

CLA Engineers, Inc.

Civil • Structural • Survey

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April 10, 2024

Mr. Matthew Davis
Director
Land Use and Development Department
310 Norwich-New London Tpke.
Uncasville, CT 06382

RE: Black Ash Estates Resubdivision
Black Ash and Old Colchester Road
CLA-7767C

Dear Matt:

We have reviewed the plans and supporting documents submitted for the Black Ash Estates Subdivision on Black Ash and Old Colchester Roads. We have the following comments:

1. Proposed overground and underground utility services must be shown on the plans and, if necessary, road repair details included on the plans. Utility poles on Old Colchester Road must be shown on the plans.
2. Sightlines for the driveways must be determined, and plans and profiles provided.
3. The Town Standard driveway apron detail must be added to the plans and modified for particular lots as necessary in order to maintain the street drainage, especially on Black Ash Road.
4. The topography dates back perhaps some 20 years and must be updated as necessary.
5. A bond estimate for the public improvements (monuments) must be provided for review.
6. Drainage easements must be provided on Lots 2, 8 (2 cross culverts) and 13.
7. The stormwater drainage report must be enhanced especially regarding down gradient neighbors below Lots 9-13.

8. The test hole data shows relatively high groundwater throughout the development, thus the roof drainage systems must consider the capacity of the proposed systems and that of some of the rain gardens which are shown on 10% slopes which may be deep on their high sides. Interception of groundwater must be considered in all proposed grading and below surface facilities.

Very truly yours,



Thomas L. Cummings, P.E

TLC:bab

cc: John Carlson
Meredith Badalucca