

CLA Engineers, Inc.

Civil • Structural • Survey

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

April 13, 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 revised plans dated March 15, 2022 and supporting material submitted for the proposed expansion of the Village Apartments – Phase III on Jerome Road. We note the following comments:

1. The lack of interconnection with the parking requires significant backing up if spaces are filled. Spaces must be assigned, along with the visitor spaces being clearly designated.
2. The proposed 356 spaces is a long way from the 576 required by Section 18.3. An analysis of the parking with the two existing units is needed to better evaluate the parking needs for the site.
3. The traffic in front of Buildings A & B must be one way.
4. The paved area at the northwest side of Building 2 is too wide and must be designed to improve traffic calming, and control vehicular and pedestrian movements including signage, speed bumps and marked crossings.
5. The calculated excess material would appear to include a large volume of rock, besides the blasting, is crushing of rock proposed on the site? If that possibility exists, then location, hours of operation, noise, dust and truck traffic must be addressed.
6. The concern for ponding on Jerome Avenue is due to the newly proposed drive in a “flat” area. The installation of pea gravel diaphragm on Town land is not acceptable. A drainage system must be installed and the existing catch basin on the south side of Jerome Avenue rebuilt.
7. Back-up for the E&S Control Bond amount must be provided for review with associated quantities and unit costs.

8. The easement document for access to Route 32 from the site must be provided for review. There is paving work proposed on private property shown on Sheet 5. Written agreement with the Owner must be provided. A proposed relocation spot for the mailboxes must be shown on the plans.

Very truly yours,



Thomas L. Cummings, P.E

TLC:bab