

CLA Engineers, Inc.

Civil • Structural • Survey

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October 27, 2022

Juliet Hodge, Planning Director
Ledyard Planning & Development Department
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511
planner@ledyardct.org

RE: Engineering Review
Application PZ#22-18SUB
Avery Brook Homes, LLC
94, 96, 98 and 100 Stoddards Wharf Rd.
CLA-7336

Dear Ms. Hodge:

CLA Engineers, Inc. has received and conducted a review of the following application materials for the above referenced project:

1. Plan showing Resubdivision, Property of Avery Brook Homes, LLC, 94, 96, 98 and 100 Stoddards Wharf Road, A.K.A. Connecticut Route 214, Ledyard, Connecticut, Sheet 1-7, July 7, 2022.
2. Declaration of Avery Brook Homes, a De Minimis Planned Community.
3. Water Study, Proposed Stoddards Wharf Road Subdivision, Ledyard, Connecticut, prepared by GEI Consultants, Dated July 6, 2022, Project 2201518.
4. Traffic Impact Study, 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut, prepared for Avery Brook Homes LLC, Prepared by KWH Enterprise, LLC, August 2022.

We have reviewed the site and the application documents and offer the following comments:

1. The Applicant should provide stormwater drainage calculations demonstrating existing condition and post development stormwater flow rates and volumes leaving the site. The development as proposed does not appear to provide for mitigation of potential increase in stormwater runoff from the proposed impervious areas. An increase in stormwater runoff from the development could negatively impact the existing road, existing cross culverts, downstream infrastructure, and private property located downstream of the development.
2. The Applicant should address how the development will meet the CTDEEP and Town stormwater quality requirements for runoff from the proposed impervious areas including the roadway, driveways, and roofs. Pollutants from untreated stormwater runoff could have a negative impact to groundwater, inland wetlands, or the surrounding properties.
3. It appears that a portion of the stormwater from the site will flow toward a cross culvert under the DOT Road (Route 214). Have plans and stormwater drainage calculations been submitted to DOT District 2, and has DOT District 2 performed a review of the documents?

4. The applicant should indicate the total proposed area of disturbance for the development, and if a CTDEEP Construction Stormwater General Permit will be required. It appears the total disturbance will exceed the 5-acre threshold and will require the General Permit. If so, CLA recommends that the Applicant provide the Town with a copy of their approved General Permit application documents and copies of the weekly inspection reports after construction commences.
5. A plan and profile of the proposed roadway should be provided indicating the proposed roadway horizontal and vertical geometries.
6. A stormwater pollution prevention plan and a roadway maintenance and operation plan should be provided on the project plans.
7. The proposed sequence of construction should be clarified and any project phasing should be shown on the project plans.
8. Erosion and sedimentation controls should be provided for the roadway construction phase of the development. Stockpile and staging areas should be shown for the roadway construction.
9. The Applicant should address if school buses, trash pick-up, or US Mail delivery will access the private road.
10. The 20' road width appears too narrow for safe pedestrian access through the development. The Applicant should address if sidewalks are required or needed along the roadway. CLA would recommend sidewalks be provided if school buses will not access the private road.
11. The Applicant should demonstrate that a fire truck could navigate the curvature of the proposed roadway.
12. CLA recommends that stop signs and stop bars be provided at the intersections with Stoddards Wharf Road.
13. The Applicant should address if on-street parking will be allowed within the development.
14. The Applicant should address if the proposed driveways and residences provide adequate parking in accordance with the Zoning Regulations.
15. Clearing limits and/or limits of disturbance should be shown on the plans, including any clearing needed in the State right-of-way to achieve the sight lines shown. Phased clearing limits should be shown if applicable.
16. Will the electrical service be above or underground? The location of any underground utilities should be shown on the plans.
17. Will street lighting be provided?

18. The front and rear setback lines specified in General Note #6 (Sheet 1) don't match the building line setbacks depicted on the plans (Sheet 3).
19. How will property line monumentation be provided within the centerline of the new roadway?
20. The proposed residences appear to be in relatively close proximity to each other (several within 20') without a water system for fire protection. The Applicant should address if this meets building code requirements, if there are additional building code requirements, or other provisions required for a development of this density without a water system available for fire protection.
21. Costs for street sweeping and any other stormwater pollution prevention operation and maintenance as applicable should be included in Schedule C of the Declaration document.
22. An itemized erosion and sedimentation control bond estimate should be provided for the development.

Please feel free to call me at our office or email me at khaubert@claengineers.com with any questions or comments.

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.