the review comments in italics font. The response from our office are provided in normal font.

1. *CT DOT Encroachment permit is required.*

It is understood that a CT DOT Encroachment permit is required.

2. *Property address for full buildout shall be #307 Meriden Waterbury Turnpike..*

So noted.

3. *Traffic Report is under review.*

So noted.

4. *Drainage Report is under review.*

So noted.

5. *How will the existing CHO monument be protected at the proposed driveway entrance during and after construction?*

The site grading at the entrance drive will disturb the existing CHD monument. During construction, the monument will be replaced with an acceptable CTDOT monument.

6. *Provide measured sight distances exiting onto Meriden Avenue.*

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Note #29 on the "Grading & Drainage Plan", sheet GD-1 states the sightline distance of looking north onto Meriden Avenue from the proposed project exit equals 618 feet. The approximate sightline distance to the east through the signalized intersection is 500 feet.

The site exit location is designed to be perpendicular to Meriden Avenue to provide a safe sightline of oncoming traffic in the northerly & easterly direction. The exit drive from the gas station across the street requires the driver to awkwardly turn their head and body to see the oncoming traffic. The sightline distance from this driveway to the intersection is approximately 120 feet.

- 7. Proposed sidewalk on all State roads shall be five feet minimum width.*

The width of the proposed sidewalk along the frontage of the project has been revised to five feet in width.

- 8. Concrete sidewalk to go through both proposed driveway locations.*

The proposed concrete sidewalk has been revised to go through the proposed driveways.

- 9. Provide parking table for the intended use.*

A Parking Summary Table is provided on the "Site Plan", sheet SP-1.

- 10. Should there be a crosswalk at the one-way driveway near the accessible space?*

A proposed painted crosswalk has been added to the "Site Plan" sheet SP-1 near the accessible space.

- 11. Separate building permit and engineering design are required for the proposed retaining wall.*

It is understood that separate building permit and engineering design are required for the proposed retaining wall. Note #27 has been added to the "Site Plan", sheet SP-1 to reference the required town permits.

- 12. Is a guide rail or barrier needed at the top of the retaining wall as it relates to the exit driveway from the car wash tunnel.*

A wood guiderail has been added to the plans along the back of curb of the exit driveway from the car wash tunnel. A construction detail has been added to the "Site Details", sheet DN-4.

- 13. A drainage concurrence agreement is likely to be required for the drainage connection in Route 322.*

It is understood that a drainage concurrence agreement may be required for the drainage connection in Route 322.

- 14. Is a trench drain needed to ensure that no icing/runoff flows onto Meriden Avenue?*

The entrance and exit drives are graded with a high point at the property line so that the stormwater runoff from the state roads remains in the state roads. The proposed site grading provides a high point elevation at the property line of the exit driveway. Stormwater runoff within the project flows to the proposed on-site drainage system. The site is graded such that any runoff within the site will be collected in the on-



site drainage system. The exit drives are graded (pitched) into the site such that any residual car wash water will flow off of the vehicles and into the on-site drainage system.

15. Label the 4" outlet pipe correctly exiting the underground stormwater chamber #1.

The pipe label has been revised on the "Grading & Drainage Plan", sheet GD-1.

16. Inspection ports should be larger than 4" diameter to allow for a video camera and cleaning.

The manufacturer recommends a four-inch diameter inspection port to view the isolator row within the system for sediment buildup. A video camera and maintenance can be accomplished through the nyloplast drain basins at the inlet end of the isolator rows. These will provide a larger diameter opening for cleaning and video camera inspection if necessary.

17. Label all roof drain locations, size and slope.

The proposed roof leader discharge pipe has been labeled on the "grading & Drainage Plan", sheet GD-1.

18. Design 4" outlet pipe at CB #3.

The outlet pipe from CB #3 has been added to the "Grading & Drainage Plan", sheet GD-1.

19. What is the 50 year & 100-year high water elevations exiting both underground detention systems?

As required, the subdivision regulations reference the drainage analysis requirements for the proposed project. The subdivision regulations require that underground detention systems be designed to reduce the peak rate of discharge from the 2, 10, and 25-year storms to a level commensurate with the peak rate of development and shall be able to store the 25-year storm.

The underground systems designed for the project meet the requirement for 2, 10 and 25-year storms and are able to store the 25-year storm. Stormwater flow above the 25-year storm event will be contained within the low points of the site and then flow off site to the proposed catch basin in Meriden-Waterbury Turnpike at the site entrance drive.

20. An emergency spillway should be provided for Pond 9P:CB#3 overflow to the northerly depression area. Is additional protection needed to prevent an overflow to the northerly and westerly properties?

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. The depth of stormwater flow within the depression for the 25-year storm event is 3 inches. Spot grades have been added to the berm along the northern property line to increase the depth.



Stormwater outflow from the underground detention system discharges to the grass lined depression via the four inch outlet pipe in catch basin #3.

21. CT DEEP General Permit is required for the Oil/water/grit separator. Will the car wash water be recycled?

It is understood that a CT DEEP General Permit is required for the Oil/Water/Grit separator. The "Utility Plan", sheet UP-1 has notes referencing the DEEP Permit. The car wash water will not be recycled but the mechanicals are available for future implementation.

22. Southington Water Department approval is required.

It is understood that the Southington Water Department approval is required.

23. Label the domestic sewer service pipe and design information.

A note has been added to the "Utility Plan", sheet UP-1 labeling the six-inch PVC sewer pipe for the sewer service.

24. Soil stockpile area shall not cause a sight line problem.

Note #21 has been added to the "Erosion Control Plan", sheet EC-1 stating that the contractor shall maintain the soil stockpile area to not cause a sight line problem for motorists.

25. Provide detail for accessible van sign.

The "Site Plan" sheet SP-1 provides a detail for the accessible van sign.

26. Revise concrete sidewalk detail on sheet DN-1 to be a minimum 5-feet wide and Class F concrete.

The Concrete Sidewalk detail on the "Site Detail", sheet DN-1 has been revised to show the 5-foot wide concrete sidewalk and the Class F concrete.

27. Provide a note on Sheet DN-1 that the height of the dumpster shall not exceed the height of the six-foot fence.

Note #3 on the Perimeter Fence & Dumpster Enclosure Detail on the "Site Details" sheet DN-1 has been added to state that the height of the dumpster shall not exceed the height of the six-foot fence.

28. The exterior surface of the sanitary manholes shall be coated (sheet DN-2).

A note has been added to the Sanitary Sewer Manhole Detail on the "Site Details" sheet DN-2 to state that the exterior surface of the manholes shall be coated.

29. Provide sanitary sewer manhole frame/cover detail.

The sanitary sewer manhole cover detail has been added to the "Site Details" sheet DN-1.

30. The outlet pipe size is incorrect for the water quality unit detail.



The outlet pipe size has been revised for the water quality unit detail shown on the "Site Details" sheet DN-2.

31. Filter fabric is required over the sewer lateral within paved areas.

The sanitary sewer trench detail has been revised to include filter fabric over the sewer lateral within paved areas as shown on the "Site Details" sheet DN-2.

32. Are the grit tanks required to be vented (Sheet DN-3)?

The tank is vented. A small diameter pipe from the tank is used. The vent pipe will daylight from grade near the building.

33. Include utility disconnects in the sequence of construction prior to any demolition work (sheet DN-4).

Note #6 in the construction sequence has been expanded to reference utility disconnects prior to any demolition work as shown on the "Site Details" sheet DN-4.

Sincerely,

LRC Engineering & Surveying, DPC

A handwritten signature in blue ink, appearing to read "Richard Reynolds", is written over the printed name.

Richard Reynolds
Project Engineer