



January 18, 2021

Mr. Bill Warner, AICP
Town Planner
Town of Haddam
30 Field Park Drive
Haddam CT 06438

Re: River View Subdivision
Walkley Hill Road
Engineering Review
NLJ # 0425-0070

Dear Mr. Warner:

As requested, we have reviewed the following information for the subject project received via e-mail on January 5, 2021:

- Item 1: Set of 9 bound drawings titled "River View, prepared for Catherine Ragozzino, 565 Saybrook Road, Haddam, Connecticut", including a Title Sheet (sheet 1), "Subdivision Plan" (sheets 3, 4 and 5), "Site/Grading/Storm & Cutting Plan" (sheets 6, 7, and 8), and "Erosion Control Detail" (sheet 9), all dated March 17, 2020; and "Existing Conditions Plan" (sheet 2) dated June 18, 2020, all prepared by Connecticut Consulting Engineers, L.L.C.
- Item 2: Document titled "Hydraulic Report, Prepared for Catherine Ragozzino, River View, 565 Saybrook Road, Prospect, CT", dated October 28, 2020, prepared by Connecticut Consulting Engineers, L.L.C.

In addition to reviewing the above noted items, we have also made a site inspection.

We have the following comments:

1. While the minimum 150-foot rectangle on lot #3 includes land with a slope in excess of 25% as measured over a 100-foot distance, the rectangle could be shifted towards the front of the lot to comply with this requirement (Zoning Regulations Sec. 4.2).
2. Since the property is located within the Gateway Conservation Zone, we would recommend that a note be added to the Subdivision Plan alerting prospective buyers that a Special Permit is required for any proposed house that exceeds a total floor area of 4,000 square feet unless it can be demonstrated that the structure will not be visible from the Connecticut River (Zoning Regulations Sec. 10.6).
3. The existing permanent drainage easement on lot #4 should be shown on the Subdivision Plan.
4. The following existing roadside features, which are not shown on the drawings and may interfere with proposed lot development, should be field located and shown on the drawings:

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
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Consulting Civil and Environmental Engineers Since 1972



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- A. An existing cross culvert under Walkley Hill Road that discharges into the southern corner of lot #3. It should be noted that the culvert location, in relation to the existing driveway located on the opposite side of the road, does not align with what appears to be some type of watercourse shown on the drawings.
- B. An existing cross culvert under Walkley Hill Road that discharges approximately 140-feet to the southeast of utility pole #354S (which should also be shown) appears to discharge into lot #3 in a location that would interfere with the development of this lot as currently proposed.
- C. An existing cross culvert under Walkley Hill Road that discharges approximately 140-feet to the northwest of the driveway located on the opposite side of the road serving property of Prchal (adjacent to driveway serving property of W. McKinnon) appears to discharge into lot #1 in a location that would interfere with the development of this lot as currently shown.
- D. An existing wood post and two cable guide rail system located along the frontage of lots #1 and #2 that would appear to conflict with the locations of the proposed driveways providing access to these lots. Wherever a section of the guide rail needs to be removed to accommodate a driveway, new end anchors will need to be provided on each side, and the wires re-tensioned. Given the type and condition of the existing guide rail, it is recommended that it be replaced with new guide rail conforming with current standards.

With regard to comments A, B and C above, drainage easements along with rights to discharge into the respective lots should be identified on the Subdivision Map at each existing culvert end. It should also be determined if the discharge from these culverts results in any inland wetland or intermittent watercourse classifications.

5. We have the following comments regarding the proposed driveways:
 - A. Since the driveways descend from Walkley Hill Road, they must rise at least 6-inches above the existing gutter line grades before descending into the lot (Regulations for Public Improvements Sec. 130B.11).
 - B. The sections of driveways located within the Walkley Hill Road ROW are limited to maximum grades of 8%. This section of the driveway on lot #2 well exceeds this grade as well as the maximum permitted driveway grade of 15% between the 128 and 130 contours (Regulations for Public Improvements Sec. 130B.9).



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- C. All driveway aprons within the Walkley Hill Road ROW must be paved (Regulations for Public Improvements Sec. 130B.1). In addition, driveways exceeding a grade of 10%, such as lot #3, must be paved for their entire length (Zoning Regulations Sec. 4.2).
 - D. Driveways, as well as areas upgradient of proposed houses, should be graded to direct surface runoff away from and around house foundations.
6. Proposed footing drains should be shown with rip rap scour pads at their outlets.
7. The following miscellaneous information should be provided on the drawings as required in Sections 3.2 and 3.3 of the Subdivision Regulations:
- A. Monuments or iron pins at proposed lot corners.
 - B. Proposed water supply wells and associated protective radii.
 - C. NRCS soil types.
 - D. Graphic scales.
 - E. Delineation of slopes greater than 25%.
 - F. Additional Location Map at a scale of 1"=200'.

Should you have any questions, please feel free to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.


Geoffrey L. Jacobson, P.E

cc: Bob McGarry, Chris Corsa, Jim Puska, Connecticut Consulting Engineers, L.L.C.