

## OPERATIONS & MAINTENANCE PLAN

PARKERS PLACE MULTI-FAMILY DEVELOPMENT  
6PARK PLACE  
EAST LYME, CT

PREPARED FOR

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

DATE: JANUARY 15, 2026  
REVISED:





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## **GENERAL OVERVIEW**

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Parkers Place LLC is proposing to construct a multi-family development with associated amenities on a 6.98-acre parcel of land located on Park Place in East Lyme, CT. The subject parcel is identified as Map 11.1, Lot 11 on the Town of East Lyme Tax Assessor Mapping and is depicted on a map entitled “Topographic Survey Prepared for Pazz Construction LLC, Park Place – East Lyme, Connecticut”, Date: January 23, 2023 as revised through 1-31-23, Scale: 1” = 50’, prepared by Robert C. Simoni, Licensed Land Surveyor. The above-described parcel is hereinafter referred to as “Site”.

The multi-family development will consist of the construction of 10 townhouse style buildings with a total of 60 residential two-bedroom units. The proposed development is depicted in the plan set referenced below, hereinafter Site Plan

- “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, Sheets 1 through 9, dated 9/29/25, revised through 1/13/26, prepared by Yantic River Consultants, LLC.

The full development will include the following improvements:

- 60 two-bedroom townhouse units in ten residential buildings
- 24’ wide primary and secondary access driveways with connection to Park Place
- Pedestrian sidewalks with connection to Park Place
- 146 parking spaces including garages, driveways, and guest parking
- Pole-mounted area lighting of driveways and parking areas
- Exterior active and passive recreation areas and trails
- Stormwater management system consisting of collection, treatment, retention, and attenuation of peak flow rates to maintain existing drainage patterns and discharge conditions
- Sanitary sewer utility including extension of the existing public main in Park Place to serve the site and a private sanitary main to serve the development
- Private water main to serve the development with connection to the existing water main in Park Place along the parcel frontage.
- Electric and telecommunication utility connections to the overhead utilities in Park Place along the parcel frontage

The following Operations and Maintenance Plan (hereinafter O&M Plan) has been prepared for Parkers Place LLC by Yantic River Consultants, LLC to satisfy the requirements of the Town of East Lyme and the 2023 Connecticut Guidelines for Soil Erosion and Sediment Control.

## **PURPOSE**

The purpose of this Plan is to ensure that the stormwater components are maintained and operated in accordance with design intent and all approvals and permits.

## **RESPONSIBLE PARTY**

Parkers Place, LLC  
PO Box 817  
East Lyme, CT 06333  
Phone: (860) 739-0863

## RECORD KEEPING

The responsible party shall keep a record of all inspections, cleanings, and maintenance and repairs performed. Copies of inspection reports and maintenance records shall be kept on-site in the development maintenance office once they are established.

## REPORTING REQUIREMENTS

A statement, signed by a representative of the Responsible Party, shall be submitted to the East Lyme Planning office in October each year, indicating that the Site and Stormwater facilities have been properly maintained and function as designed.

## SPILL CONTROL

In addition to the good housekeeping and material management practices in this plan, the following practices will be followed for spill prevention and clean-up:

- Manufacturers' recommended methods for spill clean-up will be made available to all site maintenance personnel including the procedures and the location of the information and clean-up supplies.
- Materials and equipment necessary for spill clean-up will be made available to all site maintenance personnel. Available equipment and materials may include but are not limited to absorbent, booms or mats, brooms, dust pans, mops, rags, gloves, goggles, sand, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned immediately after discovery.
- The spill area will be kept well-ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with hazardous substances.
- Spills of toxic or hazardous material, regardless of size, will be reported to the appropriate State or local government agency.
- If a spill occurs, this plan will be adjusted to include measures to prevent this type of spill from recurring and how to clean the spill if there is another one. A description of the spill, the cause, and the remediation measures will also be included.

A spill report shall be prepared by the responsible party after each occurrence. The spill report shall present a description of the release, including quantity and type of material, date of spill, circumstances leading to the release, location of spill, response actions and personnel, documentation of notifications and corrective measures implemented to prevent recurrence.

## BUDGET AND FUNDING

The owner shall maintain a Routine O&M line item in the annual budget to perform routine inspections, complete maintenance, and prepare and submit the annual report as described in this Plan. A contingency fund shall be available to ensure non-routine inspection and maintenance work can be performed in a timely manner to maintain functions of the stormwater facility. The routine O&M line item and contingency fund shall be reviewed and adjusted annually (if required) with consideration of previous year's expenditures and future non-routine maintenance and repairs.

## STORMWATER MANAGEMENT SYSTEM (SMS)

The SMS are shown in the Site Plan referenced above, which is currently under review by the Town of East Lyme Zoning Commission. An updated O&M Plan will be submitted to the Town upon receipt of local approval.

The SMS consists of a series of components to collect stormwater runoff from the proposed development, including rain gardens, curtain drains, roof leaders, swales, yard drains, catch basins, and drainage piping. The collection system discharges to proposed stormwater treatment, retention, and detention areas prior to discharging off-site.

The combination of rain gardens, retention areas, and detention ponds have been sized to attenuate peak flow rates as compared to pre-development conditions for the 1-, 2-, 5-, 10-, 25-, 50-, and 100-year storm events. Incorporation of the detention systems into the proposed development results in a minor decrease of peak flow rates discharging off site as compared to existing conditions for each discharge point and subarea and the entire Site. The plan provides for zero net increase in peak flow rates for all storms up to the 100-year event.

The proposed development has been designed to reduce stormwater runoff and pollutant loads to the maximum extent possible and to treat the required water quality volume and flow per the CTDEEP 2023 Stormwater Quality Manual (2023 DEEP Manual). The proposed measures incorporated into the plan include:

1. Maximize conservation and preservation of natural features.
2. Minimize clearing and grubbing to maintain native vegetation on site.
3. Minimize building footprints.
4. Minimize impervious surfaces for roadways and parking.
5. Disconnect impervious areas where possible, such as sidewalks and roof areas.
6. Collect, treat, and infiltrate to encourage groundwater recharge including the incorporation of base level and secondary controls to improve water quality.

### STORMWATER OPERATION, INSPECTION & MAINTENANCE

The following operation, inspection & maintenance plan shall be implemented to ensure that the SMS functions as designed. An SMS Operation & Maintenance Facilities Key Map and Complete Inspection Checklist are provided in Appendix A. A summary of routine inspection & maintenance items is provided below:

1. SITE – GENERAL COLLECTION SYSTEM
  - a. Driveways and Parking Lots
  - b. Landscaped Areas
  - c. Vegetated Swales
  - d. Curtain Drains
  - e. Yards Drains
  - f. Catch Basins
2. RAIN GARDENS
  - a. Inlet Conditions
  - b. Rain Garden Bed
  - c. General Rain Garden Limits

- d. Yard Drain Outlet Structure
- e. Outlet Protection
- 3. DETENTION POND #100
  - a. Inlet Conditions
  - b. Sediment Forebay
  - c. Sediment Filter Berm
  - d. Filter Bed
  - e. General Basin Limits & Dry Pond Areas
  - f. Outlet Structure #101
  - g. Outlet Protection

## **SITE OPERATION & MAINTENANCE**

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The following operation & maintenance plan shall be implemented by the responsible party.

### **Parking Lots**

The access drives and parking areas shall be swept in the spring to remove winter accumulations of road salt/sand. In addition, these areas shall be swept as necessary to clean trash and other debris.

### **Landscaping**

Landscaping maintenance will consist of pruning, mulching, planting, mowing lawns, raking leaves, etc. Use of fertilizers and pesticides will be controlled and limited to minimal amounts necessary for healthy landscape maintenance.

Soil tests will be performed prior to fertilization. Trees and shrubs shall be fertilized as recommended for the specific soil type and composition with an organic fertilizer. Lawns shall receive a minimum of one application of fertilizer in the Fall. Liming of lawn areas to control pH will be done in the spring if testing indicates that it is necessary. The low-maintenance slopes will not be fertilized following initial planting and stabilization.

The lawn areas, once established, will be maintained at a typical height of 3½" to 4". This will allow the grass to be maintained with minimal impact from weeds and/or pests. The low-maintenance areas will be maintained as a meadow or allowed to revert back to natural conditions.

Natural pest control methods shall be attempted prior to resorting to pesticides. Pesticides will only be used as a control method when a problem has been clearly identified, and the other attempted natural control methods are not successful. The pesticides shall be natural as opposed to chemicals whenever possible. All pesticide applications shall be by licensed applicators, to prevent over usage or misuse, where necessary. No storage, mixing or loading of pesticides may take place onsite.

Topsoil, brush, leaves, clippings, woodchips, mulch, equipment, and other material shall be stored off site.

### **Maintaining Native Vegetation**

Existing vegetation around the perimeter of the development will be maintained in its native condition. No clearing, grading, stockpiling, storage, or development will occur in these areas.

### Trash & Recycling Collection

All trash and recycling will be contained in litter/recyclable receptacles for each individual unit or a Site dumpster enclosure if applicable. All dumpsters will be equipped with covers. All trash and recycling will be collected on a regular basis and disposed of legally off-site.

### Outdoor Storage

There will be no outdoor storage of hazardous chemicals, de-icing agents, fertilizer, pesticides, or herbicides anywhere on the Site. In addition, the individual leases shall prohibit the outdoor storage of non-passenger vehicles, commercial vehicles, recreational vehicles, all-terrain vehicles, boats, etc.

### Winter Maintenance

The use of chemicals for deicing, snow melting, and other related winter weather management should be minimized to the greatest extent possible. A mix of sand and calcium chloride is required. Sodium chloride shall not be used. Snow shall be shoveled and plowed from sidewalk and parking areas as soon as practical during and after winter storms. Sand accumulation shall be removed from the site at the end of the winter season or appropriate time when seasonal snow has melted. Alternative deicing methods must be submitted prior to using onsite for review to the Town of East Lyme Engineering Department for approval.

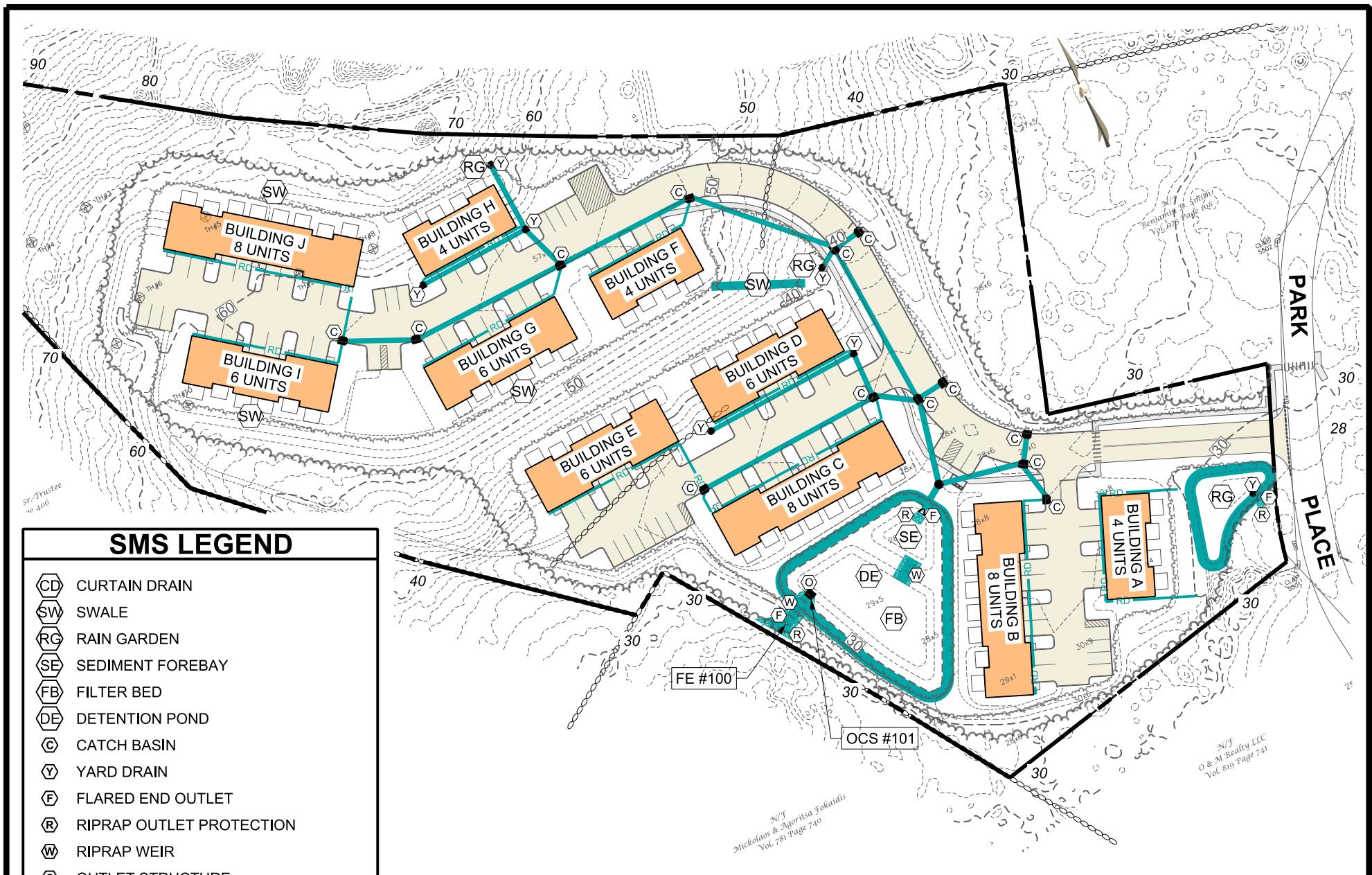




## APPENDIX A O&M INSPECTION & MAINTENANCE FORMS

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SMS MAINTENANCE & INSPECTION: DETENTION POND 101 .....	A5





SCALE: 1" = 100'

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#### CONTACT INFORMATION

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PROJECT NO: 00146 - 001      DATE: 1/15/26      SHEET NO: O&M-1

#### PARKERS PLACE MF DEVELOPMENT

PREPARED FOR PARKERS PLACE LLC

PARK PLACE  
N/T  
Mickolas & Aporitsa Fokaidis  
Vol. 781 Page 740

N/T  
O & M Realty LLC  
Vol. 819 Page 741

#### SMS OPERATION & MAINTENANCE FACILITIES KEY MAP

EAST LYME, CT



**SMS MAINTENANCE & INSPECTION - ACTION SUMMARY WORKSHEET**

ITEM	ACTIONS TO BE TAKEN:	COMPLETE BY:	COMPLETED:
GENERAL SITE			
RAIN GARDENS			
POND 100			
OTHER ITEMS			

**SMS MAINTENANCE & INSPECTION**

SMS ITEM	MAINTENANCE (M) INSPECTION (I) SCHEDULE					INSPECTION NOTES		INSPECTION DATE:	COMMENTS					
	Q1	Q2	Q3	Q4	OTHER	SPRING		FALL						
						S	U	S	U					
<b>SITE - GENERAL COLLECTION SYSTEM</b>														
<b>DRIVEWAYS &amp; PARKING LOTS</b>														
Sweeping		M												
Sediment/Debris on Road Surface		I												
Curb/Gutter Flow Unrestricted		I												
<b>LANDSCAPED AREAS</b>														
Mowing / Trimming / Mulching		M	M											
Foliage/Debris/Litter Removed		M	M											
Vegetative Cover > 75%		I	I											
Slopes Stable		I	I											
Erosion / Sedimentation		I	I											
<b>VEGETATED SWALES</b>														
Mowing / Trimming		M	M											
Foliage/Debris/Litter Removed		M	M											
Vegetative Cover > 75%		I	I											
Channel Stable/Unrestricted		I	I											
Erosion / Sedimentation		I	I											
<b>CURTAIN DRAINS</b>														
Weeds/Debris/Litter Removed		M	M											
Pipe Outlet Unrestricted		I	I											
<b>YARD DRAINS</b>														
Grate Clear of Debris/Litter	M	M	M	M										
Pipe Inlet/Outlet Unrestricted		I												
<b>CATCH BASINS</b>														
Grate Clear of Debris/Litter	M	M	M	M										
Catch Basin Cleaning	M													
Pipe Inlet/Outlet Unrestricted	I													
Sump Sediment Depth < 12"	I													
<b>ACTIONS TO BE TAKEN:</b>							<b>COMPLETE BY:</b>		<b>COMPLETED:</b>					

**SMS MAINTENANCE & INSPECTION**

SMS ITEM	MAINTENANCE (M) INSPECTION (I) SCHEDULE					INSPECTION NOTES		INSPECTION DATE:	COMMENTS					
	Q1	Q2	Q3	Q4	OTHER	SPRING		FALL						
						S	U	S	U					
<b>RAIN GARDENS</b>														
<b>INLET CONDITION</b>														
Roof Leader Outlet(s) Riprap Stable		I												
Swale Outlet(s) Stable		I												
Erosion / Sedimentation		I												
<b>RAIN GARDEN BED</b>														
Trim Vegetation (Remove Clippings)		M	M											
Vegetation > 75%			I											
Invasive Plants & Shrubs Removed			I											
Dwaters Between Storms**		I	I											
**If Dewatering > 3 Days Plug Aerate			M											
<b>GENERAL RAIN GARDEN LIMITS</b>														
Foliage/Debris/Litter Removed		M	M											
Trim Vegetation		M	M											
Vegetation > 75%			I											
Embankment Vegetation Adequate		I	I											
Embankments Stable		I	I											
<b>YARD DRAIN OUTLET STRUCTURE</b>														
Grate/Top Clear of Debris/Litter		M	M											
Structure Top 3" Min. Above Bed		I	I											
Pipes Unobstructed		I	I											
Structure in Good Condition		I												
<b>OUTLET PROTECTION</b>														
Pipe Ends Unobstructed		I												
Erosion / Sedimentation		I												
Downstream Channel Stable		I												
<b>ACTIONS TO BE TAKEN:</b>							<b>COMPLETE BY:</b>		<b>COMPLETED:</b>					

**SMS MAINTENANCE & INSPECTION**

SMS ITEM	MAINTENANCE (M) INSPECTION (I) SCHEDULE					INSPECTION NOTES		INSPECTION DATE:	COMMENTS					
	Q1	Q2	Q3	Q4	OTHER	SPRING								
						S	U	S	U					
<b>DETENTION POND 100</b>														
<b>INLET CONDITION</b>														
Riprap Stable		I												
Erosion / Sedimentation		I												
<b>SEDIMENT FOREBAY</b>														
Sediment Removed		M												
Vegetation Stable		I	I											
Sediment < 12" Depth		I												
<b>SEDIMENT FILTER BERM</b>														
Riprap/Stone Berm Stable		I	I											
Weir Open/Unrestricted		I	I											
<b>FILTER BED</b>														
Trim Vegetation (Remove Clippings)			M											
Native Vegetation > 75%			I											
Invasive Plants & Shrubs Removed		I	I											
Dewaters Between Storms			I											
<b>GENERAL BASIN LIMITS &amp; DRY POND AREAS</b>														
Foliage/Debris/Litter Removed	M	M												
Trim Vegetation		M												
Vegetation Adequate			I											
Embankments Stable			I											
<b>OUTLET STRUCTURE 101</b>														
Grate/Top Clear of Debris/Litter	M	M												
Orifice & Pipes Unobstructed	I	I												
Structure in Good Condition	I													
<b>OUTLET PROTECTION</b>														
Riprap Scour Hole Stable		I												
Riprap Level Spreader Stable		I												
Erosion / Sedimentation		I												
Downstream Channel Stable		I												
<b>ACTIONS TO BE TAKEN:</b>							COMPLETE BY:	COMPLETED:						



