

Town of Southington

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MEMORANDUM

TO: Planning & Zoning Commission

FROM: James Grappone, Assistant Town Engineer *JAG*

RE: SPR#1862/SPU#674 – Anthony Properties 1303, 1193, 1177 West St.

DATE: February 24, 2023

Staff has reviewed the plans dated January 31, 2023 and has the following comments:

1. Provide two permanent/stable bench marks.
2. Location key map shall show existing zones.
3. Provide a note on sheet CP-100 to disconnect existing utilities in accordance with regulatory requirements prior to demolition work.
4. List phasing line(s) on the plans paying particular attention to Building/Utility installation.
5. The project will require a CT DEEP General permit for the discharge of stormwater and dewatering wastewaters from construction activities.
6. A later site plan submission is required for both commercial buildings and the clubhouse. ZIRO requirements will be reviewed at that time.
7. Should CB 6 & 7, CB 53 & 54, and CB 58 & 59 be Type 2 catch basins?
8. Will the buildings be slab on grade? Are any basements or lower levels proposed?
9. Private sewer agreement will need to be executed. A long-term bond will be required, for maintenance of the pump station, force main and collection system.
10. What BMP's are being proposed for outlets directly discharging to IW?

11. Should the 15" outlet at CB 102 be a plunge pool to control erosion of the slope?
12. Will any of the stormwater quality basins require safety fencing?
13. A building permit is required for all retaining walls. The walls need to be designed by a CT PE.
14. Is a cutoff swale/drain needed to address any surface runoff along the westerly side of the property?
15. Will a sidewalk be extended on Curtiss St. from the entrance driveway westerly to the proposed crosswalk?
16. The proposed force main goes off onto private property at the corner of Curtiss St., an easement will be required.
17. The length between MH10 and MH11 seems excessive for cleaning equipment.
18. The sewer service for Building #8 goes directly into the pump station; should another location be considered?
19. The invert in and out elevations shall have pitch through the sanitary manholes not at the same elevation. Minimum slope of 8" sewer main shall be 0.5%
20. Sewer cleanouts are required at all bends and distances exceeding 75 feet.
21. Clearances between the sanitary and storm shall be one-foot minimum.
22. Waterstops may be required at intervals throughout the sanitary sewer main to control groundwater.
23. Is a 6"- diameter pipe large enough between MH1 and MH2?
24. Provide E&S control notes, a sequence of construction including demolition work and a post construction maintenance plan addressing CT DEEP MS4 requirements.

25. Minimum sidewalk width along State roadways shall be five feet. Along Town roadway may be four feet.

26. Will an underdrain system be needed on the high side of the retaining walls? If so, show all outlets on the drainage plan.

27. Should the standard manhole for storm be labeled as "Storm" rather than "Water."

28. The drainage report is under review. Additional comments may be forthcoming.

Written responses to comments are required.

JAG:jam

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