



HARRY E. COLE & SON

engineering • surveying • planning

May 4, 2021

James A. Grappone, P.E.
Town of Southington
Assistant Town Engineer
John Weichsel Municipal Center
196 North Main Street
Southington, CT 06489

Re: Engineering Comments
320 Captain Lewis Drive
SPR #1817

Dear Mr. Grappone,

Harry E. Cole & Son (HEC) has reviewed your checklist dated April 30, 2021 and offers this formal response

- 1) The detention information on Sheet C2 notes that 42,253 SF of impervious area is allowed for this Lot. I can't find anything in our files confirming that information. I did find a memo in the file for Mueller Estates S#1273 when these lots were cleared which noted that a drainage narrative and report were required to bring the revised application up to date.

Response: This information is referred to on the original subdivision sheet filed in Southington Land Records drawer 11 map 152.

- 2) The proposed retaining wall would be under a surged condition with the paved access driveway. The foundation plan shall be stamped by a CT PE and include details/design of said retaining wall.

Response: A note has been added to the plan to indicate the wall to be designed by others and submitted to the Town of Southington for review.

- 3) Confirm that the lower level will not have interior floor drains (Site Plan Note #12) nor an exterior oil/water separator is required.

Response: The lower level will have no interior floor drains and therefore no oil/water separator is required

- 4) Provide pump(s)/force main design for sewer service.
Response: The pump will be designed by the manufacturer and submitted to the town for review and approval prior to the start of construction.
- 5) Are Lots 5A and 5B being combined under this application? Are you preparing another pad site to the rear (Lot 5B)?
Response: No, the lots will not be combined, however, the applicant/owner are proposing to prepare the pad site on the rear lot at this time.
- 6) Former S# 1273 had proposed easements (Utility, ROW, and grading) in favor of the rear lot. Were these easements recorded? Under this application, will the easements be released?
Response: These easements were released at the previous closing. Grading the parcels now eliminates the need for cross easements.
- 7) A Catch Basin Agreement is required for the drainage connection.
Response: Acknowledged
- 8) Label roof drain connection with pipe size.
Response: Roof leader connection and size are labeled on sheet C2.
- 9) Will a standby generator be provided to run the pump station in the event of a power failure? Provide horizontal datum.
Response: The applicant is not proposing a standby generator at this time.

I believe the revised plans and documents adequately address your comments. If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,



Stephen Giudice, L.S.
Principal
Cc: G&Z Properties, LLC