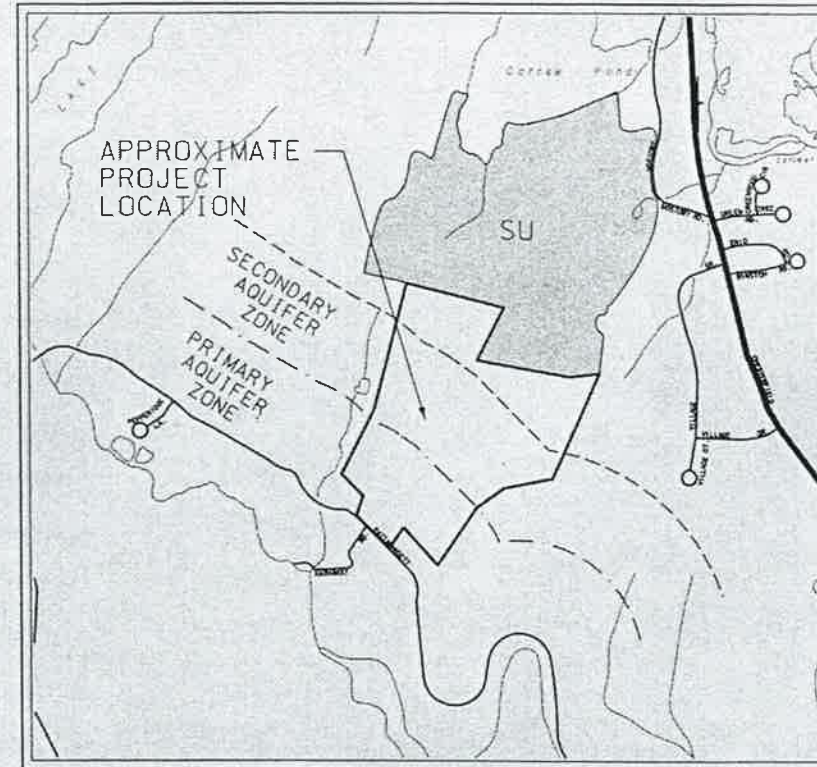


NOTTINGHAM HILLS SUBDIVISION

PROPOSED 7-LOT RESIDENTIAL COMMUNITY IN EAST LYME, CONNECTICUT

LEGEND TO PLAN SHEETS

EXISTING CONTOURS	
PROPOSED CONTOUR - PUBLIC IMPROVEMENTS	
PROPOSED CONTOUR - DEVELOPMENT FEASIBILITY	
EXISTING TREE LINE	
EXISTING STONE WALL	
LIMIT OF WETLANDS	
75' WETLAND SETBACK LINE	
WATERCOURSE	
EXISTING PROPERTY LINE	
EASEMENT LINE	
PROPERTY SETBACK LINE	
MINIMUM SQUARE	
PROPOSED SEDIMENT BARRIER	
EXISTING STORM DRAINAGE	
PROPOSED STORM DRAINAGE	
EXISTING STREET LINE MONUMENTS	
PROPOSED STREET LINE MONUMENTS	
POSSIBLE HOUSE LOCATION	
PROPOSED PRIMARY LEACHING AREA	
PROPOSED RESERVE LEACHING AREA	
POSSIBLE WELL LOCATION	
PROPOSED RIPRAP PLUNGE POOL, DITCH, OR SLOPE PROTECTION	
DEEP TEST PIT LOCATION & NUMBER	
PERCOLATION TEST LOCATION AND NUMBER	
CoB	CHARLTON VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CoC	CHARLTON VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
CoD	CHARLTON EXTREMELY STONY FINE SANDY LOAM, 15 TO 35 PERCENT SLOPES
CrC	CHARLTON-CHATFIELD-HOLLIS COMPLEX, 3 TO 15 PERCENT SLOPES
CrD	CHARLTON-CHATFIELD-HOLLIS COMPLEX, 15 TO 45 PERCENT SLOPES
HrC	CHATFIELD-HOLLIS-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES
LoA	LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
LoB	LEICESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
LoC	LEICESTER VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
SwB	SUTTON VERY STONY FINE SANDY LOAM, 2 TO 8 PERCENT SLOPES
SOIL TYPE DELINEATION LINE	



SITE LOCATION
SCALE: 1" = 800'

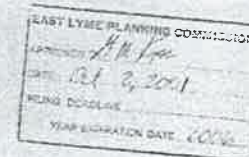
OWNERS:
TORRANCE FAMILY LIMITED PARTNERSHIP

DEVELOPER:
NIANTIC REAL ESTATE, LLC
197 UPPER PATTAGANSETT ROAD
EAST LYME, CT
(860) 691-0613

CONSULTANT:



Anchor Engineering Services, Inc.
75 Nutmeg Lane, Glastonbury CT 06033
Tel (860) 633-8770 Fax (860) 633-5971



FILED IN EAST LYME TOWN
CLERK'S OFFICE
10/2/2021 4:02 PM
Esther B. Williams
EAST LYME TOWN CLERK

LIST OF DRAWINGS	SHEET	LAST REVISION
BOUNDARY PLAN	L1	11/30/01
GRADING PLAN SITE DEVELOPMENT PLAN	L2	10/11/01
ROADWAY & DRAINAGE CONSTRUCTION PLAN	L3	10/11/01
EROSION CONTROL PLAN	L4	10/11/01
LANDSCAPING PLAN	L5	10/11/01
SOIL TESTING DATA	L6	08/29/01
DETAILS	L7-L8	10/11/01
CROSS SECTIONS	L9-L10	10/11/01

ZONING COMPLIANCE TABLE

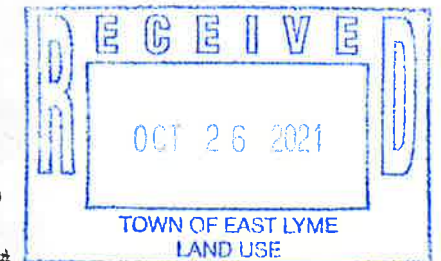
PROPERTY USE ZONE	CLUSTER/OPEN SPACE RESIDENTIAL HOUSING RU-40
MINIMUM LOT SIZE	40,000 SF
MINIMUM FRONTYARD SETBACK	20 FEET
MINIMUM SIDERYARD SETBACK	15 FEET
MINIMUM REARYARD SETBACK	30 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM LOT COVERAGE	15%
AVERAGE LOT FRONTAGE	100 FEET
MINIMUM BUILDABLE AREA PER LOT	20,000 SF

NOTES:

- BACK LOTS SHALL BE RESTRICTED FROM RESUBDIVISION.
- THIS SUBDIVISION PLAN RESERVES AN EASEMENT AUTHORIZING THE TOWN OF EAST LYME TO PLANT SHADE TREES WITHIN 5 FEET OF STREET RIGHT-OF WAYS.

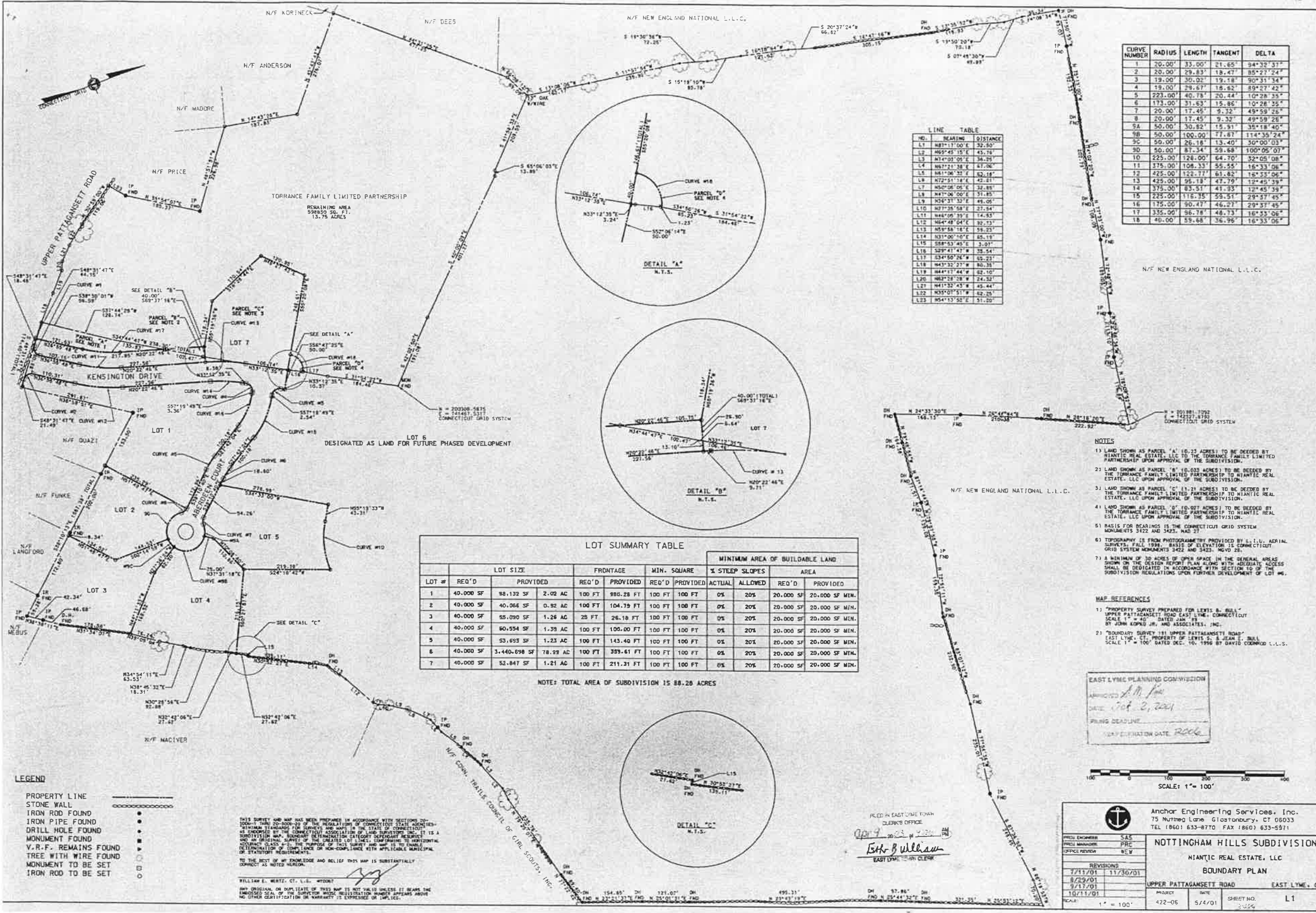
CONSTRUCTION SEQUENCE REPORT

- ALL IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF THE SUBDIVISION WHICH INVOLVES WORKS AS DEFINED IN SECTION 2-4-20 AFFECTING ADJACENT PROPERTY FOR WHICH AN EASEMENT HAS BEEN ACQUIRED SHALL BE COMPLETED WITHIN FOUR (4) MONTHS OF WORK BEGUN WITHIN THE EASEMENT.
- ALL WORK ASSOCIATED WITH OFF-SITE IMPROVEMENTS FOR THIS SUBDIVISION SHALL BE COMPLETED WITHIN FOUR (4) MONTHS OF WORK BEGUN ON THE OFF-SITE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION. IMPROVEMENTS FOR TOWN OWNED C&B-S&C SHALL BE EXEMPTED FROM THIS SECTION AND INSTEAD REGULATED BY SECTION 7-3-3.
- A SITE RESTORATION BOND FOR OFF-SITE IMPROVEMENTS ON ADJACENT PROPERTIES AS DESCRIBED IN SECTION 8-2 WILL BE REQUIRED AS PART OF THE APPROVAL PROCESS. THIS BOND IS SEPARATE AND DISTINCT FROM THE PERFORMANCE BOND AS DESCRIBED IN SECTION 8-1 OF THESE REGULATIONS.



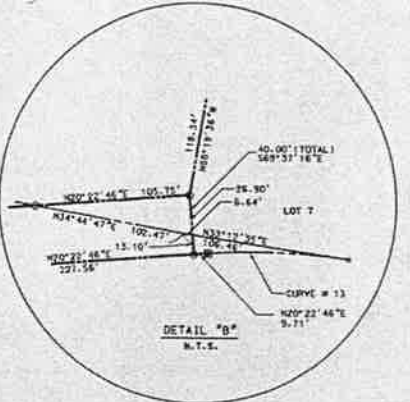
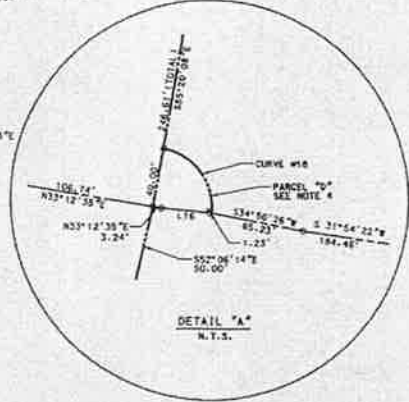
Doc # 216

3/18



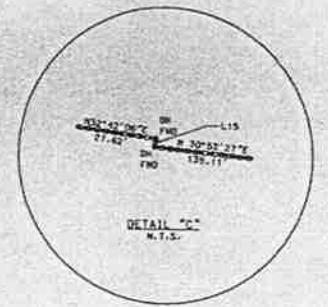
CURVE NUMBER	RADIUS	LENGTH	TANGENT	DELTA
1	20.00'	33.00'	21.65'	94°32'37"
2	20.00'	29.33'	18.47'	85°27'24"
3	19.00'	30.02'	19.18'	90°31'34"
4	19.00'	29.67'	18.62'	89°27'42"
5	223.00'	40.78'	20.44'	10°28'35"
6	173.00'	31.63'	15.86'	10°28'35"
7	20.00'	17.45'	9.32'	49°59'28"
8	20.00'	17.45'	9.32'	49°59'28"
9A	50.00'	30.82'	15.91'	38°18'40"
9B	50.00'	100.00'	77.81'	174°35'24"
9C	50.00'	26.18'	13.40'	50°00'03"
9D	50.00'	81.34'	59.68'	100°05'07"
10	225.00'	128.00'	64.70'	32°05'08"
11	375.00'	108.33'	55.55'	16°33'06"
12	425.00'	122.77'	61.82'	16°33'06"
13	425.00'	95.18'	47.79'	12°45'39"
14	375.00'	83.31'	41.33'	12°45'39"
15	225.00'	116.35'	59.51'	29°37'45"
16	175.00'	90.37'	46.21'	29°37'45"
17	335.00'	96.78'	48.73'	16°33'06"
18	40.00'	58.68'	36.96'	16°33'06"

NO.	BEARING	DISTANCE
L1	N81°17'00"E	32.80'
L2	N69°45'15"E	45.74'
L3	N74°03'09"E	36.29'
L4	N67°21'38"E	67.00'
L5	N61°06'33"E	62.16'
L6	N72°51'18"E	42.81'
L7	N50°00'00"E	30.88'
L8	N41°00'00"E	31.45'
L9	N36°31'32"E	46.05'
L10	N37°35'58"E	27.54'
L11	N44°05'30"E	14.83'
L12	N44°48'04"E	32.73'
L13	N50°58'16"E	18.23'
L14	N31°00'10"E	65.19'
L15	S88°53'45"E	3.07'
L16	S29°41'47"W	38.54'
L17	S34°50'28"W	10.23'
L18	N43°32'27"W	80.31'
L19	N44°17'44"W	62.10'
L20	N62°28'28"W	24.32'
L21	N41°32'43"W	45.44'
L22	N30°01'17"E	62.25'
L23	N54°13'52"E	31.20'



LOT #	LOT SIZE		FRONTAGE		MIN. SQUARE		% STEEP SLOPES		MINIMUM AREA OF BUILDABLE LAND		
	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED	ACTUAL	ALLOWED	REQ'D	PROVIDED	
1	40,000 SF	88,132 SF	2.02 AC	100 FT	980.28 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
2	40,000 SF	40,066 SF	0.92 AC	100 FT	104.79 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
3	40,000 SF	85,090 SF	1.26 AC	28 FT	26.18 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
4	40,000 SF	80,554 SF	1.39 AC	100 FT	100.00 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
5	40,000 SF	53,693 SF	1.23 AC	100 FT	143.40 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
6	40,000 SF	3,440,698 SF	78.99 AC	100 FT	359.61 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
7	40,000 SF	52,847 SF	1.21 AC	100 FT	211.31 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.

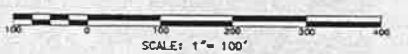
NOTE: TOTAL AREA OF SUBDIVISION IS 88.28 ACRES



- NOTES
- LAND SHOWN AS PARCEL 'A' 10.25 ACRES TO BE DECEDED BY NIANTIC REAL ESTATE, LLC TO THE TORRANCE FAMILY LIMITED PARTNERSHIP UPON APPROVAL OF THE SUBDIVISION.
 - LAND SHOWN AS PARCEL 'B' 10.032 ACRES TO BE DECEDED BY THE TORRANCE FAMILY LIMITED PARTNERSHIP TO NIANTIC REAL ESTATE, LLC UPON APPROVAL OF THE SUBDIVISION.
 - LAND SHOWN AS PARCEL 'C' 11.21 ACRES TO BE DECEDED BY THE TORRANCE FAMILY LIMITED PARTNERSHIP TO NIANTIC REAL ESTATE, LLC UPON APPROVAL OF THE SUBDIVISION.
 - LAND SHOWN AS PARCEL 'D' 10.077 ACRES TO BE DECEDED BY THE TORRANCE FAMILY LIMITED PARTNERSHIP TO NIANTIC REAL ESTATE, LLC UPON APPROVAL OF THE SUBDIVISION.
 - BASES FOR BEARINGS IS THE CONNECTICUT GRID SYSTEM MONUMENTS 3422 AND 3423, NAD 83.
 - TOPOGRAPHY IS FROM PHOTOGRAMMETRY PROVIDED BY L.L.U. AERIAL SURVEYS, FALL 1998. BASIS OF ELEVATION IS CONNECTICUT GRID SYSTEM MONUMENTS 2422 AND 2423, NAD 83.
 - A MINIMUM OF 100 ACRES OF OPEN SPACE IN THE GENERAL AREAS SHOWN ON THE DESIGN REPORT PLAN ALONG WITH ADEQUATE ACCESS SHALL BE DEDICATED IN ACCORDANCE WITH SECTION 10 OF THE SUBDIVISION REGULATIONS UPON FURTHER DEVELOPMENT OF LOT #6.

- MAP REFERENCES
- "PROPERTY SURVEY PREPARED FOR LEWIS B. BULL" UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SCALE 1" = 40' DATED JAN. '98 BY JOHN KOPPEL JR. AND ASSOCIATES, INC.
 - "BOUNDARY SURVEY 181 UPPER PATTAGANSETT ROAD" EAST LYME, CT. PROPERTY OF LEWIS B. BULL SCALE 1" = 100' DATED DEC. 10, 1996 BY DAVID CONNOR L.L.C.

EAST LYME PLANNING COMMISSION
 APPROVED: *[Signature]*
 DATE: *10/2/2001*
 PRINTING DEADLINE:
 REVISION DATE: *10/2/2001*



Anchor Engineering Services, Inc.
 75 Nutmeg Lane Glastonbury, CT 06033
 TEL (860) 633-8770 FAX (860) 633-5971

NOTTINGHAM HILLS SUBDIVISION
 NIANTIC REAL ESTATE, LLC
 BOUNDARY PLAN

UPPER PATTAGANSETT ROAD EAST LYME, CT

PROJ. ENGINEER: SAS
 FIELD MANAGER: PRC
 OFFICE REVIEWER: NEW

REVISIONS:
 7/11/01 11/30/01
 8/29/01
 9/17/01
 10/11/01

PLANT DATE: 5/4/01
 SHEET NO. L1

- LEGEND
- PROPERTY LINE
 - STONE WALL
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE FOUND
 - MONUMENT FOUND
 - V.R.F. REMAINS FOUND
 - TREE WITH WIRE FOUND
 - MONUMENT TO BE SET
 - IRON ROD TO BE SET

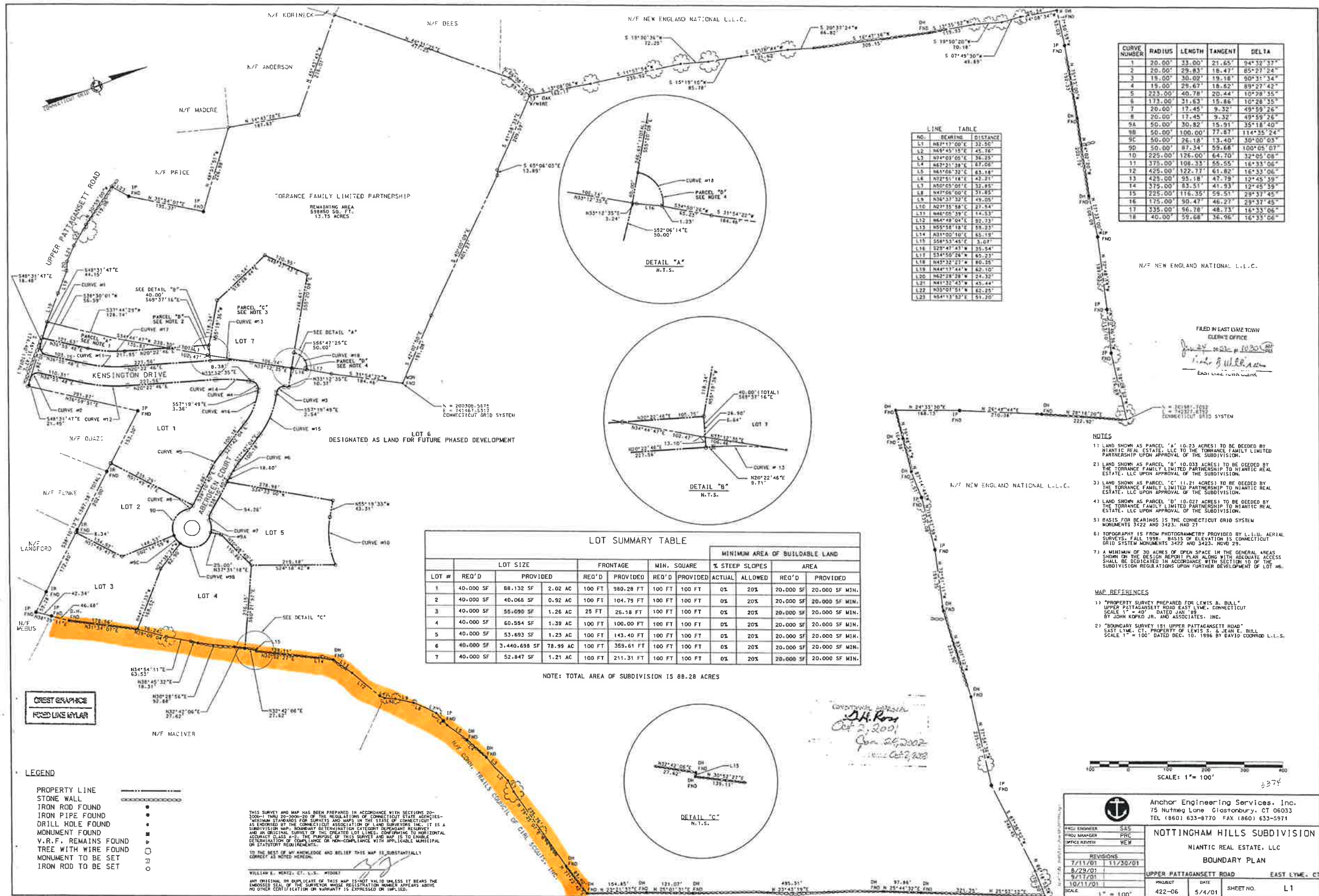
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200A THROUGH 20-200D OF THE REGULATIONS OF THE CONNECTICUT STATE ARCHITECTS BOARD AND THE CONNECTICUT AND STATE OF CONNECTICUT SUBDIVISION MAP, BOUNDARY DETERMINATION CATEGORY DEPENDENT SURVEY AND AN ORIGINAL SURVEY OF THE GREATEST ACCURACY TO BE MADE IN ACCORDANCE WITH THE PURPOSES OF THIS SURVEY AND MAP IS TO MAKE DETERMINATION OF CONFORMANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM E. WERTZ, CT. L.S. #10027

MAP ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE UNALTERED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER APPEARS ABOVE NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

FILED IN EAST LYME TOWN
 CLERK'S OFFICE
 APR 9 2002
[Signature]
 EAST LYME, CT. CLERK



CURVE NUMBER	RADIUS	LENGTH	TANGENT	DELTA
1	20.00'	33.00'	21.65'	94°32'37"
2	20.00'	29.83'	18.47'	85°27'24"
3	15.00'	30.00'	19.18'	90°31'54"
4	15.00'	29.67'	18.82'	89°27'42"
5	223.00'	40.78'	20.44'	10°28'35"
6	173.00'	31.63'	15.86'	10°28'35"
7	20.00'	17.45'	9.32'	49°59'26"
8	20.00'	17.45'	9.32'	49°59'26"
9A	50.00'	30.82'	15.91'	35°18'40"
9B	50.00'	100.00'	77.87'	114°35'24"
9C	50.00'	26.18'	13.40'	30°00'03"
9D	50.00'	87.34'	59.68'	100°05'07"
10	225.00'	126.00'	64.70'	32°05'08"
11	375.00'	108.33'	55.55'	16°33'06"
12	425.00'	122.77'	61.82'	16°33'06"
13	425.00'	95.18'	47.79'	12°45'39"
14	375.00'	83.57'	41.93'	12°45'39"
15	225.00'	116.35'	59.51'	29°37'45"
16	175.00'	90.47'	46.27'	29°37'45"
17	335.00'	96.78'	48.73'	16°33'06"
18	40.00'	59.68'	36.96'	16°33'06"

NO.	BEARING	DISTANCE
L1	N87°17'00"E	32.50'
L2	N64°43'33"E	45.86'
L3	N74°03'00"E	36.25'
L4	N62°21'38"E	47.08'
L5	N81°08'32"E	63.18'
L6	N12°25'18"E	42.21'
L7	N80°23'00"E	32.85'
L8	N47°08'00"E	31.85'
L9	N38°37'32"E	49.05'
L10	N21°25'58"E	27.84'
L11	N48°05'58"E	14.53'
L12	N64°49'04"E	37.32'
L13	N55°58'18"E	58.23'
L14	N33°00'10"E	65.78'
L15	S55°33'45"E	3.07'
L16	S23°47'43"E	35.54'
L17	S34°50'26"E	80.23'
L18	N45°22'22"E	80.23'
L19	N44°17'44"E	83.10'
L20	N62°28'28"E	24.32'
L21	N41°32'43"E	45.44'
L22	N35°01'51"E	82.25'
L23	N64°13'52"E	51.20'

LOT #	REQ'D	LOT SIZE		FRONTAGE	REQ'D	PROVIDED	MIN. SQUARE	MINIMUM AREA OF BUILDABLE LAND		REQ'D	PROVIDED
		REQ'D	PROVIDED					ACTUAL	ALLOWED		
1	40,000 SF	88,132 SF	2.02 AC	100 FT	980.28 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
2	40,000 SF	40,066 SF	0.92 AC	100 FT	104.79 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
3	40,000 SF	55,090 SF	1.26 AC	25 FT	26.18 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
4	40,000 SF	60,554 SF	1.39 AC	100 FT	100.00 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
5	40,000 SF	53,693 SF	1.23 AC	100 FT	143.40 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
6	40,000 SF	3,440,698 SF	78.99 AC	100 FT	359.61 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.
7	40,000 SF	52,847 SF	1.21 AC	100 FT	211.31 FT	100 FT	100 FT	0%	20%	20,000 SF	20,000 SF MIN.

NOTE: TOTAL AREA OF SUBDIVISION IS 88.28 ACRES

- NOTES**
- 1) LAND SHOWN AS PARCEL 'A' (0.23 ACRES) TO BE DEEDED BY NIANTIC REAL ESTATE, LLC TO THE TORRANCE FAMILY LIMITED PARTNERSHIP UPON APPROVAL OF THE SUBDIVISION.
 - 2) LAND SHOWN AS PARCEL 'B' (0.033 ACRES) TO BE DEEDED BY THE TORRANCE FAMILY LIMITED PARTNERSHIP TO NIANTIC REAL ESTATE, LLC UPON APPROVAL OF THE SUBDIVISION.
 - 3) LAND SHOWN AS PARCEL 'C' (1.21 ACRES) TO BE DEEDED BY THE TORRANCE FAMILY LIMITED PARTNERSHIP TO NIANTIC REAL ESTATE, LLC UPON APPROVAL OF THE SUBDIVISION.
 - 4) LAND SHOWN AS PARCEL 'D' (0.027 ACRES) TO BE DEEDED BY THE TORRANCE FAMILY LIMITED PARTNERSHIP TO NIANTIC REAL ESTATE, LLC UPON APPROVAL OF THE SUBDIVISION.
 - 5) BASIS FOR BEARINGS IS THE CONNECTICUT GRID SYSTEM MONUMENTS 3422 AND 3423. MON 23.
 - 6) TOPOGRAPHY IS FROM PHOTOGRAMMETRY PROVIDED BY L.L.U. AERIAL SURVEYS, FALL 1998. BASIS OF ELEVATION IS CONNECTICUT GRID SYSTEM MONUMENTS 3422 AND 3423. MON 23.
 - 7) A MINIMUM OF 30 ACRES OF OPEN SPACE IN THE GENERAL AREAS SHOWN ON THE DESIGN REPORT PLAN ALONG WITH ADEQUATE ACCESS SHALL BE DEDICATED IN ACCORDANCE WITH SECTION 10 OF THE SUBDIVISION REGULATIONS UPON FURTHER DEVELOPMENT OF LOT #6.
- MAP REFERENCES**
- 1) "PROPERTY SURVEY PREPARED FOR LEWIS B. BILL" UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SCALE 1" = 40' DATED JAN. '89 BY JOHN KOPPEL JR. AND ASSOCIATES, INC.
 - 2) "BOUNDARY SURVEY 181 UPPER PATTAGANSETT ROAD" EAST LYME, CT, PROPERTY OF LEWIS B. BILL SCALE 1" = 100' DATED DEC. 10, 1986 BY DAVID COORNO L.L.S.

- LEGEND**
- PROPERTY LINE
 - STONE WALL
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE FOUND
 - MONUMENT FOUND
 - V.R.F. REMAINS FOUND
 - TREE WITH WIRE FOUND
 - MONUMENT TO BE SET
 - IRON ROD TO BE SET

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200B(1) THRU 20-200B(20) OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES WITHIN STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION MAP. BOUNDARY DETERMINATION CRITICAL REQUIREMENT REQUIRED AND AN ORIGINAL SURVEY OF THIS CREATED LOT LINES, CONFORMING TO HORIZONTAL CONTROL CLASS 1. THE PURPOSE OF THIS SURVEY AND MAP IS TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM E. HENZEL, CT. L.S. #10081

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE CROSSER SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

Anchor Engineering Services, Inc.
 75 Nutmeg Lane, Glastonbury, CT 06033
 TEL (860) 633-8770 FAX (860) 633-5971

NOTTINGHAM HILLS SUBDIVISION
 NIANTIC REAL ESTATE, LLC
 BOUNDARY PLAN
 UPPER PATTAGANSETT ROAD EAST LYME, CT

PROJNO: 422-06 DATE: 5/4/01 SHEET NO: L1

SCALE: 1" = 100'

DRAWING NUMBER DR 5 4 722