

Town of Simsbury

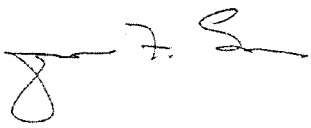
933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Engineering Department

EXHIBIT 4

MEMORANDUM

To: Michael Glidden, Director of Planning and Community Development

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

Cc: Daniel Gannon, Project Engineer

Subject: Engineering Comments – Lots D & G – Crown Simsbury Dorset Crossing PAD
115 & 130 Casterbridge Crossing

Date: December 22, 2021

I have completed a preliminary review of the Inland Wetlands Permit Application and Site Plan Permit Application for development of Lots D & G at 115 & 130 Casterbridge Crossing received by our department on December 03, 2021:

1. Civil Plan Set titled “Crown Simsbury Apartments at Dorset Crossing” prepared by F.A. Hesketh & Associates, Inc., dated December 3, 2021.
2. Stormwater Management Report prepared by F.A. Hesketh & Associates, Inc., dated December 3, 2021.
3. Supplemental Culvert & Floodplain Analysis prepared by F.A. Hesketh & Associates, Inc., dated March 24, 2017.

The applicant has submitted plans for a development of two lots totaling 7.02 acres which proposes a residential development with two three-story apartment buildings, underground parking areas, outdoor parking areas, associated sidewalks, and landscaping.

The following comments are based on a review the submitted materials:

1. The roadway and cul de sac beyond the current town accepted roadway was paved without any notification to the Engineering Department. The applicant should indicate if this is temporary pavement or if this was built to town specification and consistent with the 2017 roadway plans. If the latter, cores and possible gradation testing will need to be completed and witnessed to confirm materials conform to town roadway standards.
2. The site plans should indicate dumpster locations to serve each parcel.
3. The pond report for UG SYS 3 designates the outlet pipe, “Culvert [A]” with a slope of 0.50% whereas the plan view on Sheet UT-1 labels the outlet pipe with a slope of “S=0.060” (6.0%).
Revise as necessary.

4. The pond report for WQ BASIN designates the outlet pipe, "Culvert [A]" with a slope of 0.00% whereas the plan view on Sheet UT-1 labels the outlet pipe with a slope of "0.010" (1.0%). Revise as necessary.
5. The 12" outlet to the south of the proposed water quality basin appears to discharge into a naturally existing swale which exits the site to the south rather than directly towards Saxton Brook (Design Point 2).
6. It is unclear whether Casterbridge Crossing roadway has sufficient 1-foot of freeboard at the culvert for the 24-hour 100-year storm event. Provide spot grades and/or a statement that there is appropriate freeboard for this significant storm event.
7. The on-street parking and certain sidewalks within the Town owned road will conflict with snow clearing operations. Remove the on-street parking and add any additional parking required in other locations, if necessary. A follow-up discussion of sidewalks should be conducted prior to approval.
8. Show on site turning movements for Town of Simsbury emergency vehicles using turning templates.
9. The Standard Duty Pavement Section calls for 2" bituminous concrete binder course and 1" bituminous concrete wearing course. The typical cross section for a local street in the Town of Simsbury Highway Construction and Design Standards has a 2" bituminous concrete binder course and a 1.5" bituminous concrete wearing course. Revise the detail to meet this standard.
10. Sheet MA-1 of the submitted plan set is unstamped with no approval on it. Include the stamped approved master plan for the PAD site in the plan set.
11. Provide a schedule for the current vs approved areas for the entire PAD site to-date showing total impervious areas and square footage of buildings.
12. Provide a full set of the final drawings for the Casterbridge Crossing Roadway Extension with resolution to all Town of Simsbury Engineering Department comments in the review letter dated April 4, 2017 (attached). We do not believe all pertinent comments have been addressed.
13. The Department of Public Works also had some concerns on regards to the public improvements. I would suggest you contact them prior to final approval.

The favorable recommendation is subject to resolution of these outstanding comments to the satisfaction of the Engineering Department prior to final sign-off of the project. I would be available to meet and discuss these comments if required.