

April 21, 2021

Mr. Don Nolte, Engineering Operations Manager  
Town of Cheshire  
84 South Main Street  
Cheshire, CT 06410

Dear Mr. Nolte:

Barton & Loguidice, LLC has received the following information:

- Plan set for Whispering Oaks, An Age Restricted Planned Residential Development, 648 Wallingford Road, Cheshire, Connecticut dated March 24, 2021 prepared by Kratzert, Jones & Associates;
- Stormwater Management Report prepared by Kratzert, Jones & Associates and dated 3/24/21.

Our review excludes the proposed sanitary sewer design. Final approval of the sanitary sewer will be per the WPCA review. We offer the following comments:

1. The plans and report submitted for review should be stamped by a CT licensed professional engineer and the existing conditions plan stamped by a CT licensed land surveyor.
2. Submit calculations for the Water Quality Volume /Flow and provide the required treatment.
3. Submit proposed pipe flow analysis.
4. Soil test pits should be conducted to determine the suitability and the seasonal high groundwater elevation for the proposed roof infiltration units and the detention basin.
5. It is recommended that the roof infiltrators be installed no closer than 10 feet from a property line.
6. It may be more desirable to place the low point catch basins along the driveway gutter rather than in the corner of parking areas for less chance of clogging, please review.
7. The applicant should provide the approximate cut and fill volumes that are required for the development.
8. Access for maintenance of the detention basin should be shown on the plans and a detail for its type of construction (i.e. gravel, grass pavers).
9. Include the basement floor elevations for the buildings and provides footing drains for all of the units.
10. Provide additional detail at the intersection with Wallingford Road, including detailed grading, available sightlines and proposed traffic signage.
11. A professional traffic engineer should provide an evaluation for the proposed driveway configuration for traffic impacts.
12. The plans should label the areas with proposed curbing.
13. All individual driveways should be a minimum of 10 feet wide. Common driveways should be a minimum of 15 feet wide (units 37, 39 & 40).

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14. It is recommended that the individual driveways be a minimum of 22 feet long as measured from the gutterline of the main access drive or from the back of sidewalk.
15. Ensure that the proposed grading in the rear of units 36, 38 and 40 continues to allow the off-site property to drain toward the subject parcel. Include grade to drain arrows. It appears that this area will drain into the sub-area PR-2B, not PR-2A.
16. It is recommend that in the areas where driveways will cross over sidewalks, that the concrete sidewalk section is thickened/reinforced.
17. Label the width of the proposed entrance driveways.

If you have any questions regarding the above comments, please contact me at (860) 633-8770.

Sincerely,

A handwritten signature in blue ink that reads "Denise Pford". The signature is written in a cursive, flowing style.

Lead Engineer