



Town of Killingly

Engineering Department
172 Main Street, Killingly, CT 06239
Phone 860-779-5360 Fax 860-779-5326

#23-1317

MEMORANDUM

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

SEP 18 2023

RECEIVED

TO: Robert DeLuca, P.E., CLA Engineers Inc.

FROM: David Capacchione, Town Engineer; Gary Martin, Assistant Town Engineer

DATE: September 18, 2023

RE: 25 Colonial Drive - Killingly, Ct Appl. #23-1317

CC: Ann Marie Aubrey Director of Planning and Development, Jill St Clair, Director Economic Development, Jonathan Blake, Planner I, & Zoning Enforcement Officer; file

The Town Engineering department has received the following information for the subject project at our office through September 18, 2023:

Item 1:

Set of sixteen (17) drawing(s) entitled "SITE IMPROVEMENT PLAN NORTH WOODS VILLAGE PLANNED RESIDENTIAL DEVELOPMENT 25 Colonial Drive, Killingly, Connecticut": prepared for Canterbury Holdings, LLC 18 Gavin Way Lisbon, Connecticut 06351, and dated July 7, 2023, revised to 09/07/23; prepared by CLA Engineers, Inc. 317 Main Street, Norwich CT 06360.

Item 2:

Stormwater Management Report entitled "NORTH WOODS VILLAGE PLANNED RESIDENTIAL DEVELOPMENT 25 Colonial Drive, Killingly, Connecticut": prepared for Canterbury Holdings, LLC 18 Gavin Way Lisbon, Connecticut 06351, and dated July 7, 2023, revised to 09/07/23; prepared by CLA Engineers, Inc. 317 Main Street, Norwich CT 06360.

We have reviewed the item(s) listed above and have the following comments pursuant to the Inland Wetland & Planning and Zoning Commissions:

Comments:

Sheet #2

1. There is only one ADA parking space shown for the entire project. Does this meet current regulations?
2. Stone dust walkways should go up to pavilions & benches.
3. There are only 19 visitor parking spaces for 32 units. Does this meet current regulations?
4. Is infiltration Basin #1 going to be cleared?
5. Has stormwater modeling been done for back-to-back storms?
6. Is Infiltration Basin #1 going to remain the property of the proposed development?
7. It appears that drainage from Colonial Drive discharges to Infiltration Basin #1. Unless the proposed development and Colonial Drive remain private drainage easements and maintenance agreements need to be established. I believe a drainage easement was in the previously approved subdivision, but I am not sure if it was ever formally accepted.

Sheet #3

1. Visitor parking spaces should be 10' X 18'.
2. Provide concrete ADA ramp at ADA parking and stone dust walkway.
3. Please provide additional dumpster locations.

Sheet #4

1. Provide paved access road to existing infiltration basin.
2. The fence around the infiltration basin should be black vinyl 4' high chain link fence.

Sheet #6

1. Units #27 & #24 have a lot of bends in the sewer lateral to get to the sewer main. Please revise.
2. There appears to be a manhole on the property line behind house number 19. Is this a typo or is it connected to something?
3. The grading between houses 21 and 20 seems to be flat. Please investigate revising the grade to prevent ponding of stormwater.

Sheet #7

1. The sewer main should be shown on both the profile and the plan view.

Sheet #16

1. Show what type of sewer pipe SDR 35 on plans & detail sheet.
4. On the detail sheet there should be general notes stating the type of testing to be done on the sewer main, sewer laterals & sewer manholes for infiltration & exfiltration.

General notes:

1. AS-Built drawings will be required.

2. Standard inspections will be required for buildings, roadways, sanitary sewers, and other infrastructure.
3. Road and sanitary sewer materials / products will need to be preapproved prior to installation.
4. Bonding will be required.
5. Sanitary sewer fees for use and entrance to the system will be applied to each unit and are subject to change.
6. Please provide a plan showing the drainage areas.
7. Please label all catch basins, manholes and outlets shown on the plan to correlate with the stormwater management report.
8. Please provide the profile for all sewer lines (including cross-country runs).
9. Please add a note about vertical and horizontal separation between the sanitary sewer and potable water lines. Indicate concrete encasement where required. Please modify the plans accordingly.
10. Please provide a letter stating the WPCF has the capacity to treat sanitary discharge from the development.
11. Please indicate the location of the sanitary sewer laterals on the plans and profiles.
12. On sheet 9 there is an outlet structure in the infiltration basin and a manhole on the drain line leading into the infiltration basin. Please label them on the plans and provide the details required for their construction.
13. Sheet 13 shows a Hay Bale Barrier and De-watering Detail, Stone check dam and slope stabilization details. Please indicate on the plans where they will be used.
14. Please provide watershed / drainage area maps as referenced in the Stormwater Management Plan. Please include the outlets of these areas.
15. In reviewing the stormwater management report Table 2 indicates an increase in flow for the post developed condition of Watersheds 2 & 3. While the increases are not catastrophic they are nearly double existing conditions, and they are leaving the property. We need to assure that there are no adverse impacts to adjoining properties. I would be happy to meet with you to discuss alternatives.
16. On the Stormwater Management Plan Hydrograph Report page 6 (Hyd. No. 2) the scale seems to be off the top of the page. Please revise.
17. In the Stormwater Management Plan Section 4.0 Stormwater Management states "The Owner will be responsible for....."

At this time is the owner identified and will the owner change during and after construction?

Please contact the Town of Killingly Engineering Office at (860) 779-5360 if you have any questions or need additional information. We will be happy to meet with you to discuss the above-mentioned project.