

# Town of

P.O. Drawer 519  
Water & Sewer Department



# East Lyme

108 Pennsylvania Ave  
Niantic, Connecticut 06357  
Phone: 860-691-4104

To: William Mulholland, Zoning Official

From: Ben Nort, Utilities Engineer

Date: 6/15/2022

Re: "138 Post" Elderly Housing  
138 Boston Post Rd  
Special Permit Review

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

- Application for a Special Permit
- Site Landscape Plan, Lighting Plan and Cut Sheets
- Site Development Plan Set, dated May 26, 2022, prepared by Indigo Land Design, LLC

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

1. Please indicate on the utility plan that water and sewer infrastructure shall be privately owned and maintained by the property owner.
2. Please show on the drawing the location of a master meter vault either to be 6" or 8" in size to be determined via analysis of the required hydraulics. Meter shall conform to East Lyme Water Standards and shall communicate with the existing AMI/AMR metering infrastructure. A Sensus F2 fire flow meter shall be required in order to communicate with the existing system and allow for adequate fire flow. Submetering for individual units is permissible if owned, installed, and maintained by the property owner.

3. Please provide a Mueller Super Centurion Hydrant at the end of the main in lieu of the blow off shown. A blowoff is insufficient to flush a main of this size to maintain water quality.
4. Please verify water mainline is adequate for fire protection and for the number of water appliances to be installed.
5. Please indicate water line sizes and curb stop locations. Water services may be PE4710 or K copper tubing  $\frac{3}{4}$  inch or greater.
6. Please verify sewer mainline size is adequate for the number of water appliances to be installed.
7. Sewer lateral cleanouts are required for each unit. Please indicated cleanout locations.
8. Sewer mainline appears to be 8" but plans indicate a 6" by 10" tee. Please verify that 8" mainline will be used after confirming adequate capacity.
9. Please note that sewer capacity is contingent on a capacity approval for this property as the sewer flow is expected to surpass 5,000 gallons per day.