

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

S#1330

136 Curtiss Street

James A. Grappone, P.E.; Assistant Town Engineer

Date: 10/13/21

1 Label all volume/pages for easements on sheet E-1.

RESPONSE: THE VOLUME/PAGES HAVE BEEN ADDED.

2 Label vertical datum (see reference #8).

RESPONSE: THE VERTICAL DATUM IS NAVD88.

3 Change subdivision note #11 with reference to the Town of Plainville.

RESPONSE: THE NOTE HAS BEEN REVISED.

4 Provide sightline easements at the entrance roadway.

RESPONSE: A SIGHT LINE EASEMENT HAS BEEN ADDED.

5 Provide a DOT guiderail station 1+10 to 4+10 and station 8+75 to 11+10 as determined by Town Engineer.

RESPONSE: THE GUIDERAILS HAVE BEEN ADDED.

6 Provide public street name.

RESPONSE: THE STREET NAME IS PROGRESS DRIVE.

7 Provide new storm MH over existing 24" RCP to provide 10 feet minimum distance from property corner of Jose Rodriguez.

RESPONSE: A NEW STORM MH HAS BEEN ADDED ON SHEETS G-1 AND P-1.

8 CB 5 to be a double basin..

RESPONSE: CB 5 HAS BEEN CHANGED TO A DOUBLE CATCH BASIN.

9 Drainage layout for lots to be approved as to prevent surface runoff onto the town roadway.

RESPONSE: AGREED.

10 First 50 feet of entrance grade exceeds 2% (maximum grade 4.72%).

RESPONSE: YES, BUT IT HELPS FOR TRANSITION TO CURTISS STREET.

11 CB Agreement needed for all lots connecting into town basins.

RESPONSE: AGREED. A NOTE HAS BEEN ADDED ON SHEET S-1 UNDER "SUBDIVISION NOTES" AS NOTE #25.

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12 Does detention pond need to be fenced in?

RESPONSE: THE DETENTION POND DOES NOT NEED TO BE FENCED IN.

13 Any proposed retaining wall over 3' will require a building permit and design by a CT P.E.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 AS NOTE #21 UNDER "STANDARD SITE PLAN NOTES".

14 Any surface runoff following the Eversource pole line easement shall be intercepted prior to discharging onto the town roadway.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 AS NOTE #22 UNDER "STANDARD SITE PLAN NOTES".

15 What are the measured sightlines exiting the proposed roadway?

RESPONSE: THE SITE LINE OF THE PROPOSED ROADWAY IS 350' WEST AND 450' EAST.

16 Provide stop sign/stop bar per MUTCD.

RESPONSE: A STOP SIGN AND STOP BAR HAVE BEEN ADDED ON SHEET P-1 AND A DETAIL ON SHEET D-1.

17 Provide detail sheet number for inlet pipe to basin on sheet P-1.

RESPONSE: THE NOTE HAS BEEN REVISED TO STATE THAT THE DETAIL SHEET NUMBER IS D-4.

18 Provide all flared end pipe numbers and invert data on sheet D-4

RESPONSE: ALL INFORMATION HAS BEEN ADDED 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?

RESPONSE: THE DRAINAGE FROM IVY DRIVE IS HANDLED THROUGH THE DETENTION BASIN. GIVEN THE CONNECTION TO THE ROADWAY SYSTEM IT MAY NOT BE FEASIBLE TO SEARATE THE FLOWS.

20 Provide doghouse manhole detail.

RESPONSE: SEWER AND DRAINAGE DOGHOUSE MANHOLES HAVE BEEN ADDED ON SHEET D-1.

21 Maximum length of Town road for a permanent cul-de-sac to be 1,000 feet.

RESPONSE: SEC. 4-01.2 INDICATES THAT (GENERALLY) CUL-DE-SACS SHALL BE NOT MORE THAN 1,000 FEET HOWEVER IT DOES NOT MENTION INDUSTRIAL ZONES.

22 Provide Water Department approval

RESPONSE: AGREED.

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23 DEEP's General Permit for Miscellaneous Industrial users may apply all lot development.

RESPONSE: AGREED.

24 Provide written responses to comments are required.

RESPONSE: PROVIDED.

Severino V. Bovino
Vice President – Land Planning & Development

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