

R.R. Hiltbrand Engineers & Surveyors, L.L.C.

Consulting Civil Engineers
21 Copper Hill Road
Granby, Connecticut 06035
(860) 986-3617
Email: tdgrimaldi@gmail.com

575 North Main Street
Bristol, Connecticut 06010
(860) 582-4548
Email: rrhilt@aol.com

March 11, 2025

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

Re: Keenan
127 Washinee Heights Road
Salisbury, CT

Dear Mr. Chairman:

We have reviewed the following information provided to our firm:

1. Engineering drawings entitled, "HOUSE ADDITION, JEFFREY & CLAUDIA KEENAN, 127 WASHINEE HEIGHTS ROAD, SALISBURY, CONNECTICUT" as submitted by Haley Ward, Scale: As noted on plans, Dated January 28, 2025, **revised to February 17, 2025**, to include the following sheets:
 - a. Cover Sheet
 - b. Existing Conditions Plan, Sheet C-1
 - c. Site Plan, Sheet C-2
 - d. Septic System Details Sheet C-3
 - e. Erosion Control Plan, Sheet C-4
 - f. Erosion Control Narrative & Site Details, Sheet C-5

2. Opinion of Probable Erosion Control Cost- for Bond Purposes, Addition to Existing House, 127 Washinee Heights Road, Salisbury, March 7, 2025

3. Torrington Area Health District Approval dated March 4, 2025 with Notes (a.k.a. Conditions of Approval).
4. Application Documents (dated 1/22/25), Narrative, Photo Log (dated 1/20/25) & Photos, Rain Garden Watershed Map dated (1/20/25), Drainage Calculations (dated 1/21/25), Buildable Area Calculations & Map, Impervious Coverage Calculations, and Impervious Surfaces Within LOPD Map (dated 1/20/25).

Engineering Comments

1. Recommend waterbar at the southerly end of the proposed temporary sediment trap to direct run-off into the trap and prevent potential bypass.
2. The proposed permeable pavers as shown below the proposed deck shall be design per Chapters 10 & 13 of the 2024 Stormwater Quality Manual, if it is not to be counted toward the total impervious. Otherwise, this area could be under drained on the downslope side of the pavers and piped to the rain garden, which may require a capacity increase.
3. All disturbed areas shall require the installation of erosion control blankets in areas that are 5% or greater in steepness.
4. Provide outlet protection for the roof drain discharge into the rain garden.
5. Section B through the Rain Garden and the Underdrain Detail indicates an underdrain with what appears to be a discharge pipe. Will this be installed? If so, where will it discharge, and how will the outfall be protected on the steep slope?

Drainage Report:

1. We take no exception with the Drainage Computations which do not utilize any exfiltration from the Rain Garden. (Please refer to note #2 above regarding Permeable Pavers).

Conditions of Approval:

1. Revised plans shall be submitted 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 Erosion & Sedimentation Control Measures Bond is set at \$28,241.40, which includes an additional 10% for inflation. The bond shall be a cash bond payable to the “Town of Salisbury”. Please note: The Zoning Permit shall not be issued until the bond has been posted.**
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. 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.
6. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General and/or the Site Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
7. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.
8. **An As-Built Site Improvement and Grading Plan**, which shall include topography/locations of all altered areas within the limit of disturbance, shall be submitted to the Land Use Administrator after all the site work is completed, and prior to requesting a Certificate of Occupancy. Said map shall prepared by a State of Connecticut Registered Land Surveyor.
9. A final site inspection shall be completed by the Land Use Administrator and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the issuance of a Certificate of Occupancy.
10. **All the Notes/Conditions from the Torrington Area Health District (TAHD) shall be made part of these conditions. Revised plans shall be submitted to TAHD.**

Sincerely,

Thomas D. Grimaldi
Principal Engineer

Robert R. Hiltbrand
Principal