



September 3, 2020

Marek Kozikowski
City Planner
Department of Planning, Conservation & Development
245 deKoven Drive
Middletown, CT 06457

RE: Response to Comments
Site Plan Review Comments
Root Center for Advanced Recovery
392 Washington Street, Middletown, CT

Dear Mr. Kozikowski:

Fuss & O'Neill has prepared this letter to address comments "SE2020-5 Root Center Washington Street" dated August 10, 2020 received from you.

The comments received from Thomas Nigosanti, City Engineer, are listed below in *italics* followed by our responses.

- 1) *Rip-rap for scour hole should be Standard Rip-Rap, not Modified.*

Type of riprap for scour-hole protection is calculated using the standards outlined in the Connecticut Drainage Manual. These calculations determine that Modified Riprap is suitable for the flow and velocities based determine in our calculations. However, we will increase the size of the stone provided at the scour hole to reflect that of the larger Standard size riprap protection. The detail on sheet CD-505, Stormwater Management Details, has been revised to show Standard Rip-Rap.

- 2) *The shot labeled BC 85.70 seems to create a low spot in the driveway. I recommend the modification shown here.*

The site grading and spot elevations have been revised on sheet CG-101, Grading and Drainage Plan, at the northwest corner of the building to remove low spot in the driveway. Modifications to the sidewalk adjacent to the building were made in order to resolve this.

The comments received from Middletown Water & Sewer Department are listed below in *italics* followed by our responses.

- 1) *The existing building is connected to City water and sanitary sewer. The service number is 883.*

Noted.

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- 2) *Provide existing water and sewer information on the site plan. Note: Emergency generator shall not be installed over existing utilities.*

A sewer connection card was recently received from the Water and Sewer Department which shows approximate location of existing water service for the applicant's property and will be provided on future plans. According to the card, location of the sanitary service is unknown at this time. The applicant plans on inspecting the existing line prior to construction and will determine location of the pipe at that that time. The location of the pipe will be shared with the City of Middletown once it is located.

- 3) *The proposed generator pad location is directly over the existing water service. It shall be relocated so that the existing water service can be accessed for any future repairs.*

The proposed generator and generator pad have been relocated to the rear of the property, adjacent to the dumpster enclosure and are not in conflict with any additional site utilities.

In addition to incorporating revisions to the design based on staff comments, the project includes the following modifications to the plans based on initial feedback obtained by the Design Review Board:

1. The generator has been relocated to the rear of the site. As a result, one (1) less parking space is proposed for the site.
2. The vinyl fence has been added to the east property line which extends to the front yard area.
3. Revisions to the building screen wall were made and six (6) bollards have been added along the entrance driveway for protection of pedestrians on the sidewalk adjacent to the driveway.
4. A considerable amount of additional trees and landscaping have been provided in the front yard, side yard, and throughout the parking area.

If you have any questions or need additional information regarding any of the above comments, please contact me at (860) 646-2469, ext. 5253.

Sincerely,



Ron Bomengen, PE, LEED AP
Associate