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December 22, 2023

Mr. Larry Burcroff, Chairman  
Inland Wetlands Commission  
27 Main Street  
P.O. Box 0548  
Salisbury, CT 06068

Re: Dresser Woods  
Railroad Street  
Salisbury, CT

Dear Mr. Chairman:

We have reviewed the following information provided to our firm:

1. Engineering drawings entitled, "Salisbury Housing Committee, Dresser Woods, Railroad Street, Salisbury, Connecticut" as submitted by Haley Ward, Scale: As noted on plans, Dated November 20, 2023, to include the following sheets:
  - a. Cover Sheet, Sheet 01
  - b. Existing Conditions Plan, Sheet 02
  - c. Site Plan, Sheet 03
  - d. Utility Plan, Sheet 04
  - e. Layout plan, Sheet 05
  - f. Planting Plan, Sheet 06
  - g. Foundation Planting Plan, Sheet 07
  - h. Erosion Control Plan Narrative & Details, Sheet 08
  - i. Site Details, Sheet 09
  - j. Stormwater Profiles and Details, Sheet 10
2. Application and Application Narrative, by Haley Ward.

3. Inland Wetlands Report completed by Pietras Environmental Group, LLC, dated January 21, 2014.

### **Engineering Review Comments:**

#### **Site Plan & Utility Plan-**

1. The existing 16-inch tree to be saved has proposed water and sewer laterals through the tree. It appears that the tree shall be removed. Please revise note.
2. Provide flowlines for the PRETX Light drainage structure.
3. Revise overlapping notes in the utility plan (e.g. Air valve & R-Tank).
4. All proposed retaining walls over three (3) feet in height shall be designed by a Ct Licensed P.E. Provide safety railing as required.
5. Are full basements or frost walls proposed for the buildings? Please revise the footing drain elevations for Building #1 & #2.
6. Indicate pipe slopes on all storm drainage and sanitary sewer pipes.

#### **Layout Plan-**

1. Label the Privacy Fence on all plan sheets for clarity.
2. Provide dimensions for handicap parking. Spaces # 17 & # 18 do not appear to be adequately sized. Provide handicap signage.

#### **Erosion Control Plan, Narrative and Details-**

1. Provide outlet protection for all point source discharges.

#### **Site Details-**

1. Provide a detail of the R-Tank Subsurface Detention System.
2. Provide a detail for the Focal Point Treatment System.
3. Provide a detail for the PRETX Light drainage structure. Include flowlines for structure.
4. Provide a detail for the level spreader.
5. Provide Pump Station Details and Computations.

6. Provide Handicap parking bollard/signage detail.
7. Provide base and subbase material specifications for the pavement and sidewalk details.
8. Bituminous Concrete Pavement Detail conflicts with the Bituminous Concrete Pavement, Curb, and Sidewalk Detail with regard to depths and make-up for base/subbase material.

#### Stormwater Profiles and Details

1. Provide pipe slopes for all pipes.

#### Drainage Analysis:

1. R-Tank #1 appears to outlet into both the Easterly and the Vernal Pool Watersheds, however the drainage analysis indicates that R-Tank #1 will outlet into the Easterly watershed only. Recommend overflow to be relocated entirely within the Easterly Watershed or the analysis should be revised to indicate the proper split between the watersheds.
2. The cumulative results for the Developed peak flows indicate a negligible decrease overall, however, we have concerns related to the increase in flow to the Eastern Watershed point of Analysis. Is there a way to modify the analysis to reduce the Peak flows discharging to the Easterly Watershed to reduce potential erosion to the downslope swale?
3. In order to combine the drainage areas, they will need to be analyzed to a common intersecting point, where all the drainage areas meet at a downslope point. Please expand the drainage mapping to analyze to this common point.
4. Is it appropriate to reduce the run-off to the existing vernal pool? Will it adversely affect the functionality of the vernal pool?

#### **Recommended Conditions of Approval:**

1. Submit revised Engineering Plans to the Town Engineer for review/approval.
2. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor of record. These shall be submitted to the Town of Salisbury Land Use Administrator prior to any construction.
3. **The Applicant's Engineer shall provide an Erosion and Sedimentation Control Measures Bond Estimate, which shall be reviewed and approved by the Town Engineer. The Town Engineer shall set the final bond amount. The Bond shall be a cash bond payable to the Town of Salisbury.**

4. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
5. We recommend that a Third-Party State of Connecticut Licensed Professional Engineer or a Certified Professional in Erosion & Sedimentation Control, inspect all phases of the Site work and provide a monthly report with photographs to the Land Use Administrator.
6. During the construction process, the Owner/Developer/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
7. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
8. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.
9. Town of Salisbury WPCA review/approval required.
10. Connecticut Water Company review/approval required.
11. Fire marshal shall review plans with regard to public safety access for Fire Apparatus.
12. An As-Built Site Improvement and Grading Plan, prepared by a State of Connecticut Registered Land Surveyor, shall be submitted to the Land Use Administrator after all the site work is completed, and prior to requesting a Certificate of Occupancy.
13. A final site inspection shall be completed by the Land Use Administrator and/or the Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the issuance of a Certificate of Occupancy.

Sincerely,

Thomas D. Grimaldi  
Principal Engineer

Robert R. Hiltbrand  
Principal