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October 10, 2024

Mark Wujtewicz
Planner
Town of Waterford
Waterford, CT 06385

Re: Application #: PL-24-14
Multi-Family 8-30g
430 Mohegan Avenue Pkwy & 23B Old Norwich Road

Dear Mr. Wujtewicz:

We received the staff review comments from September 2024. Below are our responses to your comments:

Responses to Planner's Comments

1. Per applicant's attorney, there is a recorded driveway easement in place.
2. The Cover Sheet has been updated to refer to PZC review rather than the Conservation Commission.
3. There is a small 8'x7' structure near Building 15 that will be removed. A note has been added to the plans indicating the same. See Sheet 3 of 20.
4. A row of 18 Techny arborvitae spaced 10' on center have been added along 7 Roberts Ct. See Sheet 6 of 20.

Responses to Planning Director's Comments

1. The fencing has been completely removed from the plans, including fencing within the inner roadway loop.
2. No response necessary.
3. No response necessary.
4. Their exact size and location are to be determined by the applicant/owner and are not shown on the site plans. See Construction Note 40 on the Utility Plan, Sheet 9 of 20.
5. Building 21 and 22 will have rear decks and walkout basements. The grade between the two buildings is sloped to account for the elevation change. See the Grading Plan, Sheet 7 of 20.

Responses to Utility Commission's Comments

1. See Const. Note 30 on the Utility Plan, Sheet 9 of 20.
2. The water, sewer, gas, and electrical service lines have been added to the site plans and profile plans. See Sheets 9 through 12 of 20.
3. The development will be served by a gravity sewer system. The sewer main will be 8" SDR-35 PVC sewer pipe with a min. slope of 0.004 feet/foot in accordance with the Town's "Standards & Specifications for Wastewater Collection System..." The sewer laterals will be 6" SDR-35 PVC pipe with a min. slope of 1/4" per foot. See Const. Note 31 on the Utility Plan, Sheets 9 of 20. The material and sizes are also indicated on Sheet 10 of 20.
4. See Waterford's Standard Detail 23 added to Sheet 19 of 20.
5. Isolation water valves have been added at the site plans and are called out on Sheet 9 of 20. An isolation water valve cluster is proposed at the roadway loop intersection, near the hydrant at Building 22, and near the existing hydrant at the end of Roberts Ct.
6. Same as Comment 5 above.
7. See Const. Note 34 on Sheet 9 of 20 and Waterford Standard Detail 24 on Sheet 19 of 20.

8. Same as Comment 7 above.
9. Same as Comment 7 above.
10. Same as Comment 7 above.
11. See Const. Note 32 on Sheet 9 of 20 and Waterford Standard Detail 20 on Sheet 19 of 20.
12. See Waterford Standard Detail 16 on Sheet 19 of 20.
13. No culvert crossings are proposed. No changes are proposed to the existing culvert under Route 32. A "Pipe Crossing Detail" has been added to Sheet 17 of 20 for storm drain crossings.
14. See Const. Note 38 on Sheet 9 of 20 and Waterford Standard Detail 12 on Sheet 18 of 20.
15. See Const. Note 35 on Sheet 9 of 20 and Waterford's Standard Detail 17 on Sheet 19 of 20.
16. Same as Comment 15 above.
17. Same as Comment 11 above.
18. Waterford's Standard Details 18 and 19 have been removed from the site plans.
19. Same as Comment 14 above.
20. See Const. Note 39 on Sheet 9 of 20. Also see Comment 5 above.
21. See Const. Note 37 on Sheet 9 of 20.
22. See Const. Note 36 on Sheet 9 of 20.
23. Same as Comment 22 above.

Responses to Building Official's Comments

1. All buildings will have 12" max. overhangs as added to the site plans. See Sheet 3 of 20. The location of the buildings on the inner roadway loop have been adjusted slightly to ensure that there is a min. of 10' of separation between buildings and roof overhangs. A callout has been added noting all roof overhangs between buildings shall be a min. of 10' apart. Additionally, see revised Const. Note 28 on Sheet 9 of 20.
2. Buildings 21 and 22 will have rear decks with pervious patios below, which have been added to the site plans. These buildings will have walkout basements.
3. Same as Comment 2 above.
4. Buildings 21 and 22 will have walkout basements. The basements may be partially or fully finished as to be determined by the project applicant/owner.
5. Each building may be allowed to have a small shed or storage area and hot tub as determined by the project applicant/owner. No above ground or inground pools will be allowed. Some general guidelines of these structures are provided in Const. Notes 41 through 43 on Sheet 9 of 20.

Responses to Environmental Planner's Comments

1. A wetland non-encroachment boundary "WNEB" line has been added to the plans. See Sheets 7 and 8 of 20.
2. No response necessary.

Responses to Public Works' Comments

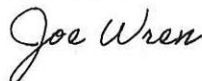
1. The town name has been changed to Waterford. See Sheet 6 of 20.
2. No response necessary.

Responses to Fire Marshal's Comments

1. No response necessary.

Please feel free to contact me at any time if you have any questions or need any additional information.

Very Truly Yours,



Joe Wren, P.E.
INDIGO LAND DESIGN, LLC