

**From:** Jim Grappone <grapponej@southington.org>  
**Sent:** Wednesday, April 12, 2023 3:58 PM  
**To:** Mandy Taylor <taylorm@southington.org>; David Lavallee <lavalleed@southington.org>; Severino Bovino - VP, Land Planner - KJA <bovino@kratzertjones.com>  
**Cc:** Annette Turnquist <turnquista@southington.org>; David Lavallee <lavalleed@southington.org>; Jennifer Montone <montonej@southington.org>; 'Mike Tranquillo' <tranquillo@kratzertjones.com>  
**Subject:** RE: SPR#1866 1615 West St -Cava

Engineering comments are as follows:

- The application states that the existing building will be relocated. The dimensions of the existing building do not match Sheet I-1. Please advise.
- Is the existing dumpster enclosed?
- A loading area should be shown.
- The traffic report should include three year accident data, and any recommendations for restriping Route 229 and/or sliver widening the roadway as the southbound travel lane and shoulder lane widths are currently marginal for a left turn bypass.
- Provide sight lines for the exit driveways.
- The future 24'-wide access easement to the east should be in favor of the Fragola property.
- Label the vertical datum for the survey.
- Label the existing drainage easement to the north on the Fragola property. Does the drainage easement include a right to flow?
- Is there a rip-rap plunge pool at the flared end outlet? Just upstream of the flared end, is there a hood in the last catch basin?
- Label the location for the proposed 44 parking spaces on gravel. Will wheel stops be proposed? Is a landscaped berm required?
- Provide details on the sewer pump chamber.
- A "Do not Enter" signs should be shown facing West Street on the one-way driveway. An island is recommended to break up the row of 20 parking spaces to allow for a "Do not Enter" sign near the proposed catch basin.
- Design the proposed roof drain for the new building.
- The stormwater maintenance schedule shall include sweeping of the parking lot and CB inspection/cleaning.
- Will the recharge trench/pipe function as an under drain which will ultimately drain to the detention basin? Please confirm the impervious areas noted in the drainage report.

Written responses to comments are required.

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