

APPLICATION REVIEW

Subdivision of Property of Stanislaw Oleksenko
11 Cone Road
East Hampton, CT
February 21, 2020

Review Comments prepared by:
Anchor Engineering Services, Inc.

Documents Reviewed:

Application Drawings: "Property Survey Showing the Proposed Subdivision of the Parcel Shown on Assessor's Map 6/Block 37/Lot 6A Prepared For Stanislaw J. Oleksenko #11 Cone Road & Old Middletown Road East Hampton, Connecticut" Sheet 1 Dated: January 30, 2020 and is prepared by Picard Land Surveying, LLC
"Subdivision Property of Stanislaw Oleksenko #11 Cone Road East Hampton, CT.". Dated: Jan. 27, 2020, Sheets 2-6, Frank C. Magnotta, P.E. PC Consulting Engineer

Stormwater Analysis: Prepared by Frank C. Magnotta, P.E., PC 395 Main Street, Portland, CT 06480: dated January 25, 2020.

Scope of Work - Project Description

Anchor Engineering has reviewed the documents listed. Based upon this review, we have the following comments:

1. The subdivision plan should include easements for the common driveway, utilities, storm drainage/detention basin and bridge allowing for the lot owners' use and maintenance of facilities. Provide a storm drainage easement with right to drain to the Town of East Hampton for maintenance and access to the proposed riprap plunge pool outlet at the existing 24" diameter outlet pipe from Cone Road.
2. Please verify the required lot depth and front yard set backs on the zoning table. Lot 6-4 should have a front yard and no side yard within the access strip.
3. A note should be added to the plans that the proposed bridge will require a design completed by a registered professional engineer in the state of Connecticut for approval prior to development of the lots.
4. Submit calculations of the flow to the proposed bridge crossing to ensure adequate sizing.
5. Please provide watershed maps with time of concentration paths for both the existing and proposed conditions that designate the areas directed to each individual proposed storm drainage facility.
6. Ensure the riprap channel calculations include the highest flow/slope situation on the site.
7. Provide sizing calculations for the proposed riprap stilling basins and splash pads and associated details.

8. Provide a stability analysis for the proposed 1:1 slope along the driveway ensuring the proposed fill material and 15" of intermediate riprap is adequate. Any additional details regarding the fill material and compaction requirements adjacent to this slope should be included on the plans.
9. Provide a typical cross section of the proposed guide rail shelf which includes the minimum distance required from back of the posts to the hinge point of the slope. Ensure adequate soil support is provided for the guide rail posts.
10. Recommend using a 2:1 slope on the proposed level spreaders and swales unless supporting calculations are submitted for the stability of the features.
11. A note should be added to the plans that the limits of guide rail and location of end anchorages at the proposed driveway entrance shall be determined in the field and approved by the town prior to installation.
12. Test pits should be performed in the area of the proposed detention area to confirm the depth to groundwater and the suitability for the detention and infiltration. This area appears to include a different soil type than the majority of the site and no testing has been completed in this area.
13. Trash rack(s) should be provided at the proposed orifices at the detention outlet structure. A grate should be shown on top of the outlet structure and please confirm the proposed top of.
14. Provide Water Quality Flow calculation. The WQF and the peak flow to the treatment structure should be added to the plans for verification of adequate sizing of the structure during construction.
15. The proposed individual lot detention basins' design should be shown on the plans, including: the locations, grading, berm elevations and spillway and pipe outlet locations. The pre and post development stormwater calculations for the site are dependent on these features. A note should also be included on the plans regarding the requirement for their construction as shown on the plans at the time of development of each lot. Any proposed revisions to basins as shown on the approved plans at the time of lot development are subject to review and approval of the town.
16. Proposed common driveway shall include a 1 ½" lip at the roadway gutter.
17. Recommend removing the proposed white painted centerline in the driveway cul-de-sac.
18. The proposed driveway is wider than the maximum width of 20 feet included in the Town of East Hampton Street Standards.
19. A cash performance bond for erosion and sediment control measures should be posted for the subdivision.