

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

SPR#1866 – Site Plan

#1615 West Street,

James A. Grappone; Assistant Town Engineer

Date: 4/12/23

1 The application states that the existing building will be relocated. The dimensions of the existing building do not match Sheet l-1. Please advise.

RESPONSE: THE BUILDING IS SLIGHTLY LARGER TO BE ABLE TO BUILD STAIRS TO THE BASEMENT.

2 Is the existing dumpster enclosed?

RESPONSE: THE EXISTING DUMPSTER IS ENCLOSED WITH A STOCKADE FENCE.

3 A loading area should be shown.

RESPONSE: A LOADING SPACE HAS BEEN ADDED NEAR THE DUMPSTER.

4 The traffic report should include three year accident data, and any recommendations for restriping Route 229 and/or sliver widening the roadway as the southbound travel lane and shoulder lane widths are currently marginal for a left turn bypass.

RESPONSE: A TRAFFIC REPORT IS NOT REQUIRED PER SEC 9-03.17 BECAUSE THE SITE DOES NOT GENERATE 75 OR MORE TRIPS AT PEAK HOURS BASED ON A TRAFFIC ANALYSIS DONE BY FUSS AN O'NEILL, HOWEVER WE WILL WORK WITH THE STATE DOT FOR THE ENCROACHMENT PERMIT.

5 Provide sight lines for the exit driveways.

RESPONSE: THE SIGHT LINES FOR THE EXIT DRIVEWAY IS 1,200' NORTH AND 600' SOUTH. A LABEL HAS BEEN ADDED ON SHEET L-1.

6 The future 24'-wide access easement to the east should be in favor of the Fragola property.

RESPONSE: THE FUTURE 24' WIDE ACCESS EASMENT TO THE EAST IS IN FAVOR OF THE FRAGOLA PROPERTY.

7 Label the vertical datum for the survey.

RESPONSE: THE VERTICAL DATUM IS ON SHEET E-1 UNDER "NOTES" AS NOTE #7 AND ON SHEET G-1 UNDER "STANDARD SITE PLAN NOTES" AS NOTE #3. THE DATUM IS BASED ON MAP REFERENCE #3 WHICH IS A STATE RIGHT OF WAY MAP.

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8 Label the existing drainage easement to the north on the Fragola property. Does the drainage easement include a right to flow?

RESPONSE: THE LABEL HAS BEEN ADDED. THE DRAINAGE EASEMENT INCLUDES A RIGHT TO FLOW.

9 Is there a rip-rap plunge pool at the flared end outlet? Just upstream of the flared end, is there a hood in the last catch basin?

RESPONSE: THERE IS NO EXISTING PLUNGE POOL AT THE FLARED END OUTLET. A RIP RAP PLUNGE POOL IS PROPOSED ON SHEET G-1. A CALL-OUT AND NOTE HAVE BEEN ADDED ON SHEET G-1 TO CHECK FOR EXISTING HOOD AND PROVIDE ONE IF NONE EXISTS.

10 Label the location for the proposed 44 parking spaces on gravel. Will wheel stops be proposed? Is a landscaped berm required?

RESPONSE: THE LOCATION OF THE 44 PARKING SPACES HAS BEEN ADDED. NO WHEEL STOPS ARE PROPOSED SINCE IT IS WORKING WELL WITHOUT THEM. A LANDSCAPE BERM IS NOT REQUIRED SINCE THERE IS NO PROPOSED PARKING ALONG WEST STREET.

11 Provide details on the sewer pump chamber.

RESPONSE: THE SEWER IS A GRAVITY LINE. THE PUMP WAS FOR A SEPTIC SYSTEM THAT WAS PREVIOUSLY ON THE PROPERTY, SO REFERENCE TO THE PUMP HAS BEEN REMOVED FROM THE PLANS. ONLY THE GREASE TRAP IS GOING TO BE RELOCATED.

12 A “Do not Enter” signs should be shown facing West Street on the one-way driveway. An island is recommended to break up the row of 20 parking spaces to allow for a “Do not Enter” sign near the proposed catch basin.

RESPONSE: ALL OF THE CURB CUTS ALLOW ENTRANCE FROM WEST STREET. THE CURB CUT SOUTH OF THE BUILDING IS A ONE-WAY ENTRANCE INTO THE SITE. AN ISLAND AND DO NOT ENTER SIGN HAS BEEN ADDED ON SHEET L-1.

13 Design the proposed roof drain for the new building.

RESPONSE: THE PROPOSED ROOF DRAIN DESIGN HAS BEEN ADDED TO THE NEW BUILDING.

14 The stormwater maintenance schedule shall include sweeping of the parking lot and CB inspection/cleaning.

RESPONSE: A NOTE HAS BEEN ADDED ON SHEET G-1 UNDER “STANDARD SITE PLAN NOTES” AS NOTE #33.

15 Will the recharge trench/pipe function as an under drain which will ultimately drain to the detention basin? Please confirm the impervious areas noted in the drainage report.

RESPONSE: THE RECHARGE TRENCH/PIPE AND RAIN GARDEN WILL ATTENUATE THE FLOW TO MEET ZERO AND THE PIPE WILL FUNCTION AS AN OVERFLOW. THE IMPERVIOUS AREA NOTED IN THE DRAINAGE REPORT IS CORRECT. THE DRAINAGE

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COMPUTATIONS ANALYZED THE IMPERVIOUS AREAS ONLY FOR PR #1 (THE AREA FLOWING TO THE RECHARGE TRENCH) SINCE PR #2 HAS LESS IMPERVIOUS AREA THAN THE PREVIOUS DRAINAGE REPORT SHOWS FLOWING TO THE DETENTION POND TO THE NORTH. THE PARKING IN THE OVERFLOW AREA WAS PREVIOUSLY PAVED IMPERVIOUS AREA AND THE CURRENT PROPOSAL IS SEMI-IMPERVIOUS STONE.

16 Please respond to this checklist in writing.

RESPONSE: PROVIDED.

Severino V. Bovino
Vice President – Land Planning & Development

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