

# Town of Southington

## Engineering Department

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### MEMORANDUM

TO: Planning & Zoning Commission

FROM: James Grappone, Assistant Town Engineer *JAG*

RE: S# 1330 – 136 Curtiss Street

DATE: October 13, 2021

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Staff has reviewed the plans dated October 1, 2021 and have the following comments:

1. Label all volume/pages for easements on sheet E-1.
2. Label vertical datum (see reference #8).
3. Change subdivision note #11 with reference to the Town of Plainville.
4. Provide sightline easements at the entrance roadway.
5. Provide a DOT guiderail station 1 + 10 to 4 + 10 and station 8 + 75 to 11 + 10 as determined by Town Engineer.
6. Provide public street name.
7. Provide new storm MH over existing 24" RCP to provide 10 feet minimum distance from property corner of Jose Rodriguez.
8. CB 5 to be a double basin.
9. Drainage layout for lots to be approved as to prevent surface runoff onto the town roadway.
10. First 50 feet of entrance grade exceeds 2%, (maximum grade 4.72%).

11. CB Agreement needed for all lots connecting into town basins.
12. Does detention pond need to be fenced in?
13. Any proposed retaining wall over 3' will require a building permit and design by a CT P.E.
14. Any surface runoff following the Eversource pole line easement shall be intercepted prior to discharging onto the town roadway.
15. What are the measured sightlines exiting the proposed roadway?
16. Provide stop sign/stop bar per MUTCD.
17. Provide detail sheet number for inlet pipe to basin on sheet P-1.
18. Provide all flared end pipe numbers and invert data on sheet D-4.
19. Drainage calculations are under review. ZIRO shall be required on all developed lots. Does the existing drainage from Ivy Drive need to go through the detention basin?
20. Provide doghouse manhole detail.
21. Maximum length of Town road for a permanent cul-de-sac to be 1,000 feet.
22. Provide Water Department approval.
23. DEEP's General Permit for Miscellaneous Industrial users may apply to all lot development.

Written responses to comments are required.

JAG:jam

c: Annette S. Turnquist, Director of Public Works / Town Engineer