



HARRY E. COLE & SON

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The Used Car Store & Service and Body Shop

Regulated Area Impact Summary

June 30, 2020

Submitted Plans (Alternate #1)

The submitted plans propose a drive entrance centered with an existing curb cut on the west side of Highland Avenue. This plan creates a direct impact to regulate area of 4,928 sq. ft.

Considerations:

- During pre-submittal discussions with the Connecticut Department of Transportation, this driveway location was the preferred location.
- The regulated area impacted is considered lower quality.
- The plan proposes enhancement of 10,080 sq. ft of upland review areas that will provide a quality vegetative and wildlife habitat
- This design will provide treatment to storm water currently discharging uncontrolled from an existing flared end on Highland Avenue, through construction of a plunge pool.
- Long term maintenance of this plan will be easily achieved, without any cost prohibitive measures or future impacts to regulated areas.
- Most importantly, this driveway location is the safest option for vehicles entering and exiting the site.

Alternate Plan #2

This plan proposes a drive entrance centered with an existing curb cut on the west side of Highland Avenue. The plan incorporates a retaining wall on the North side of the entrance to reduce direct impacts to regulated areas. This alternate plan creates a direct impact to regulated area of 3,080 sq. ft.

Considerations:

- During pre-submittal discussions with the Connecticut Department of Transportation, this driveway location was the preferred option.
- The regulated area impacted is considered lower quality.

- Plan proposed enhancement of 6,930 sq. ft of upland review areas that will provide a quality vegetative and wildlife habitat.
- This alternate, does not provide treatment of storm water currently discharging uncontrolled from an existing flared on Highland Avenue.
- Long term maintenance of the retaining wall will be difficult and will require additional impacts to regulated areas in the future.
- This driveway location is the safest option for cars entering and existing the site.

Alternate Plan #3

This plan proposes a drive entrance to the south end of the site and avoids direct impacts to regulated areas. However, it creates an unsafe turning movement condition for vehicles entering and existing the site due to its proximity to two existing driveways on the other side of the roadway.

Considerations:

- During pre-submittal discussions with the Connecticut Department of Transportation, this driveway location was the least preferred option.
- There are no direct impacts to regulated areas.
- Plan does not propose vegetative or wildlife enhancement to upland review areas.
- This alternate, does not provide treatment of storm water currently discharging from an existing flared on Highland Avenue.
- Alternate #3 changes the runoff collection into a single basin, reducing the potential sediment trapping from off-site runoff to the south.
- The driveway location reduces the overall length, therefore increasing the slope of the proposed driveway.
- This driveway location is not safe as alternates 1 or 2.
- The likelihood of accidental conflict with vehicles exiting the driveways across the roadway are very high.