

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

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August 25, 2026

Stacy Radford, Zoning & Wetland Enforcement Officer
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: sradford@montville-ct.org

RE: Site Plan Application 26SITE10 Review
82 Maple Avenue – Site Plan
CLA-8581C

Dear Stacy:

CLA Engineers, Inc. (CLA) has received the application materials for the above referenced project located on the Town Form Repository: <https://www.townofmontville.org/form-repository/2026-application-26-iwc-10-82-maple-ave-2-lot-subdivision/>

CLA has reviewed the site and performed a review of the application documents and offer the following comments:

The E&S Narrative needs more detail:

1. Provide the total area expected to be disturbed by construction activities.
2. State any other possible permits (local, state, or federal) that may be needed.
3. Provide location of electric utilities.
4. The narrative should state that all construction methods shall be in accordance with the provisions set fourth in the 2024 E&S manual, not the 2002 manual.
5. Provide who will be responsible for E&S inspections and maintenance during and after construction.
6. Provide who is responsible for emergency situations (Sever flooding, rains, and other environmental problems).
7. Provide the name of the ultimate receiving waters of the wetland(s).
8. E&S should be inspected at least weekly and within 24 hours of a heavy rain event.

The plans require additional information:

9. Provide soil mapping of highly erodible soils and hydrologic soil groups.
10. Provide size of drainage area on plans.
11. Provide detail for staked haybales.
12. Provide who delineated the wetlands and when on the plans.
13. Due to steepness of grades, provide stone check dams on both sides of driveway just above wetlands.
14. Provide dewatering plan and detail.
15. Provide town road restoration details and driveway details.
16. Provide details for utility trenches going through wetlands.

17. The CTDEEP water quality volume should be stored onsite for the new lot to comply with the Town's MS4 General Permit.

Drainage calculations need more detail:

18. Provide source for the 25-year rainfall intensity value.
19. Provide backup data for the proposed culvert sizing.
20. Provide rip rap apron sizing.

Other comments:

21. Provide the correct property owner for all sheets
22. Graded slope above wetland may need to be paved due to proposed slope being 10%. Please confirm slope.
23. The proposed wetland disturbance is 4900 SF. Under the new Army Corps Permits, disturbance of 1/10th of an acre (4356 SF) of wetland disturbance requires coordination.
24. Provide alternatives to mitigate wetland disturbance.
25. Show utility work on maple ave that will occur within regulated area.
26. Will additional clearing be needed along Maple Ave for sight lines?
27. Some of the wetland flags near the proposed crossing are missing or hard to see. These should be reflagged (WF 4-8, 10, 12-14, 48-54).

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

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.



Kyle Lynch, CSS