

**LEGEND**

- IRON PIN RECOVERED
- ⊠ MERESTONE RECOVERED
- ⊞ DRILL HOLE RECOVERED
- ANGLE POINT
- ⊠ MONUMENT TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
- DRAIN PIPE
- UTILITY POLE
- ⊞ STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS OF CLEARING
- TEST HOLE
- PERCOLATION TEST

SITE TESTING OBSERVED BY RYAN McCAMMON LLHD ON 12/11/12

- TEST HOLE #1  
 0-8" DARK BROWN TOPSOIL  
 8-28" LIGHT BROWN FINE SANDY LOAM VERY FRIABLE  
 28-50" TAN COURSE SAND AND GRACEL LOOSE  
 50-72" TAN FINE SAND LOOSE BAND OF VERY FINE SAND  
 72-76" TAN/GREY, FRIABLE  
 76-99" TAN/GREY COMPACT FINE SILTY SAND AND STONE  
 MOTTLINGS @ 75"  
 MOTTLINGS @ 76" STAINING  
 NO GROUND WATER  
 NO LEDGE
- TEST HOLE #2  
 0-8" DARK BROWN TOPSOIL LEAF LITTER  
 8-30" ORANGE BROWN FINE SILTY LOAM FRIABLE  
 30-48" TAN FINE SILT TRACE SAND SOME STONE  
 48-101" TAN/GREY FINE SAND AND GRAVEL FIRM TRACE SILT  
 MOTTLINGS @ 29" SOUTH SIDE OF HOLE  
 MOTTLINGS @ 40-57" NORTH SIDE MED-FINE SAND HEAVY STAINING  
 NO GROUND WATER  
 NO LEDGE

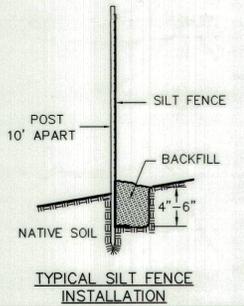
- TEST HOLE #3  
 0-8" DARK BROWN TOPSOIL  
 8-30" LIGHT BROWN FINE SILTY LOAM  
 30-40" FIRM TO COMPACT ORANGE AND GREY FINE SILTY SAND W/STAINING  
 40-94" VERY COMPACT/FIRM TAN/GREY MED SAND AND GRAVEL SAND LOOSE BAND OF VERY FINE SAND  
 MOTTLINGS @ 31"  
 MOTTLINGS @ 28"  
 NO GROUND WATER  
 NO LEDGE
- PERC TEST #7  
 BY J. ROBERT PFANNER & ASSOC.  
 2/5/12  
 PRESOAK 11:00  
 DEPTH HOLE 29"  
 1:45 23.5"  
 1:50 24.5"  
 1:55 25.25"  
 2:00 26.0"  
 2:05 26.75"  
 2:10 27.25"  
 2:15 27.75"  
 2:20 28.25"
- TEST HOLE #4  
 0-8" DARK BROWN TOPSOIL  
 8-25" ORANGE BROWN FINE SANDY SILT  
 25-36" TAN FINE-MED SAND  
 36-75" MED-FINE SAND, FIRM, TAN/GREY SOME STONE  
 MOTTLINGS @ 36"  
 MOTTLINGS @ 31"  
 NO GROUND WATER  
 NO LEDGE
- TEST HOLE #5  
 0-9" DARK BROWN TOPSOIL LEAF LITTER  
 9-23" ORANGE BROWN FINE SILTY LOAM FRIABLE  
 23-34" TAN FINE SANDY SILT FRIABLE  
 34-85" TAN/GREY MED/FINE SAND & GRAVEL COMPACT, COBBLES  
 MOTTLINGS @ 38"  
 MOTTLINGS @ 22"  
 NO GROUND WATER  
 NO LEDGE
- TEST HOLE #6  
 0-6" DARK BROWN TOPSOIL  
 6-28" ORANGE BROWN FINE SILTY LOAM  
 28-62" TAN/GREY FINE-MED SAND & SILT FIRM  
 COMPACTED BOULDERS @ 60"  
 MOTTLINGS @ 36"  
 MOTTLINGS NOT OBSERVED  
 NO GROUND WATER  
 REFUSAL @ 60"
- TEST HOLE #7  
 0-8" DARK BROWN TOPSOIL  
 8-25" LIGHT BROWN FINE SILTY LOAM  
 25-62" TAN GREY FINE-MED SAND & GRAVEL W/SILT COMPACT  
 MOTTLINGS @ 52"  
 NO GROUND WATER  
 REFUSAL @ 60"
- TEST HOLE #8  
 0-8" DARK BROWN TOPSOIL  
 8-25" LIGHT BROWN FINE SILTY LOAM FRIABLE  
 25-91" TAN/GREY FIRM FINE-MED SAND W/SILT, COBBLES, STAINING  
 MOTTLINGS @ 24"  
 MOTTLINGS @ 24"  
 NO GROUND WATER  
 NO LEDGE

**SEPTIC DESIGN NOTES:**

- BASIS OF SANITARY DESIGN=4 BEDROOM HOUSE WITH 10 MIN./IN. PERC. RATE. USE MIN. 1250 GALLON SEPTIC TANK WITH GALLEY AS SHOWN. TOTAL LEACHING AREA REQUIRED = 577.5 S.F. AREA PROVIDED = 96' OF 12" GALLEY AND 1 FT STONE EACH END=100 LF @ 5.9 S.F. / L.F.=590 S.F.
- WATER SUPPLY BY CITY WATER
- MLSS CALCULATION NOT REQUIRED, MIN 60" TO RESTRICTIVE LAYER

**NOTES**

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, EXISTING STRUCTURES AND PROPOSED LOT LINE REVISION.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:
  - A. QUITCLAIM DEED FROM ANTONIA METHERALL TO TONI E. METHERALL, TRUSTEE OF THE PETER J. METHERALL AND TONI E. METHERALL REVOCABLE TRUST DATED APRIL 30, 1998 AND RECORDED IN VOLUME 992 PAGE 073.
  - B. EXECUTOR DEED FROM CRAIG W. ODGERS EXECUTOR OF THE BARBARA ANN BENNETT ODGERS AKA BARBARA B. ODGERS TO CHERRY HILL FARMS LLC. RECORDED IN VOLUME 993 PAGE 455 DATED MARCH 2, 2018.
- REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:
  - A. MAP SHOWING PROPERTY OF JAMES R. ODGERS TO BE CONVEYED TO FREDERICK C. ODGERS ROXBURY ROAD NIANITC, CONN SCALE 1"=40' DATED JULY 28, 1982 REV AUGUST 11, 1982 BY J. ROBERT PFANNER & ASSOCIATES P.C.
  - B. BOUNDARY SURVEY PROPERTY OF ANTHONY J. & MARY S. PARENTE ROXBURY ROAD EAST LYME, CONN SCALE 1"=50' DATED NOVEMBER 8, 1982 BY J. ROBERT PFANNER & ASSOCIATES P.C.
- SEPTIC SYSTEM SHOWN ON 36 ROXBURY RD BASED ON AS-BUILT INFORMATION PROVIDED BY FINKELDEY SEPTIC 9/14/2018.
- SEPTIC SYSTEM SHOWN ON 38 ROXBURY RD BASED ON AS-BUILT INFORMATION PROVIDED BY SPENCER BEERS INC. 8/23/16.
- NO WETLANDS ARE LOCATED ON THIS PROPERTY AS STATED IN A REPORT FROM SOIL SCIENTIST IAN T. COLE MARCH 25, 2019 LETTER.
- A PHASE 1a/1b ARCHAEOLOGICAL ASSESSMENT/RECONNAISSANCE SURVEY SHALL BE UNDERTAKEN PRIOR TO ANY WORK ON SITE. THE REPORT SHALL BE PROVIDED TO THE PLANNING DIRECTOR OF THE TOWN OF EAST LYME.
- TOTAL AREA OF SUBDIVISION=536,208.08 S.F. 30% OPEN SPACE=160862.42 S.F. OPEN SPACE PROVIDED=161,147 S.F.



**APPROVED BY THE EAST LYME PLANNING COMMISSION**  
 Chairman / Secretary *[Signature]*  
 Approval Date AUGUST 6, 2019  
 Filing Deadline 4/29/2020  
 Expiration Date N/A

**ZONING COMPLIANCE CHART**

ZONE = R-40/20	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED
MINIMUM LOT SIZE	40,000 S.F.	40,000 S.F.	496,208.08 S.F.
MINIMUM FRONTAGE	150 FT.	150.31 FT.	165.75 FT.
MINIMUM FRONT YARD	50 FT.	33.29 FT. *	520.89 FT.
MINIMUM SIDE YARD	30 FT.	26.48 FT. *	91.78 FT.
MINIMUM REAR YARD	30 FT.	225.06 FT.	N/A
MAXIMUM BUILDING COVERAGE	2.4 %	3.4 %	0.5%
MAXIMUM BUILDING HEIGHT	30 FT.	22 FT. ±	< 30 FT.

\* PRE-EXISTING NON CONFORMING

**SOIL AND EROSION CONTROL**

- HAY BALES / SILT FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION.
  - ONLY REMOVE TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
  - PERMANENT SEEDING SHOULD BE DONE AS SOON AS POSSIBLE AFTER CONSTRUCTION FINISHES. LIME AND FERTILIZE. RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 15 & AUG. 15 TO OCT. 15.
  - RECOMMENDED SEED (PER CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL) SEED MIX #21 CREEPING RED FESCUE @ 60 LBS/ACRE OR #29 TURF TYPE TALL FESCUE @ 175-250 LBS/ACRE
  - HAY BALES AND SILT FENCE TO REMAIN WHERE PLACED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
  - NO ERODED SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE OR WASH INTO THE DRAINAGE SYSTEM.
  - IF SEEDING CANNOT MEET RECOMMENDED DATES, TEMPORARY MULCH IS TO BE APPLIED IN ACCORDANCE WITH THE TABLE BELOW.
- | MULCHES                            | RATES PER 1000 FT | NOTES   |
|------------------------------------|-------------------|---|
| STRAW OR HAY 1/2 - 2 TONS PER ACRE | 70-90lbs.         | FREE FROM WEEDS & COURSE MATTER. MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND |



THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

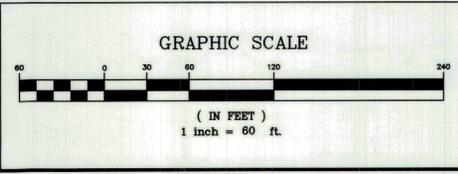
NO.	DATE	DESCRIPTION	BY
4	9/25/19	MOVED OPEN SPACE LOCATION	RD
3	8/21/19	REVISED AS PER PLANNING COMMISSION APPROVAL REQUIREMENTS	RD
2	5/23/19	REVISED AS PER LLHD COMMENTS	RD
1	5/6/19	REVISED AS PER TOWN ENGINEERS COMMENTS	RD

NO. DATE DESCRIPTION BY

**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 37 GRAND STREET NIANITC, CONNECTICUT 06357  
 TEL. 860-739-6216 FAX 860-739-0693

THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

J. ROBERT PFANNER, CONNECTICUT PE, LS No. 9442



TITLE: **SUBDIVISION PLAN**  
 Property Of **CATHERINE PARENTE**  
 LOCATION: 38 Roxbury Road - East Lyme Connecticut

SHEET NUMBER **1** OF **2**  
 18041-LLR-4