



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Engineering

Tel. (203) 239-5321

Fax (203) 234-2130

PLANNING AND ZONING

Date of Meeting: 08/02/2021

Dev: Site Plan – Upper Slate School

Loc: 5100 Ridge Road

File: P20-38

Comments:(updates are in **BOLD**)

1. Stormwater management control has been reviewed in detail as part of the Inland Wetlands review process. Engineering's final set of comments to the Inland Wetlands Commission is attached for your reference.
2. More detail is needed on the proposed road widening including cross sections, detailed grading plans, a detailed layout plan (with dimensions), and details on the proposed pavement section, and bituminous curb. A line of silt fence should be provided downgradient of the road widening section. Coordinate relocation of the existing utility pole within the southerly road widening area. **20210729 – An updated plan has been provided showing the revised grading associated with the roadway widening required to attain proper sight distance. The new plan shows grading within the ROW limits south of the project site that appear to exceed 2:1. Alternative options for improving this sight distance must be explored that do not include slopes in excess of 2:1.**
3. MH 17 should be replaced with a Gross Particle Separator in order to screen stormwater prior to entering the underground detention system. **20210729 – Developer's Engineer has clarified the stormwater routing. We have no further concerns with this issue.**
4. A trash rack is needed at the stormwater management basin outlet control structure in order to protect against clogging of the 6" low level orifices. **20210729 – A trash rack has been added to the plans**
5. Improve signage, and/or provide additional channeling islands in order to prevent vehicles entering the main parking lot from going the wrong way. **20210729 – Signage and pavement striping has been added to clarify the site circulation.**
6. Provide an additional sidewalk section, handicap ramp, signage, and cross walk just west of the handicap parking spot in order to allow handicap users to safely cross the entry driveway. **20210729 – Additional sidewalk and a cross walk have been added.**
7. Provide signage, gate, and/or pavement markings to restrict access to the utility access driveway. **20210729 – Signage has been added to the plan.**
8. A fence or other means of protection should be provided at the top of retaining walls exceeding three feet in height. **20210729 – Railing have been added at some locations. Final review of wall related building code issues will be addressed as part of the Building Permit process.**
9. A site lighting plan should be provided demonstrating no light intrusion on abutting properties. **20210729 – A photometric plan has been included in the revised drawing set.**

BOND RECOMMENDATION: \$15,000
\$40,000 w/SW

DATE REVIEWED 07/29/2021

TOWN ENGINEER: J. Andrew Bevilacqua, P.E.