

# 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

To: James Grappone, Assistant Town Engineer  
Town of Southington  
Re: S#1328-Southington Land Associates, West Queen St.  
Date: September 16, 2021

The following responses in **bold** below are in response to comments in a letter dated August 9, 2021 for the above referenced application.

1. Waterstops required for sanitary sewer; provide detail.  
**PROVIDED. SEE DETAIL ON D-3**
2. The detention basins should be fenced in with access gates.  
**ADDED ON PLANS.**
3. Update the FEMA flood boundary line & elevation based on current flood maps.  
Why is the topography based on an assumed datum?  
**MAP IS REVISED SHOWING UPDATED FIMA LINE. TOPOGRAPHY NOTE WAS A TYPO. IT IS BASED ON USC&GS DATUM PER TOWN TOPO**
4. Provide Endwall #101/102/402/401 details.  
**PROVIDED. SEE DETAIL ON D-3**
5. Department of Public Works to determine end termini to all guiderail locations.  
Guiderail & end anchorage to be per DOT Standards.
6. **AGREED. DEPARTMENT OF PUBLIC WORKS TO DETERMINE END TERMINI TO ALL GUIDERAIL LOCATIONS. GUIDERAIL & END ANCHORAGE TO BE PER DOT STANDARDS  
SEE NOTE ON S-1**
7. Lots connecting to town catch basins shall execute Standard CB Agreements.  
**AGREED. LOTS CONNECTING TO TOWN CATCH BASINS SHALL EXECUTE STANDARD CB AGREEMENTS. SEE NOTE ON S-1**
8. Provide shop drawing submittal on stormceptor unit for approval.  
**AGREED. SHOP DRAWING WILL BE SUBMITTED DURING SITE PLAN APPLICATION. SEE NOTE ON S-1**
9. Fix all arrows/leaders for drainage information for the OCS #202 & FE 201.  
**DONE**

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10. Provide critical elevations for detail of OCS #608 & #202 on sheet D-1.  
**SEE SHEETS PP-1, PP-2 & PP-3 FOR OUTLET CONTROL STRUCTURE ELEVATIONS. ALSO SEE REFERENCE NOTE ON D-1.**
11. All drainage easements to the Town of Southington shall include Right to Flow.  
**INDICATED ON PLAN**
12. Provide sewer force main design/details for Lots 5,6,7 & 8. Town sewer ownership to end at MH#6  
**AGREED THAT SEWER OWNERSHIP ENDS AT MH#6. FORCE MAIN DESIGN WILL BE PROVIDED DURING SITE PLAN APPLICATION, TENANTS REQUIREMENTS UNKNOWN AT THIS TIME.**
13. Detention basin on Lot 6 to be private.  
**INDICATED ON PLAN**
14. Provide doghouse manhole detail.  
**PROVIDED. SEE DETAIL ON D-3**
15. Check for sewer lateral conflict with storm for Lot 4.  
**LATERAL IS SHOWN AT STA: 8+25. IT WILL TIE IN AT TOP OF 8" PIPE, THEN WILL SLOPE UP TO LOT-IT WILL CLEAR THE TOP OF STORM PIPE.**
16. Comply with required Town pavement detail for an Industrial subdivision.  
**PROVIDED. SEE DETAIL ON D-3**
17. Final plans to be signed & sealed by all design professionals.  
**COMPLETED PLANS WILL BE SIGNED & SEALED.**

## Previous Comments:

- Town detention basin shall not be located within the front yard per the current regulations.  
**LOT #9 HAS THE LEGAL FRONTAGE AND AREA=5.28Ac ON WEST QUEEN STREET. WE ARE PROVIDING A DRAINAGE EASEMENT RIGHT TO FLOW AND A CONSERVATION EASEMENT TO THE TOWN OF SOUTHINGTON FOR THE ENTIRE AREA FACING THE NEW ROAD. WE COULD DONATE THIS AREA, WHICH INCLUDES THE CANAL, TO THE TOWN AS OPEN SPACE=55,521 S.F.**

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- Label and show a properly sized underdrain system for both sides of the street to protect the pavement structure.

**SEE DETAIL ON D-3, DRAINS ARE SHOWN ON PP-1**