



WATER & SEWER COMMENT SUMMARY – 1/15/26

FROM: Ben North, Chief Operating Officer

DATE: December 30, 2025

RE: Parkers Place Multi-Family Development, East Lyme, CT

WATER NOTES

1. Ductile Iron Main shall be class 54.

Response. The Water Notes #1 and #2 on Sheet 4 have been updated.

2. Size on size taps prohibited. A tee with valve to Parkers Place is required to be cut in.

Response. An 8"x8"x8" tee is proposed with gate valves & thrust block on Sheet 4.

3. Please use buffalo style sliding valve box and curb stops.

Response. Water Note #6 added to specify the required valve box and curb stop

4. Please include the requirement for locking gaskets, Field Lok 350 or equal at every joint. Please incorporate our spec for directional changes with megalugs and restraint. An MJ retainer is not needed for the push on joints, just the locking gasket.

Response. Water Note #4 has been revised. Standard details have been added to the plan set.

5. Thrust block restraint is required on 90s, Tees, and dead ends.

Response. Thrust blocks are shown and labeled at each bend and tee.

6. Please increase water main minimum diameter to 6".

Response. The secondary mains are labeled as 6" CLDIP and Water Note #3 has been revised.

7. Please replace all blow offs with hydrant assemblies.

Response. All blow offs have been removed and hydrants added at the end of each main.

There are 4 hydrants now proposed on the site, one at the low point on the 8" and 3 at the main ends.

8. Please indicate 1" water service of k copper or PE4710. If using PE4710, a 5 ft burial depth is required as well as 12 gauge ccs tracer wire.

Response. Water service labels and Water Note #5 have been revised.

9. Please indicate curb stops, ideally in grassy areas between buildings and driveways for future ease of maintenance.

Response. Curb stops are shown and labeled with the grass islands.

10. Each unit shall have its own water service, water meter and radio provisions so it may be turned into individual ownership a later time.

Response. See Water Note #7.

11. A master meter shall be installed at each building or in a vault at the mainline.



Response. See Water Note #2. A meter pit is proposed on the 8" main at the street line.

12. Water and Sewer Utilities shall be privately owned.

Response. See Water Notes 2 & 3.

SEWER NOTES

1. Please rework proposed sewer to tie into existing SMH 1 at flow line.

Response. Connection to SMH 1 revised to match existing flow line.

2. Please avoid 0.5% slope on Park place by reworking from existing SMH 1 to New SMH P3.

**Response. The minimum slope for the proposed public sewer main has been revised to 1.0%.
Flow lines revised accordingly.**

3. Please callout piping distance between storm, sanitary, and water mains. Ideally 18" separation should be maintained between utilities.

Response. Labels added to plan for separation of water/sewer piping and water/drainage piping. In all cases water mains are 18" above the top of sewer pipe and drainage pipes are 12" above the top of water mains.

4. Please re-work sewer to minimize large slope changes, especially by SMH 17 to SMH 10. Please call out SMH 13 to SMH 12 slope changes.

Response. Sewer flowlines have been revised to minimize the change in slope of the main at sewer manholes.