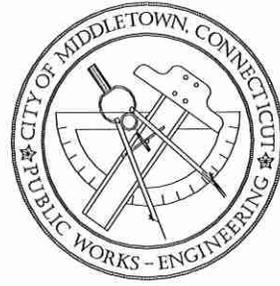


**SITE PLAN REVIEW  
PUBLIC WORKS DEPARTMENT**

*Engineering Division*

**October 16, 2020**



As per request from the Planning, Conservation & Development Department, the following are comments and concerns that our department has in reference to the following application

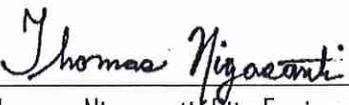
**SPR2020-144 Bysiewicz Drive Lot #5**

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There is only one number available for the address of this lot, #85. If each tenant wishes to have a separate address, they can use the following:

85A  
85B  
85C  
85D  
85E  
85F  
85G

As shown on the attached drawing.

  
\_\_\_\_\_  
Thomas Nigosanti, City Engineer

DEPT. PLANNING & ZONING  
20 OCT 20 PM 1:04

From: Department of Planning, Conservation and Development

Date: 10/8/20

File Identification #: SPR 2020 - 144

Phone/Fax #: 860-296-6811

Applicant Name: ARCONN REALTY, LLC

The attached application and site plan has been received for which your comments are requested by 10 13, 20.

SUBJECT: SUBDIVISION \_\_\_\_\_  
SPECIAL EXCEPTION \_\_\_\_\_  
ZONING \_\_\_\_\_  
SITE PLAN REVIEW X  
IWWA \_\_\_\_\_  
OTHER \_\_\_\_\_

LOT / STREET #: #5 1

LOCATION: BYSIEWICZ DRIVE

REASON: 15,185 SF INDUSTRIAL BLDG

DRAWING DATE: 5/21/20

REVISION DATE: \_\_\_\_\_

1. FIRE (City, South, Westfield)  
Safety - Fire control access  
Fire Alarm boxes

4. POLICE  
Traffic control signs  
Traffic safety

2. PUBLIC WORKS  
Street construction and layout  
Sight distances  
Drainage  
Surface  
Pipe sizes  
Easements  
Location  
Sidewalks  
Soil & Erosion controls  
Parking lot construction

5. WATER SEWER  
Water pipe  
Sizes  
Location  
Pressure  
  
Sanitary Sewer  
Location  
Location

X HEALTH DEPARTMENT  
Septic System approved  
Perc tests  
Engineered system required  
Well approval  
Dumpsters

COMMENTS Approved see attached sheet. V. Magallon

[Signature] 10/14/2020

DEPT. PLANNING & ZONING  
OCT 15 2020  
PM 12:27

# Middletown Health Department Septic System Comment Sheet

Name/Owner: Arconn Realty  
 Subdivision Name:  
 Address: 5 Bysiewicz Drive Phone: 860-296-6811

Reviewing Inspector Name: V. Mazzotta

New Subdivision: \_\_\_      New Lot: \_\_\_      Existing Lot: X      B100 a:      Repair: \_\_\_

City water available: X      City sewer available: X

Identified Approved Reserve Area	Suitable: ___	Conditionally Suitable: ___	Unsuitable: ___
Identified Approved Primary Area	Suitable: ___	Conditionally Suitable: ___	Unsuitable: ___
Percolation Rate	Suitable: ___	Conditionally Suitable: ___	Unsuitable: ___
	Notes		

Max groundwater more than 18" below existing grade	Suitable: ___	Conditionally Suitable: ___	Unsuitable: ___
	Notes:		

Ledge rock more than 48" below bottom of proposed septic trench	Suitable: ___	Conditionally Suitable: ___	Unsuitable: ___
	Notes:		

Ledge rock more than 24" below existing grade	Suitable: ___	Conditionally Suitable: ___	Unsuitable: ___
	Notes		

Separation Distances	Suitable:	Conditionally Suitable:	Unsuitable:
75' from all wells			
50' from surface water			
suitable soil 10' from gallery			
50' of suitable soil down gradient			
10' from embankments			

**APPROVE.** The proposed building will be connected to municipal water and sewer.

Suitable: <u>X</u>	Meets Technical Standards As test
Conditionally Suitable: ___	May meet Technical Standards if lot modified and or verified by Testing
Unsuitable:	Can Not meet Technical Standards as Tested

Reviewer Signature: *V. Mazzotta*      Director of Health: *Kim El*      Public Health Manager: *[Signature]*

Date: *10/13/2020*



**Middletown Water & Sewer Department**

**Memo to:** Joseph Samolis, Director of Planning, Conservation & Development

**Date:** October 21, 2020

**Re:** SPR 2020-144 Arconn Realty, LLC  
Bysiewicz Drive Lot 5  
New Industrial Building  
Site Plan Dated: 10-02-2020

- A. Water and Sewer Department has no objection to this proposal as submitted.
- B. Water and Sewer Department does not recommend approval of this proposal as submitted.
- Separate domestic and fire services are required. Appropriate sizes and label (Refer to Water General Requirements.)
  - Water meter shall be inside the building per City of Middletown requirements.
  - Provide sewer force main material type and size to be used.
  - The installation of a semi-positive displacement E-ONE low pressure duplex grinder pump station is required. (Location to be shown and noted on the site plan.)
  - A permanent mounted generator to power the grinder pumps is required.
  - Revise details to match Middletown Water and Sewer Specifications.
  - Add the following notes:  
"Each lot within this subdivision, (Name of Subdivision), that contains its own sewer lateral, grinder pump, and appurtenances, shall be the sole responsibility of the individual lot owner and not the City of Middletown or their agents for the repair, replacement, and maintenance of this equipment and appurtenances."
  - All city water and sanitary sewer utilities shall be installed according to the latest applicable City of Middletown Water and Sewer Department rules, regulations and specifications.

- Show extent of private sewer to Bysiewicz Drive. Include any other laterals / connections.
- Easement of agreement required to connect to private sewer.
- All connection fees for water and sewer shall be paid prior to the start of the specific utility being installed.

  
Brian P. Robillard, P.E.  
Chief Engineer

  
Joseph S. Fazzino, P.E.  
Director