

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357



Town Engineer  
Victor A. Benni, P.E.

860-691-4112  
FAX 860-739-6930

To: Gary Goeschel, Director of Planning

From: Victor Benni, P.E., Town Engineer

A handwritten signature in black ink, appearing to read "Victor Benni".

Date: March 30, 2021

Re: The Orchards of East Lyme  
Public Improvements - Bond Estimate

The Engineering Department has reviewed the proposed Plans of development for the above referenced project. The Public Improvement Bond of \$ 1,482,044 is sufficient to cover the public improvements that remain to be completed by the Applicant/Developer for Plum Hill Road, Hickory Court, Arbor Crossing, Pear Grove, Pumpkin Grove, Peach Lane, Holly Lane, and Partridge Court.

This determination follows a review, by this Department, of the following *Plans* and *Bond Estimate* submitted by the applicant and prepared by Gerwick-Mereen LLC:

Orchards at East Lyme, Phase II Road Construction Set, Prepared for—Carrier Enterprises, East Lyme, Connecticut, Date: 3/31/08, Revised through: 2/20/15, Sheets: 1 - 9.

Orchards at East Lyme, Phase IV Road Construction Set, Prepared for—Carrier Enterprises, East Lyme, Connecticut, Date: 3/31/08, Revised through: 2/20/15, Sheets: 1 - 10.

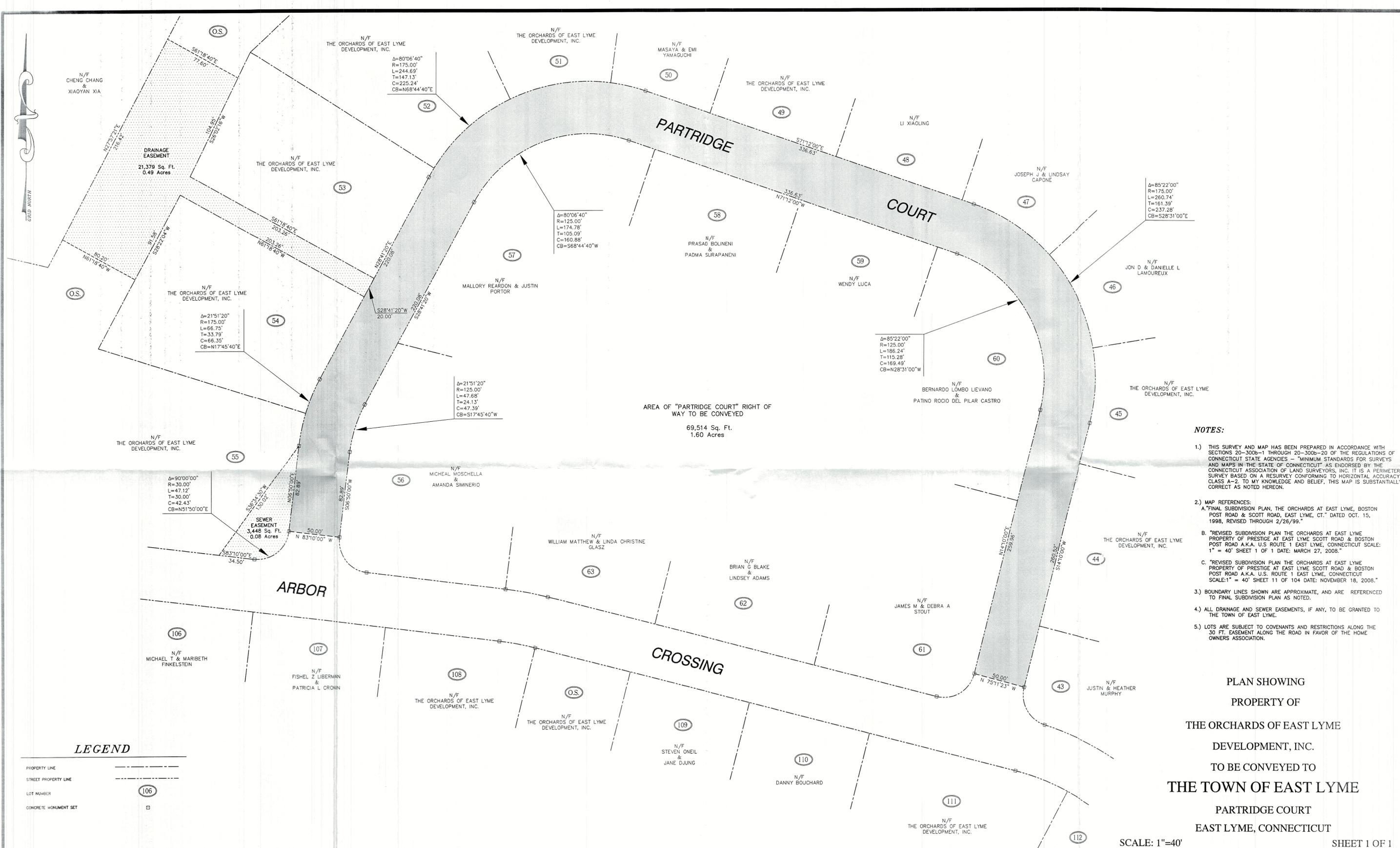
Orchards at East Lyme, Phase VA Road Construction Set, Prepared for—Prestige at East Lyme, East Lyme, Connecticut, Date: 6/7/07, Revised through: 8/1/08, Sheets: 1 - 9.

Orchards at East Lyme, Phase VB Road Construction Set, Prepared for—Carrier Enterprises, East Lyme, Connecticut, Date: 4/1/08, Revised to: 5/2/12, Sheets: 1 – 10.

Orchards at East Lyme, Phase VC Road Construction Set, Prepared for—Carrier Enterprises, East Lyme, Connecticut, Date: 4/15/08, Revised to: 11/12/13, Sheets: 1 - 7.

Plan Showing Proposed Drainage Basin for Orchards at East Lyme, Carrier Enterprises, Arbor Crossing, East Lyme, Connecticut (Draft Progress Print), Sheets: 1, 2, 3 of 3, Date: 11/11/14, Revised to: 2/25/15.

Orchards of East Lyme, Bond Estimate, March 29, 2021, Prepared by: Gerwick-Mereen, LLC. Including: Plum Hill Road, Hickory Court, Arbor Crossing, Pear Grove, Pumpkin Grove, Peach Lane, Pheasant Run, Holly Lane, and Partridge Court.



AREA OF "PARTRIDGE COURT" RIGHT OF WAY TO BE CONVEYED  
69,514 Sq. Ft.  
1.60 Acres

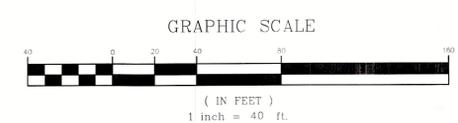
- NOTES:**
- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
  - 2.) MAP REFERENCES:  
A. "FINAL SUBDIVISION PLAN, THE ORCHARDS AT EAST LYME, BOSTON POST ROAD & SCOTT ROAD, EAST LYME, CT." DATED OCT. 15, 1998, REVISED THROUGH 2/26/99."  
B. "REVISED SUBDIVISION PLAN THE ORCHARDS AT EAST LYME PROPERTY OF PRESTIGE AT EAST LYME SCOTT ROAD & BOSTON POST ROAD A.K.A. U.S. ROUTE 1 EAST LYME, CONNECTICUT SCALE: 1" = 40' SHEET 1 OF 1 DATE: MARCH 27, 2008."  
C. "REVISED SUBDIVISION PLAN THE ORCHARDS AT EAST LYME PROPERTY OF PRESTIGE AT EAST LYME SCOTT ROAD & BOSTON POST ROAD A.K.A. U.S. ROUTE 1 EAST LYME, CONNECTICUT SCALE: 1" = 40' SHEET 11 OF 104 DATE: NOVEMBER 18, 2008."
  - 3.) BOUNDARY LINES SHOWN ARE APPROXIMATE, AND ARE REFERENCED TO FINAL SUBDIVISION PLAN AS NOTED.
  - 4.) ALL DRAINAGE AND SEWER EASEMENTS, IF ANY, TO BE GRANTED TO THE TOWN OF EAST LYME.
  - 5.) LOTS ARE SUBJECT TO COVENANTS AND RESTRICTIONS ALONG THE 30 FT. EASEMENT ALONG THE ROAD IN FAVOR OF THE HOME OWNERS ASSOCIATION.

PLAN SHOWING  
PROPERTY OF  
THE ORCHARDS OF EAST LYME  
DEVELOPMENT, INC.  
TO BE CONVEYED TO  
THE TOWN OF EAST LYME  
PARTRIDGE COURT  
EAST LYME, CONNECTICUT

SCALE: 1"=40'  
DATE: JANUARY 15, 2021  
SHEET 1 OF 1  
JOB NO. 11-006

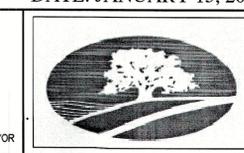
**LEGEND**

PROPERTY LINE ————  
STREET PROPERTY LINE - - - - -  
LOT NUMBER 106  
CONCRETE MONUMENT SET □



"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT"

*John Paul Merereen*  
TITLE: JOHN PAUL MERREEN, LAND SURVEYOR CT No. 18859  
DATE: JANUARY 15, 2021



**GERWICK - MERREEN L.L.C.**  
P.O. BOX 565 191 BOSTON POST ROAD  
EAST LYME, CONNECTICUT 06333  
TEL. (860)442-2201 FAX. (860)442-2205

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THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF  
THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND  
SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.