

70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390

June 13, 2023

Planning & Zoning Commission
Town of Montville
310 Norwich New London Tpke
Uncasville, CT 06382

Re: Planning and Zoning Commission – 2040 Route 32 Gas Station/ Convenience Store Town
Engineer Comments & Staff Comments

In response to the Memorandum dated May 4, 2023 and the Towns comments regarding the subject property we have developed the following point by point response:

Building Department Comments 5/4/2023

1. Accessible Parking is Required to be closer to the entrance. The entrance is not identified. – **The main entrance can be located on sheet 3 of 8. The accessible parking space is positioned approximately 30 feet away from this entrance. Various architectural constraints, including the location of structural columns, determined this placement. Given these constraints, this is the closest proximity we could achieve in the design.**

Town Engineer, Thomas Cummings, CLA Engineers, Inc. 5/4/2023

1. The sign location for handicap parking must be shown on the plans, and parking space and sign details added to the plans. – **The location of the handicap sign is indicated on sheet 3 out of the 8-sheet set. Details pertaining to the sign are provided on sheet 8 of the same set.**

2. The doors to the building must be shown on the site plan.- **Doors of the building are indicated on sheet 3 out of the 8-sheet set.**
3. Wheel stops along the front walkway must be added to the plans. – **Wheel stops have been added along the walkway in the front of the building, shown on sheet 3 of 8.**
4. The guy pole for the utility pole on Produrgiel Lane is shown to be removed, what is replacing it? – **The utility pole that is marked for removal on Produrgiel Lane will not be replaced. This pole is a standalone structure without any electrical connections. The underground electrical connection will instead be routed through the utility pole situated on Route #32. Shown on Sheet 3 of 8.**
5. Is there a drainage easement for the culvert crossing Produrgiel Lane? Proposed work is shown right up to the property line, and likely within an easement area. – **A drainage easement for the culvert crossing at Produrgiel Lane exists. We've incorporated this information into the relevant sheets.**
6. A guide railing must be included on or in front of the northerly retaining wall. A 42” high railing must be included on both walls. – **A wooden guide railing has been added to Sheet 3 of 8.**
7. The front sidewalk along Rt. 32 must be replaced and the access driveways detailed on the plans. – **Added on Sheet 3 of 8.**
8. The catch basin and hydro-dynamic separator at the entrance drive cannot be installed as shown. The hydro-dynamic separator size must be calculated and described on the plans. – **The location of the Hydro-dynamic separator has been relocated, shown on sheet 4 of 8.**
9. The directional traffic signage must be shown on the plans. The entrance drive must be modified to restrict and direct traffic in both directions as each enters the gas pump area. – **Directional signage has been proposed near the pumps to regulate traffic flow from both directions and is shown on sheet 3 of 8.**
10. The handicap ramp or depressed curb must be at the handicap space. – **A proposed ramp for wheelchair access is planned to be situated in front of the designated handicap parking space shown on sheet 3 of 8.**

11. Planting is shown beyond the limit of disturbance as is the northerly retaining wall footing. – **Addressed. There will be no activities conducted beyond the boundaries of the specified disturbance area.**
12. The northerly parking area is too steep, a 5% slope should be considered as a maximum. – **Addressed. The parking area has been re-graded to guarantee that the slope does not surpass a gradient of 5%.**
13. The retaining wall must be designed by a professional engineer in lieu of the “review” designated by on the detail. – **Addressed. Additional language has been incorporated into the detail on sheet 7 of 8.**
14. Details must be provided on the plans for the proposed site work items including the walkways, pavements, railings, handicap space, curbing, lighting poles and bases, concrete pads, catch basin sump and hood, culvert installation etc. – **Added to sheets 7 & 8 of 8.**
15. The purpose of the plunge pool detail on Sheet 7 of 7 must be defined. – **The details of the plunge pool have been clearly defined on sheet 7 of 8.**
16. A cross section of the proposed detention pond must be included. A detail of the outlet must be added. An emergency spillway must be shown. – **A detailed cross-section of the detention pond, including the outlet structure, has been added on sheet 8 of 8.**
17. The entire proposed grading on the site must be reviewed and adjusted as necessary. The handicap space shall be detailed to show conformance with ADA requirements. – **The site has undergone review and minor grading modifications near the handicap space to guarantee compliance with the Americans with Disabilities Act (ADA), shown on sheet 4 of 8.**
18. The roof drainage for the building and canopy must be shown on the plans. – **The drainage from the roof will be guided into splash boxes located at each corner of the building. From these splash boxes, the water will then flow into the planned catch basins. The runoff from the canopy roof will specifically be channeled into Catch Basin #2 through a dedicated piping system, shown on sheet 4 of 8.**
19. An E&S bond estimate must be submitted for review. – **Attached.**

20. Given the adjacent development and two bridges on the access drive to Montville Commons, a review and discussion of the drainage coming to the site must be included. – **We've assessed the drainage area surrounding the restaurant and confirmed that our site does not disrupt its existing drainage patterns. In fact, post-development drainage flow and volume from our site are lower than pre-development levels across all storm conditions.**

Connecticut Department of Transportation, Jonas Luceus 5/12/2023

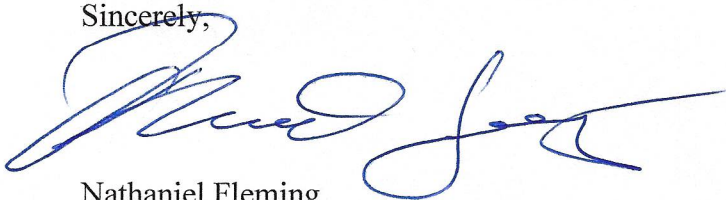
1. Add the note: All work within the State highway shall conform to the CTDOT Specifications for Roads, Bridges, Facilities and Incidental Construction; Form 818. – **Note added to sheet 1 of 8.**
2. Any roadway improvements or other mitigation measures necessary to accommodate the development's traffic at the signalized intersection? Were any analyses performed to show the impact that the development will have on traffic operation? – **Please refer to the attached traffic report for more details.**
3. Will the Route 32 SB left-turn lane storage length still be adequate for its peak-hour queues? – **Please refer to the attached traffic report for more details.**
4. Develop a plan depicting the minimum required sight distances at both site driveways based on the 85th percentile speeds on Route 32 and measured at a 15-foot setback from the edge of road. – **Please refer to the attached traffic report for more details.**
5. Any signs and pavement markings needed at the site driveways? – **Please refer to the attached traffic report for more details.**
6. Ensure pavement markings on Route 32 are consistent with the Traffic Standard sheets. – **Note added to sheet 3 of 8.**
7. Note that the plan of record for the two signalized intersections will need to be updated to show the change in geometry, specifically the proposed driveways. – **Please refer to the attached traffic report for more details.**
8. Clearly show and label the Right of Way (R.O.W.) lines. – **Addressed on sheet 3 of 8.**
9. Any sidewalk ramps needed at the driveways? If yes, call out proposed sidewalk ramp types according to the CTDOT Highway Guide Sheets and provide the applicable detail sheets. – **Addressed on sheet 3 & 8 of 8.**
10. Evaluate the possibility of providing an access point for the proposed site from Occum Lane so that vehicles can utilize the traffic control signal when exiting and be able to turn left onto Route 32. – **We have assessed the feasibility of creating an access point on**

Occum Lane. However, we've concluded that it wouldn't be a viable option due primarily to the substantial change in gradient.

11. Add a "Pavement Marking Notes" section on the plan sheet with the following notes:
 - a. All Pavement Markings to be Epoxy Resin.
 - b. All Pavement Markings to be installed in accordance with Standard Sheet TR-1210_04 and TR-1210_08.
 - c. Eradicate existing conflicting pavement markings.
 - **Notes added to sheet 3 of 8.**
12. Revise geometry for right-out only. – **Addressed on sheet 3 of 8.**
13. Is there legend for the hatch area shown on Route 32? – **Easement hatch added to the legend.**
14. Callout pavement marking type. – **Pavement type called out on sheet 3 of 8.**
15. Will left turns into the site driveway be allowed; if yes, please provide the appropriate turning templates. – **Left turns out of the site will not be permitted.**
16. Confirm that the proposed design vehicle will be entering exclusively right-in at the driveway and exiting exclusively right-out at the driveway. Otherwise, please provide turning templates for the left-in turning movements – **Vehicles will be entering exclusively right-in at the driveway and exiting exclusively right-out at the driveway.**
17. Revise the turning templates to ensure that the design vehicle paths do not encroach into other travel lanes on Route 32. – **Addressed on sheet 7 of 8.**
18. WB-50? see below. – **Addressed on sheet 7 of 8.**

If you have any questions or require anything further, please let us know at your earliest convenience.

Sincerely,



Nathaniel Fleming