



Eaglebrook Engineering & Survey, LLC

Civil Engineers, Land Planners and Land Surveyors

December 1, 2020

Robert A. Phillips, MS, MPA, AICP
Director of Planning and Community Development
Town of Southington
196 North Main Street
Southington, Connecticut 06489

**Re: SPR #1808
99 Executive Boulevard South
Southington, Connecticut**

Dear Mr. Phillips:

Eaglebrook Engineering & Survey is in receipt of staff review letters for the Site Plan Modification submission for the above referenced project. The comments and responses are below.

Robert Phillips, David Lavallee letter dated November 18, 2020

1. A North Arrow should appear on all sheets.
Response: Agreed. The plans have been revised to depict a north arrow.
2. All lighting should be LED and full cut-off.
Response: No changes to the site lighting are proposed. The site plan approved in January, 2015 included full cutoff lights.
3. Please provide a landscaping table.
Response: Agreed. The revised plans include a table of all proposed landscaping at 110 Grill.
4. Please provide an E&S sheet; controls are needed at the base of new slopes.
Response: Agreed. Erosion controls have been added to the revised plans. Erosion controls will include silt sacks in catchbasins adjacent to site construction and straw wattle and silt fence combination around the disturbed areas.
5. All plantings shall be native in origin; does the site meet landscaping/parking space ratio?
Response: All proposed plantings will be native. There are no changes to the site parking or landscaped islands.



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6. Please provide the updated logo for H.C. spaces.
Response: Agreed. The revised plans include updated Accessible Space graphic.
7. Signage approval will be separate.
Response: Understood.
8. Is the dumpster area a loading area as well?
Response: Yes, there is a door to the restaurant inside of the fenced area.
9. A parking island is proposed to be eliminated. This results in greater than 15 spaces in a row unbroken by a landscaped island treatment. Please address this so it is compliant with the regulations.
Response: The landscaped island is to remain, however we understand why this was interpreted as to be removed. A note has been added to clearly identify the landscaped island as to remain.
10. Please respond to this checklist in writing.
Response: Agreed.

If you need any additional information or have any questions do not hesitate to contact me at any time.

Sincerely,

EAGLEBROOK ENGINEERING & SURVEY, LLC

Kenneth C. Knowles, P.E.
Principal

Cc: Robert Sulzer, Execwest Retail, LLC