



**PDS ENGINEERING &
CONSTRUCTION, INC**

February 22, 2021

Town of South Windsor
Planning & Zoning Department
1540 Sullivan Ave. S Windsor. CT 06074

Attention: Michele Lipe, Director of Planning

Re: 187 South Satellite Road

Esteem Manufacturing Corp. is requesting Planning & Zoning Commission approval for a 5,400 sf manufacturing addition to their existing facility at 187 South Satellite Road.

The projected impact on the existing utilities is as follows:

Restroom Facilities: There are currently two restrooms in the existing building with the minimum required fixtures. The restrooms will be updated, under the building permit, to meet ADA requirements.

Water: The increased occupant load will add to the everyday use of the existing bathroom facilities, although no additional fixtures will be required.

Sanitary Sewer: The minimal increased occupant load will add to the everyday use of the existing bathroom facilities, although no additional fixtures will be required. No process waste is produced at this facility.

Electrical: The electrical service will be upgraded to a new 800 amp. service. Eversource has been contacted and the new transformer location is indicated on the submitted site plans.

Gas: A new HVAC system will be installed in the new addition. The existing gas service has been determined to be sufficient.

Storm Drainage: The area of the proposed addition is currently a paved parking lot draining to the existing storm system. The proposed addition will have a zero increase in runoff to the existing system. The proposed addition roof leaders will tie into the existing storm water system.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frank', is written over a horizontal line.

Frank Borawski, P.E.
PDS Engineering & Construction, Inc.