

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

Lovley Development
45 Pacer Lane
James Grappone; Assistant Town Engineer
Date: 11/3/20

1 Note #2 on sheet E-1 does not appear to be correct.

RESPONSE: NOTE #2 HAS BEEN CORRECTED.

2 The Town does not recognize the naming of private roadways. Property address will be known as 45 Pacer Lane – Units 1-15.

RESPONSE: UNDERSTOOD.

3 Provide stop sign(s) and stop bar(s) for traffic. “Keep right” signs should be installed at each end of the entrance island and pavement markings leading up to the island.

RESPONSE: A STOP SIGN AND STOP BAR HAVE BEEN ADDED ON SHEET P-1. TWO “KEEP RIGHT” SIGNS AND PAVEMENT MARKINGS HAVE BEEN ADDED ON SHEET P-1.

4 What are the intersection sight lines exiting the private driveway onto Pacer Lane?

RESPONSE: THE INTERESECTION SIGHT LINES WILL BE CALCULATED.

5. A private sewer agreement with the Town of Southington and DEEP Community Sewer Permit shall be filed for the project. Manholes 1,2 and 3 shall be maintained by the Town of Southington upon acceptance. All other sewer mains, laterals and manhole structures shall remain private. An air test, video camera inspection, and final inspection of all sanitary sewer lines shall be completed prior to the issuance of any drain laying permits.

RESPONSE: UNDERSTOOD

6. Will the developer file for sewer equity for properties on Southfork Circle?

RESPONSE: YES

7. Will the units have basements? If so, will foundations drains be shown?

RESPONSE: THE UNITS WILL HAVE BASEMENTS. BASEMENT DRAINAGE WILL BE DETERMINED BY OTHERS. A NOTE HAS BEEN ADDED TO “GRADING NOTES” AS NOTE #16 ON SHEET G-1.

8. How will roof drains be handled?

RESPONSE: ROOF DRIANS WILL BE TO SPLASH BLOCKS. A NOTE HAS BEEN ADDED TO “GRADING NOTES” AS NOTE #16 ON SHEET G-1.

9. Drainage calculations are being reviewed. Additional comments may be required.

RESPONSE: UNDERSTOOD.

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10. Sanitary sewer material at the brook crossing shall be Ductile Iron Piping.

RESPONSE: THE CALL-OUT ON SHEET P-2 HAS BEEN REVISED.

11. Label full road width for patch replacement on Southfork Circle due to deep utility cuts.

RESPONSE: A CALL-OUT HAS BEEN ADDED ON SHEET P-2.

12. Provide BOLD note on sheet P-1 & P2 and detail to provide intermittent clay water stops or concrete collars along the sanitary sewer main due to the depth.

RESPONSE: NOTE #17 HAS BEEN ADDED ON SHEETS P-1 AND P-2 UNDER "PLAN & PROFILE NOTES". A SANITARY SEWER WATERTOP DETAIL HAS BEEN ADDED ON SHEET D-1.

13. Please respond in writing.

RESPONSE: PROVIDED.

Severino V. Bovino

Vice President – Land Planning & Development

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