Summary of responses to review comments from Boundaries, dated June 16, 2023

- Please add phase limit lines to the plans if any of the proposed infrastructure supporting future Buildings 2 and 3 is intended to be constructed at a later date.
  Phasing lines and notes have been added to sheet 4.
- Please provide the Uncas Health District approval letter for the proposed subsurface disposal systems for the project file.
  - Please review the elevations of the proposed septic tank and leaching field for Building 1, there appears to be a typo.
  - Please review the elevations of the proposed septic tank for Building 2, there appears to be a typo.
  - Please review the elevations of the proposed leaching field for Building 3, there appears to be a typo.
  - Please review the proposed grading in the areas of the leaching fields for Building 2 and 3. Based on contour interpolation it appears the bottom of the leaching fields may be greater than 8 feet below grade at the southerly ends of the system (Section VIII.A. of the CT DPH Technical Standards).
  - Please verify that the subsurface sewage disposal systems comply with Appendix A of the CT DPH Technical Standards for calculating the Flow Factor where multiple systems share the same receiving soils.
    Attached are the approval letters from Uncas. All comments have been addressed and the plans have been resubmitted to Uncas Health District.
- Per ZR Section 15.1.3 please provide a bond estimate for erosion controls and site restoration for evaluation.
  Attached is a E & S Bond estimate for review.
- The application indicates that OSTA approval is required for the proposed development, please verify that the information is correct.
  OSTA approval is not required, that is an error on the application. The project is well under the building square footage and number of parking spaces.
- Please verify that the approximate location of off-site structures within 100 feet of the subject property lines are included on the site plans (ZR Section 17.4.8).
  Off-site structures within 100 feet of the property have been shown on sheet 4 and 6.
- Please confirm if any business signs are desired and add the locations to the site plan (ZR Section 17.4.13).
  A sign location has been shown on sheet 6. With a note that the sign will be in accordance with The Zoning Regulations.
- Are preliminary architectural elevations warranted for the proposed addition to the existing building given its visibility from the public right-of-way and proximity to residential properties (ZR Section 17.4.18)?
  Preliminary architectural elevations of the buildings are included in this submittal.
- Is landscape screening between the abutting residentially zoned property (73 Fitch Hill Road) and the proposed building addition and front parking area warranted given their proximity (ZR Section 17.6.5)? Please verify the property address indicated on the site plans. Also, the current property owner appears to have changed since the date of the original survey.
  A landscape buffer has been added to sheet 6. The new property owner has been revised on this sheet as well.
- Please verify that the abutting residential property (73 Fitch Hill Road) is adequately

screened/protected from the proposed lighting for the building addition and parking area (ZR Section 17.6.6 and ZR Section 18.16.2).
A landscape buffer has been added to sheet 6. All exterior light fixtures will be full cut off, see detail on sheet 8.

- Please verify that the proposed parking spaces provide the minimum required area of 180 square feet (ZR Section 18.2.1).
  Sheets 5 & 6 show parking spaces to be 10 feet wide by 18 feet long, and a typical note to this effect has been added.
- Please verify compliance with ZR Section 18.8.4 regarding the width of the proposed curb cut at Fitch Hill Road.
  Sheet 6 has been revised to show the curb cut width in compliance, 30 feet in width at the ROW line.
- Please verify that a vehicle leaving the upper parking lot can complete a right turn onto Fitch Hill Road as currently configured.
  A vehicle turning plan has been included with this submittal. The vehicle will cross the centerline of the road, however, sight lines to the right are very good.
- The driveway serving 73 Fitch Hill Road appears to encroach onto the subject property and there is a minor conflict between the proposed parking area and existing driveway limits. Is the existing residential driveway proposed to be reconfigured to address the conflict?
  Sheet 6 shows that the pavement encroachment is to be removed. It is not part of the access drive, it is an area where they sometimes parked in the past.
- Please provide additional spot elevations in the upper and lower parking areas at the existing building and proposed addition to demonstrate that the ADA parking spaces do not exceed 2% slopes. The line striping for the ADA aisle is missing from the lower parking space.

  Spot grades have been provided on 6 for the upper handicap space. There does not need to be a handicap space in the rear parking area, the symbol was there by mistake.
- Please provide additional spot elevations on the west side of Building 3 to demonstrate that the ADA parking space does not exceed 2% slopes.
  Spot grades have been added to sheet 5 for all handicap spaces.
- Please verify the parking space count and line striping around Buildings 2 and 3. It appears that some lines may be missing.
  The parking has been revised to match the building elevations.
- Are bollards or another form of protection warranted between the parking spaces and proposed Buildings 1, 2 and 3?
  Bollards have been noted on sheet 5, note 4, and a detail provided on sheet 11.
- Please add details for restoration of the public right-of-way for the proposed utility connections and water main extension conforming to Town of Montville Road Standard and Improvement Details (RS) Sections 140B.3 and 140B.4.
  Temporary and Permanent Pavement repair details have been added to sheet 11.
- Please provide a detail for the proposed driveway apron showing a 1-1/2-inch lip at the road edge per RS Section 130B.2
  This detail has been added to sheet 11.
- Please confirm that the proposed driveway meets the minimum centerline radius of 75 feet per RS Section 130B.6.
  Centerline radius have been added to sheet 6.
- Please demonstrate that the proposed driveway meets the sight distance requirements of RS

Section 130B.8.
Sight lines have been shot in the field and added to sheet 6.

- Is a stop sign/stop bar warranted at the exit to Fitch Hill Road?
  A stop sign and painted stop bar have been added on sheet 6.
- Is a guiderail or similar barrier warranted on the driveway above the 10 to 15-foot slope descending into the site?
  A guide rail has been added in this area on sheet 6.
- Is a designated loading space warranted/necessary for the 1,916 square feet of warehouse space remaining in the existing building?
  No loading space is necessary, as the storage will be for small items and office use only. The deliveries will be by UPS or Fedex trucks that can fit in a parking space.
  Is a designated dumpster space/enclosure warranted for the existing building?
  Dumpster pads/enclosures have been added on sheet 5 and 6.
- Please show the proposed utilities routes to service Buildings 1, 2 and 3. Will the existing overhead service to the existing building be retained?
  Underground electrical has been shown on sheets 5 and 6.
- Please show the location of proposed water services to Buildings 2 and 3.
  Services have been added on sheet 5.
- Please provide details for the minimum required separating distances between the proposed water main/services and proposed building sewers.
  The 10 foot minimum spacing has been added on sheet 5 and 7.
- Is a blow-off or hydrant warranted at the dead end of the proposed 8-inch water main?
  The last fire hydrant between buildings 1 and 2 will serve the purpose.
- Does the public sewer have adequate depth to provide gravity service to the proposed building and addition? It appears that the building may have a walkout lower level accessed from the lower parking area. Will plumbing be required in the lower level? Please provide details for the proposed sewer lateral and grinder pump if required.
  The lower level of the building will be basement storage only, no sewer connection. Therefore, gravity sewer will work.
- Please provide details for protection of the proposed cleanouts from traffic within paved areas.
  A detail has been added to sheet 9 for cleanouts in traffic areas.
- Is a construction level drawing for the proposed water main extension in the public right-of-way warranted? The drawing would demonstrate pavement restoration limits for excavations in the public right-of-way as well as how to maintain required separating distances from existing catch basins, drains, and other utilities in close proximity to the proposed water main.
  Survey has been done and added to sheet 6 to provide the necessary detail for the water main extension. Details have been added provided on sheet 11 for the trench width and limits of pavement restoration.

EROSION & SEDIMENT CONTROL
BOND ESTIMATE
69 FITCH HILL ROAD

MONTIVILLE, CT

	ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
1	Basins Excavation	4,800	CY	$ 5.00	$ 24,000.00
2	Riprap	150	CY	$ 25.00	$ 3,750.00
3	Construction Entrance	1	EA	$ 500.00	$ 500.00
4	New England Erosion Control Mix	22,000	SF	$ 0.20	$ 4,400.00
5	Silt Fence	2000	LF	$ 1.50	$ 3,000.00
6	Diversion Swales	500	LF	$ 5.00	$ 2,500.00
7	Topsoil	1,800	CY	$ 5.00	$ 9,000.00
8	Seed Mix	26,000	SF	$ 0.03	$ 780.00
				TOTAL	**$ 47,930.00**
	10% Contingencies				$4,793
					$52,723.00
	Round to $53,000				

UNCAS HEALTH DISTRICT

June 2, 2023

Subject: 69 Fitch Hill Road & Leffingwell Road, Montville, CT, **building one** review of engineered plans for a commercial subsurface sewage disposal system, dated 2/15/23.

To: Andrew Petrowski

From: Alyssa Brochu, REHS/RS

Engineer: Ellen Bartlett, P.E. Date received: April 21, 2023

Reason for submission: ☒ Minimum perc rate faster than 1 min/inch

☐ High maximum ground water level ☐ Shallow ledge rock ☐ Other

☒ New construction ☐ Repair

Basis of design: 6,000 sf building – 1,200sf office space, 4,800sf industrial space
(1,200/200) x 20 = 120gpd
4,800 x .1 = 480gpd

Design specifications: 600gpd / 1.5 = 400sf ELA required

MLSS: N/A Design perc rate: <1 Min/Inch

Septic tank: 1,000 Gallons – H20 rated Fill: n/a

Leaching system: 1 row of 72 of 12" concrete galleries, 5.9sf/lf, 424.8 sf provided, 400sf required

Drains: Roof drains -

Water supply: Public water

Plan review only, not approval to construct:
☐ Approved
☐ Approved with modifications or provisions noted *(revised plan required)*.
☐ Conditional approval subject to further testing as noted *(additional testing required)*.
☒ Conditional approval with modifications or provisions noted (*revised plan required*).
☐ Approval denied, revise as noted (*revised plan required*)..
☐ Approval denied, insufficient information on plan (*revised plan required*).
☐ Approval denied, further site investigation required.

Comments:
1] Provide building floor plans.
2] Provide spot elevations in the area of the leaching field or make contour numbers clear.

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3] No distribution box is shown for building ones leaching field.
4] Septic tank outlet is 42.5 yet the bottom of the leaching field is 45.0?
5] No floor drains are to be installed within the building.
6] Roof drain outlets should be approved tight pipe.
7] After the fill is placed and compacted, it must be perc tested prior to installation of the system.
8] Prior to the start of construction, the building and system are to be staked by a licensed surveyor.

c: Engineer

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UNCAS HEALTH DISTRICT

June 2, 2023

Subject: 69 Fitch Hill Road & Leffingwell Road, Montville, CT, **building two** review of engineered plans for a commercial subsurface sewage disposal system, dated 2/15/23.

To: Andrew Petrowski

From: Alyssa Brochu, REHS/RS

Engineer: Ellen Bartlett, P.E. Date received: April 21, 2023

Reason for submission: ☒ Minimum perc rate faster than 1 min/inch

☐ High maximum ground water level ☐ Shallow ledge rock ☐ Other

☒ New construction ☐ Repair

Basis of design: 19,920 sf building, industrial space
(19,920 x .1) = 1,992 gpd

Design specifications: 1,992gpd / 1.5 = 1,328 sf ELA required

MLSS: Design perc rate: <1 Min/Inch

Septic tank: 2,000 Gallons – H20 rated Fill:

Leaching system: 1 row of 240' of 12" concrete galleries, 5.9sf/lf, 1,416sf provided, 1,328sf required

Drains: Roof drains -

Water supply: Public water

Plan review only, not approval to construct:
☐ Approved
☐ Approved with modifications or provisions noted *(revised plan required)*.
☐ Conditional approval subject to further testing as noted *(additional testing required)*.
☒ Conditional approval with modifications or provisions noted (*revised plan required*).
☐ Approval denied, revise as noted (*revised plan required*)..
☐ Approval denied, insufficient information on plan (*revised plan required*).
☐ Approval denied, further site investigation required.

Comments:
1] Provide building floor plans.
2] Show water line connection to building.
3] Provide spot elevations in the area of the leaching field or make contour numbers clear.

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4] No floor drains are to be installed in the building.
5] The oversized d-box should be placed in the middle of the leaching fields.
6] Based off elevations, the d-boxes are fully flooded and provide no air space.
7] Where the sewer line crosses the water line, there are to be no joints within 5' on either side of the water line, including services as stated under Septic System General Notes – comment 5.
8] Roof drain outlets should be approved tight pipe.
9] After the fill is placed and compacted, it must be perc tested prior to installation of the system.
10] Prior to the start of construction, the building and system are to be staked by a licensed surveyor.

c: Engineer

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UNCAS HEALTH DISTRICT

June 2, 2023

Subject: 69 Fitch Hill Road & Leffingwell Road, Montville, CT, **building three** review of engineered plans for a commercial subsurface sewage disposal system, dated 2/15/23.

To: Andrew Petrowski

From: Alyssa Brochu, REHS/RS

Engineer: Ellen Bartlett, P.E. Date received: April 21, 2023

Reason for submission: ☒ Minimum perc rate faster than 1 min/inch

☐ High maximum ground water level ☐ Shallow ledge rock ☐ Other

☒ New construction ☐ Repair

Basis of design: 19,920 sf building, industrial space
(19,920 x .1) = 1,992 gpd

Design specifications: 1,992gpd / 1.5 = 1,328 sf ELA required

MLSS: Design perc rate: <1 Min/Inch

Septic tank: 2,000 Gallons – H20 rated Fill:

Leaching system: 1 row of 240' of 12" concrete galleries, 5.9sf/lf, 1,416sf provided, 1,328sf required

Drains: Roof drains -

Water supply: Public water

Plan review only, not approval to construct:
☐ Approved
☐ Approved with modifications or provisions noted *(revised plan required)*.
☐ Conditional approval subject to further testing as noted *(additional testing required)*.
☒ Conditional approval with modifications or provisions noted (*revised plan required*).
☐ Approval denied, revise as noted (*revised plan required*)..
☐ Approval denied, insufficient information on plan (*revised plan required*).
☐ Approval denied, further site investigation required.

Comments:
1] Provide building floor plans.
2] Show water line connection to building.
3] Provide spot elevations in the area of the leaching field or make contour numbers clear.

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4] The first section of leaching field bottom is at 43.0 but the following three sections bottoms are at 34.5. Clarify what the bottom elevation is supposed to be.
5] No floor drains are to be installed in the building.
6] The oversized d-box should be placed in the middle of the leaching fields.
7] Based off elevations, the d-boxes are fully flooded and provide no air space.
8] After the fill is placed and compacted, it must be perc tested prior to installation of the system.
9] Prior to the start of construction, the building and system are to be staked by a licensed surveyor.

c: Engineer

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