

# kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

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

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S #1327- 6 Lot Subdivision

300 Welch Road

James A. Grappone; Assistant Town Engineer

Date: 4/6/21

1 Location key map shall include zones. It is very difficult to read.

**RESPONSE: THE KEYMAP HAS BEEN REVISED.**

2 All new property corners shall be shown and set in the field with Iron Pins.

**RESPONSE: A NOTE HAS BEEN ADDED ON SHEET S-1 AS NOTE #24 UNDER "SUBDIVISION NOTES", AND ON SHEET G-1 AS NOTE #9 UNDER "GRADING NOTES".**

3 Drainage easement in favor of the Town of Southington required on Lot 6. Is the inlet pipe fully constructed?

**RESPONSE: AN EASEMENT IS NOT NEEDED BECAUSE IT FLOWS OUT OF OUR PROPERTY. THE PIPE AND FLARED END ARE FULLY CONSTRUCTED.**

4 Based on the proposed house sizes, are six units adequate for the underground storage (ZIRO).

**RESPONSE: DRAINAGE COMPUTATIONS ARE PROVIDED FOR A TYPICAL LOT.**

5 Is there a sight line easement currently on #300 Welch? If not, the Town desires an easement.

**RESPONSE: A PROPOSED SIGHT LINE EASEMENT HAS BEEN ADDED ON SHEET S-1.**

6 Provide permanent patch detail per Town standard for utility cuts in Welch road.

**RESPONSE: THE PERMANENT PATCH DETAIL HAS BEEN ADDED ON SHEET G-1.**

7 The driveway elevation for Lot 2 at the proposed sidewalk appears to be incorrect.

**RESPONSE: THE ELEVATION HAS BEEN REVISED.**

8 Was there a proposed sanitary sewer easement going through the subject parcel?

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**RESPONSE: THE PROPOSED SANITARY SEWER EASEMENT STOPS AT THE WEST PROPERTY LINE OF THE SITE. THE PROPOSED EASEMENT HAS BEEN LABELED ON SHEET S-1.**

9 Written responses to comment are required.

**RESPONSE: PROVIDED.**

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Severino V. Bovino

Vice President – Land Planning & Development

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