

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

SPR#1802/ SPU #639 – Site Plan

#1615 West Street,

James A. Grappone; Assistant Town Engineer

Date: 1/8/21

1 Label vol/page for the drainage easement on Sepko property.

RESPONSE: THE VOLUME AND PAGE (VOL 1480, PG 750) HAS BEEN ADDED TO DRAINAGE EASEMENT.

2 Address for new building to be determined by staff.

RESPONSE: UNDERSTOOD.

3 What datum is the survey based on?

RESPONSE: THE DATUM IS BASED ON MAP REFERENCE #3. A NOTE IS UNDER “STANDARD SITE PLAN NOTES” AS NOTE #3 ON SHEET G-1.

4 A DOT encroachment permit is required.

RESPONSE: UNDERSTOOD.

5 Provide “Do not enter” signs at the southerly and driveway to the new building.

RESPONSE: A DO NOT ENTER SIGN HAS BEEN ADDED.

6 Is a traffic report required per the regulations?

RESPONSE: A TRAFFIC REPORT IS NOT REQUIRED PER SEC 9-03.17 BECAUSE THE SITE DOES NOT GENERATE 75 OR MORE TRIPS AT PEAK HOURS BASED ON A TRAFFIC ANALYSIS DONE BY FUSS AN O’NEILL, HOWEVER WE WILL WORK WITH THE STATE DOT FOR THE ENCROACHMENT PERMIT.

7 Proposed retaining wall to be designed by a CT PE. Is a guide rail required adjacent to the Parking lot?

RESPONSE: A NOTE HAS BEEN ADDED AS NOTE #28 UNDER “STANDARD SITE PLAN NOTES” ON SHEET G-1. A NOTE HAS BEEN ADDED TO PROVIDE A GUIDE RAIL IF NECESSARY AS NOTE #29 ON SHEET G-1 UNDER “STANDARD SITE PLAN NOTES”.

8 Drainage calculations are currently under review. Additional comments may be forthcoming.

RESPONSE: UNDERSTOOD.

9 Will there be standing water in Basin #2? All elevations are at 302.50.

RESPONSE: ALL OF THE ELEVATIONS ARE AT 302.5 SO IT SHOULD DRAIN.

10 Does the 18” inlet to Basin #2 require rip-rap?

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RESPONSE: AN INTERMEDIATE RIP RAP PLUNGE POOL HAS BEEN ADDED TO BASIN #2.

11 Provide elevations for the sewer service to confirm there will not be any conflicts with the proposed drainage.

RESPONSE: SEWER SERVICE INVERTS HAVE BEEN ADDED ON SHEET G-1.

12 Confirm the bottom of units elevation (307.0) for the underground storage system since the inlet elevation is 307.2.

RESPONSE: THE BOTTOM OF THE UNITS ARE SLIGHTLY BELOW THE INLET.

13 Will there be standing water in Bio-retention basin #1 – there is a constant elevation of 311.50. Should there be a trash rack in front of the 5” orifice?

RESPONSE: ALL OF THE ELEVATIONS ARE AT 311.5 SO IT SHOULD DRAIN. A RIP RAP FILTER BERM HAS BEEN ADDED.

14 Provide post-construction maintenance plan per DEEP MS4 requirements.

RESPONSE: A MAINTENANCE PLAN FOR THE DETENTION BASINS HAS BEEN ADDED ON SHEET G-1.

15 Provide sequence of construction and include demolition of existing house and utilities.

RESPONSE: THE DEMOLITION NOTES ARE ON SHEET G-1 UNDER “CONSTRUCTION NOTES” AS NOTES #4 AND #5.

16 Should the proposed water shut-offs be located within the proposed sidewalk? Please check with the Water Department.

RESPONSE: THE WATER SHUT-OFFS HAVE BEEN MOVED.

17 Please respond to this checklist in writing.

RESPONSE: PROVIDED.

Severino V. Bovino
Vice President – Land Planning & Development

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