



HARRY E. COLE & SON

engineering • surveying • planning

July 13, 2021

David F. Nourse IV, P.E. – Assistant Town Engineer
James A. Grappone, P.E. – Assistant Town Engineer
Town of Southington Engineering Department
Municipal Center
196 North Main Street
Southington, CT 06489

Re: Calco Construction & Development, Inc.
812 Queen Street (SP#1822)
HEC #2088

Dear Mr. Nourse & Mr. Grappone,

Harry E. Cole & Son (HEC) has reviewed your checklist from your emails on July 12, 2021 and July 13, 2021 and offers this formal response.

1. Are there existing cross easements, or could they be pursued at this time?
Response: The applicant indicated that there are existing reciprocal cross easements between this property and the properties to the north and south.
2. Consider removing the exit arrow at the que entrance as it may prove confusing to entering vehicles.
Response: The arrow has been labeled to be removed.
3. Are you proposing any pervious pavement? The parking table indicates the site is "over-parked."
Response: We are proposing a pervious pavement patio and are proposing some pavement to be removed where the drive thru aisle has been extended. We do not believe the site is overparked as there may be overlap between the uses in the early afternoon hours. We are also not adding any additional pavement or parking spaces than are existing, simple restriping areas where parking configuration is unclear or appears incorrect with current regulations.
4. Provide a ZIRO statement on the plan.
Response: A Ziro statement has been added to the plan, See Note #26.
5. Are there any modifications to the existing utilities, or plans to install new services?

Response: This is unknown at this time but note #27 has been added to the plans requiring contractor to coordinate with utility companies at time of sizing and connection to determine compatibility of existing laterals.

6. Provide a post-development storm drainage maintenance plan.

Response: A maintenance plan has been attached with this letter.

7. Provide an off-street loading space.

Response: A 10' x 25' loading space has been added to the plan

8. In addition, the existing outside dining shall be dismantled to allow the one-way circulation around the two buildings (#812 and #826).

Response: The outside dining will be removed. It was only a temporary feature due to this building being unoccupied and the result of the COVID-19 pandemic.

9. When were the existing drywells last cleaned on the site?

Response: The drywells on this site were completely replaced within the last few years. The actual structures as well as the stone were replaced.

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,



Barton Bovee, P.E.

Cc: Calco Construction & Development, Inc.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

SOUTHINGTON, CONNECTICUT

The following are the required maintenance and monitoring procedures:

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.

Outlet Control Structure - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May 1 and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Detention Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.