

January 22, 2021

Mr. Jerome F. Shea, PE  
Town Engineer  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070

**Re: Response to Review Comments  
Tanger Hill Open Spacing Parking Lot  
East Weatogue Street  
Simsbury, Connecticut  
SLR #141.14398.00002.40**

Dear Mr. Shea,

SLR International Corporation (SLR) is in receipt of your letter dated December 31, 2020, regarding the above-referenced project. Please note that the plans reviewed were a preliminary set. Plans had been refined and included revisions requested by the town planner. We believe those plans had already addressed some of these comments. We offer the following responses to the comments contained therein:

- C1. The proposed 11-space parking lot includes a paved driveway apron and a gravel parking lot for 11 cars. Access is provided to East Weatogue Street in a location with adequate site line both north and south of the proposed driveway.
- R1. Comment noted.**
- C2. Please indicate slope of the van accessible parking space with spot grades. The slope of this parking space should conform to ADA requirements; slope of ADA parking spaces shall not exceed 1:48. The cross-slope of the proposed parking lot is approximately 5% (1:20).
- R2. Spot grades have been added to the plans. The slope shown is 1.1%.**
- C3. The runoff from the parking lot will sheet flow into a swale to the west of the proposed parking lot, and this concentrated flow will ultimately flow south along the east side of East Weatogue Street. Consider revising proposed grades to direct runoff to the south to the extent possible in

lieu of concentrated flow in a swale and utilize of the open lawn area to the south of the proposed gravel parking lot to promote infiltration.

- R3. A bio-infiltration area has been added to the western side of the proposed parking lot to decrease the concentrated flow.**
- C4. The generally area is known to have high groundwater that seasonally daylights along steeply sloping areas along the east side of East Weatogue Street. Underdrains should be considered where cuts are proposed to eliminate any seepage, specifically at the location of the proposed retaining wall. This underdrain will also assist in maintaining a dryer condition in the gravel parking lot. The underdrain could daylight in the large grassy area is located downgradient on the southwest portion of the lot.
- R4. An underdrain has been added along the proposed boulder wall.**
- C5. Silt fence shall also be provided on the west and south side of the proposed parking lot during construction.
- R5. Silt fence is proposed along the entirety of the western and southern sides of the proposed parking lot.**
- C6. Proposed paved entrance apron should at a minimum extend from the roadway to the right of way line of East Weatogue Street. The apron should be constructed to town standards.
- R6. The proposed paved entrance apron is shown as 30 feet long, which extends past the East Weatogue Street right-of-way line.**
- C7. Zoning Regulations require that all parking spaces be located on paved surfaces. The proposed surface treatment as a gravel surface acceptable for the intended use.
- R7. Comment noted.**
- C8. Plan does not specify the depth of proposed gravel in proposed parking area.
- R8. The gravel drive detail is shown on Sheet 2.**
- C9. Cover over the existing water main through the proposed parking lot may be impacted by the regrading proposed for this project. The applicant should coordinate with Aquarion Water Company so as not to impact this facility.
- R9. A proposed test pit has been added to the plans to verify the depth of the water line. If necessary, the water line will be lowered to maintain cover and will be coordinated with Aquarion Water Company.**

C10. Proposed planting along the frontage of the property should be located so as not to obstruct existing site line.

**R10. No plantings along the frontage will obstruct the required sight lines. Existing trees have been called out to be removed on the plans accordingly.**

C11. It appears that the proposed grading and proposed driveway location will result in multiple trees needing to be removed within the town right-of-way. All trees to be removed within the town right-of-way shall be coordinated with the Tree Warden.

**R11. A callout has been added to the plans.**

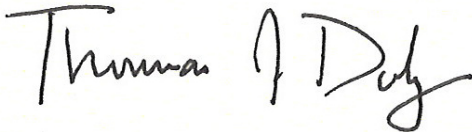
C12. All engineering plans included in the applications shall be stamped and sealed by a Professional Engineer registered in the State of Connecticut.

**R12. Engineering plans are stamped and sealed.**

If you should require any further information, please do not hesitate to contact me at (203) 271-1773.

Sincerely,

SLR International Corporation



Thomas J. Daly, PE  
Manager of Civil and Structural Engineering

cc Ms. Margery Winters – Simsbury Land Trust

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