

April 7, 2020
Revised May 1, 2020

Mr. John Hoefflerle, P.E.
Branford Water Pollution Control Authority
1019 Main Street
P.O. Box 150
Branford, CT 06405

85 Willow Street
New Haven
Connecticut 06511
Tel 203/562-2181
Fax 203/787-7116
www.tpadesigngroup.com

**Re: *Application for Sanitary Sewer Access
Proposed Mixed Use Development, East Main Street
Branford, Connecticut***

Dear Mr. Hoefflerle:

On behalf of the Applicant, Metro Star Company, LLC, please accept the attached Application for Sanitary Sewer Access for review and approval by the Town of Branford Water Pollution Control Authority.

The proposed development is located at 367, 373-375 and 377 East Main Street in Branford. The site is currently occupied by five buildings including a Days Inn hotel, a vacant former restaurant building and a branch of Key Bank as well as parking areas, access drives and open space. Plans for the proposed development include removal of the existing buildings, paved areas and utilities, and constructing six new buildings, parking areas, sidewalks and other site amenities. The proposed sanitary design flows are provided below:

Type of Use	Quantity	Design Flow	Total Daily Flow
Residential One-Bedroom	114 units	200 gallons per day per unit	22,800 gpd
Residential Two-Bedroom	29 units	300 gallons per day per unit	8,700 gpd
Convenience Store	6,000 Square Feet	0.3 gallons per day per SF	1,800 gpd
Total Design Flow			33,300 gpd

*Humbert V. Sacco, Jr.
David S. Golebiewski*

*Oliver W. Gaffney
David A. Sacco
John V. Zyrilis, Jr.
Maria A. Ambrose*

For comparison, we provide the following estimate of design flow for the existing uses on the site:

Type of Use	Quantity	Design Flow	Total Daily Flow
Hotel	81 rooms	150 gallons per day per room	12,150 gpd
Restaurant	248 seats, based on one seat per 15 SF patron area, assuming 50% of 7,432 SF gross area is patron area	50 gallons per day per seat	12,400 gpd
Bank	944 Square Feet	0.1 gallons per day per SF	95 gpd
Total Design Flow			24,645 gpd

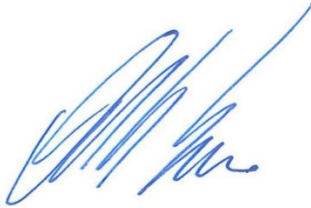
The proposed residential development would result in an increase of approximately 35 percent over the existing uses. The design flows were identified based upon a review of Connecticut Health Department and Greater New Haven WPCA standards; the higher value was chosen if the two sources were not in agreement.

We anticipate that there will be a sanitary sewer main extension into the site from a new doghouse-type sanitary manhole built over the existing sanitary main in East Main Street; the extension will include roughly 990 linear feet of sanitary main pipe, 13 manholes and laterals connecting the new buildings.

We trust that this information is sufficient to your needs. Please do not hesitate to contact me if you have any questions or require further information.

Very truly yours,

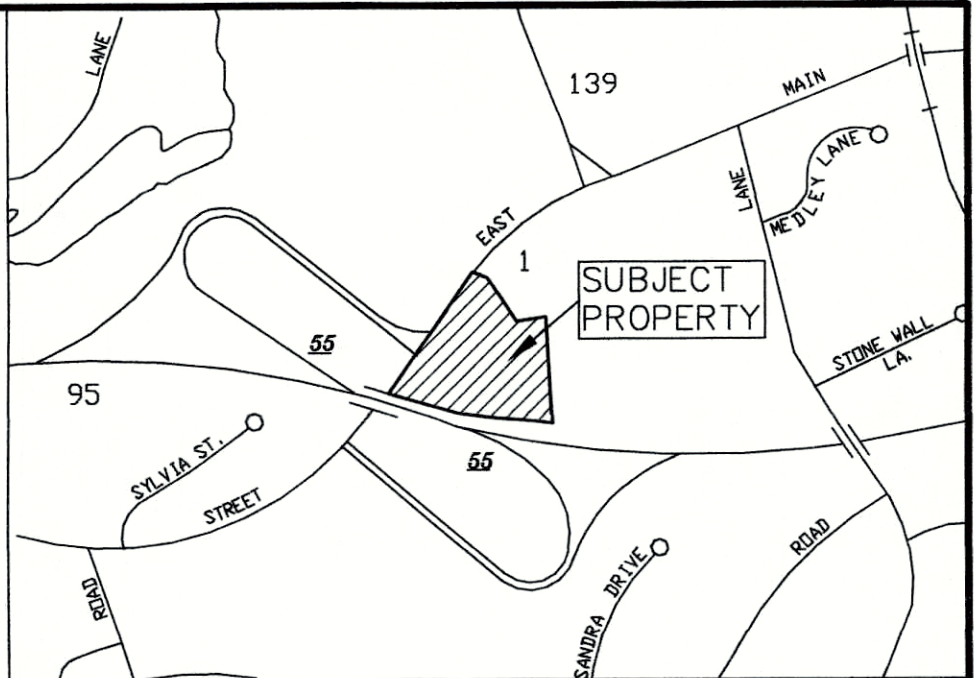
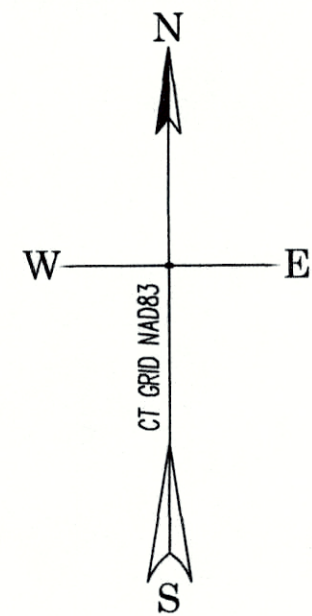
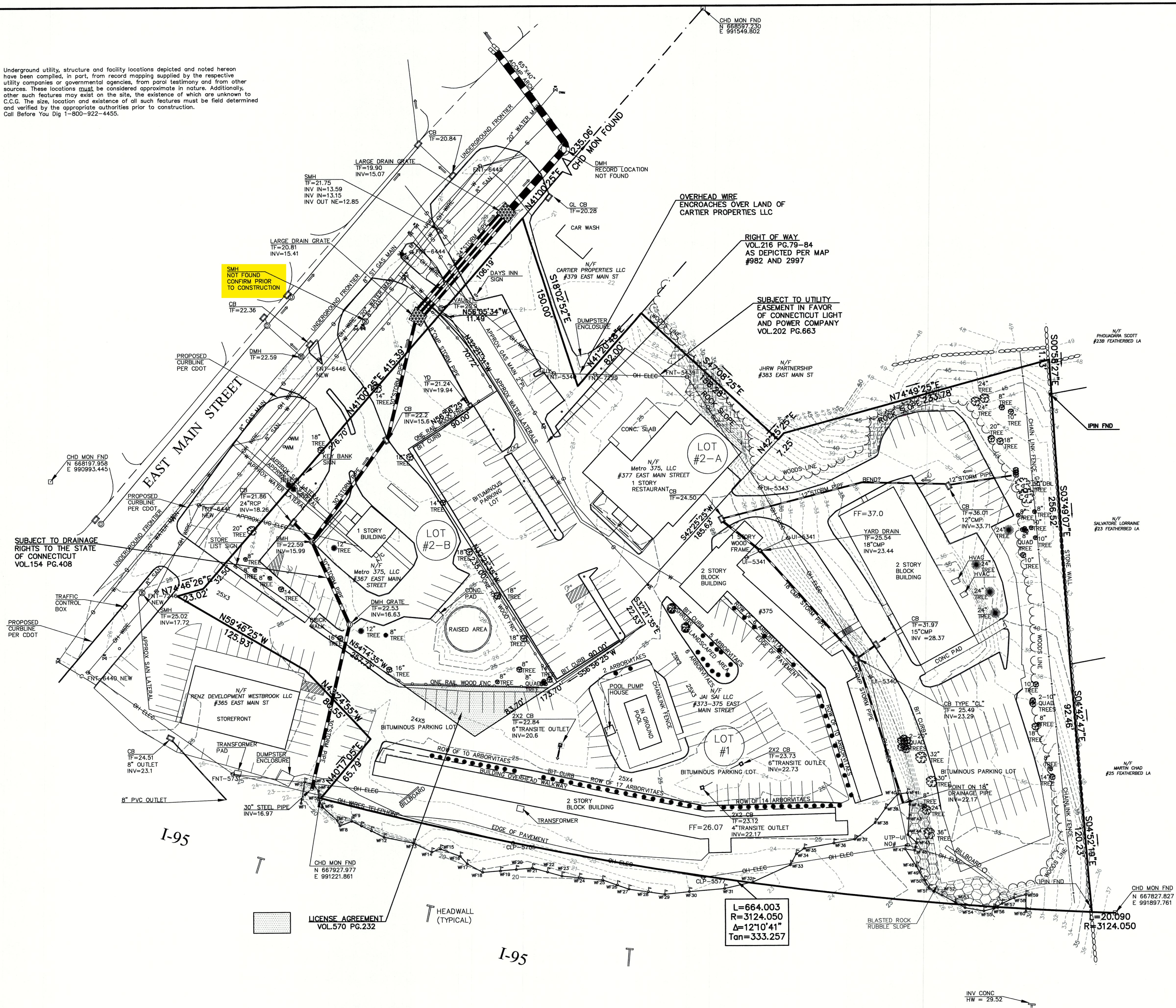
TPA Design Group



David A. Sacco, P.E.
Project Engineer

Conditions of approval:

Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to C.C.G. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455.



LOCUS MAP SCALE 1"=800'

PARCEL ID: G05/000/004/00016
G05/000/004/002.1
G05/000/004/00002

- LEGEND
- LD LEADER DRAIN
 - ☆ LIGHT POLE
 - ☐ CATCH BASIN, TYPE "CL"
 - ☐ CATCH BASIN, TYPE "C"
 - ⊕ STORM SEWER MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - DW DRY WELL
 - G GAS
 - ⊕ GAS VALVE
 - W WATER
 - ⊕ WATER VALVE
 - ⊕ WATER SHUTOFF
 - ⊕ PROPOSED HYDRANT
 - ⊕ EXISTING HYDRANT
 - PROPOSED CONTOUR (typ.)
 - EXISTING CONTOUR (typ.)
 - TREE - DECIDUOUS
 - TREE - EVERGREEN
 - SHRUB
 - ⊕ MON
 - ⊕ IRON PIPE
 - ⊕ IRON PIN
 - ⊕ DRILL HOLE
 - STONEWALL
 - STOCKADE FENCE
 - CHAIN LINK FENCE
 - ⊕ PERC TEST
 - ⊕ DEEP TEST PIT
 - ⊕ WELL
 - ⊕ WETLAND FLAG
 - 14X9 EXISTING SPOT GRADE
 - 14X9 PROPOSED SPOT GRADE

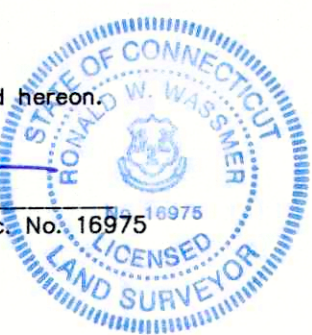
NOTES:

- The Total Area of the Parcels is 280,618 sq. ft.; 6.44 Acres.
Lot 1B is 180,494 Sq Ft 4.14 Ac.
Lot 2-A is 57,590 Sq Ft 1.32 Ac.
Lot 2-B is 42,534 Sq Ft 0.98 Ac.
- The Parcels are in Zone BL.
- Map References:
A. Map on File in BLR Map #982 entitled, "CHASE REAL ESTATE CO. INC. BRANFORD, CONNECTICUT," dated August 1967.
B. Map entitled, "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF BRANFORD, CONNECTICUT TURNPIKE, FROM THE EAST HAVEN-BRANFORD TOWN LINE EASTERLY TO THE BRANFORD-GUILFORD TOWN LINE, NUMBER 14-09," approved date August 16, 1968.
C. Map entitled, "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF BRANFORD, GOSTON POST ROAD, FROM THE WINDMILL HILL ROAD EASTERLY TO NORTH BRANFORD ROAD, NUMBER 14-12," approved date June 14, 1968.
D. Map on File in BLR Map #2617 entitled, "MAP OF PROPERTY OF J.H.R.W. PARTNERSHIP, BRANFORD, CONNECTICUT," dated 12/29/1988.
E. Map entitled, "RESUBDIVISION MAP, PROPERTY OF STANLEY JACOBS ET ALS, 'FORMERLY LOT #2 OF SUBDIVISION OF CHASE REAL ESTATE CO., INC.' 377 EAST MAIN STREET BRANFORD, CONNECTICUT," dated January 14, 2000 and last revised 5-3-2000. BLR #2997
F. Map entitled, "PROPERTY SURVEY, 373 EAST MAIN STREET (U.S.1) BRANFORD, CONNECTICUT," Prepared by Westcott and Mapes, Inc. dated 9/8/00.
- Deed Reference:
Volume 706 Page 820
Volume 154 Page 408 Drainage rights to the State of Connecticut
Volume 1276 Page 845
- The Parcels are in Flood Zone X as scaled from FIRM, TOWN OF BRANFORD, New Haven County, Community Panel Number 09009C0466K and 09009C0467K, Map revised 5/16/2017.
- North Rotation is based on NAD83.
Vertical Datum is based on NAVD88.

C.C.G. CT CIVIL GROUP, LLC
Civil + Structural Engineering - Land Surveying
Designers + Planners
158 RESEARCH DRIVE, MILFORD, CT 06460
(203) 874-8316 info@ctcivilgroup.com

NOTES:
This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
It is a Property Survey based upon a Dependent Resurvey and is intended to depict the locations of all boundary monumentation found or set, relationship of improvements and features to the boundary, record easements, means of ingress and egress, lines of occupation, deed restrictions, conflicts, and encroachments.
This survey conforms to Horizontal Accuracy Class A-2.

To my knowledge and belief, this map is substantially correct as noted herein.
Date 7/31/2020 By Ronald W. Wassmer, PE LS CT Lic. No. 16975
This survey is not valid unless it bears a live signature and live seal.



EXISTING CONDITIONS SURVEY				EX-1
PREPARED FOR METROSTAR PROPERTIES 367, 373, 375, & 377 East Main St Branford, Connecticut				
DATE: 2020-02-20	FB: 466	TFF: 40	DRAWN BY: LML	CHECKED: RWW
Scale: 40 0 1" = 40' 40 80	BOX No: 184	PROJECT No: 2019-041		
DWG No: 2336			SHT 1 of 1	

