

CLA Engineers, Inc.

Civil • Structural • Survey

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

February 4, 2022

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

RE: Village Apartments Phase III
CLA-6314T

Dear Liz:


We have reviewed the plans and supporting material submitted for the proposed expansion of the Village Apartments – Phase III on Jerome Road. We note the following comments:

1. There are three “dead-end” parking areas, assigned parking and signage is necessary.
2. Pedestrian access from these parking areas and to Jerome Avenue and within the Apartment complex must be provided.
3. There is a proposed walk at the northeast corner of the site which must be extended to Route 92 within the easement area.
4. The handicap ramps must be concrete to accommodate the detectable warning strips.
5. The handicap ramps must be updated to current CT DOT Standards.
6. Access from the ends of Bldg. A must be provided.
7. The concrete and bituminous concrete walks must be clearly distinguished on the plans.
8. Walkway from Bldg. B to the dumpster must be extended as needed.
9. The proposed clean-out in the dumpster pad seems impractical and should be located in a more accessible and protected area.
10. The dumpster gate is indicated to be 19’ long per the detail, its swing area must be considered.

11. The top and bottom elevation of the proposed retaining walls must be shown at several points.
12. The block house and associated waterline are missing on the demolition plan.
13. The existing hydrant near Bldg. 2 is not shown (or relocated) on the Layout and Utility Plan.
14. Estimates for cut and fill quantities for the site work must be provided.
15. Notes regarding the blasting on site must be provided. The rock cut legend on the E&S plan must be defined.
16. The note referring to a new sign to replace existing sign on Jerome Ave. is confusing.
17. Exterior lighting must be shown.
18. Spot elevations at appropriate parking lot corners must be provided, the 82 contour is missing in the parking area at the east end of Bldg. C.
19. The proposed parking area and two-way traffic at Building 2 requires an island or other traffic calming methods.
20. The landscaping and ledge area must be coordinated.
21. A bituminous concrete walk detail must be provided on the plans.
22. Test hole information for Holes 4 & 5 must be shown on Sheet 2.
23. The rip rap swale detail must be enhanced.
24. The exposed wall surface of the retaining wall must be noted on the plans.
25. Jerome Ave. has a low slope in front of the proposed access drive. An additional catch basin at the proposed drive is necessary to prevent ponding. The existing catch basin(s) in Jerome Ave. must be rebuilt if connected to by new culvert(s). The existing drainage system in Jerome Ave. ponds due to the low slope of the culverts. Connection of the Infiltrator 1 to CB 7 or to an outlet below the existing drive to Jerome Road must be investigated.

26. The existing drainage at Bldg. 1 outflows directly into wetlands using two curb cuts in the existing access drive, it appears that installing the curb cut at the northwest end of the existing parking area would allow existing drainage to run overland for about 40 feet which would improve the situation.
27. Fig. 4 in the drainage report is illegible.
28. Access to the rear of Bldg's A & B must be less restricted by flattening the proposed 3 to 1 slopes. The area behind Bldg. A must be 15' wide as a minimum prior to the steep sloping.
29. An E&S Bond Estimate must be provided for review.

Very truly yours,



Thomas L. Cummings, P.E

TLC:bab

cc: Donald Bourdeau