

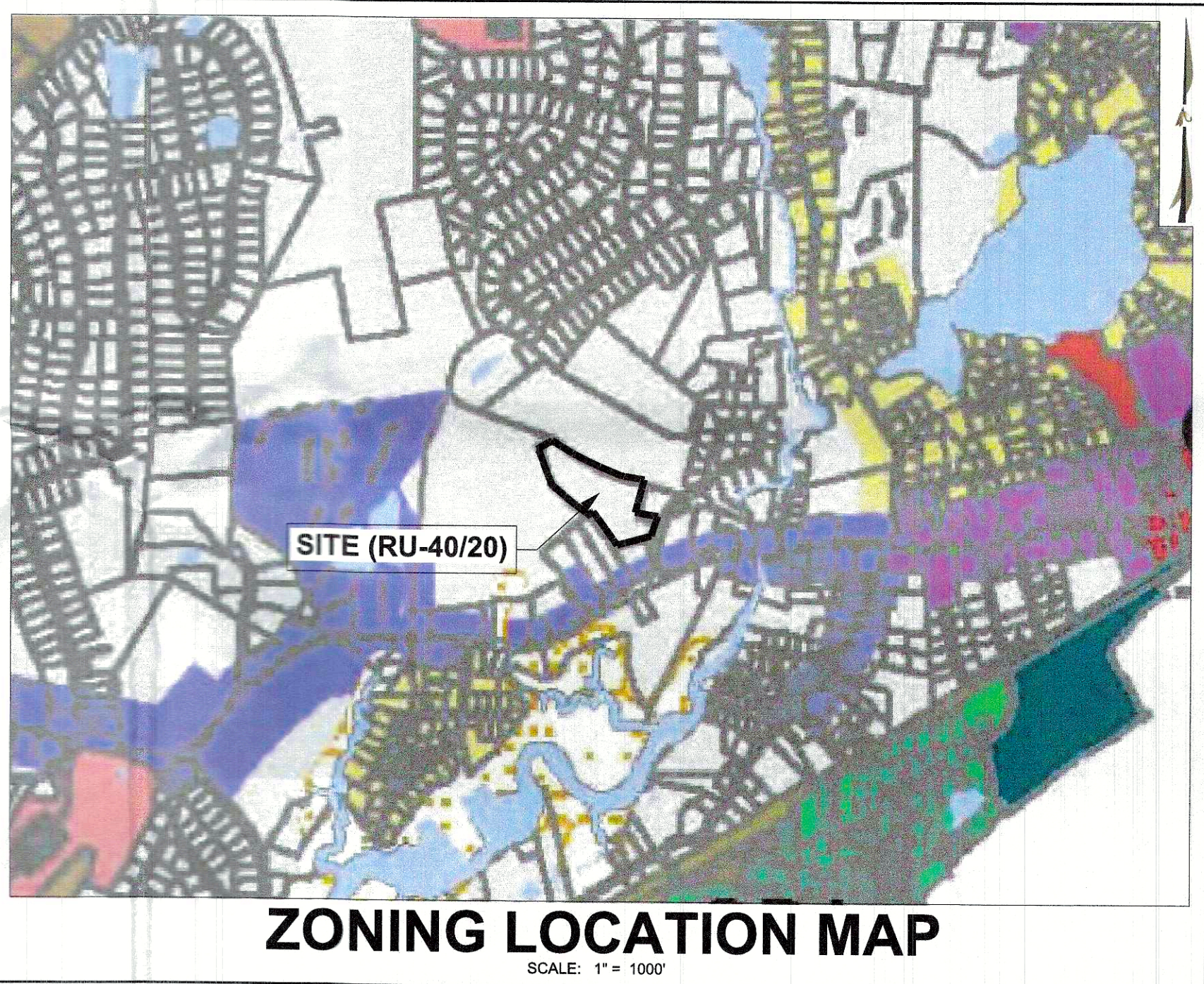
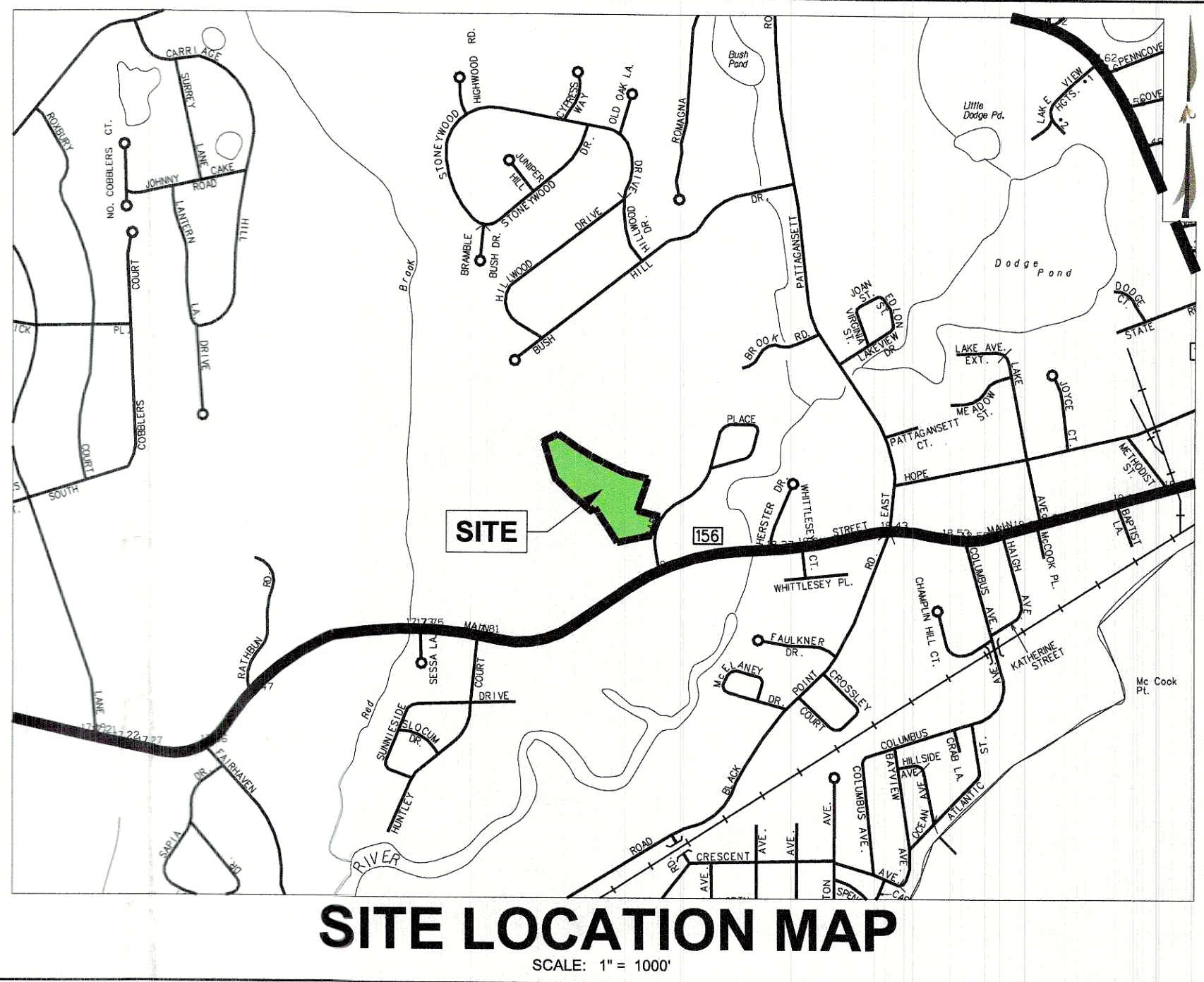
PARKERS PLACE

MULTI-FAMILY DEVELOPMENT

PARK PLACE (MAP 11.1, LOT 11)
EAST LYME, CONNECTICUT

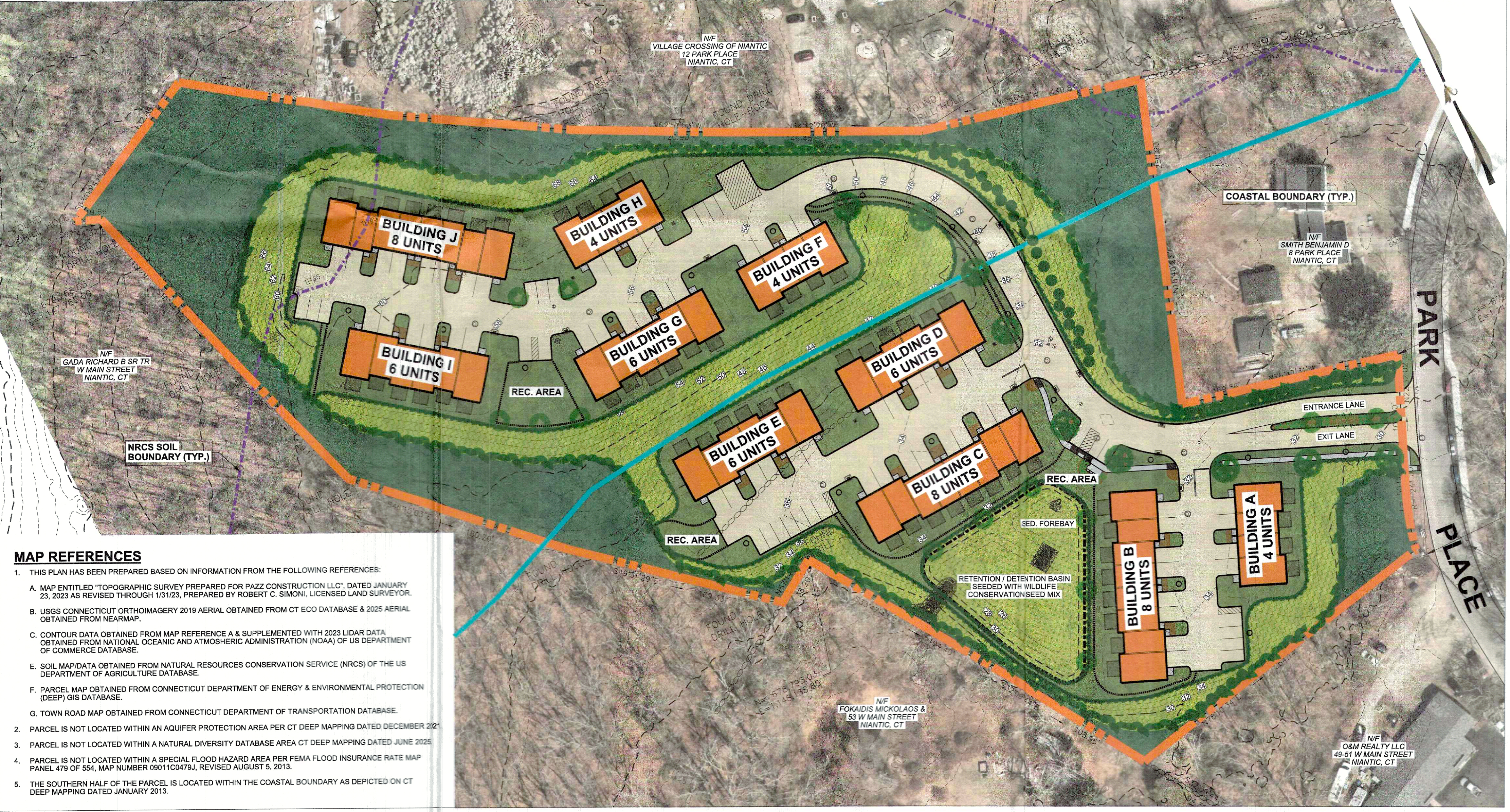
PREPARED FOR

OWNER / APPLICANT
PARKERS PLACE LLC
PO BOX 817
EAST LYME, CT 06333



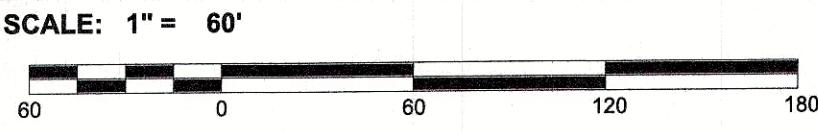
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FILE COPY
Received
OCT 9 2025
Town of East Lyme
Land Use



MAP REFERENCES

1. THIS PLAN HAS BEEN PREPARED BASED ON INFORMATION FROM THE FOLLOWING REFERENCES:
 - A. MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR PAZZ CONSTRUCTION LLC", DATED JANUARY 23, 2023 AS REVISED THROUGH 1/31/23, PREPARED BY ROBERT C. SIMONI, LICENSED LAND SURVEYOR.
 - B. USGS CONNECTICUT ORTHOIMAGERY 2019 AERIAL OBTAINED FROM CT ECO DATABASE & 2025 AERIAL OBTAINED FROM NEARMAP.
 - C. CONTOUR DATA OBTAINED FROM MAP REFERENCE A & SUPPLEMENTED WITH 2023 LIDAR DATA OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) OF US DEPARTMENT OF COMMERCE DATABASE.
 - E. SOIL MAP/DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS) OF THE US DEPARTMENT OF AGRICULTURE DATABASE.
 - F. PARCEL MAP OBTAINED FROM CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION (DEEP) GIS DATABASE.
 - G. TOWN ROAD MAP OBTAINED FROM CONNECTICUT DEPARTMENT OF TRANSPORTATION DATABASE.
2. PARCEL IS NOT LOCATED WITHIN AN AQUIFER PROTECTION AREA PER CT DEEP MAPPING DATED DECEMBER 2021.
3. PARCEL IS NOT LOCATED WITHIN A NATURAL DIVERSITY DATABASE AREA CT DEEP MAPPING DATED JUNE 2025.
4. PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP PANEL 479 OF 554, MAP NUMBER 06011C0479J, REVISED AUGUST 5, 2013.
5. THE SOUTHERN HALF OF THE PARCEL IS LOCATED WITHIN THE COASTAL BOUNDARY AS DEPICTED ON CT DEEP MAPPING DATED JANUARY 2013.



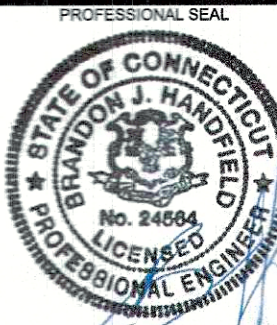
PROJECT NUMBER:

00146 - 001



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**PARKERS PLACE
MULTI-FAMILY DEVELOPMENT**
PREPARED FOR
PARKERS PLACE LLC, OWNER / APPLICANT
TITLE SHEET

PARK PLACE (MAP 11.1, LOT 11)

EAST LYME, CT

REVISION SUMMARY

DATE	DESCRIPTION

SHEET

1 OF 5

DATE

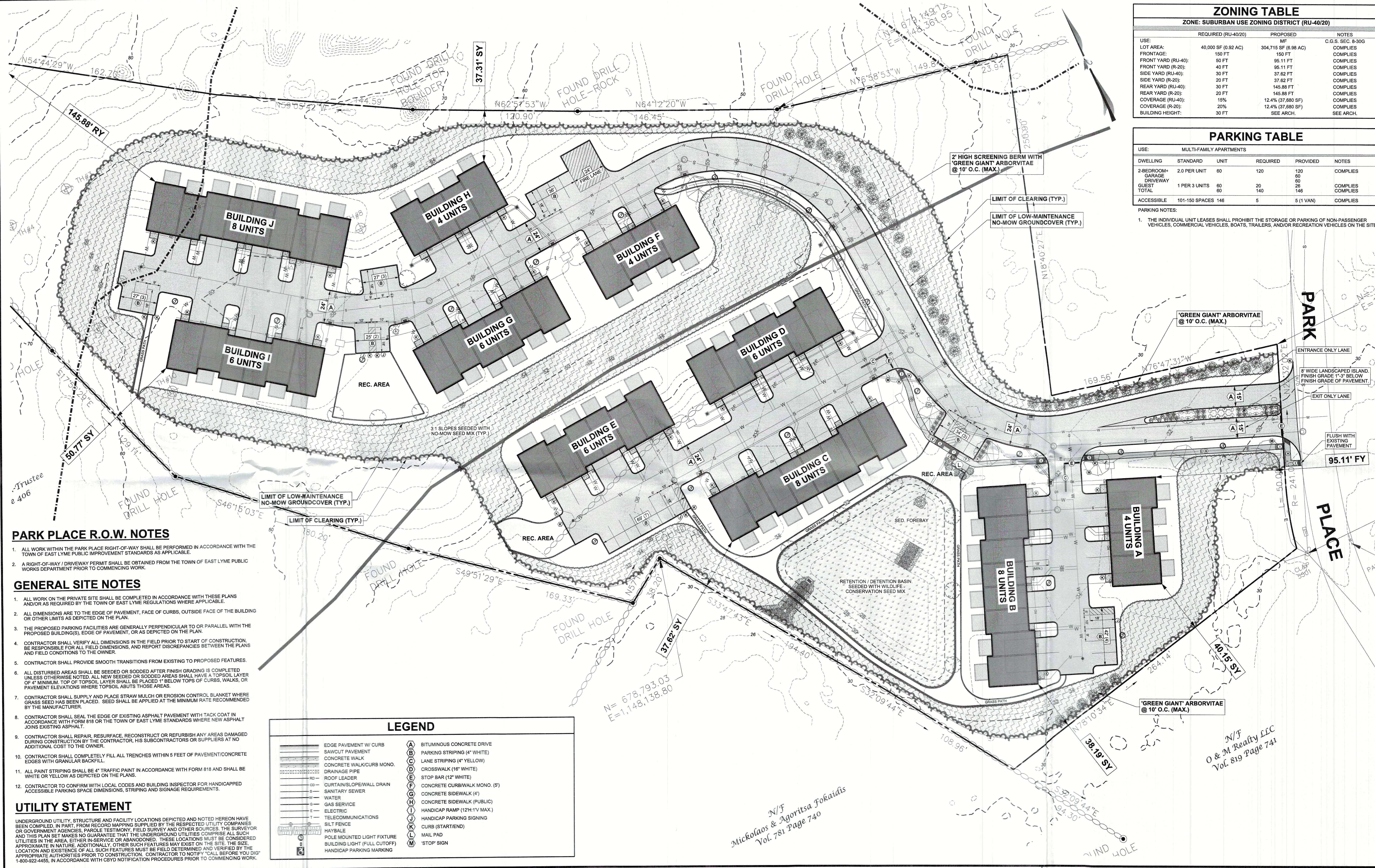
9/29/25

REVISED

ZONING TABLE			
ZONE: SUBURBAN USE ZONING DISTRICT (RU-40/20)			
USE:	REQUIRED (RU-40/20)	PROPOSED	NOTES
LOT AREA:	40,000 SF (0.92 AC)	304,716 SF (6.98 AC)	C.G.S. SEC. 8-30G
FRONTAGE:	150 FT	150 FT	COMPLIES
FRONT YARD (R-20):	50 FT	95.11 FT	COMPLIES
FRONT YARD (R-20):	40 FT	95.11 FT	COMPLIES
SIDE YARD (R-40):	30 FT	37.62 FT	COMPLIES
SIDE YARD (R-20):	20 FT	37.62 FT	COMPLIES
REAR YARD (R-40):	30 FT	145.88 FT	COMPLIES
REAR YARD (R-20):	20 FT	145.88 FT	COMPLIES
COVERAGE (R-40):	15%	12.4% (37,880 SF)	COMPLIES
COVERAGE (R-20):	20%	12.4% (37,880 SF)	COMPLIES
BUILDING HEIGHT:	30 FT	SEE ARCH.	SEE ARCH.

PARKING TABLE					
USE:	MULTI-FAMILY APARTMENTS				
	STANDARD	UNIT	REQUIRED	PROVIDED	NOTES
2-BEDROOM+ GARAGE DRIVEWAY	2.0 PER UNIT	60	120	120	COMPLIES
GUEST	1 PER 3 UNITS	60	20	26	COMPLIES
TOTAL		60	140	146	COMPLIES
ACCESSIBLE	101-150 SPACES	146	5	5 (1 VAN)	COMPLIES

PARKING NOTES:
1. THE INDIVIDUAL UNIT LEASES SHALL PROHIBIT THE STORAGE OR PARKING OF NON-PASSENGER VEHICLES, COMMERCIAL VEHICLES, BOATS, TRAILERS, AND/OR RECREATION VEHICLES ON THE SITE.



PARK PLACE R.O.W. NOTES

- ALL WORK WITHIN THE PARK PLACE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF EAST LYME PUBLIC IMPROVEMENT STANDARDS AS APPLICABLE.
- A RIGHT-OF-WAY / DRIVEWAY PERMIT SHALL BE OBTAINED FROM THE TOWN OF EAST LYME PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING WORK.

GENERAL SITE NOTES

- ALL WORK ON THE PRIVATE SITE SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND/OR AS REQUIRED BY THE TOWN OF EAST LYME REGULATIONS WHERE APPLICABLE.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OUTSIDE FACE OF THE BUILDING OR OTHER LIMITS AS DEPICTED ON THE PLAN.
- THE PROPOSED PARKING FACILITIES ARE GENERALLY PERPENDICULAR TO OR PARALLEL WITH THE PROPOSED BUILDING(S), EDGE OF PAVEMENT, OR AS DEPICTED ON THE PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. BE RESPONSIBLE FOR ALL FIELD DIMENSIONS, AND REPORT DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE OWNER.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM EXISTING TO PROPOSED FEATURES.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ABUTS THOSE AREAS.
- CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH OR EROSION CONTROL BLANKET WHERE GRASS SEED HAS BEEN PLACED. SEED SHALL BE APPLIED AT THE MINIMUM RATE RECOMMENDED BY THE MANUFACTURER.
- CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH FORM 818 OR THE TOWN OF EAST LYME STANDARDS WHERE NEW ASPHALT JOINS EXISTING ASPHALT.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PAVEMENT/CONCRETE EDGES WITH GRANULAR BACKFILL.
- ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH FORM 818 AND SHALL BE WHITE OR YELLOW AS DEPICTED ON THE PLANS.
- CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR HANDICAPPED ACCESSIBLE PARKING SPACE DIMENSIONS, STRIPING AND SIGNAGE REQUIREMENTS.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES. PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-922-4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

LEGEND	
	(A) BITUMINOUS CONCRETE DRIVE
	(B) PARKING STRIPING (4" WHITE)
	(C) LANE STRIPING (4" YELLOW)
	(D) CROSSWALK (16" WHITE)
	(E) STOP BAR (12" WHITE)
	(F) CONCRETE CURB/WALK MONO. (5")
	(G) CONCRETE SIDEWALK (4")
	(H) CONCRETE SIDEWALK (PUBLIC)
	(I) HANDICAP RAMP (12H:1V MAX.)
	(J) HANDICAP PARKING SIGNING
	(K) CURB (START/END)
	(L) MAIL PAD
	(M) 'STOP' SIGN

SCALE: 1" = 30'

PROJECT NUMBER: 00146 - 001

CONTACT INFORMATION
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PROFESSIONAL SEAL

PARKERS PLACE MULTI-FAMILY DEVELOPMENT
PREPARED FOR
PARKERS PLACE LLC, OWNER / APPLICANT
DEVELOPMENT LAYOUT PLAN

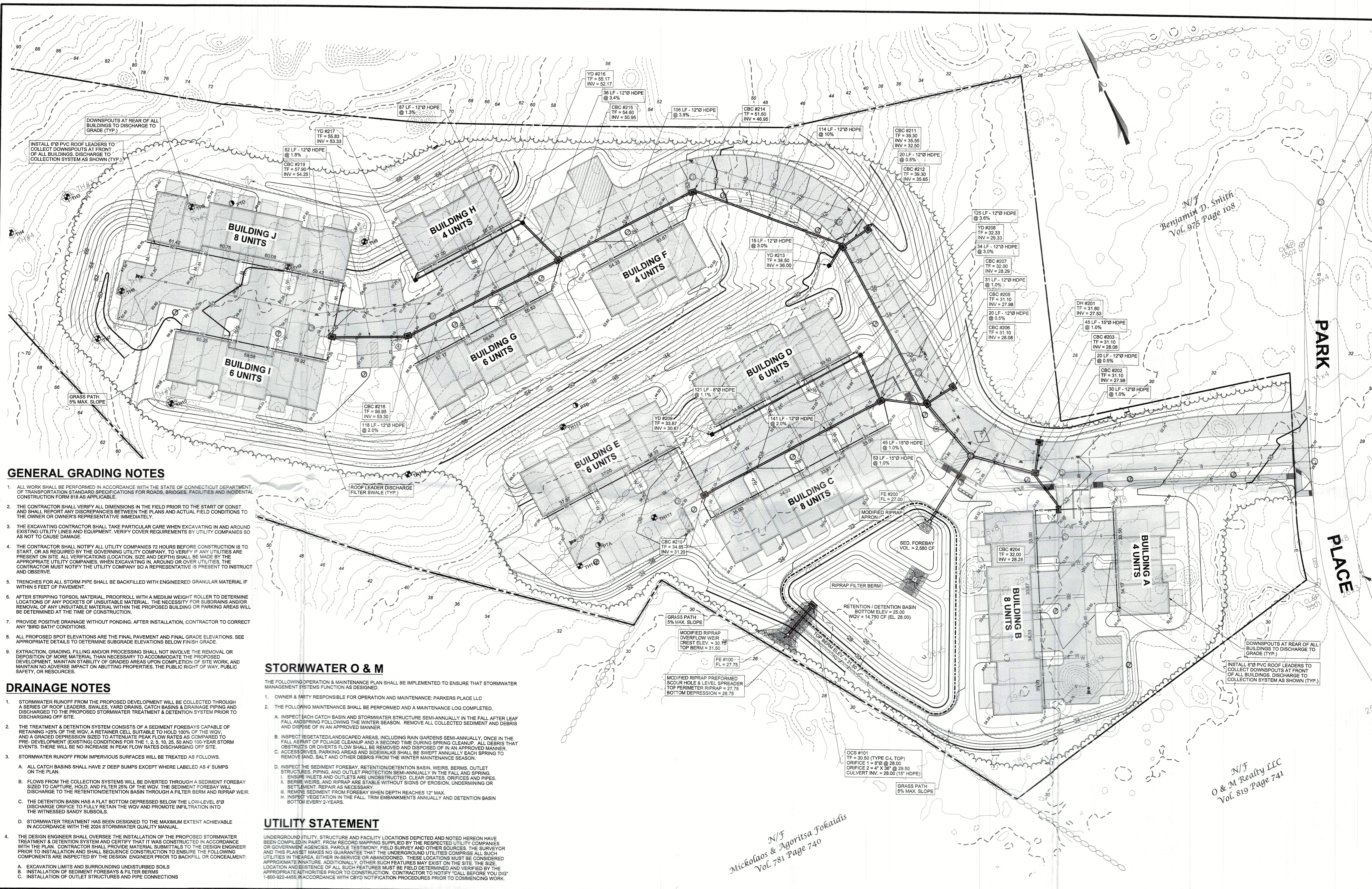
REVISION SUMMARY

DATE	DESCRIPTION

PARK PLACE (MAP 11.1, LOT 11)

SHEET 2 OF 5
DATE 9/29/25
REVISED

EAST LYME, CT



- ### GENERAL GRADING NOTES
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 618 AS APPLICABLE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONST. AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
 - THE EXCAVATING CONTRACTOR SHALL TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, OR AS REQUIRED BY THE UTILITY COMPANY, TO VERIFY ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IN, AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE IS PRESENT TO INSTRUCT AND OBSERVE.
 - TRENCHES FOR ALL STORM PIPE SHALL BE BACKFILLED WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
 - AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED BUILDING OR PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
 - PROVIDE POSITIVE DRAINAGE WITHOUT PONDING. AFTER INSTALLATION, CONTRACTOR TO CORRECT ANY "BIRD BATH" CONDITIONS.
 - ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE.
 - EXTRACTION, GRADING, FILLING AND/OR PROCESSING SHALL NOT INVOLVE THE REMOVAL OR DEPOSITION OF MORE MATERIAL THAN NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN STABILITY OF GRADED AREAS UPON COMPLETION OF SITE WORK AND MAINTAIN NO ADVERSE IMPACT ON ADJUTING PROPERTIES, THE PUBLIC RIGHT OF WAY, PUBLIC SAFETY, OR RESOURCES.

- ### DRAINAGE NOTES
- STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED THROUGH A SERIES OF ROOF LEADERS, SWALES, YARD DRAINS, CATCH BASINS & DRAINAGE PIPING AND DISCHARGED TO THE PROPOSED STORMWATER TREATMENT & DETENTION SYSTEM PRIOR TO DISCHARGING OFF SITE.
 - THE TREATMENT & DETENTION SYSTEM CONSISTS OF A SEDIMENT FOREBAYS CAPABLE OF RETAINING >25% OF THE WQV, A RETAINER CELL SUITABLE TO HOLD 100% OF THE WQV, AND A GRADED DEPRESSION SIZED TO ATTENUATE PEAK FLOW RATES AS COMPARED TO PRE-DEVELOPMENT (EXISTING) CONDITIONS FOR THE 1, 2, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS. THERE WILL BE NO INCREASE IN PEAK FLOW RATES DISCHARGING OFF SITE.
 - STORMWATER RUNOFF FROM IMPERVIOUS SURFACES WILL BE TREATED AS FOLLOWS:
 - ALL CATCH BASINS SHALL HAVE 2' DEEP SUMPS EXCEPT WHERE LABELED AS 4' SUMPS ON THE PLAN.
 - FLOWS FROM THE COLLECTION SYSTEMS WILL BE DIVERTED THROUGH A SEDIMENT FOREBAY SIZED TO CAPTURE, HOLD, AND FILTER 25% OF THE WQV. THE SEDIMENT FOREBAY WILL DISCHARGE TO THE RETENTION/DETENTION BASIN THROUGH A FILTER BERM AND RIPRAP WEIR.
 - THE DETENTION BASIN HAS A FLAT BOTTOM DEPRESSED BELOW THE LOW-LEVEL 6"Ø DISCHARGE ORIFICE TO FULLY RETAIN THE WQV AND PROMOTE INFILTRATION INTO THE WITNESSED SANDY SUBSOILS.
 - STORMWATER TREATMENT HAS BEEN DESIGNED TO THE MAXIMUM EXTENT ACHIEVABLE IN ACCORDANCE WITH THE 2024 STORMWATER QUALITY MANUAL.
 - THE DESIGN ENGINEER SHALL OVERSEE THE INSTALLATION OF THE PROPOSED STORMWATER TREATMENT & DETENTION SYSTEM AND CERTIFY THAT IT WAS CONSTRUCTED IN ACCORDANCE WITH THE PLAN. CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS TO THE DESIGN ENGINEER PRIOR TO INSTALLATION AND SHALL SEQUENCE CONSTRUCTION TO ENSURE THE FOLLOWING COMPONENTS ARE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BACKFILL OR CONCEALMENT:
 - EXCAVATION LIMITS AND SURROUNDING UNDISTURBED SOILS
 - INSTALLATION OF SEDIMENT FOREBAYS & FILTER BERMS
 - INSTALLATION OF OUTLET STRUCTURES AND PIPE CONNECTIONS

- ### STORMWATER O & M
- THE FOLLOWING OPERATION & MAINTENANCE PLAN SHALL BE IMPLEMENTED TO ENSURE THAT STORMWATER MANAGEMENT SYSTEMS FUNCTION AS DESIGNED.
- OWNER & PARTY RESPONSIBLE FOR OPERATION AND MAINTENANCE: PARKERS PLACE LLC
 - THE FOLLOWING MAINTENANCE SHALL BE PERFORMED AND A MAINTENANCE LOG COMPLETED.
 - INSPECT EACH CATCH BASIN AND STORMWATER STRUCTURE SEMI-ANNUALLY IN THE FALL AFTER LEAF FALL AND SPRING FOLLOWING THE WINTER SEASON. REMOVE ALL COLLECTED SEDIMENT AND DEBRIS AND DISPOSE OF IN AN APPROVED MANNER.
 - INSPECT VEGETATED/LANDSCAPED AREAS, INCLUDING RAIN GARDENS SEMI-ANNUALLY, ONCE IN THE FALL AS PART OF FOLIAGE CLEANUP AND A SECOND TIME DURING SPRING CLEANUP. ALL DEBRIS THAT OBSTRUCTS OR DIVERTS FLOW SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
 - ACCESS DRIVES, PARKING AREAS AND SIDEWALKS SHALL BE SWEEPED ANNUALLY EACH SPRING TO REMOVE SAND, SALT AND OTHER DEBRIS FROM THE WINTER MAINTENANCE SEASON.
 - INSPECT THE SEDIMENT FOREBAY, RETENTION/DETENTION BASIN, WEIRS, BERMS, OUTLET STRUCTURES, PIPING, AND OUTLET PROTECTION SEMI-ANNUALLY IN THE FALL AND SPRING.
 - ENSURE INLETS AND OUTLETS ARE UNOBSTRUCTED. CLEAR GRATES, ORIFICES AND PIPES.
 - BERMS, WEIRS, AND RIPRAP ARE STABLE WITHOUT SIGNS OF EROSION, UNDERMINING OR SETTLEMENT. REPAIR AS NECESSARY.
 - REMOVE SEDIMENT FROM FOREBAY WHEN DEPTH REACHES 12" MAX.
 - INSPECT VEGETATION IN THE FALL. TRIM EMBANKMENTS ANNUALLY AND DETENTION BASIN BOTTOM EVERY 2-YEARS.

UTILITY STATEMENT

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SCALE: 1" = 30'

PROJECT NUMBER: 00146 - 001

YRC
YANTIC RIVER CONSULTANTS, LLC

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PROFESSIONAL SEAL

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Vol. 781 Page 740

<div>PARKERS PLACE MULTI-FAMILY DEVELOPMENT</div> <div>PREPARED FOR PARKERS PLACE LLC, OWNER / APPLICANT</div> <div>GRADING & DRAINAGE PLAN</div>		<div>REVISION SUMMARY</div> <table><thead><tr><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> 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- GENERAL UTILITY NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE GENERAL SYSTEM OF UTILITIES TO SERVE THE PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT ONLY. DETAILED DESIGN PLANS, PROFILES, AND DETAILS SHALL BE PREPARED FOR REVIEW AND APPROVAL BY THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 2. ALL UNDERGROUND UTILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE APPROPRIATE PUBLIC UTILITY COMPANY.
 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ORDER ALL NEW SERVICES, LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
 4. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPROPRIATE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
 5. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED. NOTIFICATION SHALL BE GIVEN TO THE OWNER IF THE FIELD VERIFICATION DIFFERS FROM THE INFORMATION ON THE DRAWINGS.
 6. FOR CLARITY PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.

- WATER**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE EAST LYME WATER AND SEWER COMMISSION.
 2. AN 8" COLDIP (CLASS 52 OR APPROVED EQUAL) PRIVATE WATER MAIN SHALL BE INSTALLED FROM THE EXISTING WATER MAIN IN EAST SHOULDER OF PARK PLACE TO PROVIDE DOMESTIC WATER SUPPLY TO EACH BUILDING UNIT AND FIRE SUPPRESSION WATER SUPPLY TO EACH NEW HYDRANT AS SHOWN ON THE PLAN. INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF THE PRIVATE WATER MAIN IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNER.
 3. 4" COLDIP (SIZE AND TYPE TO BE CONFIRMED BY MEP) SECONDARY PRIVATE WATER MAINS SHALL BE INSTALLED FROM THE 8" PRIVATE MAIN TO BUILDING SERVICE CONNECTIONS AS SHOWN ON THE PLAN.
 4. FIELD LOK 350 OR EQUIVALENT GASKETS SHALL BE INSTALLED AT ALL JOINTS OR AS APPROVED BY THE EAST LYME WATER AND SEWER COMMISSION.
 5. COPPER (TYPE K) DOMESTIC WATER SERVICE PIPES SHALL BE INSTALLED FROM THE NEW PRIVATE MAIN TO THE CURB STOP AND POLYETHYLENE PIPE (AWWA C901) SHALL BE INSTALLED FROM THE CURB STOP TO A METER WITHIN EACH INDIVIDUAL UNIT. THE SERVICE AND METER SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MEP FOLLOWING A HYDRANT FLOW TEST. PRESSURE REDUCING VALVES SHALL BE INSTALLED AS REQUIRED.
 6. IRRIGATION SHALL NOT BE SUPPLIED BY TOWN OF EAST LYME PUBLIC WATER SYSTEM. AN ONSITE IRRIGATION WELL SHALL BE INSTALLED WITH SEPARATE PUMP, STORAGE, & PIPING UTILITIES.

- SANITARY**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE EAST LYME WATER AND SEWER COMMISSION.
 2. THE EXISTING SANITARY MAIN IN PARK PLACE SHALL BE EXTENDED FROM THE VILLAGE CROSSING ENTRANCE DRIVEWAY TO THE NEW PARKERS PLACE DRIVEWAY. THE PUBLIC SANITARY MAIN EXT SHALL CONSIST OF AN 8" PVC (SDR35) GRAVITY MAIN. PRELIMINARY LAYOUT INFORMATION IS SHOWN FOR THE PURPOSES OF DETERMINING CONNECTION SUITABILITY FOR LOCAL PERMITTING. FINAL PLANS AND PROFILES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 3. AN 8" PVC (SDR35) PRIVATE SEWER MAIN SHALL BE INSTALLED AS SHOWN ON THE PLANS AND CONNECT TO THE NEW PUBLIC SANITARY MAIN EXTENSION IN PARK PLACE.
 4. A MINIMUM CLEARANCE OF 10' HORIZONTAL AND 16' VERTICAL SHALL BE PROVIDED BETWEEN WATER AND SANITARY SEWER LINES. IF THE MINIMUM VERTICAL CLEARANCE IS NOT PROVIDED, THEN THE SEWER LINE SHALL BE CONSTRUCTED OF 6" PVC OR DUCTILE IRON PIPE.
 5. EACH INDIVIDUAL UNIT SHALL BE SERVED BY A SEPARATE 6" SANITARY LATERAL AS SHOWN ON THE PLAN WITH A CLEANOUT. LATERALS SHALL BE PVC (SDR35) OR OTHER MATERIAL ON THE APPROVED MATERIALS LIST AND SHALL HAVE A MINIMUM SLOPE OF 2% AND MAXIMUM SLOPE OF 10%.

- ELECTRIC & TELECOMMUNICATIONS**
1. ELECTRIC SERVICE SHALL BE PROVIDED TO THE DEVELOPMENT IN ACCORDANCE WITH THE STANDARDS OF NORTH-EAST UTILITIES SERVICE COMPANY (EVERSOURCE ENERGY). PRELIMINARY LAYOUT IS SHOWN INCLUDING CONNECTION TO CLP #5501, UNDERGROUND CONDUIT, TRANSFORMER, AND SECONDARY SERVICE CONNECTIONS TO A METER BANK ON EACH BUILDING.
 2. FINAL CONNECTION LOCATION, SIZE & TYPE OF CONDUIT, TRANSFORMERS, METERS & OTHER ELEMENTS TO SERVE THE BUILDINGS SHALL BE COORDINATED BETWEEN EVERSOURCE ENERGY, OWNER, MEP AND ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. APPROXIMATE LOCATIONS OF SITE AREA LIGHTING ARE SHOWN. POLE MOUNTED AREA LIGHTS, BUILDING MOUNTED LIGHTS, AND SIGN SPOT LIGHTS SHALL BE SERVED BY A COMMON OWNERS PANEL WITH APPROPRIATE CONTROLS TO ENSURE PARKING AREAS, SIDEWALKS AND DRIVEWAYS ARE ADEQUATELY LIGHTED. PANEL & CONDUIT SIZE AND LOCATION TO BE DETERMINED BY OWNER.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-922-4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

SCALE: 1" = 30'

PROJECT NUMBER: 00146 - 001

CONTACT INFORMATION

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REVISION SUMMARY

DATE	DESCRIPTION

PARKERS PLACE MULTI-FAMILY DEVELOPMENT

PREPARED FOR
PARKERS PLACE LLC, OWNER / APPLICANT

UTILITY PLAN

SHEET

4 OF 5

DATE

9/29/25

REVISED

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL PERMITS FOR THE WORK TO BE PERFORMED.
2. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF EAST LYME AND THE STATE OF CONNECTICUT.

SEQUENCE OF CONSTRUCTION:

1. COORDINATE AND COMPLETE A MEETING WITH TOWN AND OWNER. RESPONSIBLE PARTIES TO BE IDENTIFIED AND EMERGENCY PHONE NUMBERS PROVIDED.
2. LIMITS OF CLEARING TO BE STAKED BY LICENSED LAND SURVEYOR. COMPLETE CLEARING (NO GRUBBING) AND INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED FOR FIELD CONDITIONS.
3. COMPLETE GRUBBING, REMOVE AND DISPOSE OF STUMPS OFF-SITE. STRIP & STOCKPILE TOPSOIL.
4. CONSTRUCT TEMPORARY SILTATION TRAP, INCLUDING PLACEMENT OF FILL TO CREATE RETENTION BERM AND EMERGENCY WEIR PER PLAN. CONSTRUCT DIVERSION SWALES.
5. EXCAVATE / PLACE FILL, ROUGH GRADE, AND COMPACT SITE IN LIFTS TO ACHIEVE SUBGRADE.
6. INSTALL FOUNDATIONS & ERECT BUILDINGS. BUILDING CONSTRUCTION MAY OCCUR IN SEQUENCE.
7. INSTALL UTILITIES AND STORM DRAINAGE.
8. CONSTRUCT ACCESS DRIVES AND PARKING AREAS.
9. INSTALL CONCRETE SIDEWALKS AND PADS.
10. INSTALL BITUMINOUS CONCRETE BINDER COURSE.
11. REMOVE TEMPORARY SILT TRAP & COLLECTED SEDIMENTS. FINISH GRADE RETENTION/DETENTION BASIN PER PLAN.
12. INSTALL CURBING AND BITUMINOUS CONCRETE FINISH COURSE.
13. FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
14. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTACT TOWN PRIOR TO REMOVAL.

E & S CONTROL NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF A MULTI-FAMILY RESIDENTIAL TOWNHOUSE DEVELOPMENT, CONSISTING OF 60 TOWNHOUSE UNITS WITHIN 10 SEPARATE BUILDINGS. THE GENERAL SCOPE OF SITE WORK IS DESCRIBED ABOVE IN THE CONSTRUCTION SEQUENCE.

APPROXIMATELY 4.9 ACRES OF THE 6.9-ACRE SITE (71%) WILL BE DISTURBED AS PART OF THE FULL DEVELOPMENT. THE PLAN MINIMIZES THE AREA, LIMIT AND TIME SOILS ARE EXPOSED TO RAIN AND WIND AND SUBJECT TO EROSION & SEDIMENTATION. PHASING OF MASS EARTH WORK IS NOT REASONABLE IN ORDER TO ACHIEVE A BALANCED SITE, HOWEVER STABILIZATION OF THE SITE WILL OCCUR IN SEQUENCE AS BUILDINGS AND SURROUNDING AREAS ARE COMPLETED.

THE EROSION & SEDIMENTATION CONTROL NOTES, INSPECTION REQUIREMENTS, PLANS & DETAILS DEPICTED ON THIS SHEET SHALL BE FOLLOWED. IN ADDITION THE FOLLOWING SITE SPECIFIC E&S CONTROL CONCERNS & ISSUES SHALL BE NOTED.

1. PER USDA NRCS SOIL MAPPING, THE SITE MAINLY CONSISTS OF CHARLTON-CHATFIELD COMPLEX SOILS, WHICH HAVE A MODERATE SUSCEPTIBILITY TO SHEET AND RILL EROSION AND A MODERATE TO HIGH SUSCEPTIBILITY TO WIND-BLOWN EROSION. LONG-TERM EXPOSURE OF THESE SOILS SHALL BE AVOIDED. DUST-CONTROL MEASURES SHALL BE EMPLOYED AS REQUIRED, SUCH AS COVERING STOCKPILES OR SPRAYING WATER.
2. THE TOPOGRAPHY CONSISTS OF GENTLE TO MODERATE TERRAIN, WITH SLOPES RANGING FROM 2% TO 10% WITHIN THE DEVELOPMENT AREA. THE CONTRACTOR SHALL TAKE CARE TO PRESERVE NATURAL VEGETATION ALONG THE TOP OF CUT SLOPES AND BOTTOM OF FILL SLOPES. MINIMIZE SOIL DISTURBANCE, AND MAINTAIN E&S CONTROLS FOR THE DURATION OF CONSTRUCTION UNTIL DISTURBED AREAS ARE STABILIZED.

E & S CONTROL PLAN:

1. OWNER & PARTY RESPONSIBLE FOR E&S CONTROL PLAN: PARKERS PLACE, LLC. EMERGENCY CONTACT: TO BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE. E&S MEASURES SHALL BE MOVED AND/OR ADDED TO ACCOMMODATE THE PROGRESSION OF WORK.
3. AN ANTI-TRACKING APRON SHALL BE INSTALLED AT ALL ENTRANCES TO THE SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT TRAFFIC. ROAD SURFACES SHALL BE SWEEP AS REQUIRED.
4. ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE PROTECTED WITH INLET CONTROL FILTERS/SILT SACKS AS SHOWN ON THE PLAN THROUGHOUT THE CONSTRUCTION PERIOD. IF REQUIRED, NEW CATCH BASINS ON SITE SHALL BE PROTECTED WITH STRAW WADDOLES OR BALES.
5. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND STOCKPILES OF SOIL.
6. DUST CONTROL MEASURES SHALL BE APPLIED DURING CONSTRUCTION AS REQUIRED.
7. TEMPORARY SILTATION TRAPS (TST) AND DIVERSION SWALES SHALL BE INSTALLED AS NECESSARY DURING SITE CONSTRUCTION. ALL DEWATERING DISCHARGE AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE TST'S. CONSTRUCTION WASTEWATERS SHALL NOT BE DIRECTLY DISCHARGED TO STORM DRAINAGE, THE ROAD, OR ADJACENT PROPERTIES. AT ALL TIMES DURING CONSTRUCTION, THE TST'S AND SWALES SHALL BE MAINTAINED TO CONTROL RUNOFF AND PREVENT SEDIMENT DISCHARGE FROM THE WORK AREAS.

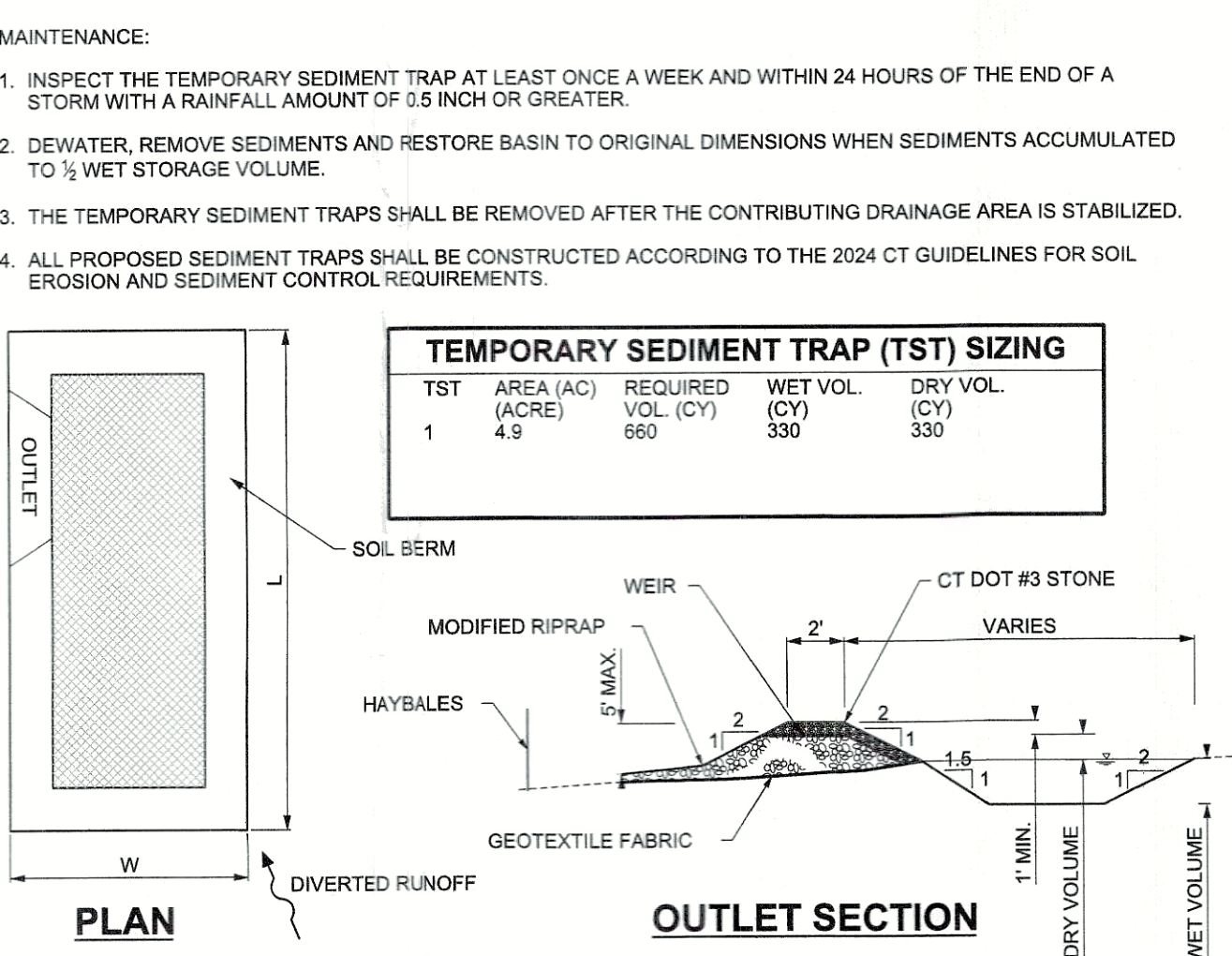
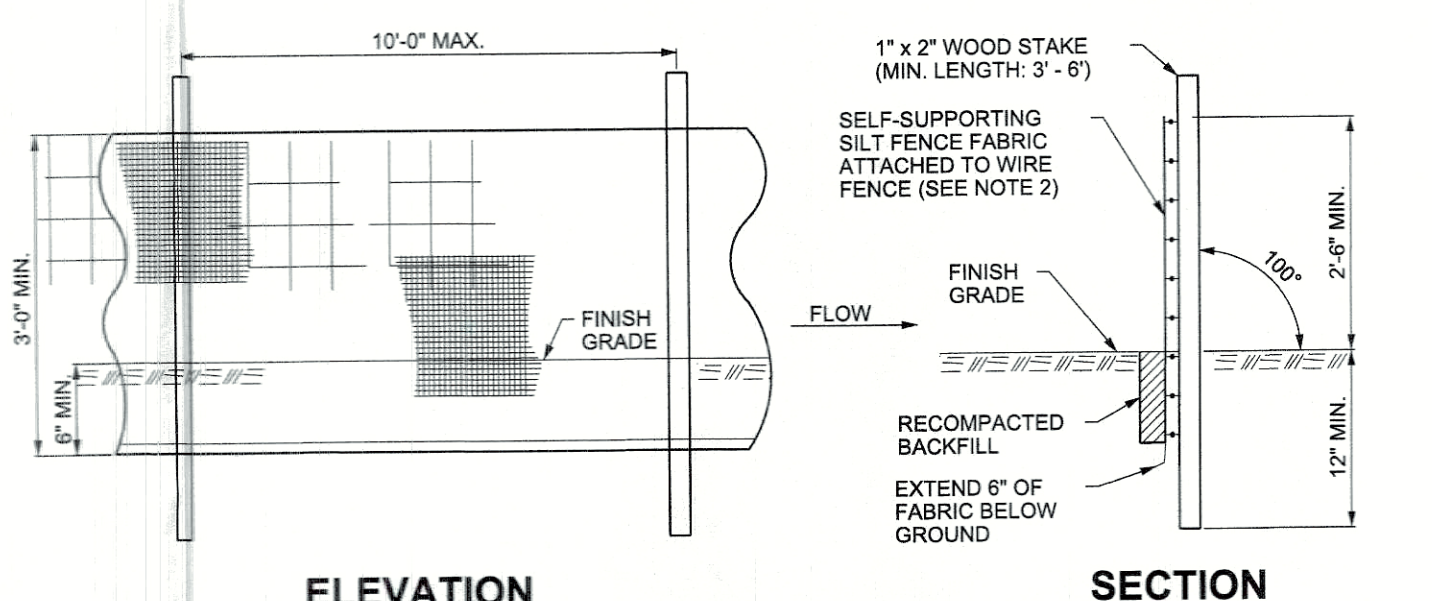
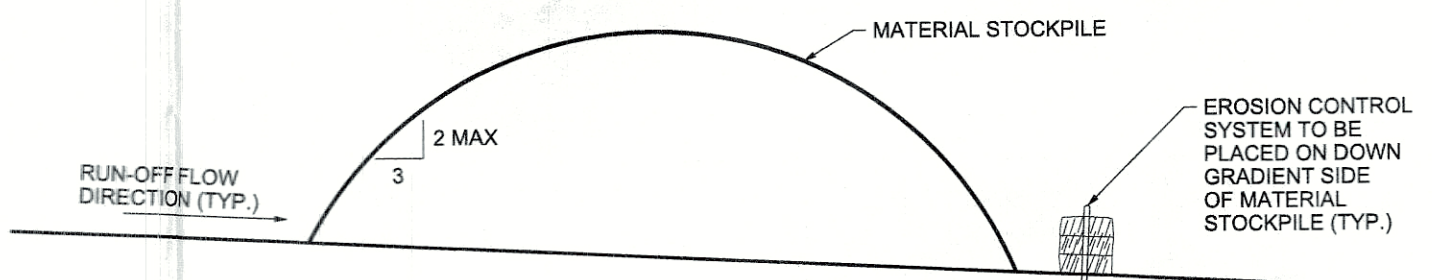
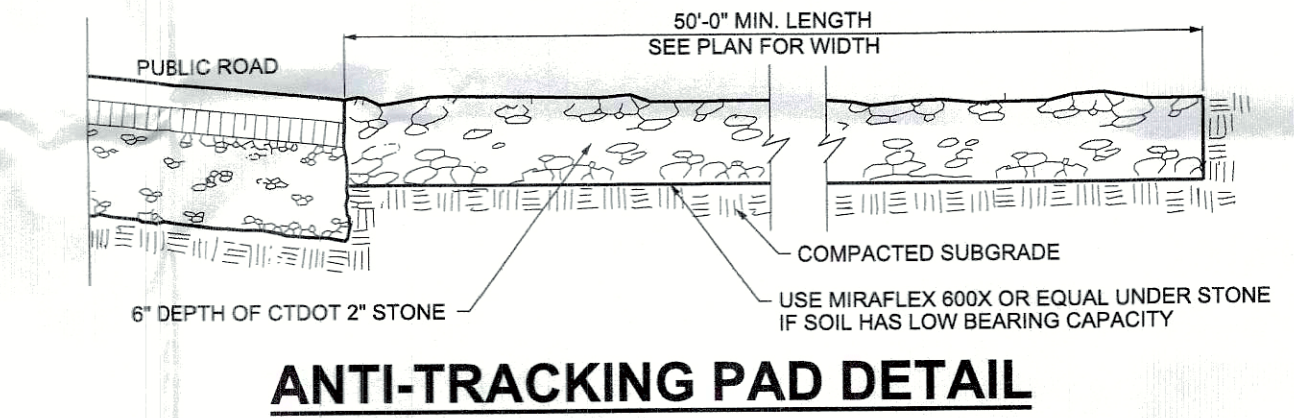
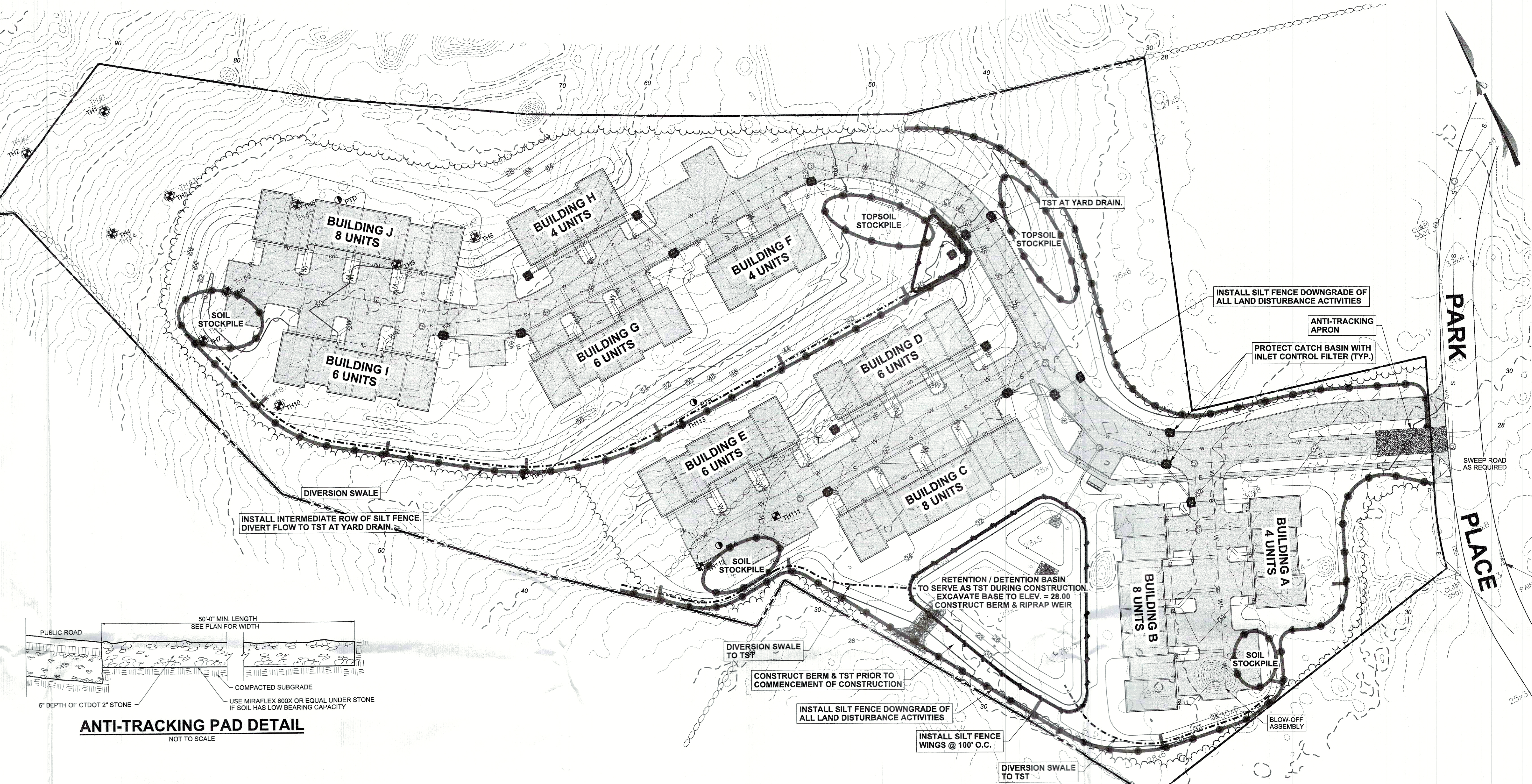
E & S CONTROL NOTES:

1. CONSTRUCTION IS ANTICIPATED TO START IN SPRING 2026 AND BE COMPLETED IN 2028.
2. E&S CONTROL MEASURES SHALL BE INSTALLED PER THE PLANS, OR AS DIRECTED BY THE TOWN.
3. ALL E&S CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, DATED 2023, AS AMENDED AND THE TOWN OF EAST LYME REGULATIONS.
4. EROSION CONTROL DEVICES SHALL BE MAINTAINED, REPLACED AND/OR ADDED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR REQUIRED BY THE ENGINEER OR THE TOWN.
5. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ALL E&S CONTROL DEVICES AS SHOWN ON THESE PLANS OR AS DIRECTED BY THE ENGINEER OR TOWN.
7. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPEC. IN CTDOT FORM 618.
8. AREAS OUTSIDE OF IMPERVIOUS AREAS TO RECEIVE A MINIMUM 4" OF TOPSOIL.
9. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:
SPRING: APRIL 15 TO JUNE 15, FALL: AUGUST 15 TO SEPTEMBER 15
10. GRASS SEED MIXTURES SHALL BE TALL FESCUE BLEND APPLIED AT A RATE NO LESS THAN 100LB PER ACRE OR AS RECOMMENDED BY MANUFACTURER.
11. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS APPLIED AT A RATE OF 100 LBS. PER ACRE.

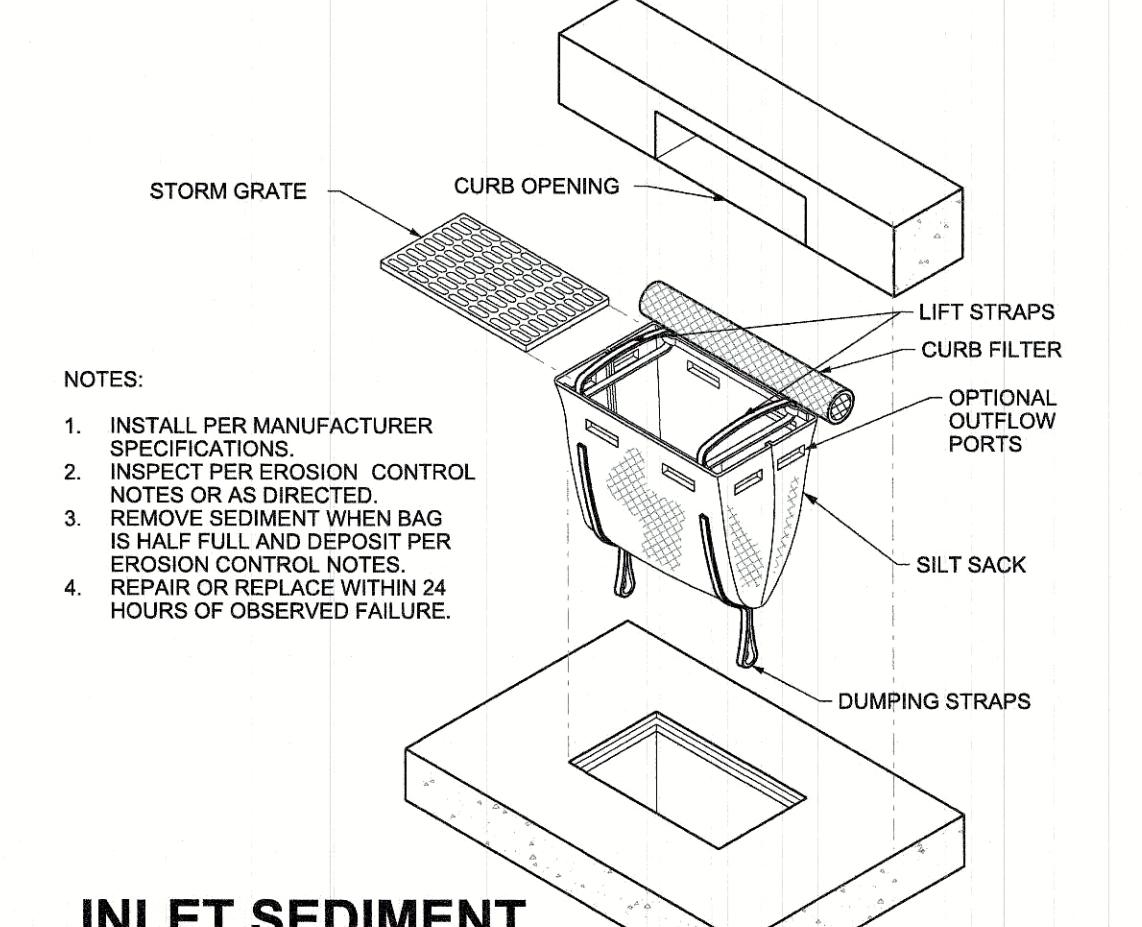
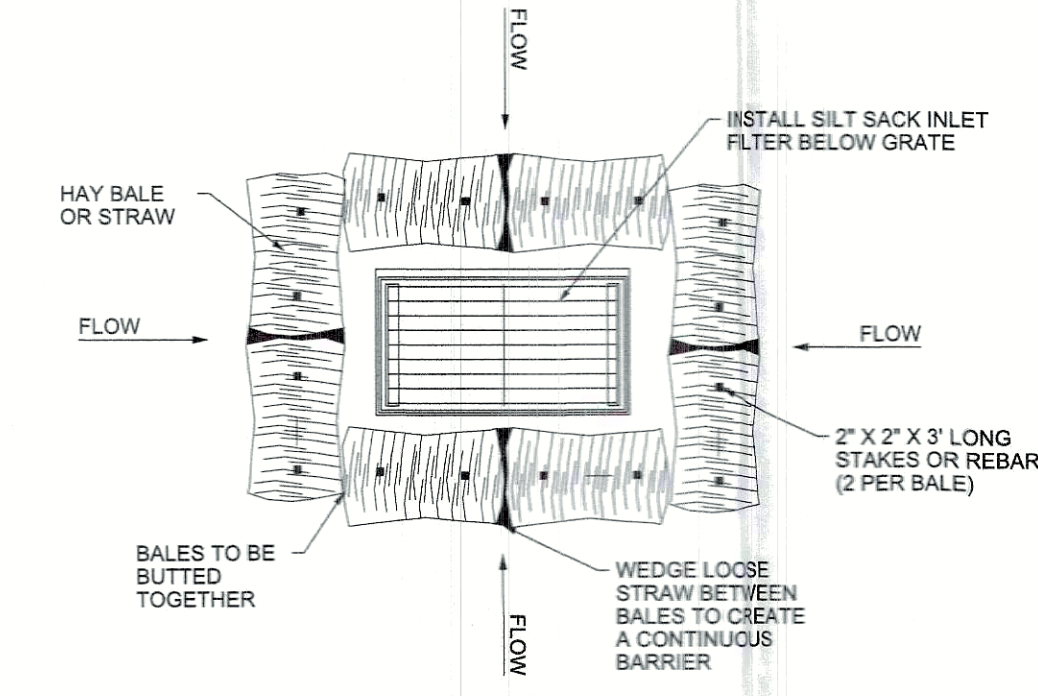
INSPECTION AND MAINTENANCE:

REGULAR INSPECTION AND MAINTENANCE IS CRITICAL FOR THE EFFECTIVENESS OF E&S CONTROLS. THE RESPONSIBLE PARTY SHALL IMPLEMENT THE FOLLOWING THROUGHOUT THE CONSTRUCTION PERIOD UNTIL THE SITE IS STABILIZED.

1. THE RESPONSIBLE PARTY SHALL PERFORM ROUTINE INSPECTIONS BASED ON THE FOLLOWING.
2. PRIOR TO A MAJOR STORM IN WHICH THE NOAA ISSUES WARNINGS OF FLOODING, SEVERE WEATHER CONDITIONS OR EFFECTS, ALL E&S CONTROLS SHALL BE INSPECTED, MAINTAINED, REPAIRED AND/OR CLEANED TO ENSURE THEY ARE IN PROPER WORKING ORDER.
3. ALL E&S CONTROLS SHALL BE INSPECTED, REPAIRED, AND CLEANED IF NECESSARY WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES.
4. ALL STORMWATER STRUCTURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES AND CLEANED AS FOLLOWS:
A. CATCH BASINS - REMOVE COLLECTED SEDIMENT @ 1/2 DEPTH OF SUMP
B. SWALES - REMOVE COLLECTED SEDIMENT @ 1/2 DEPTH
C. DEWATERING BASINS - REMOVE COLLECTED SEDIMENT @ 1/2 CAPACITY
5. ROUTINE INSPECTION AND MAINTENANCE SCHEDULE:
A. INSPECT ROAD DAILY AND SWEEP/REMOVE TRACKED MATERIALS AS REQUIRED
B. TEMPORARY CONTROLS SHALL BE INSPECTED WEEKLY AND CLEANED AS FOLLOWS:
i. ANTI-TRACKING APRON - REPLENISH OR REPLACE STIFF SA REQUIRED
ii. SILT FENCE - REMOVE COLLECTED SEDIMENT @ 1/2 THE HEIGHT (MAX.)
iii. SILT SACKS - CLEAN PER MANUFACTURER'S RECOMMENDATIONS
iv. STRAW BALES - REMOVE COLLECTED SEDIMENT @ 1/2 THE HEIGHT (MAX.)
6. ALL STORMWATER STRUCTURES SHALL BE CLEANED AFTER REMOVAL OF E&S CONTROLS.



TEMPORARY SEDIMENT TRAP (TST) SIZING				
TST	AREA (AC)	REQUIRED VOL. (CY)	WET VOL. (CY)	DRY VOL. (CY)
1	4.9	660	330	330



SCALE: 1" = 40'

PROJECT NUMBER: 00146 - 001

YRC
YANTIC RIVER CONSULTANTS, LLC

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PROFESSIONAL SEAL

REVISION SUMMARY

DATE	DESCRIPTION

PARKERS PLACE
MULTI-FAMILY DEVELOPMENT

PREPARED FOR
PARKERS PLACE LLC, OWNER / APPLICANT

EROSION & SEDIMENTATION CONTROL PLAN

PARK PLACE (MAP 11.1, LOT 11)

EAST LYME, CT

SHEET 5 OF 5

DATE 9/29/25

REVISED