

July 7, 2022

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services



Re: Proposed Townhomes - 2610 Main Street
CD#4292

The Engineering Division has reviewed the plans for the proposed townhomes on property located at 2610 Main Street prepared by Megson Heagle and Friend, Civil Engineers and Land Surveyors LLC revised June 2, 2022 and the related Stormwater Management Report dated April 21, 2022 and offers the following comments:

1. The stormwater management report indicates that the proposed development will not adversely affect the Main Street drainage system and is consistent with Town standards for stormwater management.
2. The dimensions of Stormwater Infiltration System B labeled on the site plan need correction for consistency with the details and computations. Each stormwater infiltration systems should be labeled on the site plan as System A and System B and should include a reference to details found on Sheet 7.
3. Dumpster pad should be graded to shed water away from the adjacent catch basin to prevent dumpster leachate from entering the drainage system.
4. The stormwater maintenance plan should be revised to indicate that the property owner is responsible for maintenance of all private drainage improvements.
5. Provide a silt sac for the new catch basin being installed in Main Street at the location of the proposed driveway.
6. Proposed trees in the right-of-way should be kept a minimum of 10 feet away from the town sidewalk. If this separation is not possible than an approved root barrier shall be installed to prevent future sidewalk damage.
7. Label all existing trees within the right of way to be removed or protected. The Town of Glastonbury Tree Warden should review and approve proposed tree planting species and locations with the Town ROW. Verify proposed plantings are not in conflict with any proposed utilities and make adjustments as needed.
8. Coordinate with the Engineering Division to obtain an address for the new building to be constructed on this property. Update plans to reflect the new address assignment.
9. Label limits and radii of the granite stone curb returns for the proposed driveway. Label limits of required 8" reinforced concrete sidewalk through proposed driveway.

10. Depict and label locations of proposed curb stops and ADA parking space signs on applicable plans.
11. Depict and label limits of pavement cuts required for utility connections in Main Street. Add a note indicating that pavement cuts shall be coordinated with the Town due to upcoming pavement rehabilitation project. Depict and label the proposed gas service location for the rear building.
12. Provide a junction sewer manhole over the existing 6" sewer lateral inside the property near the street line and connect the rear building sewer lateral to this manhole to minimize utility cuts in Main Street. Provide additional labels for the sanitary sewer inverts, pipe slopes, length and type to clarify design intent.
13. Provide a clean out for the rear building sewer lateral with associated details. Review light pole layout relative to conflict with this sewer lateral and make adjustments as required.
14. Provide construction details for the following items: Sanitary Sewer clean-out, Sanitary Sewer and Storm Manhole, Yard Drain, 48" Gallery.