

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

June 24, 2024

Mr. Matthew Davis, Director
Land Use and Development Department
310 Norwich-New London Tpke.
Uncasville, CT 06382
Via Email: mdavis@montville-ct.org

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

Dear Matt:

CLA Engineers has reviewed the revised plans and supporting documents submitted for the Black Ash Estates Resubdivision on Black Ash and Old Colchester Roads. We have the following comments:

1. Utility services for Lots 1, 2, 5, 8, 9 and 11-13 dead-end near Black Ash Road. The Applicant should indicate if a new utility pole will be installed or if other means of utility service will be brought to this point.
2. The driveway detail provided does not meet the Town Standard detail. See Town Road Standard and Improvement Derails Figure 15.
3. The source and level of accuracy for the topography should be indicated on the plans.
4. We recommend a note be placed on Lot 9 indicating that impervious surfaces, footing drain discharge, and roof leader overflow should be directed north toward the wetland system and not the neighboring properties to the south.
5. The potential for increased stormwater runoff from Lots 11 & 12 and the potential impacts on the down gradient neighbors remains a concern. Larger rain gardens have been added, but their contributing watersheds appear limited. Watershed mapping for these features should be provided. It appears that large portions of the conceptual development will sheet flow to the down gradient neighbors. A stormwater analysis should be provided quantifying the existing condition and post development peak flow rates and runoff volumes from these lots to the down gradient neighbors.

6. Can the Lot 11 and 12 footing drain discharges and roof leader overflows be directed to the rain gardens on these lots?
7. All other previous comments have been addressed.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email at khaubert@claengineers.com with any questions.

Very truly yours,
CLA Engineers, Inc.

A handwritten signature in blue ink that reads "K Haubert". The signature is written in a cursive style with a large initial "K".

Kyle Haubert, P.E.

cc: John Carlson
Meredith Badalucca