

January 20, 2021

Stephen M. Braun, P.E., Assistant Town Engineer
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: Conservation Commission Review Comments
107 Eastern Boulevard, Glastonbury, CT
Plans dated 12/16/2020 – Revised Per Town Comments

Dear Mr. Braun:

We are in receipt of your review memo dated January 5, 2021, regarding the project noted above. Our responses are indicated below in ***bold italic*** text and are as follows:

1. Final plans and stormwater report are to be signed and stamped by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.

Response: Acknowledged.

2. The existing property is greater than 40% impervious and therefore qualifies as a redevelopment parcel under the Town's MS4 Permit. As such, the storm drainage system can be designed to retain onsite 50% of the Water Quality Volume for the entire site. Designer needs to demonstrate retention of the redevelopment WQV for the time duration required. Designer should investigate raising OCS proposed orifices to the required WQV elevation and installing a small low flow orifice below.

Response: Acknowledged. 50% of the Water Quality Volume is proposed to be retained within the isolator rows for the Underground Stormwater Management Systems and within the stone base beneath the system.

3. Provide ADS layout schematic detail for each UG storage system depicting any Inlet control structures utilized for the Isolation Rows and manifold layout for the functionality of the entire systems. Depict layout on sheet GU-1.

Response: Acknowledged. Please refer to sheet DN-8 for the ADS layout details.

4. Provide additional information on the location of the existing roof drainage and how it is tied into the proposed storm drainage system. Are the existing drywells westerly of the

building utilized for existing roof drainage labeled to be abandoned? All proposed and existing roof drainage should be routed through UG detention system if possible.

Response: There are no visible downspouts on the exterior of the building. The existing roof drainage piping is all internal based on the staining of the roof and the available information at this time. It is believed that the roof leaders discharge to the north and connect to the existing drainage pipe. The existing stormwater management system that is believed to capture and discharge the roof water is proposed to be intersected at EX CB-208. From this location the roof water will be discharged to Underground Stormwater Management System #2. If any additional roof leaders are discovered during construction, they will be rerouted to the closest underground system and verified to not inundate that system.

5. Provide a label for the Stormtech system on sheet GU-1 labeling the WQV required and WQV provided for each underground detention system.

Response: Acknowledged. Please refer to the table added to sheet GU-1 labeling the WQV required per the town's MS4 permit and the WQV provided with the isolator row and base stone voids for each underground detention system.

6. Review plotting of OCS #2 Orifice #1 detail. Details should correlate with drainage computations.

Response: Acknowledged. OCS #2 Orifice #1 is an 18" wide x 12" high orifice at 65.00' as shown on the detail. This matches the drainage computations.

7. Review Section A-A on sheet CS-1 Stormtech Model # utilized. Note should read SC-740.

Response: Acknowledged. Note on section A-A has been revised.

8. Provide a detailed Maintenance Schedule for all proposed stormwater features ie. Catch Basins, Underground Detention System on sheet GU-1 to include pages 4 & 5 describing the Stormwater Management attached in the Stormwater Report. If sheet room is limited, move maintenance schedule to a detail sheet.

Response: Acknowledged. Please refer to sheet OM-1 for the detailed maintenance schedules.

9. Provide a table depicting Pre and Post Directly/Indirectly Connected Impervious Cover onsite for MS4 Tracking purposes on sheet GU-1. Utilize attached table.

Response: Acknowledged. A table depicting pre and post directly/indirectly connected impervious cover onsite for MS4 tracking purposes is located on sheet GU-1.

10. Provide an Approval Letter sheet in the plan set including all memos to date.

Response: Sheets AP-1 and AP-2 have been added to the planset and a note has been added stating that the pages are intended to be blank at this time.

11. Revise tree root protection trench detail to provide 6” clear distance from the proposed sidewalk to facilitate ease of future sidewalk replacement.

Response: The Note has been added to the Demolition Plan to indicate the tree protection fence is to be placed 6” from the proposed sidewalk.

12. Verify if any conflicts exist with the installation of 24” RCP to CB-222 with the existing gas utility and existing 8” CMP.

Response: A note has been added to the plan to have the contractor field verify the gas line elevation and notify engineer. Once this elevation is obtained, we will verify there is no conflict with the proposed drainage pipe.

13. Verify conflicts with the installation of the proposed light pole bases and the UG detention system (SSDS #2). Plan details for the light base foundations depict 5’ minimum depth embedment. Revise plans accordingly.

Response: Acknowledged. SSDS #2 has been shifted west to avoid any light pole base conflicts.

14. A Waiver of Claim must be filed by the owner through the Engineering Division for the drainage connections to the street prior to construction.

Response: Acknowledged.

15. Provide limits and label 8” reinforced concrete sidewalk required through all driveways. Eliminate all proposed driveway sidewalk ramps and revise plans accordingly.

Response: The limits of the 8” reinforced concrete sidewalk has been called out through all driveways. Please see the Site Plans for the call outs.

16. Submit final approved stamped and signed PDF copies of the Stormwater Management Report and Final plans to greg.mahoney@glastonbury-ct.gov in the Engineering Division.

Response: Acknowledged. Final approved stamped and signed PDF copies of the Stormwater Management Report and Plans will be provided.

17. Provide construction details for the following items listed below:

- 24” Perforated HDPE Infiltration Trench Detail

Response: A detail has been added to Sheet DN-10.

We trust this addresses your concerns. Should you have any questions or require additional information, please feel free to contact me at 860-760-1933.

Sincerely,

A handwritten signature in blue ink that reads 'Matthew J. Bruton'.

Matthew J. Bruton, P.E.
Project Manager
BL Companies, Inc.