

CLA Engineers, Inc.

Civil • Structural • Survey

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December 6, 2022

Ms. Liz Burdick
Town Planner
310 Norwich-New London Tpke,
Uncasville, CT 06382

RE: 307 Route 32 Site
CLA-7064U

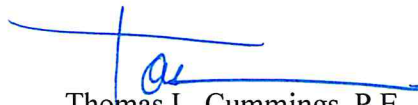
Dear Liz:

We have reviewed the plans and supporting documents submitted for the 303-309 Route 32 site conversion of two commercial buildings to multi-family use. We have the following comments:

1. Sidewalk installation on Rt. 32 must be provided on the plans.
2. The grading for handicap parking must be defined to show conformance.
3. The plans for 307-309 show canopies extending over the property line and into the narrow travel lane at the east side of the building.
4. The easterly most unit in #309 must have a walkway shown.
5. Evidence of submission to CT DOT Dist. 2 must be provided.
6. All the pavement on the site must be removed and the area repaved. The pavement area must be reduced where appropriate.
7. The exterior lighting must be shown on the plans.
8. The proposed signage on the site must be added to the plans.
9. An A-2 survey must be provided, work in shown on or close to all of the neighbor's properties.
10. Is a dumpster pad proposed for the site?
11. Spot grades must be shown on the plans as needed in parking areas.
12. A note must be added to the plans regarding a CT Licensed Engineer designing and inspecting the block wall installation. A wall detail more appropriate to the filling required on the site must be provided.

13. The installation of fencing along the retaining wall(s) must be shown behind the wall on the site plan.
14. Access to the rear of the property for any reason is impractical.
15. A sidewalk is needed along the entryways on #303.
16. The proposed berm rail must be shown in scale on the plan view.
17. The notes regarding ex. drywells on Sheet 2 must be removed.
18. The access way to the lower parking area must provide a pedestrian wall way. The retaining wall between the drive and parking area must be modified.
19. The proposed modified riprap splash pad must be detailed on the plan.
20. Is the ex. vegetation along the southwest side of the site to be trimmed or replaced along the parking area?
21. The lower parking area must be “squared-up” to properly allow vehicle movement.
22. The proposed pavement section must be added to the plans.
23. The “install new conc. block wall” note leader arrow must be extended.
24. The E&S Control Plan must site specific with the proposed construction sequence detailed as well as specific individuals responsible for the E&S Controls.
25. An E&S Control Bond Estimate must be provided for review.
26. Parking spaces along the south side of #303 should be reconsidered.
27. The bollards and existing landscaping in front of #303 must be removed and a walkway to the north side of the building installed.

Very truly yours,



Thomas L. Cummings, P.E.

TLC:bab