

Borghesi

Building & Engineering Co., Inc.

January 12, 2023

Town of Southington
David Lavallee, Asst. Town Planner

Re: Hemlock Hill RV - Drainage
2123 Meriden Waterbury Turnpike

Dear Mr. Lavallee,

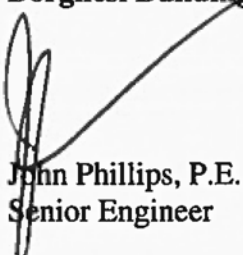
The Applicant proposed to construct a 26,400 sf building for an RV showroom and service center at their existing facility. The area where the building is proposed is currently used for outdoor RV display, as such very limited site work is needed for construction. A former auto service station and appurtenant parking area located in the front of the property was demolished and will be used for RV display. The site is located in a 100-year floodplain at the confluence of the Humiston Brook and Judd Brook.

The proposed construction and grading will maintain existing drainage patterns. The area in front of the building will drain into an existing drainage system near the driveway entrance. Catch basins equipped with 4' sumps and a hood on the terminal catch basin are provided to improve stormwater quality. The proposed building roof drains and adjacent pavement will sheetflow to the rear of the property into an existing on-site wetland. A stone filter strip is included at the edge of the pavement to reduce the energy of the flow as well as improve stormwater quality by filtering and infiltrating the stormwater.

Given the site location in the watershed (at the confluence of two rivers and within the floodplain), we believe that stormwater detention is not needed and would be a detriment to the river flow. By detaining stormwater we would be delaying the timing of the peak rate of runoff from the site, thus making the timing our peak runoff closer to the rivers peak runoff rate. The existing site is presently covered with hard surfaces (gravel, pavement and buildings) as will the proposed condition.

In summary, the proposed construction will not have any adverse impact on the present drainage conditions and will add stormwater quality improvements.

Sincerely,
Borghesi Building and Engineering Company, Inc.


John Phillips, P.E.
Senior Engineer



ENGINEERS · DESIGNERS · CONTRACTORS
2155 East Main Street Torrington, CT 06790 860-482-7613 FAX 860-482-5082