Town of Simsbury

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Engineering Department

MEMORANDUM

To: Hiram Peck, AICP, Director of Community Planning

From: Jerome F. Shea, P.E., Town Engineer JFS

Subject: **Application Comments – Talcott Estates, Maglieri Development, LLC**

Date: January 5, 2015

I have completed a review of the applications documents received on December 29, 2014 that included the following documents:

1. "Drainage Analysis Summary Report, Talcott Estates, Maglieri Development, LLC, Talcott Mountain Road, Simsbury, CT", dated November 2014
2. Plans entitled "Talcott Estates, Talcott Mountain Road, Simsbury, CT", revised 12/26/14.

The project includes low impact development techniques to reduce the impact to downstream areas and improve the quality of the stormwater runoff resulting from the development of the site. A portion of the proposed storm drainage system along the access road is connected to the existing storm drainage system in Talcott Mountain Road. This existing storm drainage system drains through and existing storm outlet via an easement east of Talcott Mountain Road. A high level overflow connection from this proposed drainage system has been incorporated into the plans to serve the upstream rain gardens / detention areas to ensure a high level overflow outlet from the site in the event of a failure of the level spreader.

The plans indicate a width for the proposed private roadway of 18 feet. The proposed private roadway is offset to the west in the 50 foot wide right-of-way in part to accommodate a vegetative swale and to reduce to proximity to wetland areas. The roadway will serve three building lots and also provides an access easement to the remaining portion of the parcel. The right- of-way is primarily wooded and some of the existing trees will need to be removed for proposed grading and roadway construction.

A limited area of five to seven feet is available west of the proposed private roadway in the right-of-way for underground infrastructure required for the project including underdrains, electrical service, telephone service, and cable service. A landscape buffer is also proposed in the existing easement area west of the proposed private roadway. Grading required for the roadway will be accomplished utilizing the ten foot wide easement on the adjoining property to the west.

Detailed field survey of the northerly area of the existing paved cul-de-sac on Talcott Mountain Road was completed to study a possible drainage issue where the private roadway will intersect the existing cul-de-sac. It is not clear what the applicant is proposing relative to improving drainage in the cul-de-sac and restoring the pavement that will be disturbed as part of the construction activities. The plans should incorporate a trench restoration detail that is acceptable to the Town along with any cul-de-sac regarding that may be required. It should be noted that an underdrain has been included in the plans behind the curb line of the cul-de-sac to address a seasonal seepage that occurs from behind the existing curb line in that location.

A drainage analysis of the existing storm drainage system was complete to verify system capacity to accommodate proposed development. The analysis determined that the existing 18" outlet has adequate capacity to handle the 1-year design frequency flow storm event from the proposed subdivision.

The proposed private roadway serving the subdivision will require a waiver of the Subdivision Regulations and the Town Highway and Construction Design Standards by the Planning Commission for roadway width. The applicant is required per the regulations to formally request these waivers. The Fire Marshall will be required to approve a reduction in the standard roadway width and the design of the roadway terminus to ensure appropriate access is provided for emergency vehicles.

Several of the comments from the previous review of this application have not been addressed by the applicant. Below is a list of those comments that have not been addressed or a response has not been provided:

1. Mapping that depicts and defines the entire +/-91 acres parcel impacted by the subdivision should be included as part of the subdivision plans including any lot line adjustments.
2. A letter from the Farmington Valley Health District shall be provided that indicated the suitability of the proposed lots for subsurface sewage disposal systems.
3. Proposed underground utilities and utility easements required shall be shown on the plans. These utilities and necessary easements should be included as preliminary if the extent of these easements is not known at the present time.
4. Documentation establishing the Homeowner's Association for the private roadway along with specific maintenance requirements for the common elements shall be submitted for review.
5. Lot numbers shall be added to the plans.
6. Easements in favor of the HOA shall be shown on the plans for all common drainage components proposed. Documentation for these easements and all other easement required shall be submitted for review.
7. Proposed private roadway right-of-way should be established with monuments as opposed to iron pins per the submitted plans.
8. A waiver must be recorded by the developer on the land records indemnifying the Town of Simsbury in the event of failure of the private storm drainage system.
9. The applicant should complete their review of the capacity of the existing drainage culvert located downstream of Talcott Mountain Road to determine if there is any capacity issues and if there are any impacts from the proposed development. A partial analysis of the contributing watershed has been included in the revised drainage report, but a culvert analysis should also be completed.
10. Flare end sections shall be required at all inlet and outlet to proposed rain gardens or vegetative storage areas. This need to be clarified on the plans.

11. Details and locations of cut / fill slopes proposed as part of the construction of the road and drainage components should be incorporated into the plans so as the understand impacts to vegetation and adjacent wetlands.

Additional comments on the revised application are listed below.

1. Indicate surface treatment of filter strip proposed adjacent to the pedestrian and vehicle easement for the adjoining property (Other Land of Ellsworth / Simsbury Land Trust).
2. The Storm Water Management Report shall include all required calculations to demonstrate the impacts of the development on the existing culvert located on Lucy Brook upstream of the existing upper pond area. A partial analysis of the contributing watershed has been included in the revised drainage report.
3. The relationship of the high level overflow swale outlet to the proposed rain garden/ level spreader area need to be clarified. Also, the cross sectional geometry of this proposed swale upstream of CB #1 is not clear from the submitted plans.
4. There appears to be conflicts between of the facilities proposed west of the private road that need to be clarified including the underdrain, underground utilities, and possible the proposed plantings.
5. The applicant should clarify proposed restorations and improvements proposed in the existing cul-de-sac of Talcott Mountain Road.
6. Proposed section of the private road should also be consistent with town roadway standards.
7. Details for the proposed level spreader are not consistent with the plan.
8. There are several questions relative to details provided on the submitted plans that need to be resolved. Markups have been provided to the applicant's Engineer.

The proposed layout of this subdivision and drainage scheme is consistent with the Town of Simsbury requirements for the use low impact development techniques. The plans need refinement for a favorable recommendation for this application from the perspective of the Engineering Department.