

Town of East Lyme

P.O. DRAWER 519


NIANTIC, CONNECTICUT 06357



Town Engineer
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October 29, 2020

To: Gary Goeschel, Director of Planning
From: Victor Benni, P.E., Town Engineer 
Re: 92 Old Black Point Road (Proposed 2 Lot Subdivision)
Subdivision Review

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

- (3-Sheet Drawing Set) Subdivision, Prepared for Carol York, 92 Old Black Point Road, Niantic, Connecticut, Date: September 25, 2020, by: J.Robert Pfanner & Associates, P.C.
- Waiver Request Sheet, Planning Commission Application Attachment, 3) Section 6-8 Stormwater Management.

The Engineering Department has reviewed the above information and has the following comments:

1. Depict proposed grading (Sheet 2) along the length of the proposed gravel drive to Parcel 'B'. The entire length of the driveway shall be paved if proposed grades are between 10% and not exceeding 15% grade; refer to Subdivision Regulations 6-2-5 Lot Access (B).
2. Provide label (Sheet 2) depicting the width of proposed gravel drive to Parcel 'B'. The proposed driveway shall have a minimum width of 10 feet.; refer to Subdivision Regulations 6-2-5 Lot Access (C).
3. Provide label (Sheet 2) and depict monuments to be set at corners and angles of all streets; this applies to the frontage of Old Black Point Road; refer to Subdivision Regulations 8-2.
4. All work within the Town Right-of-way will require an Application for Right-of-Way Permit be filed with the East Lyme Engineering Department prior to work commencing. Pavement Restoration Details shall be provided for utility crossing in Old Black Point Road at the time of filing the Application for Right-of-Way Permit.
5. Update Drawing Set to include Rain Garden installation notes, detail, & short/long-term maintenance schedule; refer to Uconn.edu Rain Gardens for more information. <https://nemo.uconn.edu/raingardens/>
6. Update Drawing Set to include general Erosion and Sediment Control Narrative in addition to "Construction Entrance" and "Silt Fence" details.
7. The Drainage Summary meets the overall intent of the Stormwater Management (Section 6-8) of the Subdivision Regulations. The Applicant has stated that the proposed rain garden will address water quality and the minimal increase in impervious surface will not cause any downstream flooding.
8. A \$3,000 bond amount is recommended for public improvements and general site restoration.