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June 24, 2025

Dr. Michael Klemens, Chairman
Planning & Zoning Commission
Town of Salisbury
27 Main Street
P.O. Box 0548
Salisbury, CT 06068

Re: PZC Application #2025-0287
Wake Robin Inn Redevelopment
104 & 106 Sharon Road
Salisbury, CT

Dear Mr. Chairman and Commissioners:

We have reviewed the documents listed below and offer the following engineering review comments.

1. Engineering drawings entitled, "Wake Robin Inn Redevelopment, 104 & 106 Sharon Road & 53 Wells Hill Road, Salisbury, Connecticut" as submitted by SLR, Scale: As noted on plans, Dated April 29, 2025, to include the following sheets:
 - a. Title Sheet, Sheet 01
 - b. Existing Conditions, Sheet 02
 - c. Site Plan-Removals, Sheet 03
 - d. Site Plan-Layout, Sheet 04
 - e. Site Plan-Landscaping, Sheet 05
 - f. Site Plan-Grading, Sheet 06
 - g. Site Plan-Utilities, Sheet 07
 - h. Phasing Plan, Sheet 08
 - i. Phasing Plan Notes, Sheet 09
 - j. Sediment & Erosion Control Plan, Sheet 10

- k. Sediment & Erosion Control Notes & Details, Sheet 11
 - l. Site Details, Sheet 12-20
 - m. Structural Details, Sheet 21
 - n. Vehicular Turning Movements Plan-SU-30, Sheet 22
 - o. Vehicular Turning Movements Plan-SU-40, Sheet 23-24
 - p. Site Lighting Photometric Calculation, Sheet 1 of 1
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- 2. Application Package (644 Pages), Wake Robin Inn Redevelopment, 104 & 106 Sharon Road, Lakeville, CT 06039 and 53 Wells Hill Road, Lakeville, CT 06039, Dated April 30, 2025, Prepared by SLR International Corporation, 99 Realty Drive, Cheshire, CT 06410.

 - 3. A-2 Survey, Existing Conditions Map, as prepared by Arthur H. Howland & Associates, date: July 16, 2024, Scale: 1" = 50', Sheet EC.3

Engineering Review Comments:

- 1. We received the lab permeability testing results. Per the CT 2024 Stormwater Quality Manual, in-situ permeability testing is required.
- 2. Times of Concentration for EXWS-30 and PRWS-12 exceed maximum recommended of 100 ft for sheet flow. (See Part 630 of the USDA NRCS National Engineering Handbook, Chapter 15, Time of Concentration).
- 3. Provide time paths on drainage maps.
- 4. Provide roof leader outlet piping from proposed Spa Building into WQB 140.
- 5. Provide weir elevations on detail and site plan for WQB 140.
- 6. Elevations of wall spillway shall be provided on both the grading and utility plans to avoid any confusion.
- 7. Provide outlet protection for 2nd pipe entering D-Basin 210. Label pipe size, slope, and outlet flowline.
- 8. Label yard drain southeast of bathrooms/storage building.
- 9. Provide pipe size and slope for pipe connecting CLCB 14 to MH 13.
- 10. How will the design engineer address the WQV for impervious surfaces from Wells Hill Road to the proposed bridge?
- 11. Provide inlet/outlet protection for FES 31A & 32.
- 12. How will the design engineer address the WQV for the entrance loop located off of Sharon Road?

13. Provide ECB on all slopes of 5% or greater.
14. Provide a construction staging area on the Site Plan-Removals sheet.
15. How will the design engineer address potential erosion and/or sediment migration on the steep section of the proposed access drive located off of Sharon Road? Consider waterbars and a temporary sediment trap(s).
16. Provide a detailed operation and maintenance plan (OMP) for the entire storm drainage system.
17. **We have reviewed the Erosion and Sedimentation Control Measures Bond estimate and have set the bond at \$122,214.84. Said bond shall be a cash bond payable to the "Town of Salisbury". No permits shall be issued until the bond has been posted.**

Sincerely,

Robert R. Hiltbrand
Principal

Thomas D. Grimaldi
Principal Engineer