



Middletown Water & Sewer Department

Memo to: Joseph Samolis, Director Planning Conservation & Development

Date: July 13, 2021

Re: SE 2021-9 Wesleyan University
170 Long Lane
Proposed New Building Childcare
Site Plan Dated: July 2, 2021

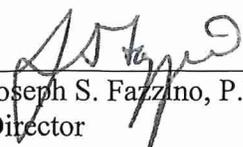
- A. Water and Sewer Department recommends the approval of this proposal provided the developer agrees to the following:
- The estimated water pressure is greater than 80 psi. The Building Division requires a water pressure reducing valve be installed.
 - Update typical trench cross – section (Water or Fire Service) detail with version revised March 2020.
 - Water service pipe should be type “K” copper.
 - Adjust invert of sewer lateral or building elevation so depth of sewer is greater than 4 feet or install ductile iron pipe where the depth of bury is less than 4 feet.
 - Provide estimated demand for water service. Provide water service size.
 - Private manhole cover shall be MDC style pattern 1221-5012.
 - Contractor shall core hole in existing manhole and rebuild brick invert where proposed 8-inch sewer connection is made.
 - All connection fees for water and sewer shall be paid prior to the start of the specific utility being installed.
- B. Water and Sewer Department does not recommend approval of this proposal as submitted.


Seth V. Lentz, P.E.
Assistant Chief Engineer

**City of Middletown
Received**

JUL 14 2021

**Lane Use Department
Middletown, Connecticut**


Joseph S. Fazzino, P.E.
Director

From: Department of Planning, Conservation and Development

Date: 7/16/21

File Identification #: SE2021-9

Phone/Fax #: 860-685-2000

Applicant Name: WESLEYAN UNIVERSITY

The attached application and site plan has been received for which your comments are requested by 7 13 21.

SUBJECT: SUBDIVISION _____
SPECIAL EXCEPTION _____
ZONING _____
SITE PLAN REVIEW _____
IWWA _____
OTHER _____

LOT / STREET #: 1 170

LOCATION: LONG LANE

REASON: CHILDCARE

FACILITY

DRAWING DATE: 7/2/21

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

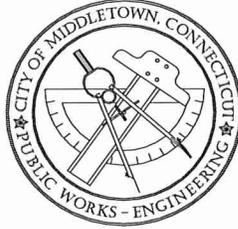
5. WATER SEWER
Water pipe
Sizes
Location
Pressure

Sanitary Sewer
Location
Location

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

COMMENTS Approved Provided all State and local licensing
Requirements are met and plans meet all State and local
Public Health Requirements. /e 7/9/2021 DE

SITE PLAN REVIEW
PUBLIC WORKS DEPARTMENT - *Engineering Division*
July 8, 2021



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

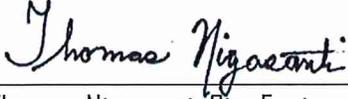
SE2021-9 Long Lane Child Care

On sheet AS-100, there are notes saying "RWL to Splashblock", but sheet GU has all of the roof leaders connected to a pipe that runs to Bioretention Basin #1.

On sheet EX-1, there is an existing catch basin, (elev. 159.9). Do you know where is this connected? Will this catch basin remain and the top elevation adjusted, or will it be removed or abandoned?

The 3' stone edge, shown on GU and SD-4, is to be 2" below the pavement. This could create a tripping hazard. Is there any thought of using pervious pavers?

The address for this building will be #60 Long Lane.



Thomas Nigosanti, City Engineer

City of Middletown
Received
JUL 08 2021
Land Use Department
Middletown, Connecticut