

SOAPSTONE ESTATES
Eleanor Road
Somers, CT

DATE: 11/2/2020

REVIEWED BY: Jeffrey S. Bord

Initial Plan Review Comments

- 1 Storm Drainage Calculations including the detent basin
- 2 The 30' Landscape Buffer should be shown as tree line or proposed landscaping
- 3 Detail of 2:1 cut slope stabilization along the west side of property
- 4 Proposed hammerhead turn around needs to be moved
- 5 Show storage company pavement, buildings and landscaping
- 6 Show unit addresses, #31 - #57 on west side and #30 - #50 on east side
- 7 Reconstruct approximately 260 L.F. of existing Eleanor Road to Town Standards
- 8 Show existing pole locations on Eleanor Road
- 9 The proposed watermain will need to be designed to avoid the poles.
- 10 Show water main easement on all plan sheets
- 11 Fire Chief John Roache needs to approve the proposed hydrant locations
- 12 Building elevations, floor plans and square footages should be shown
- 13 Construction cost estimate of common improvements will be needed

Items that need to be discussed with the Planning Commission

Common Areas
Traffic Study
Sidewalk