

LADA, P.C.

Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

TO: <i>Mr. Michael J. Podes</i>	DATE: <i>July 15, 2021</i>
	JOB: <i>Stander Self Storage</i>
	LOCATION: <i>Simsbury, CT</i>

WE ARE SENDING YOU () ATTACHED () UNDER SEPARATE COVER

THE FOLLOWING ITEMS VIA _____

# COPIES	DRAWING NO.	DESCRIPTION

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input type="checkbox"/> FOR YOUR APPROVAL	<input type="checkbox"/> APPROVED AS SUBMITTED
<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> APPROVED AS NOTED
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> CORRECT AND SUBMIT
<input type="checkbox"/> FOR REVIEW AND COMMENT	<input type="checkbox"/> _____

REMARKS:

Mike - attached is following in response to staff Comments:

- 1. Revised site Data table*
- 2. Response to Comments letter*
- 3. Revised site plans*
- 4. Revised Drainage Calcs.*

Digitized Copy also attached

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE AT (860) 651-4971.

COPY TO: _____ SIGNED: *[Signature]*

**Stardust Self Storage
20 Tariffville Road
Simsbury, CT**

SITE DATA TABLE

April 15, 2021 Revised July 9, 2021

SITE DESCRIPTION

Site Zone: B-1 Zone and R-14

Site Size: 12.78+/- acres

Tax Map #: 109-436-016A

Unique ID number: 31622380

Wetlands on site- 236,653+/- sf
100' Upland Review Area on-Site: 73,987 +/- sf
Watercourse on-site Farmington River is located along the eastern boundary of site

Existing Buildings/uses on site: Site Includes 4 existing building with restaurant, office, storage and residential uses

Existing Building Size: 13,330+/- sf as per assessor's info 4-2021

ZONING REQUIREMENTS – B-1ZONE

Permitted Uses: Self Storage (Special Exception as per Section 4.5)

Minimum Lot Size: none

Minimum Lot Frontage: N/A

Required Setbacks:

Front Yard	25'
Side Yard	20'
Rear	25'

Parking Setbacks:

Front	25'
Side	15' / 20' if adj to res zone
Rear	10' / 25' if adj to res zone

Maximum Impervious Surface Allowed: 40% (Existing - 19.4% impervious (107,036+/- sf))

Maximum Building Height: 40' (Existing 1 and 2 story buildings)

PROPOSED PROJECT

Proposed Use: Self Storage (Special Exception)

Proposed Building SF: 11 buildings totaling 48,000+/-

Proposed Building height: Varies- 15' max (one building only) 10- 12' typical

Proposed Impervious Surface: 197,036+/- sf (34.5%)

Parking Required: Restaurant- 3.3 per 500 sf gross - 7323sf = 48 spaces
Office- 2.5 per 500 sf gross 1200sf = 6 spaces
Residential- 2 per dwelling unit 2 units = 4 spaces
Self Storage- 0.25 per 500 sf gross 24 spaces required*
*Self Storage parking requirements appear excessive
Required: 82 spaces

Parking Space: 9' x 18'

Parking Proposed: 87 shared spaces with 6 spaces designated for residential unit at St. Johns Place,
Updated accessible spaces for restaurant and office in Main Building
and 4 spaces designated for Self Storage Kiosk.
Additional handicap spaces added to meet Code

Total Area of Disturbance: 2.5+/- acres

Proposed Wetlands disturbance: 0 +/- acres

Proposed Upland Review Area disturbance: 27,000+- / 0.6 +/- acres

Work in Upland Review Area: Infiltration Basin
25' wide Filter Strip
Planting
Replace existing 15" RCP Storm pipe and reset
Install new plunge pool to reduce erosion at discharge
Repair existing drive (regular maintenance and update after pipe installed)

Wetland Approval Granted May 18, 2021



July 13, 2021

Mike Glidden
Director of Planning & Community Development
933 Hopmeadow Street
Simsbury, CT 06070

Re: Self-Storage Facility
20 Tariffville Road

Dear Mike,

The applicant is in receipt of the comments from Jeff Shea, Town Engineer, dated July 2, 2021 regarding the above-referenced project. We have attached an updated Drainage Report and set of Site Plans which have been revised to address these comments. In addition, a response to each of the comments is provided below:

- 1. Provide locations and surface elevations of all performed test pits on the plan set. Also indicate approximate groundwater elevations expected based on test pit information.** The test pit locations and ground surface elevations have been added to the plans. A summary table indicating ground surface elevation and seasonal high groundwater elevation has been added to the Utility Plan U-1. In addition, test pit logs are provided in the Drainage Report.
- 2. Provide pipe analysis and inlet capacity calculations for all proposed closed storm drainage system as referenced in Section III.E of the Drainage Report. An inlet appears to be proposed as part of the CDS hydrodynamic separator; provide inlet capacity calculations for the CDS unit, if appropriate.** The Drainage Report has been revised to include the headwater analysis for all proposed pipes and the inlet capacity analysis for all of the proposed inlets. The results presented in the report indicate that the inlets and pipes are sized sufficiently to handle the 25-year storm.
- 3. Provide the appropriate riprap outlet protection dimensions on the plans. The riprap outlet size and shape appears to be correctly shown only on Sheet U-1 of the plan set.** The riprap apron dimensions have been added to the call-out on Sheet U-1. All others plans reflect Sheet U-1 but without the dimensions.
- 4. Page 11-P3-6 of the Connecticut Stormwater Quality Manual (CTSQM) states that for infiltration basins: "Pretreatment should be provided to accommodate 25 percent of the water quality volume... Pretreatment is required for soils with infiltration rates over 3.0 inches per hour". Although a reduced infiltration rate of 1.17 inches/hour was used for the design infiltration rate, the drainage report states that permeability rates of 2.34 in/hr., 12.35 in/hr., and 8.5 in/hr. were established in the test pits along the**

proposed bottom of the infiltration basin. Generally, the permeability along the bottom of the basin will exceed the 3.0 in/hr. limit as stated in the CTSQM.

The level spreader and vegetated filter strip are of significant benefit for pretreatment. Provide calculations showing that the level spreader and vegetated filter strip meet 25% of the required pretreatment volume. The voids within the stone of the level spreader may be used to meet this required volume, although the depth and width of the level spreader may need to be increased. As discussed at our meeting, according to the CTSQM, the proposed 25-foot vegetated filter strip is an appropriate method to provide the required pre-treatment of the sheet flow off of the pavement without the need to actually store 25% of the Water Quality Volume. The plans have been revised to specify the seed mix to be used for the vegetated filter strip (See sheet L-9.3). In addition, a section for the maintenance of the vegetated filter strip has been added to the Post Construction Maintenance Notes on sheet U-1. The Typical Basin Section on sheet U-2 has also been revised to call for “clean washed” crushed stone to be used in the level spreader, and the overall length of the level spreader has been noted on sheet U-1.

5. **Provide a parking schedule with a breakdown of proposed and required spaces per use on sheet L-8 of the plan set.** A new data table has been added to both L-1 and L-8 as requested.
6. **Provide spot grades at all standard and van accessible parking spaces that show compliance with ADA standards.** Additional spot grades have been added.
7. **The radii for the proposed curb cuts along Tariffville Road indicate different radii depending on location. We would suggest these radii be consistent to serve the largest design vehicle expected to access and exit the site. The applicant should also obtain State of Connecticut Department of Transportation approval for curb cut modifications proposed as part of the project.** The radii have been updated. They are not all uniform due to different conditions but are more regular. The proposed curb cuts were shown to reflect the Town’s proposed bike lane. They are not actually required for the self-storage project. Although the plans still show the changes along Tariffville Road, the applicant will work with the Town to complete this, but requests that this work not be considered necessary for the completion of the Self-Storage project.
8. **Sheet 4 of 5 of the Drainage report should be revised to reflect correct description of Subcatchment Areas S2 and S3. They appear to be transposed.** The Drainage Report has been revised to correctly identify the subcatchments.
9. **Please indicate if the existing 15” RCP culvert and outlet are being replaced as part of the project.** A note has been added to the Demolition Plan (Sheet L-2) and the Utility Plan (sheet U-1) indicating that the existing culvert is to be removed and replaced. The pipe is being replaced at a lower elevation than the existing pipe in order to accommodate the proposed structure to treat the runoff from the existing parking lot, where no treatment waws

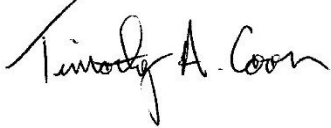
provided before. We would note that the relocated pipe and outfall are outside all DOT easements as well as the wetland limit. The existing pipe and outfall were within the 100-year floodplain and the replacement pipe and outfall will be also. However, the installation of the new pipe and outfall will not result in any loss of flood storage within the floodplain.

10. **Please indicate flow path for time of concentration on pre and post development mapping in the Drainage Report.** The Drainage Area Maps provided in the Drainage Report have been revised to show the travel path for the time of concentration.
11. **Please provide design for roof runoff. If roof leaders are used provide the downspout locations. If the runoff sheet flows off the roofs, provide direction of flow off the roofs.** No gutters are proposed. The roof runoff is anticipated to run off onto the adjacent pavement and flow across the pavement into the level spreader. Arrows designating the direction of flow off the roofs has been added to the Grading Plan (Sheet L-3) and the Utility Plan (Sheet U-1).
12. **The applicant should be aware of the requirements of the Town of Simsbury Aquifer Protection Area Regulation as it pertains to regulated and unregulated uses on the parcel.** A note has been added to the Cover Sheet (Sheet L-1).
13. **The applicant should confirm any potential state and federal approval for the proposed stormwater outlet.** We are unaware of any additional state or federal permits required for the installation of the proposed stormwater outlet.
14. **Provide hydrographs and pond reports for all storm events.** The Drainage Report has been revised to include the requested hydrographs.
15. **A 40-foot wide emergency overflow is provided at elev. 155.5. Please describe the design, identify the location on the plan set, and provide a detail for this overflow.** The grading of the berm on the low side of the infiltration basin has been revised to show a 40' grass depression within the berm to act as an emergency spillway. The elevation of the emergency spillway has been set at 155.5. The results of the drainage report indicates that no flow will exit the spillway during the 100-year storm event. Thus, the spillway is truly provided for emergency situations only.
16. **Show the proposed curb cut at St. John's Place on the plan set if this new curb cut is to serve the site as previously discussed with the applicant.** The plan set has been revised to note the new curb cut.
17. **If a toilet and/or sink are proposed in the office identify sewer lateral locations for the discharge from the building.** No water or plumbing is proposed for the kiosk building.

18. Final Drainage Report and final plans related to stormwater management shall be stamped and sealed by a professional engineer. The final Utility Plans and Drainage Report submitted to the Town will be stamped and sealed by the engineer.

I hope the revised plans and this discussion satisfactorily addresses your concerns. If there are any questions, or you require further information, please call our office at (860) 623-0569.

Sincerely,

A handwritten signature in black ink that reads "Timothy A. Coon". The signature is written in a cursive style with a large initial 'T' and 'C'.

Timothy A. Coon, P.E.

J.R. Russo & Associates, LLC

Attachments

cc: Jerome Shea, Town Engineer