

# CLA Engineers, Inc.

Civil • Structural • Survey

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January 12, 2022

Mrs. Kathy Warzecha  
Town Planner  
389 Route 2  
Preston, CT 06365

RE: Blue Camp CT  
SE #2021-03 & SP #2021-02  
CLA-5918V

Dear Kathy:

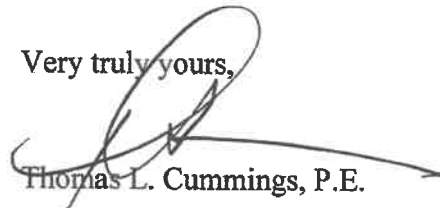
We have reviewed the plans and associated documents submitted for the proposed RV park on 451, 455 & 495 Route 2. We note that likely revised plans will be submitted due to IWWC concerns. The comments are based on the Nov. 12, 2021 plan set. We note the following items::

1. Legends and symbols must be completed and/or coordinated. Notes on Sheet C.3.0 are typical to subdivision construction and are not applicable.
2. Leader lines for specific notes must be coordinated as needed.
3. View lines from neighbor's on Avery Pond should be provided.
4. Volumes of cuts and fills should be calculated and described.
5. The traffic report discusses volumes; are revisions to Route 2 anticipated, such as turning lanes and widening?
6. The plans state future submission at entrance for lighting; the plans indicate signage at the entrance. The proposed work should be shown in the plans.
7. A path is shown in portions of the plans for pedestrian and service vehicles. It is shown running through a rain garden. It crosses the access drives in several locations without signage or crossing lines. A detail of this path must be added to the plans.
8. Pedestrian access throughout the park must be presented, especially with the office and recreation facilities at an extreme end of the site.

9. The size and number of dumpster pads seem inadequate, and the maintenance building should have one.
10. The RV parking at the office can only be exited by backing out; it should be only for going forward.
11. A plan showing turning radii for the larger vehicles (such as fire engine) throughout the development should be provided.
12. The disposition of leaves and grass clippings must be described.
13. Signage throughout the site must be presented.
14. The surface of the golf cart storage must be shown and access must be delineated since more than half this area is on a one-way drive.
15. The clearing and grubbing of the site must be fully detailed. Is chipping of trees anticipated? What use of the woods chips is anticipated? The stock pile areas are small considering the site; the material to be stockpiled must be described as well as its disposition.
16. The installation of the access to dock will require significant trimming of "preserved" trees to remain.
17. The grading at the office/recreation site must be redone; for instance the bocci court slopes from end to end.
18. Roof drainage for all the buildings must be shown.
19. The detention ponds are shallow and essentially flat over significant areas. The use of such basins, the maintenance of the basins and clogging of the outlets must be described.
20. A bond estimate for Site work must be submitted.
21. Drainage must include swale capacity calculations.
22. The landscaping plan shows shrubs at the tent area next to Avery Pond where more screening type plantings seem appropriate.
23. Bathhouses are shown differently on drawings.
24. Utility services to the maintenance building must be shown, trench drain(s) are shown on the floor plans.

25. Rubble stone slope surface stones must be described on plans in lieu of "see specifications".
26. Six inch deep spillways are shallow and maybe susceptible to clogging, a 12" minimum depth is recommended.
27. Dumpster pads must be coordinated with the details.
28. The application of "sand area" detail must be described.
29. Limits of the gravel drives must be clearly represented.
30. The difference of the elevations of Avery Pond; how will it affect the ramp to the dock. The ramp appears steep according to the plans.
31. Pump Station on Route 2 will be visible, an elevation of installation should be provided. Will it have a generator?
32. The site will require DEEP Stormwater Permit, the Commission may want to see the plan following issuance.
33. The maintenance schedule calls for semi-annual cutting of grasses in detention basins, given the shallow depths more frequent mowing is advisable.
34. Rain gardens 5&6 are described in the drainage calculations but not included on the plans.
35. The total pre and post discharges should be shown for each of the four watersheds.
36. The finish floor elevations for the several buildings must be shown.
37. The grading at the handicap spaces must be defined by spot elevations to show conformance with the standards.
38. Handicap accessible ramping must be clearly shown on the plans.

Very truly yours,



Thomas L. Cummings, P.E.

TLC:bab