

Town of East Lyme

PO Box 519
Niantic, CT 06357
(860) 691-4114
Fax: (860) 691-0351

Special Permit # _____

Date Entered into SP Log _____

APPLICATION FOR SITE PLAN

Date of Application: 10/14/2021 Zone: CB

Applicant's Name: ES Goodman, LLC and or assigns



Applicant's Address: 3 Water Street, Unit 106, Mystic, CT 06355 Telephone: 860-501-1390

Location of Affected Premises: 185 Main St, Niantic Assessor's Map/Block/Lot: 12.1 79

Owner of Record: 183-1 MAIN STREET LLC Volume/Page: _____

Owner's Address: 13 JOYCE COURT, NIAN TIC, CT 06357 Telephone: 860-501-1390

Application Details Renewal of existing site plan, change to coverage

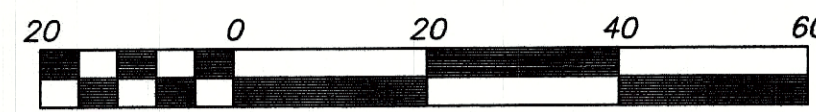
Signature of Owner: 
Signature of Applicant: 

Below this line for Office Use Only:

Attach a true copy a Site Plan {10 copies required}.

Site Plan Attached:	YES	NO	N/A	PERMIT FEE:	
				SITE PLAN FEE	\$300.00 <u>300.00</u>
				STORM WATER	\$200.00 _____
				STATE FEE:	\$60.00
				TOTAL DUE:	\$ 560 <u>360.00</u>
				CHECK #:	<u>1405</u> <u>Check # 1404</u>

Date Approved: _____	Date Denied: _____
Approval subject to conditions below:	
1. _____	
2. _____	
3. _____	
Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.	
Date: _____	Attest _____
East Lyme Zoning Chairman	



Scale 1" = 20'

TEST HOLE DATA
OBSERVED OCT. 5, 2012

TEST HOLE #1
0-16" TOPSOIL, DARK GRAY FINE SANDY
LOAM WITH CRUSHED STONE (FILL)
16-126" YELLOW BROWN SAND (SAMPLED)

NO WATER
NO MOTTLES
NO BEDROCK

TEST HOLE #2
0-10" TOPSOIL, DARK GRAY FINE SANDY
LOAM WITH CRUSHED STONE (FILL)
10"-120" YELLOW BROWN SAND

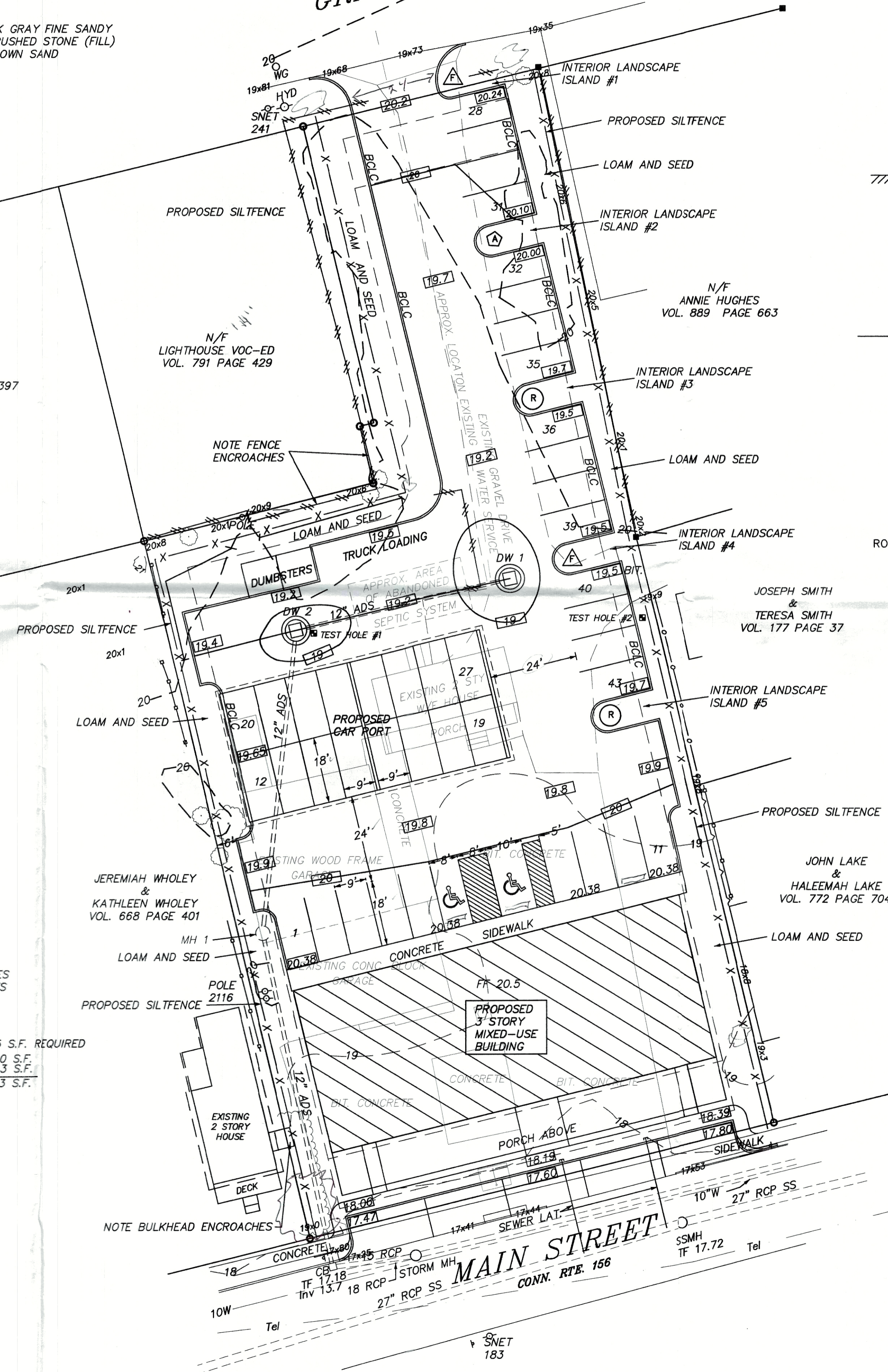
NO WATER
NO MOTTLES
NO BEDROCK

DRAINAGE TABLE

DW 1 - 6' DIA DRYWELL T.F. EL. 18.7 INV. OUT EL. 15.39	N/F ROLAND ROY VOL. 361 PAGE 397
DW 2 - 6' DIA DRYWELL T.F. EL. 18.7 INV. IN EL. 15.08 INV. OUT EL. 14.98	
MH 1 - DRAINAGE MANHOLE 1 T.F. EL. 19.8 INV. IN EL. 14.56 INV. OUT EL. 14.46	
EX. C.B. MAIN ST. INV. IN EL. 14.00	

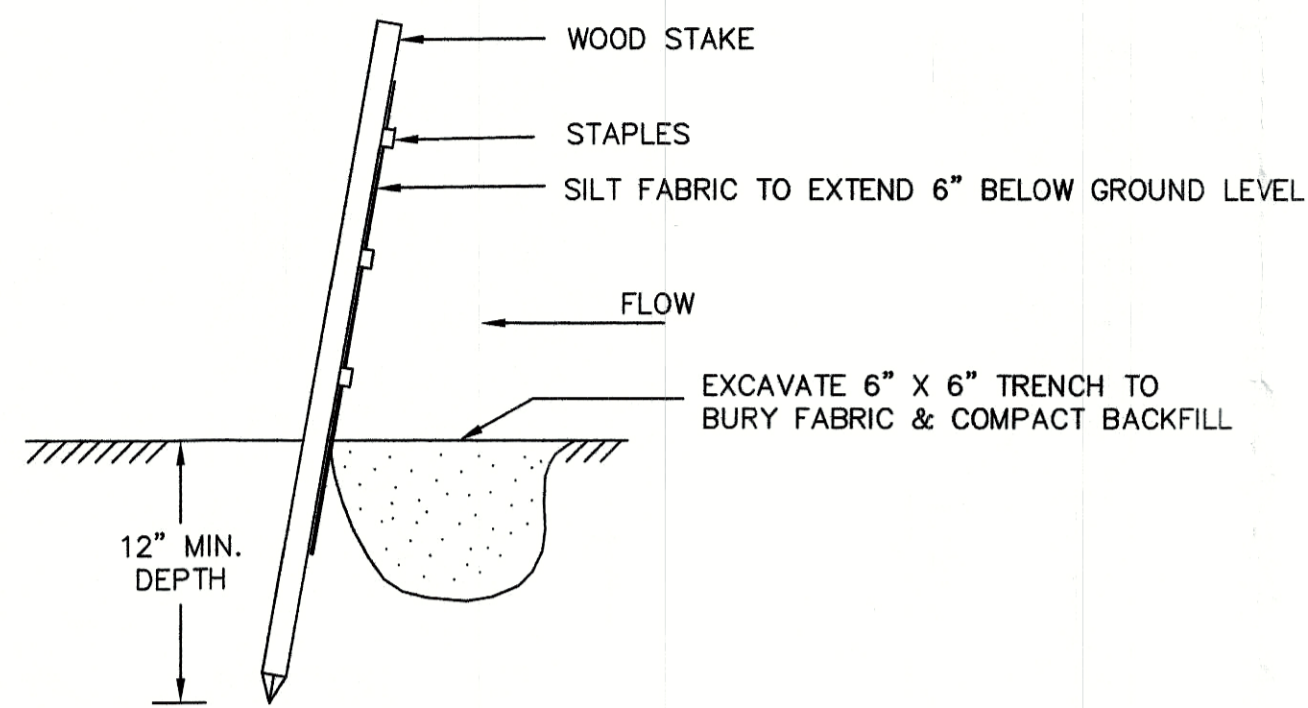
N/F
ROLAND ROY
VOL. 361 PAGE 397

GRAND STREET

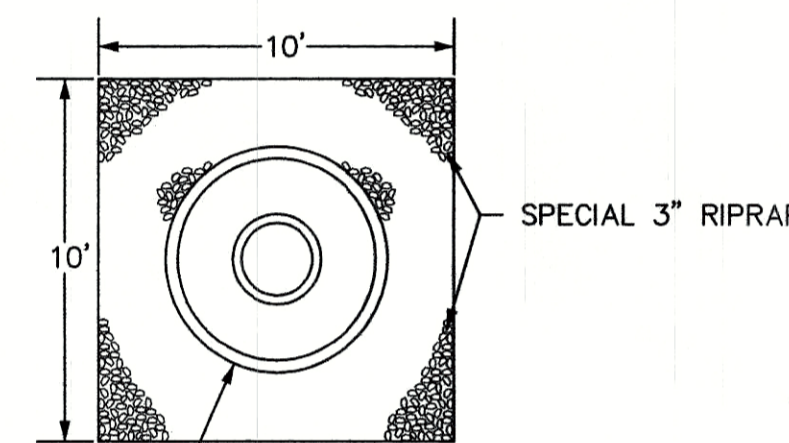


PROPOSED LANDSCAPING

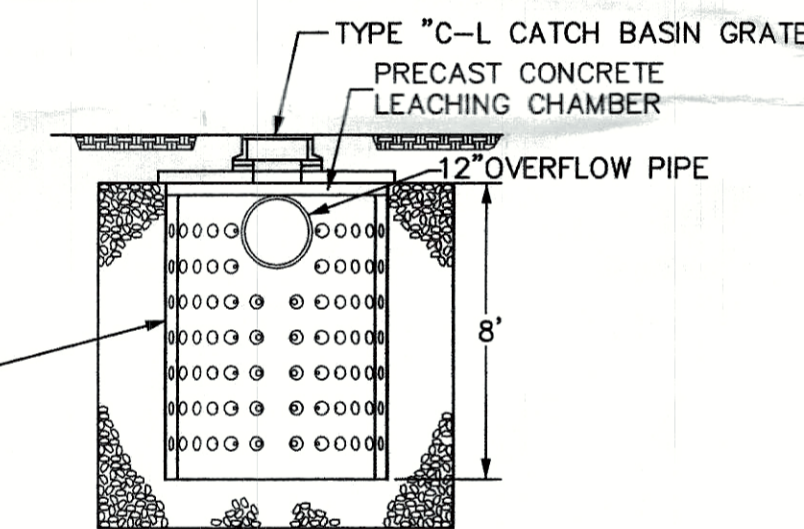
SYMBOL	NAME	HEIGHT AT PLANTING	NUMBER PROPOSED
(A)	AMERICAN HORNBEAM (CARPINUS CAROLINIANA)	6'	1
(Δ)	FLOWERING DOGWOOD (CORNUS FLORIDA)	6'	2
(R)	RED MAPLE (ACER RUBRUM)	6'	2



SILT FENCE TYPICAL



PRECAST DRYWELL TO BE ROTONDO MODEL # DW 8-6 HD OR APPROVED EQUAL

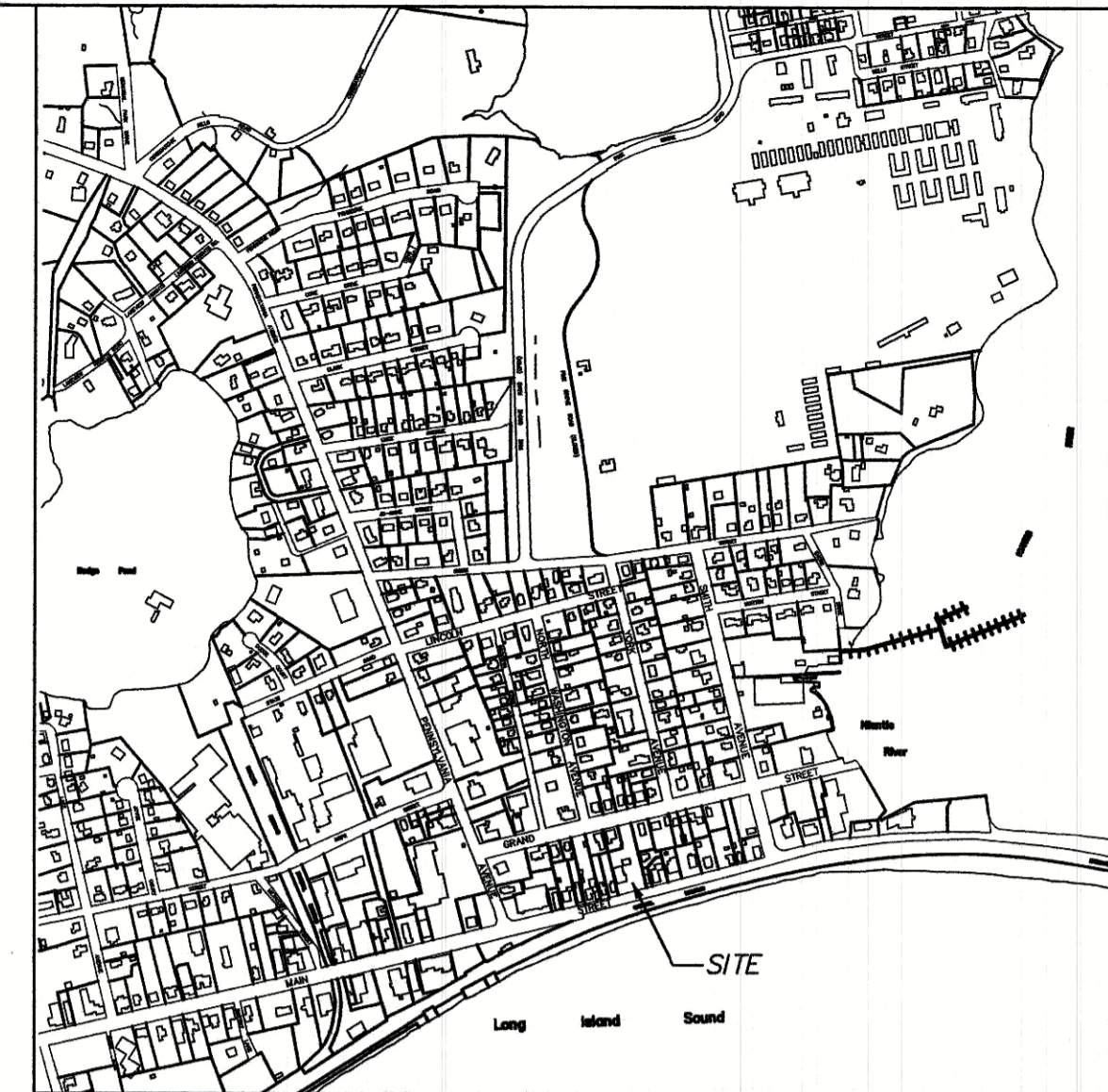


PRECAST DRYWELL DETAIL

NOT TO SCALE

NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b1 THROUGH SECTION 20-300b20 AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
TYPE OF SURVEY PERFORMED: ZONING LOCATION BOUNDARY DETERMINATION CATEGORY:
CLASS OF ACCURACY: A-2, T-2, V-2
- THE PURPOSE OF THIS MAP AND SURVEY IS TO DEMONSTRATE ZONING COMPLIANCE FOR THE PROPOSED PROJECT.
- THE SUBJECT PROPERTY IS DESCRIBED IN VOLUME 206 PAGE 240 OF THE TOWN OF EAST LYME LAND RECORDS.
- BEARINGS SHOWN HEREON ARE ON THE CONNECTICUT COORDINATE GRID SYSTEM DATUM.
- ELEVATIONS AND CONTOURS ARE BASED ON THE PUBLISHED VALUES FOR NGS MONUMENT D38, PID LX0133, NAVD 88 ELEVATION 21.71.
- THE SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD BOUNDARY AS SHOWN ON FIRM NUMBER 09011C0479G PANEL 479 OF 554.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPLIED, IN PART FROM MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY WORK. CALL BEFORE YOU DIG. 1-800-922-4455.
- PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH EACH UTILITY PROVIDER.



LOCATION MAP
SCALE 1"=800'+-

ZONE CB
PROPOSED USE: MIXED RESIDENTIAL COMMERCIAL

ITEM	REQUIRED	PROVIDED
AREA	25,900 S.F. *	32,928 S.F.
FRONTAGE	80'	196'
FRONT SETBACK	NO LESS THAN 6' NO MORE THAN 20'	9.35'
OTHER SETBACK	10'	11.42'
COVERAGE	LESS THAN 40%	27.5% **
PARKING	38 SPACES ***	43 SPACES
INT. LANDSCAPING	645 S.F. ****	713 S.F.

*SECT. 9.3.1 MIXED USE 7,500 S.F.
8- 2 BR UNITS @ 2,000 S.F. = 16,000 S.F.
2- 1 BR UNITS @ 1,200 S.F. = 2,400 S.F.
TOTAL = 25,900 S.F.

**SECT. 9.3.4 PROPOSED BUILDING WITH PORCH = 6,380 S.F.
CAR PORT = 2,682 S.F.
TOTAL = 9,062 S.F.
DIVIDED BY 32,928 S.F. AREA = 27.5%

*** SECT. 22.1.3 RES. PARKING 11/2 SPS. PER BEDROOM = 18 X 1.5 = 27 SPACES
COMMERCIAL 1 SP PER 250 S.F. = 5069/250 = 21 SPACES

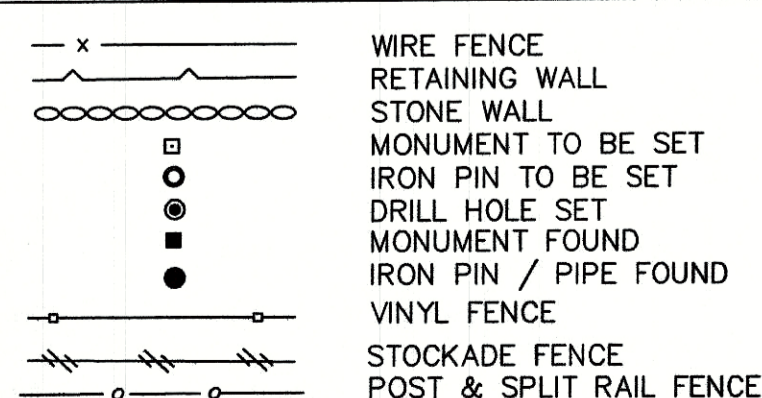
SECT. 25 (C) (3) 50% OF COMMERCIAL = 21 / 2 = 11 SPACES
RESIDENTIAL = 27 SPACES
TOTAL SPACES REQUIRED = 38 SPACES

**** SECT. 24.6 (4) INTERIOR LANDSCAPING 15 S.F. PER SPACE = 43 X 15 = 645 S.F. REQUIRED
INTERIOR LANDSCAPE AREA #1 = 100 S.F.
INTERIOR LANDSCAPE AREAS #2 THRU #4 = 153.3 X 4 = 613 S.F.
TOTAL AREA = 713 S.F.

See "Mixed Use"
Regulations in Section (CB Zone)
25.2 - Table of Minimum Controls
For Specific Special Permit
#1-3, #1, 2 A-E; #3 A-H.

note: Bldg Height
Reviewed & approved
per Section 25.5
Mixed Use) CB Zone
#1-3-D Bldg. Height.
approved by ZC
on Jan. 3, 2013
approved height 39.9'
To peak coverage
approved SP &
CAM.

LEGEND



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

Fred F. Finn, Jr., L.L.S. #12320

10 apt
8: 2 bed
7: 1 bedroom
10 APTS
4 storey front approx. 1000
Total of 5000 sq ft. Release.

ZONING LOCATION SURVEY
LAND OF
NORTON AUTO & MARINE SERVICE INC
185 MAIN STREET

NIANTIC, CONNECTICUT
SCALE 1"=20', SEPTEMBER 4, 2012

FINN SURVEY
P.O. BOX 657
EAST LYME, CONNECTICUT
JN 2011018 PR 167 PLAN: 906