

# kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

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IW #1282 – Lovley Development

45 Pacer Lane

David Lavallee; Environmental Land Use Planner/Assistant Town Planner

Date: 9/25/20

1 It appears a new sewer easement will be needed.

**RESPONSE: THE EXISTING SEWER EASEMENT IS SHOWN ON SHEET P-2.**

2 All dewatering shall incorporate filter bags on discharge hoses.

**RESPONSE: A NOTE IS ON SHEET G-1 UNDER “EROSION AND SEDIMENTATION CONTROL NOTES” AS NOTE #20. A DETAIL IS ON SHEET D-2.**

3 New water quality basins shall incorporate non-invasive native plantings.

**RESPONSE: A NOTE HAS BEEN ADDED ON SHEET S-1 UNDER “LANDSCAPE NOTES” AS NOTE #6.**

4 All outlets from basins should have a low stone berm in front of the outlet.

**RESPONSE: RIP RAP FILTER BERMS HAVE BEEN ADDED IN FRONT OF THE OUTLETS.**

5 A stone filter berm should be put in the basin in the pinch point behind Unit #8.

**RESPONSE: A RIP RAP FILTER BERM HAS BEEN ADDED BEHIND UNIT #8.**

6 Erosion controls are needed along the top of the stormwater area behind Units 7-10.

**RESPONSE: A SILT FENCE HAS BEEN ADDED ALONG THE TOP OF THE STORMWATER AREA.**

7 All greenspaces should be established first immediately after drainage is installed; hydroseeding, filter berms, and tackifier should be provided.

**RESPONSE: A NOTE IS ON SHEET G-1 UNDER “EROSION AND SEDIMENTATION CONTROL NOTES” AS NOTE #23. A DETAIL IS ON SHEET D-2.**

8 Wattle rings should encircle the bottom contours of all greenspace low points.

**RESPONSE: WATTLE RINGS HAVE BEEN ADDED TO THE BOTTOM OF THE GREENSPACE AREAS.**

9 A landscape plan by either a Landscape Architect or Engineer is required.

**RESPONSE: THE SITE LAYOUT PLAN HAS BEEN MODIFIED TO BE A LANDSCAPE PLAN.**

10 A conservation easement is required for 20% of green area.

**RESPONSE: THE CONSERVATION EASEMENT IS 23% OF THE TOTAL PROPERTY AREA.**

11 Please review the required distance between units.

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**RESPONSE: THE MINIMUM REQUIRED DISTANCE BETWEEN UNITS IS 25' AND ALL OF THE UNITS ARE AT LEAST 27' FROM EACH OTHER.**

12 The stormwater area is required to be landscaped.

**RESPONSE: A NOTE FOR LANDSCAPING HAS BEEN ADDED ON SHEET S-1 AND DETAILS HAVE BEEN ADDED ON SHEET D-1.**

13 Please respond in writing.

**RESPONSE: PROVIDED.**

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Severino V. Bovino  
Vice President – Land Planning & Development

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