

# FULLER ENGINEERING & LAND SURVEYING, LLC

525 John Street – Second Floor – Bridgeport, CT 06604

Phone: (203) 333-9465

Fax: (203) 336-1769

---

16 April 2025

Mrs. Meredith Badalucca  
Assistant Planner  
Town of Montville

RE: Response to Comments  
Madison Place, Luxury Townhouse Development  
145 Route 32 & 18 Powerhouse Road  
Montville, Connecticut

The following are our responses to comments from the Town Staff and CLA Engineers, Inc. Our responses are designated in ***bold and italics***. Engineers, Inc.

## Review by Town Staff

1. Plans shall be revised as follows:

- a. Sheet “Zoning Improvement Location & Topographic Plan” Note 9 shall be revised to indicate the correct total site area.

***Response: Note 9 has been revised to indicate total site area of 2.52 acres.***

- b. Sheet C-3.2 Shall be revised to include sanitary pipe sizes, indicating 4” PVC Laterals and a 6” PVC Main.

***Response: 4” lateral and 6” main notations have been added to sheet C-3.2.***

- c. Sheet C-5.1, Note 2 Shall be revised to include “The contractor shall coordinate with the Montville Police Department to determine the necessary level of traffic controls.”

***The note “The contractor shall coordinate with the Montville Police Department to determine the necessary level of traffic controls.” Has been added to Note 2 on Sheet C-5.1***

2. New warranty deed shall be reviewed and approved by the Land Use & Development Staff.

***Response: A new warranty deed will be created for approval by the Land Use & Development Staff prior to filing on the land records.***

## The Quill Group

Fuller Engineering & Land Surveying, LLC  
Atlantic Consulting & Engineering, LLC  
Fairfield Testing Laboratories, LLC

*Civil Engineering, Landscape Architecture, Surveying  
Geotechnical, Structural, Mechanical, Electrical, & Plumbing  
Materials Testing, Inspection, & Certifications, Special Inspections*

## Technical Review by CLA Engineers, Inc. dated 4/15/2025

The plans have been revised to reflect Engineering Report design. The Engineering Report, revised through March 31, 2025, has not been changed.

### Plans

1. Sheet C-3.1: The call-out for the Phase 1-27-unit concrete galleries should be modified to reflect a 6" invert out to match the Engineering/Drainage Report.

***Response: The 6" pipe size has been coordinated with the drainage report.***

2. Sheet C-3.1": The call-out for the Phase 2 40-unit concrete galleries should be modified to reflect a 6" invert out to match the Engineering/Drainage Report.

***Response: The 6" pipe size has been coordinated with the drainage report.***

3. Sheet C-3.1: The subsurface gallery outlet elevations are set at the top of the concrete gallery structures. A construction detail should be provided to show how this will be accomplished.

***Response: An outlet control structure has been added to Sheet C-3.1. A detail has been added to Sheet C-6.2.***

### Engineering Report

1. Proposed Drainage Area Map: The area to the south of Units 8-11 and the roofs are depicted as part of "Area 5S". The site grading shows runoff from this area contributing to "Area 3S". Runoff from this location should be included as part of "Area 3S".

***Response: This area is intended to be a part of the 5S drainage area. The following are modifications to the drainage plan which address this are as follows:***

- ***An Area Drain (1) has been added at the termination of the drainage swale behind units 8 through 11. The discharge pipe has been added to the downstream pipe which connects the Phase 1 galleys and the level spreader.***

***The proposed 6" PVC from the area drain has a capacity of 1.09 cfs. This is greater than the maximum flow received of 0.96 cfs during a 100 Year rainfall event.***

- ***The tree line has been modified slightly to accommodate the added level spreader length.***
- ***Stabilization mats have been added on the steeper areas uphill of the level spreader.***
- ***The lengths of the two (2) level spreaders have been increased by 25 lf' (50 lf' total).***
- ***An Area Drain (Nyoplast Drain Basin with Dome Grate) detail has been added to sheet C-6.2***

### The Quill Group

Fuller Engineering & Land Surveying, LLC  
Atlantic Consulting & Engineering, LLC  
Fairfield Testing Laboratories, LLC

Civil Engineering, Landscape Architecture, Surveying  
Geotechnical, Structural, Mechanical, Electrical, & Plumbing  
Materials Testing, Inspection, & Certifications, Special Inspections

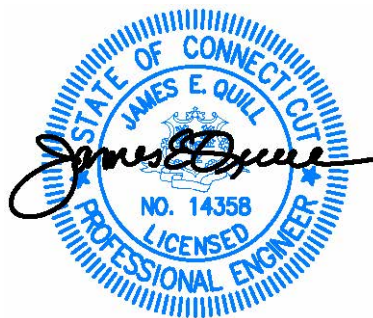
- ***A particle separator has been added in the new 6" bypass pipe. Separation clearances have been added to the pipe crossings***
2. The existing condition Drainage Area 'A' travel time: The sheet flow component appears to be longer than 100' and the slopes appears to less than 8.8%, potentially in the range of 2.5-3". This should be reviewed and recalculated.

***Response: Please see page 54 in the Engineering Report. The first 100 feet has been calculated utilizing the Sheet Flow criteria. The remainder of the flow path has been calculated using concentrated flow per standard practice. The entire segment slope has been calculated based on the aggregate slope between the beginning high point and the ending point of concern.***

3. The existing and post development travel times are identical in the calculations but are depicted differently in the mapping. Actual ground slopes should be used in the calculations.

***Response: While there is minor grading in some areas, the aggregate slopes from each endpoint do not change from the pre existing to post existing development conditions.***

***We respectfully request that any minor modifications to the drainage report be conditioned to the satisfaction of the Town engineer.***



## The Quill Group

Fuller Engineering & Land Surveying, LLC  
Atlantic Consulting & Engineering, LLC  
Fairfield Testing Laboratories, LLC

*Civil Engineering, Landscape Architecture, Surveying  
Geotechnical, Structural, Mechanical, Electrical, & Plumbing  
Materials Testing, Inspection, & Certifications, Special Inspections*