



Indigo Land Design, LLC
40 Elm Street, 2nd Floor
Old Saybrook, CT 06475

860.388.9343 Phone
860.391.8854 Fax
jwren@Indigo-Land.com E-mail
www.Indigo-Land.com

To: Town of East Lyme Planning & Zoning Commission
108 Pennsylvania Ave. Niantic, CT 06357

Date: July 28, 2022

Re: 138 Boston Post Road

Dear Chairman,

Below are written responses to town staff comments regarding the above referenced application:

Town Engineer

1. A copy of the existing conditions A2 survey map is included herewith.
2. This is noted in the Construction Notes on Sheet 2 of 11.
3. It is anticipated that the driveway will be flush with the sidewalk. ConnDOT generally prefers to not have detectable warning plates on sidewalks within their ROW at driveways.
4. So noted and the applicant is aware that private refuse collection will be required.
5. The fire marshal has reviewed the plans and had no comment regarding the proposed turnaround. The same turnaround was recently approved on a church project in town.
6. We have added an SU-30 turning maneuver to the turnaround/dumpster area.
7. So noted, however, there is a proposed catch basin approximately 200 feet into the site from the high point of the access road. Also, the access drive is crowned with curb only on one side and the contributing drainage area is extremely small. The underlying soils are extremely well draining.
8. Roof leaders and perimeter roof drains are included for all buildings and tie into the site stormwater collection and infiltration system.
9. The drainage system consists of 15" smooth interior pipes and can convey storm events larger than a 10-year storm since the total contributing drainage area is less than 2 acres. All CB frames range from 3.3 feet to 5.3 feet above the pipe invert. The infiltration system has a volume capacity of more than 10,000 c.f. (75,000 gallons) and was designed for the 100-year storm. At a 100-year storm, the max. water surface elevation of the infiltration system is one foot below the lowest catch basin top in the drainage system.

10. See #9 above. The system is designed to have freeboard of 1-foot min. at the 100-year storm even though the town design requirement is 10 or 25-year.

11. We conducted on site soil testing with a soil scientist. Samples were taken at the approximate depth of the infiltration system and lab tested. With those results, we used the average permeability rate which is representative of the site. We recently designed a similar system on the adjacent Dollar General property using similar values from onsite testing. That system has been in place for nearly 2 years and has experienced several large rainfall events and has performed extremely well. There have been no evidence or reports of system inundation on that property.

12. Yes, given the above information in #9 and #11, we concur. The emergency overflow (beyond the 100-year design event) is the lowest catch basin top.

Utilities Engineer

1. This note has been added to General Notes on Sheet 1 of 11.
2. We have included details for the vault and fire flow meter (if needed / no sprinkler) on Sheet 9 of 11.
3. The hydrant detail is included on Sheet 9 of 11. We have replaced the blowoff assembly with the hydrant as requested.
4. There are no proposed building fire sprinklers. The proposed water main is 8-inch DI. Any demand sizing will be completed by the project MEP engineer at a later date.
5. There is a callout on Sheet 2 of 11 that specifies the water service types and sizes. This is also included on the water service connection detail on Sheet 9 of 11.
6. The proposed sewer main is 8-inch PVC SDR-35. Any demand sizing will be completed by the project MEP engineer at a later date.
7. Cleanouts are included on each sewer lateral between the building and the access drive.
8. The proposed sewer main is 8-inch SDR-35 as called out on Sheet 2 of 11. The proposed sewer main connects to a new manhole at the street. Any demand sizing will be completed by the project MEP engineer at a later date.
9. So noted. We have provided computations of sewer flow data under separate cover indicating that this project will produce less than 5,000 gpd.

Fire Marshal

1. So noted. The proposed access driveway is 22 feet wide and there is a proposed fire apparatus turnaround at the terminus of the driveway.

Town Planner

1. Due to the orientation and dimensions of the site with limited frontage, the subject site is not ideal for commercial or retail development. Additionally, commercial and retail uses require a large quantity of parking which would not be achievable on this site.

Please feel free to contact us at any time if you have any questions or need any additional information.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Joe Wren".

Joe Wren, P.E.
Principal
Indigo Land Design, LLC