Memorandum

To: José Giner, Land Use Director
From: Karen Isherwood, P.E., Deputy Town Engineer
Date: April 6, 2020
Subject: Site Plan Review Comments – Proposed Multi-Family – Alexandria Manor

Site: 55 Tunxis Avenue
Plan Date: January 24, 2020

Engineering has completed its review of the subject project site plans, received 3/9/20 and have the following comments and recommendations:

1) The subject review was conducted solely for general compliance with the Town standards and specifications and accepted engineering practice. The Applicant and the Applicant’s design professional(s) remain fully responsible for the accuracy, completeness, competence, and specific compliance, with all applicable regulations, of the submitted documents.

2) All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details.

3) The applicant should clarify how the development is meeting Section 5.6.A.: Intent. The creation of a combined work, service, shopping, retail and residential environment that promotes the maintenance of quality open space, reduces the traffic generation that occurs when the uses are separated, enhances the quality and proximity of facilities to employees and retains the character of an area and its suitability for particular uses is beneficial because it will reduce traffic, pollution and congestion which would arise from disparate and piecemeal development and will provide an enhanced living and work environment for the residents of the Town. The Commission shall determine if sidewalks or trails should be proposed to promote pedestrian access to nearby facilities.

4) Layout and Landscape Plan C-2.0: Parking calculations specify 69 parking spaces are required. 71 Parking spaces have been proposed, which includes 4 accessible spaces and includes 5 spaces which are located remotely, at the bottom of the driveway close to Tunxis Avenue. The engineer should modify the layout of proposed accessible parking to share hatching between spaces as allowed by code, which would reduce the amount of pavement along the west side.

5) No improvements are specified at the existing paved driveway east of the building. Site visit found existing parking spaces striped in this area. If additional spaces are desired, the applicant may consider improvements in this area to provide additional parking for residents in this location.
6) Regulations require standard parking spaces to be 9'x20'. Note that a 2-foot overhang is allowed where available. Any sidewalk that is proposed adjacent to parking spaces less than the 20' standard depth, and is providing an accessible route to the building, cannot include the overhang as part of the accessible route.

7) Plant list on sheet C-2.0 should increase number of red maples to 8, to agree with plans.

8) Proposed regrading of the parking lot may have an impact on existing catch basin structures with respect to elevation. New structures are not proposed, however, tops of frames may require adjustment accordingly. The storm manhole at the top of the driveway, just south of the lot in the lawn area, will need to have the top of frame raised to accommodate grading as proposed.