

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

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December 3, 2024

Meredith Badalucca, Assistant Planner

Town of Montville

310 Norwich-New London Tpke., Uncasville, CT 06382

Regarding: Response to CLA Site Plan Application Review Comments
2268 Route 32 – Horizon View
CLA-7873C

Dear Meredith:

RJ O'Connell & Associates, Inc. is in receipt of the peer review comments by CLA Engineers, Inc. dated November 22, 2024 for the above referenced project. We have reviewed the comments listed below in italics with the associated responses.

1. *Sheet C-1: We recommend moving the construction fence gate further into the site to allow vehicles to turn off the road when locking/unlocking the gate.*

Response (RJOC): The construction fence has been relocated further into the site. The gate swing direction was reversed to allow vehicles room to turn off the road when accessing the site.

2. *Sheet C-4: Please verify the ADA parking space dimensions. I believe car spaces should be 10' parking width and 5' cross hatch width.*

Response (RJOC): The ADA parking spaces have been resized. Please see the plans for details.

3. *Sheet C-4/9/10: Recommend depicting the latest ADA accessible parking symbol from the CT Building Code for the ADA parking spaces.*

Response (RJOC): The ADA accessible parking symbol has been replaced per the latest CT Building Code.

4. *Sheet L100: Provide a seed mix and application rate for the lawn areas.*

Response (MDLA): The seed mix and application rate is as follows:

Seed Mix: Seed of grass species as follows, with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

Quality: State-certified seed of grass species as listed below for solar exposure:

- A. Full Sun:** Kentucky bluegrass, a minimum of three cultivars.
- B. Sun and Partial Shade:** Proportioned by weight as follows:
 - 1. 50 percent Kentucky bluegrass (*Poa pratensis*), a minimum of two cultivars.
 - 2. 30 percent chewings red fescue (*Festuca rubra*), a minimum of two cultivars.
 - 3. 10 percent perennial ryegrass (*Lolium perenne*), a minimum of two cultivars.
 - 4. 10 percent redtop (*Agrostis alba*).
- C. Shade:** Proportioned by weight as follows:
 - 1. 50 percent chewings red fescue (*Festuca rubra*), a minimum of two cultivars.
 - 2. 35 percent rough bluegrass (*Poa trivialis*), a minimum of two cultivars.
 - 3. 15 percent redtop (*Agrostis alba*).

Seed Application Rate: 3-4 lbs / 1000sf

5. *Traffic Impact Report: Page 6 of the report under the State Approval section indicates a widening/stripping of Route 32 is required. This work doesn't appear to be presented in the plan set, please address.*

Response (Hesketh): As shown on drawing RF-01, there is a minor widening and restriping of route 32 proposed for this project.


6. *The project stormwater management meets the goal of the 2024 CTDEEP Stormwater Quality Manual and the Town MS4 requirements. Peak flow and runoff volume leaving the site are reduced and the stormwater quality is appropriately addressed by use of the best management practices proposed.*


Response (RJOC): The above comment has been noted.

Please call me if you have any questions at 781-279-0180.

Sincerely,

RJO'CONNELL & ASSOCIATES


Roy Smith
Vice President


Mark Pricer, P.E.
Associate

cc: Stephen Caprio
William Sweeney
Lewis Brown
Nicholas Campanelli