

# Town of East Lyme

Exhibit Q

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357



Town Engineer  
Victor A. Benni, P.E.

860-691-4112  
FAX 860-739-6930

To: Gary A. Goeschel II, Director of Planning  
From: Victor Benni, P.E., Town Engineer   
Date: August 12, 2020  
Re: 22 & 24 Upper Kensington Drive – Nottingham Hills  
Subdivision Application Review

A written review of this application was completed by this Department on March 30, 2020. It is anticipated that an additional review will be required by this Department; especially relating to revisions pertaining to Stormwater Management, the proposed Grading Plan, and the Erosion & Sedimentation Control Plan.

Information submitted by the Applicant which was considered in this review:

- (4-Sheet Drawing Set) Conservation Design Development, Nottingham Hills Subdivision, 3 Lot Resubdivision of Lots 19 & 21, East Lyme, Connecticut, Date: January 29, 2020, Revised: 6/25/2020, by: Gesick & Associates, P.C.
- Amended Design Report, 3 Lot Re-Subdivision, Lots 19 & 21, Upper Kensington Drive, East Lyme, Connecticut, Date: July 20, 2020, Exhibit MM.

This office has reviewed the above referenced information and has the following comments:

## Certifications

1. The Site Plan and the Stormwater Management Plan, in the Amended Design Report, shall be signed and sealed by a CT licensed Professional Engineer. All drainage facilities shall be designed by an Engineer per Section 6-8-1(A) of the East Lyme Subdivision Regulations (the Regulations). E&S plans using control measures that contain “Design Criteria” shall be signed and sealed by a CT licensed Professional Engineer.

## Subdivision Plan

2. A Subdivision Plan has not been included with the Drawing Set; refer to Section 5-2-2(D) of the Regulations.

3. Provide a label on the Subdivision Plan indicating Lot 1-3 property corners and angle points to be set; per Sections 5-2-2(D)xvi and 8-2 of the Regulations.

4. The Site Plan (Sheet 3 of 4) depicts proposed gutter drains from each lot, connecting into a Rain Garden being proposed on Lot 3. The Rain Garden is considered a stormwater management system that is being “shared” by each of the three lots; therefore, the Stormwater Management Area (Rain Garden) should be depicted on the Subdivision Plan. The Subdivision Plan should include the location of all easements stating specific responsibilities of the grantor and grantee as to the access and maintenance of the storm water system; per Section 5-2-2(E)ix of the Regulations. In lieu of the “shared” stormwater management system, the Applicant may wish to consider addressing stormwater management controls on a per lot basis.

5. Drainage, access, and utility rights/easements should be indicated on the Subdivision Plan. The Subdivision Plan should clearly indicate which Lots are sharing the common driveway; per Section 6-2-5(F) of the Regulations. Examples of required rights/easements listed below:

- Drainage: Over Lots 2 & 3 in favor of Lot 1;
- Drainage: Over Lot 3 in favor of Lot 2;
- Drainage: Over Lot 1 in favor of Lot 3;
- Utilities: Over Lot 1 (and/or Lot 3) in favor of Lot 2; and
- Access: Over Lots 1 & 3 in favor of Lot 2.

#### Site Plan (Sheet 3 of 4)

6. Update the Site Plan to include the proposed utility lines (power, telephone, and TV cables) serving each lot, from Upper Kensington Drive to each proposed house; per Sections 5-2-2(D)xxi of the Regulations.

7. Update the Site Plan to include appropriately designed components of the stormwater management system; per Section 5-2-2(E) of the Regulations. The Rain Garden design criteria, details, planting guidelines, and short/long-term maintenance plan should be included on the Site Plan. Particular attention to sub sections vii and xi should be considered by the design professional. Reference Material: A Design Guide for Connecticut and New England Homeowners, by UCONN CLEAR NEMO program.

8. Update the Site Plan to depict footing drain outlet locations for each of the proposed houses. The Amended Design Report (Stormwater Management Plan) still indicates that footing drains will be directed to the proposed rain garden. The Site Plan shall include notation indicating that footing drains are NOT allowed to discharge to the proposed rain garden.

9. A Grading Plan shall be provided per Section 5-2-2(F) of the Regulations. This Grading Plan will aid this Department in reviewing maximum proposed driveway grades, proposed drainage, and the potential need for additional Erosion & Sedimentation (E&S) control measures.

10. An E&S Control Plan shall be provided per Section 5-2-2(G) of the Regulations. At a minimum, this plan should include the locations of all E&S control measures, E&S construction details, a Narrative, and identification of the designated on-site individual responsible for the certified E&S plan. The Narrative should include a reference to the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control" (CTDEEP). Additional considerations should be provided for silt fence detail, construction access, temporary Erosion Control Blankets (ECB's) for proposed grades exceeding 3:1 slope, vegetated waterway & permanent stone check dams to control concentrated erosive stormwater flows from proposed drives, temporary haybale check dams, and energy dissipators at gutter drain outlets to rain garden.

11. Update the Site Plan to include structural drainage design and erosion control measures for the proposed driveways; per Section 6-2-5(A) of the Regulations.

12. Update the Site Plan to include notation as to proposed grades and potential paved sections along the entire length of the shared & private drives; per Section 6-2-5(B) of the Regulations.

13. Provide a label on the Site Plan indicating all driveways to be paved with bituminous concrete from the edge of the street pavement to the edge of the street right-of-way; per Section 6-2-5(D) of the Regulations.

14. The Rain Garden design shall meet the requirements of Section 6-8-4(B) of the Regulations. A 3.5' cut has been proposed in the Rain Garden area; provide deep soil test pit information to verify that the bottom of the rain garden will be set a minimum of 1.5' above the maximum ground water elevation. Provide percolation test information in the Rain Garden area, at the appropriate depth, to verify that the rain garden will drain within 12 to 72 hours. Identify a suitable overflow point for the Rain Garden.

15. Update the Amended Design Report (Stormwater Management Plan) to include information to satisfy the requirements of Section 6-8-7(A) of the Regulations. Statements and/or calculations should be provided in the Stormwater Management Plan to demonstrate that the water quality of the receiving wetland is not adversely affected and that the proposed development will not cause or exacerbate downstream flooding.