

## **RESPONCES TO LETTER**

Dated December 6, 2022

Prepared by Thomas Cummings, Town Engineer

1. Sidewalk installation on Rt. 32 must be provided on the plans.  
Sidewalks have been shown on sheet 2 and a detail on sheet 4.
2. The grading for handicap parking must be defined to show conformance.  
Spot grades have been shown on the plan for the handicap spaces. A handicap ramp has been shown in front of 307/309 building on sheet 3 and detail shown on sheet 4.
3. The plans for 307-309 show canopies extending over the property line and into the narrow travel lane at the east side of the building.  
The building plans have been revised to eliminate this issue and sheet 2 has been revised to show the outlines of the awnings.
4. The easterly most unit in #309 must have a walkway shown.  
The easterly most unit has a walkway and awning shown on sheet 3, on the southeasterly side of the building.
5. Evidence of submission to CT DOT Dist. 2 must be provided.  
The review letter from DOT has been provided with this submittal. All comments have been addressed.
6. All the pavement on the site must be removed and the area repaved. The pavement area must be reduced where appropriate.  
Note 1 on sheet 2 has been added and multiple notes have been added to sheet 2 where pavement is to be removed.
7. The exterior lighting must be shown on the plans.  
Building mounted exterior lighting has been added to sheet 3 and a detail added to sheet 4.
8. The proposed signage on the site must be added to the plans.  
There already was traffic signage on sheet 2. A sign location for the facility has been added at the entrance on sheet 3.
9. An A-2 survey must be provided, work in shown on or close to all of the neighbor's properties.  
An A-2 survey has been prepared and added as sheet 1 of the plan set.
10. Is a dumpster pad proposed for the site?  
A dumpster pad and enclosure has been shown on sheet 2 and a detail on sheet 4.

11. Spot grades must be shown on the plans as needed in parking areas.  
Spot grades have been added on sheet 3
12. A note must be added to the plans regarding a CT Licensed Engineer designing and inspecting the block wall installation. A wall detail more appropriate to the filling required on the site must be provided.  
The note has been added on the detail shown on sheet 4.
13. The installation of fencing along the retaining wall(s) must be shown behind the wall on the site plan.  
A chainlink fence has been shown and called out on sheet 2.
14. Access to the rear of the property for any reason is impractical.  
The work will be done starting at the rear of the property and work forward from there. A riprap splash pad has been added at the existing outlet pipe, where nothing existed before. This will minimize the need for maintenance at the rear due to erosion.
15. A sidewalk is needed along the entryways on #303.  
Sheet 3 calls out for a 4' concrete sidewalk to be installed under the balcony, all along the north side of building 303, where the entryways are locate.
16. The proposed berm rail must be shown in scale on the plan view.  
Provided on sheet 2
17. The notes regarding ex. drywells on Sheet 2 must be removed.  
These notes have been revised, they are not drywells, they are sewer manholes.
18. The access way to the lower parking area must provide a pedestrian wall way. The retaining wall between the drive and parking area must be modified.  
Sheet 2 shows a sidewalk, and the retaining wall being relocated to help square up the lower parking area.
19. The proposed modified riprap splash pad must be detailed on the plan.  
A detail has been provided on sheet 4.
20. Is the ex. vegetation along the southwest side of the site to be trimmed or replaced along the parking area?  
Sheet 3 shows the vegetation to be trimmed back as needed. Sheet 2 shows some additional landscaping.
21. The lower parking area must be "squared-up" to properly allow vehicle movement.  
Sheet 2 shows a sidewalk, and the retaining wall being relocated to help square up the lower parking area. In addition, one of the parking spaces has been eliminated to square up the parking area for better vehicle movement.

22. The proposed pavement section must be added to the plans.  
[A pavement and curbing detail has been added to sheet 4.](#)
23. The “install new conc. block wall” note leader arrow must be extended.  
[This revision has been completed on sheet 3.](#)
24. The E&S Control Plan must site specific with the proposed construction sequence detailed as well as specific individuals responsible for the E&S Controls.  
[An E&S Narrative has been added to sheet 3.](#)
25. An E&S Control Bond Estimate must be provided for review.  
[An E&S Bond estimate has been provide with this submittal for review.](#)
26. Parking spaces along the south side of #303 should be reconsidered.  
[These parking spaces have been eliminated.](#)
27. The bollards and existing landscaping in front of #303 must be removed and a walkway to the north side of the building installed.  
[Noted on sheet 2.](#)