

Town of

P.O. Drawer 519

Town Engineer

Alexander T. Klose, P.E.



East Lyme

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To: Gary Goeschel II, Director of Planning & Wetlands Enforcement Officer

From: Alex Klose P.E., Town Engineer

Date: December 7, 2021

Re: Nottingham Hills Subdivision Phase V
121 Upper Pattagansett Road
Planning Commission Application
Wetlands Application for Permit

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

- Planning Commission Application for Subdivision / Re-Subdivision, Subdivision Modification, POCD and Subdivision Regulation Amendment
- Design Report, Nottingham Hills Subdivision Phase 5, 121 Upper Pattagansett Road, East Lyme, Connecticut, August 4, 2021, Report Revised November 5, 2021.
- Application for Permit East Lyme Inland Wetlands Agency
- Wetland Report, 121 Upper Pattagansett Road, East Lyme, Connecticut, Prepared by: New England Environmental Services
- Drainage Report, Stormwater Mitigation Plan, Property Located at: 121 Upper Pattagansett Road, East Lyme, Connecticut, September 8, 2021, Prepared by: May Engineering, LLC
- Pattagansett Preserve at Nottingham Hills (Also Known as Nottingham Hills Subdivision Phase 5) Plan Set, August 3, 2021, Prepared by: Gerwick – Merren L.L.C.
- Proposed Building Plan, October 10, 2021, Prepared by: May Engineering, LLC.
- Plan of Subdivision Showing Existing Buildings and Roads, October 11, 2021, Revised November 5, 2021, Prepared by: May Engineering, LLC.
- Additional Information Provided, Stormwater Calculations, Summary and Events Tables, as Requested via email, November 30, 2021.

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

1. Prior to construction I recommend detailed grading and drainage plan(s) be provided for the lots and the proposed drives outlining the spillway management for the raingardens and the grading of the drives/swales in relation to the check dams, etc. Please note that per the Town of East Lyme Subdivision Regulations Section 5-2-2 this plan(s) should be submitted on a 24x36 sheet at a scale of 1"=40'.
2. I recommend an Operations and Maintenance manual be submitted to the Town, with clarification on who the responsible parties for the check dams and raingardens will be, including inspection and maintenance criteria and schedule.