



November 17, 2020

Jennifer Lindo
Administrative Assistant, Land Use
Town of East Lyme
108 Pennsylvania Avenue
PO Box 519
Niantic, CT 06357

RE: North Bride Brook Multi-Family Development
East Lyme, CT

Dear Ms. Lindo,

Enclosed please find four (4) copies of the following revised and/or supplemental documents related to the above referenced application:

- 1) Water and Sewer Comment Response Summary
- 2) Town Engineer Comment Response Summary
 - a) Erosion and Sedimentation Control Bond Estimate related to comment 16
- 3) Zoning Official Comment Response Summary
- 4) Site Plan Set, revised through 11/17/20 in response to Town Comments

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email brandon@yrc-ne.com.

Sincerely,

Brandon Handfield, PE
Civil Engineer

Enc.

Cc: Pazz & Construction LLC
Heller, Heller & McCoy



COMMENT RESPONSE SUMMARY

FROM: Ben North, East Lyme Water and Sewer

DATE: November 13, 2020

RE: North Bride Brook Multi-Family Development

1. All water mains shall be installed with “Field Lok 350” or equivalent gaskets to create a restrained joint at each mechanical joint of water main.

Response. Water Note #4 has been revised on Sheet 4.

2. Add a blow-off detail to the plans.

Response. A blow-off detail has been added to Sheet 8.



COMMENT RESPONSE SUMMARY

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

DATE: November 13, 2020

RE: North Bride Brook Multi-Family Development, Zoning Review

1. 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.

Response. A Long-Term Pollution Prevention Plan and Operations & Maintenance Plan will be submitted under separate cover for review and approval.

2. Add a 10% contingency to the itemized Bond Estimate for the installation of the erosion & sedimentation controls for all phases of the proposed development.

Response. A revised Erosion & Sedimentation Control bond estimate is enclosed for review.

BOND QUANTITIES FORM

Date: 11/17/2020	Owner/Developer: PAZZ & CONSTRUCTION LLC
Project: N. BRIDE BROOK MULTI-FAMILY DEV.	Address: 297 BOSTON POST ROAD
Address: N. BRIDE BROOK ROAD, EAST LYME	EAST LYME, CT 06333
Bond: \$120,362.00	Phone # (860) 739-0863
Project No.: 00057-00001	
Bond Type: <u>EROSION & SEDIMENTATION CONTROL</u>	

PHASE 1

ITEM NO.	ITEM DESCRIPTION	QUAN.	UNIT	UNIT PRICE	AMOUNT
1	Clearing and Grubbing	6.70	AC	\$2,000.00	\$13,400
2	Anti-Tracking Pad	1.00	EA	\$1,500.00	\$1,500
3	Sedimentation Control System	1,400.00	LF	\$5.00	\$7,000
4	Sedimentation Control at Catch Basin	9.00	EA	\$100.00	\$900
5	Temporary Siltation Trap	1.00	EA	\$1,000.00	\$1,000
6	Diversion Swale	300.00	LF	\$5.00	\$1,500
7	Erosion Control Blanket	6,000.00	SF	\$1.50	\$9,000
8	Riprap	48.00	CY	\$15.00	\$720
9	Restoration of Detention Area	2,000.00	SY	\$5.00	\$10,000
10	Restoration of Lawn Areas	8,700.00	SY	\$3.00	\$26,100
SUBTOTAL					\$71,120.00

PHASE 2

ITEM NO.	ITEM DESCRIPTION	QUAN.	UNIT	UNIT PRICE	AMOUNT
1	Clearing and Grubbing	0.00	AC	\$2,000.00	\$0
2	Anti-Tracking Pad	1.00	EA	\$1,500.00	\$1,500
3	Sedimentation Control System	800.00	LF	\$5.00	\$4,000
4	Sedimentation Control at Catch Basin	6.00	EA	\$100.00	\$600
5	Temporary Siltation Trap	1.00	EA	\$1,000.00	\$1,000
6	Diversion Swale	600.00	LF	\$5.00	\$3,000
7	Erosion Control Blanket	0.00	SF	\$1.50	\$0
8	Riprap	0.00	CY	\$15.00	\$0
9	Restoration of Detention Area	0.00	SY	\$5.00	\$0
10	Restoration of Lawn Areas	3,500.00	SY	\$3.00	\$10,500
SUBTOTAL					\$20,600.00

PHASE 3

ITEM NO.	ITEM DESCRIPTION	QUAN.	UNIT	UNIT PRICE	AMOUNT
1	Clearing and Grubbing	0.00	AC	\$2,000.00	\$0
2	Anti-Tracking Pad	1.00	EA	\$1,500.00	\$1,500
3	Sedimentation Control System	400.00	LF	\$5.00	\$2,000
4	Sedimentation Control at Catch Basin	2.00	EA	\$100.00	\$200
5	Temporary Siltation Trap	1.00	EA	\$1,000.00	\$1,000
6	Diversion Swale	200.00	LF	\$5.00	\$1,000
7	Erosion Control Blanket	3,000.00	SF	\$1.50	\$4,500
8	Riprap	0.00	CY	\$15.00	\$0
9	Restoration of Detention Area	0.00	SY	\$5.00	\$0
10	Restoration of Lawn Areas	2,500.00	SY	\$3.00	\$7,500
SUBTOTAL					\$17,700.00

SUBTOTAL ALL PHASES	\$109,420.00
CONTINGENCY (10%)	\$10,942.00
TOTAL BOND	\$120,362.00



COMMENT RESPONSE SUMMARY

FROM: William Mulholland, Zoning Official

DATE: November 13, 2020

RE: North Bride Brook Multi-Family Development, Zoning Review

1. Expand the Phasing Description on Sheet 1 to better define work to be completed including site improvements, utilities, and landscaping.

Response. The Project Phasing notes on Sheet 1 have been expanded as requested.

2. Reduce the width of the emergency access drive to minimize pavement. The binder course shall be installed as part of Phase 1 and the finish course should be completed after Phase 2.

Response. The paved emergency access drive has been reduced to 20'. The driveway label on Sheet 1 has been revised to clarify the sequence of paving.

3. Show additional site landscaping and include in planting schedule.

Response. A variety of deciduous and evergreen shrubs have been added to Sheet 2. The shrub types and quantities have been added to the schedule.

4. Consider site entrance improvements.

Response. A hardscape wall and sign with cedar mulch planting bed has been added to the site entrance.

5. Delineate the limits of turf establishment and mulching on the plan. Specify the proposed permanent and temporary seed mix.

Response. Limits and patterns have been added to Sheet 2 for turf establishment and cedar mulch beds. See E&S Control Notes 10 and 11 on Sheet 5 for seed mix specs.

6. Note that the clearing limit shall be staked by a licensed land surveyor prior to the start of work.

Response. The clearing limit labels have been revised on Sheet 1 and 5 and Sequence of Construction Note 3 on Sheet 5 has been revised to require staking by an LS.

7. Does the development have sufficient parking?

Response. A parking table has been added to Sheet 1. The proposed development provides for 2 spaces per unit (1 garage and 1 driveway) plus an additional 36 guest spaces, which is 1 guest space per every 2.2 units.

8. Include a note prohibiting the parking of boats, trailers, etc.

Response. Parking Note 1 has been added to Sheet 1.

9. Add soil stockpiles, equipment storage and fueling areas to the erosion and sedimentation control plan.

Response. Soil stockpile, equipment storage, and contained fueling areas have been added for Phase 1, 2 and 3 on Sheet 5.