

# 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

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SPR#1865- The Pyle Corporation

Aircraft Road

James Grappone; Assistant Town Engineer

Date: 4/4/23

1 All the lots will be consolidated. What will be the building/property addresses?

**RESPONSE: LOTS WILL BE CONSOLIDATED. THE ADDRESS WILL BE #87 AIRCRAFT ROAD WHICH IS THE SAME ADDRESS FOR THE EXISTING TERMINAL. WE ARE REQUESTING UTILIZING THE SAME ADDRESS FOR THE ENTIRETY OF THE CONSOLIDATED PARCEL.**

2 What is the purpose of the “mirror check station?”

**RESPONSE: DRIVERS STOP AT THIS LOCATION EVERY MORNING TO CHECK THEIR MIRRORS. IT IS LINE STRIPING ON THE GROUND.**

3 Label vol/page for existing Sanitary Sewer Easement on Sheet L1.

**RESPONSE: THE VOLUME AND PAGE (VOL. 234, PG. 339) HAS BEEN ADDED ON SHEET E-1 AND L-1.**

4 Site Plan note #28 is not correct (G-1 & G-2).

**RESPONSE: NOTE #28 HAS BEEN REVISED. PROPOSED CB #1 AND CB #5 WILL HAVE 4' SUMPS AND THE REST WILL HAVE 2' SUMPS.**

5 Are there existing floor drains in the proposed maintenance building? A vehicle maintenance General Permit will need to be filed with CT DEEP.

**RESPONSE: THERE ARE FLOOR DRAINS IN THE PROPOSED MAINTENANCE BUILDING. A GENERAL PERMIT FOR THE BUILDING IS ALREADY IN HAND FOR THE EXISTING MAINTENANCE BUILDING.**

6 Truck washing station should be formalized in accordance with CT DEEP regulations.

**RESPONSE: UNDERSTOOD.**

7 Can the existing sewer lateral be used? Was the line videoed?

**RESPONSE: THE EXISTING LATERAL FOR THE PROPOSED MAINTENANCE BUILDING CANNOT BE USED AND A NEW SEWER LATERAL HAS BEEN ADDED ON SHEET G-1. THE EXISTING SEWER TO THE OFFICE BUILDING (UNDER THE PARKING STRUCTURE) WILL BE ABANDONED OR REMOVED AND A NEW PROPOSED SERVICE IS SHOWN ON SHEET G-1. THE EXISTING SERVICE TO THE CURRENT MAINTANENCE AREA (THE WEST SIDE OF THE BUILDING ON SHEET G-2) IS TO BE REMOVED OR ABANDONED. THIS SEWER SERVICE IS NO LONGER NEEDED. NO EXISTING SEWER LATERALS WILL BE USED.**

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8 Minimum size for the sewer service shall be 6”.

**RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 UNDER “STANDARD SITE PLAN NOTES” AS NOTE #31.**

9 Will the existing sewer line at the proposed 22 new dock terminal be relocated or abandoned?

**RESPONSE: THE EXISTING SEWER LINE WILL BE ABANDONED. THE NOTE ON SHEET G-1 HAS BEEN REVISED.**

10 Will the generator have an enclosure for sound attenuation?

**RESPONSE: THE GENERATOR WILL HAVE A SOUND ATTENUATED ENCLOSURE.**

11 Provide sight line easements at each end on Newell Street.

**RESPONSE: SIGHT DISTANCE EASEMENTS HAVE BEEN ADDED AT EACH END ON NEWELL STREET.**

12 Will there be a walkway from the existing office to the lower level parking garage?

**RESPONSE: A CROSS-WALK IS SHOWN ON SHEET L-2 NEAR THE NORTH END OF THE EXISTING BUILDING.**

13 Should “Entrance only” signs be at the driveway on Newell St?

**RESPONSE: ON SHEET-L-2 AN “ENTRANCE ONLY” SIGN HAS BEEN ADDED AT THE ENTRANCE ON NEWELL STREET AND “EXIT ONLY” AND “DO NOT ENTER” SIGNS AT THE EXIT. VERTICAL PIVOT LIFT GATES ARE ALSO ADDED FOR SECURITY.**

14 What portion of the maintenance facility will flow to the underground storage units?

**RESPONSE: THE ENTIRE MAINTENANCE FACILITY WILL FLOW TO THE UNDERGROUND STORAGE UNITS. THE ROOF DRAIN CONNECTIONS TO THE CATCH BASINS HAS BEEN REMOVED.**

15 How will drainage from the upper parking deck be captured?

**RESPONSE: THE UPPER PARKING DECKS WILL FLOW TO DRAINS AND DOWNSPOUTS WILL CONNECT TO EXISTING CATCH BASINS.**

16 Where is the entrance/exit for the lower parking level? The slope and angle seem problematic for larger vehicles. Will there be a traffic queuing issue exiting on Newell Street?

**RESPONSE: THE ENTRANCE WILL BE THE NORTHERN CURB CUT ON NEWELL STREET AND THE EXIT ON THE SOUTHERN CURB CUT. SIGNS FOR EXIT/ENTRANCE HAVE BEEN ADDED ON SHEET L-2. THE SLOPE WAS DESIGNED AND REVIEWED WITH THE PARKING DECK STRUCTURAL ENGINEER. TRAFFIC QUEUING WILL NOT BE AN ISSUE. SURFACE PARKING IS DESIGNED FOR A ONE-WAY CIRCULATION WITH QUEUING AREA TO BE LOCATED ON THE EAST SIDE OF THE PARKING DECK. WE ARE ALSO ADDING VERTICAL**

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**PIVOT LIFT GATES FOR SECURITY SETBACK ENOUGH FROM NEWELL STREET TO ALLOW ROOM FOR STACKING.**

17 Is any of the existing chain link fencing going to be replaced/repaired?

**RESPONSE: ONLY IF THE FENCE REQUIRES REPAIR FOR SECURITY RELATED REASONS.**

18 Where will the proposed salt shed be located?

**RESPONSE: THE PROPOSED SALT SHED WILL BE LOCATED AT THE SAME LOCATION OF THE EXISTING SALT SHED, WHICH IS IN THE PARKING AREAS SOUTH OF THE EXISTING MAINTENANCE AREA THAT WILL BE RENOVATED INTO 18 NEW DOCKS.**

19 The detail for the CB sump should indicate which will have deep sumps.

**RESPONSE: THE DETAIL FOR THE CB SUMP HAS BEEN REVISED TO INDICATE THAT CB #1 AND CB #4 WILL HAVE A 4' SUMP.**

20 Is there only one "snow push area"? Is there a better location?

**RESPONSE: ADDITIONAL SNOW PUSH AREA LOCATIONS HAVE BEEN ADDED ON SHEET L-1 AND L-2**

21 The construction sequence should include start/completion dates and demolition work.

**RESPONSE: DEMOLITION IS ESTIMATED TO BEGIN JUNE 2023 AND THE CONSTRUCTION IS ESTIMATED TO BE FINISHED DECEMBER 2025. A NOTE HAS BEEN ADDED ON SHEET G-1 UNDER "CONSTRUCTION SEQUENCE" AS NOTE #15. A MORE DETAILED TIMELINE OF CONSTRUCTION ACTIVITIES IS PROVIDED.**

22 Drainage calculations are currently under review.

**RESPONSE: UNDERSTOOD.**

23 Please respond to this checklist in writing.

**RESPONSE: PROVIDED.**

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Severino V. Bovino  
Vice President – Land Planning & Development

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