# Town of East Lyme

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To: William Mulholland, Zoning Official

From: Victor Benni, P.E., Town Engineer

Date: September 10, 2020

Re: North Bride Brook Multi-Family Development
Site Plan & Stormwater Staff Review

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

- (Drawing Set) North Bride Brook Multi-Family Development, Prepared for Pazz & Construction, LLC, N. Bride Brook Road, East Lyme, CT, 8-Sheet Drawing Set, Date: 9/25/19, Revised to: 07/10/20, By: Yantic River Consultants, LLC.
- Stormwater Management Report, North Bride Brook Multi-Family Development, North Bride Brook Road, East Lyme, CT, Prepared for Pazz & Construction, LLC, Date: November 1, 2019, Revised: July 10, 2020, By: Yantic River Consultants, LLC.
- Site Traffic Assessment, Proposed Multifamily Residential Development, 90 North Bride Brook Road, East Lyme, Connecticut, Date: December 22, 2018, By: Bubaris Traffic Associates.

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

1. Provide appropriate signage and line striping on the Detailed Layout Plan (Sheet 2 of 8) to accommodate unimpeded traffic flow throughout the development.

2. The Utility & Emergency Access Drive shall be paved within the Town Right of Way.

3. Provide note on Grading & Drainage Plan (Sheet 3 of 8) indicating 4' deep sumps at proposed catch basin #'s 101, 202, 206 & 215; update Standard Catch Basin detail (Sheet 7 of 8).

4. The bottom of the infiltration practices (Stormtech System & Detention Basin) should be elevated 3' above the seasonally high-water table; refer to Section 11-P3-3 of the 2004 Connecticut Stormwater Quality Manual by CT DEEP.

5. The Stormwater Management Report shall include information verifying the drain down time in the Detention Basin following a rain event and the field measured infiltration rate in the area of the Detention Basin. The Detention Basin should completely dewater between storms and a practical lower infiltration limit of 0.3 inches per hour is recommended; refer to Section 11-P3-8 of the 2004 Connecticut Stormwater Quality Manual by CT DEEP.

6. Provide Rain Garden installation notes, detail, & short/long-term maintenance schedule.

7. Provide location(s) and separate detail for dumpster pad(s); detail should include haunch and enclosure type.

8. The multiple references to 4" topsoil depth in the Drawing Set should be changed to 6" topsoil depth.

9. Additional consideration to buffer plantings may be required along the southern edge of the development; adjacent to Buildings E, F & H and the Infiltration and Detention Areas.

10. A Lighting/Lumens Plan should be provided and should include a Specifications sheet for the pole mounted light and the type & style of building mounted lights (if any).

11. The Site Traffic Assessment was only reviewed for the Sight Line Evaluation. A sight line evaluation should be completed using the layout on the current Site Plan.

12. A Long-Term Pollution Prevention Plan and Operations & Maintenance Plan shall be completed and must act as a stand-alone document; ultimately to be submitted to the property owner and property management company. At a minimum, this document shall include spill control measures, storm water management components, snow removal, salt/sand use, and site maintenance. A sample O&M Plan has been included as an Enclosure.

13. The Erosion & Sedimentation Control Plan (Sheet 5 of 8) and the Details (Sheets 6 & 7 of 8) provide compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The Sequence of Construction and E&S Control Narrative notes propose the project to be completed in multiple phases; Inspection and Maintenance notes along with Temporary Sediment Trap sizing and detail have also been included.

14. The Stormwater Management Report verifies that subsurface treatment, secondary treatment, and detention have been proposed to attenuate the increase in peak flow rates and volumes as compared to the pre-development conditions, resulting in a zero-net increase in runoff from the development.

15. The Applicant should provide the Zoning Department with an As-built drawing upon the completion of construction. The As-built drawing should include the site improvements associated with the proposed development and the location of the underground utilities.

16. The Applicant should provide an itemized Bond Estimate for the installation of the erosion & sedimentation controls for all phases of the proposed development.

Enclosure