

City of Torrington

ENGINEERING DEPARTMENT
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Memorandum

To: Jeremy Leifert, City Planner
Nate Nardi-Cyrus, Assistant City Planner

From: Paul Kundzins, P.E. - Deputy Director of Public Works - City Engineer

Date: March 28, 2024

RE: Engineering Review for 2285 Winsted Road (244-001-007) Earth Excavation – Special Exception Application

Applicant: AJ Resources LLC

I have reviewed the above application, supporting plans and documentation, and provide the following comments:

Submitted supporting document:

- **2 year grading plan** prepared for AJ Resources LLC Winsted Road, Torrington prepared by Borghesi Building and Engineering Co Inc plan dated 2-5-24 plan number SP1
- **Restoration plan** prepared for AJ Resources LLC Winsted Road, Torrington prepared by Borghesi Building and Engineering Co Inc plan dated 2-5-24 plan number SP2
- **Full Built-out plan** prepared for AJ Resources LLC Winsted Road, Torrington prepared by Borghesi Building and Engineering Co Inc plan dated 2-5-24 plan number SP1
- **Untitled plan** with Soil Erosion & Sediment Control Plan Narrative and Details prepared for AJ Resources LLC Winsted Road, Torrington prepared by Borghesi Building and Engineering Co Inc plan dated 2-5-24 plan number SPD1

The Engineering Department has the following comments:

1. All submission plans to be in original PDF format not scans.
2. Background existing conditions on all plans:
 - a. Existing stockpiles appear to encroach onto the State ROW – pls provide authorization form the State to occupy these lands.
 - b. Existing haul road corner adjacent south property line encroaches 25' side setback and 50' undisturbed buffer.
 - i. This exiting condition is not shown as corrected to follow 2-year grading plan or the Full Built-Out Plan
 - c. The existing stockpiles do not meet the 2-year grading plan.
3. In general the existing site does not match the 2 year grading plan – revise the design to show how it will conform with the 2 year grading plan.
4. SP1-SP2: In general the hatched area of “sloped rock face (1:6)” shown is not accurate since the existing elevations vary – the hatched width will vary in width and the upper edge will be variable to match existing topography.
5. Drawings are not stamped or signed by a professional engineer.
6. SP2 – no quantity or type of planting is specified

7. SP3 –
 - a. the proposed 732 contour extends into the DOT ROW – pls confirm if the design is to include grading the DOT ROW lands and if so permission is required.
 - b. Front 10 setback where disturbed to be restored to original conditions – show this note on plan.
 - c. A storm drainage system is shown in the southeast corner connecting into the DOT storm system – provide permission from DOT and details for inlet, pipe sizes, manholes etc.
 - i. Grading shall be shown directing flows into this inlet.
 - d. A storm drainage system is shown under the final proposed driveway – provide applicable details.

Paul Kundzins, P.E.
Deputy Director of Public Works - City Engineer