

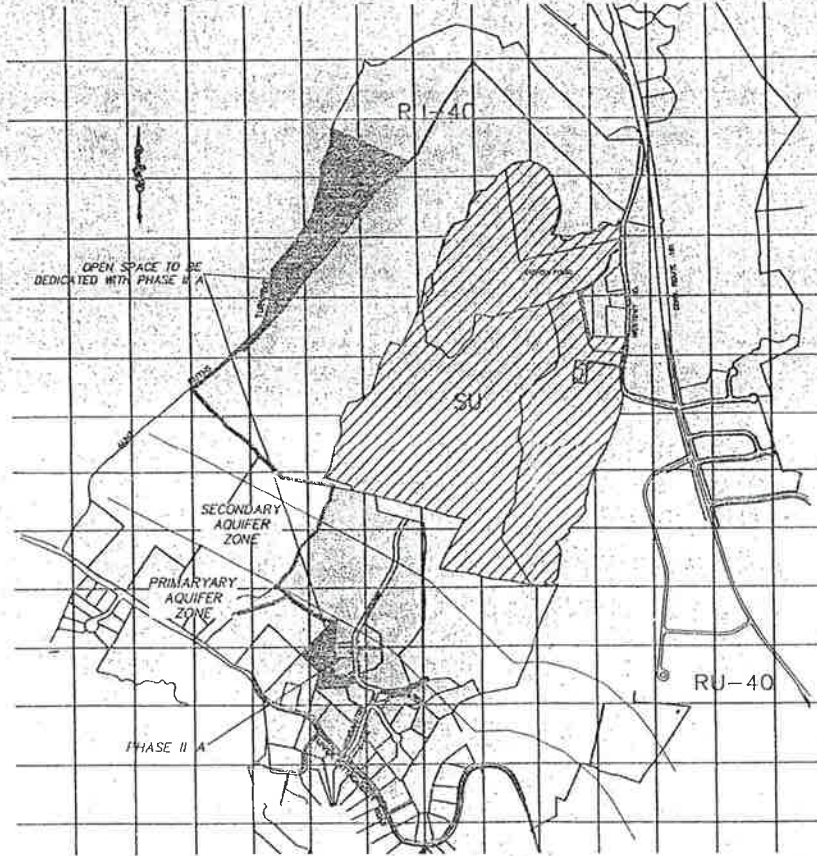
# NOTTINGHAM HILLS SUBDIVISION

## PHASE IIA EAST LYME, CONNECTICUT

PAGE NO.	DESCRIPTION
SD1	COVER SHEET
SD2	BOUNDARY LOT LAYOUT AND OPENSACE
SD3	BOUNDARY OPENSACE
SD4	GRADING AND E&S PLAN LOTS 9, 10, 30, & 31
SD5	GRADING AND E&S PLAN LOTS 6, 33, 48, & 49
SD6	PLAN & PROFILE UPPER KENSINGTON DRIVE 0+0 TO 7+0
SD7	PLAN & PROFILE KENSINGTON DRIVE 5+0 TO 8+0
SD8	CROSS SECTIONS
SD9	DETAILS
SD10	SOIL TEST DATA

**LEGEND**

	DEEP TEST HOLE
	PERCOLATION TEST WITH PIN RECOVERED
	MIRESTONE RECOVERED
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BUILDING LINE
	WATER LINE
	UTILITIES (PHONE, ELEC, CABLE, TV, ETC.)
	FOUNDATION DRAIN
	UTILITY E&E
	EXISTING SPOT ELEV.
	PROPOSED SPOT ELEV.
	TREE LINE / LIMITS OF CLEARING
	FINISH FIRST FLOOR
	FINISH BASEMENT FLOOR
	FINISH GARAGE FLOOR
	WETLANDS FLAG
	EXISTING WOODS ROAD
	SALT FENCE
	POSSIBLE HOUSE LOCATION
	GUARD RAIL
	SOIL TYPE DELINATION
	SOIL TYPE
	SHADE TREE TO BE PLANTED



SITE LOCATION MAP  
SCALE 1" = 800'

- NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300a-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 28, 1996. IT IS AN ORIGINAL SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. IT IS INTENDED FOR SUBDIVISION APPROVAL.
  - ELEVATION BASED ON NAD 83 DATUM. TOPOGRAPHY FROM FIELD MEASUREMENTS AND AERIAL SURVEY CONFORMING TO CLASS 1-3 TOPOGRAPHIC SURVEY ACCURACY.
  - THIS SITE IS LOCATED IN A RU-40 ZONE.
  - EACH LOT IS TO BE SERVICED BY INDIVIDUAL ON SITE SEWAGE DISPOSAL AND ON SITE WELL.
  - TOTAL AREA OF THIS PHASE INCLUDING OPEN SPACE IS = 44 AC.
  - POSSIBLE BUILDING SEPTIC SYSTEM AND DRAINAGE SHOWN TO DEPICT SITE ADEQUACY ONLY. FINAL LOCATION WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT.
  - ANY WORK WITHIN THE WETLANDS OR THE REGULATED UPLANDS OTHER THAN THAT SHOWN ON THIS MAP REQUIRES REVIEW BY THE EAST LYME CONSERVATION COMMISSION.
  - OWNER OF RECORD: NIANTIC REAL ESTATE LLC  
P.O. BOX 452  
EAST LYME, CT 06333
  - APPLICANT: NIANTIC REAL ESTATE LLC, C/O JEFF TORRANCE  
P.O. BOX 452  
EAST LYME, CT
  - STONEWALLS AND WIRE FENCES MAY HAVE HIGH IRREGULARITIES BETWEEN PRINCIPAL COURSES SHOWN.
  - WETLANDS MARKS AS DEPICTED HEREON ARE MARKED BY DON FORTUNATO CERTIFIED SOIL SCIENTIST.
  - AREA OF PHASE IIA = 61.35 AC.
  - AREA OF PHASE I = 12.08 AC.
  - AREA OF OPEN SPACE DEDICATED FOR ALL PHASES OF THIS SUBDIVISION = 232 AC. ALONG AUNT RUTH'S TURNPIKE THIS AREA 44' FROM THIS OPEN SPACE ARE NOT INCLUDED IN THE AREA OF THE SUBDIVISION, AND 4.2% OF CONSERVATION EASEMENT DEDICATED ALONG LOTS 9, 10, & 11 WHICH AREA IS INCLUDED IN THE SUBDIVISION.
  - THE USE OF PASSIVE SOLAR ENERGY TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE SITE HAS BEEN DESIGNED TO TAKE ADVANTAGE OF THE NATURAL SLOPES TO ALLOW HOMES IN A SUBSTANTIAL PORTION OF THE SUBDIVISION TO HAVE DIRECT ACCESS TO PREVAILING BREEZES DURING SUMMER MONTHS. IN ADDITION, THE PUBLIC ROAD HAS BEEN DESIGNED TO FOLLOW THE CONTOURS OF THE LAND AND THEREFORE NOT DISRUPT THE NATURAL WIND PATTERNS. FINALLY, TO THE EXTENT POSSIBLE ALL NATURAL VEGETATION HAS BEEN MAINTAINED.
  - JEFF TORRANCE UPPER PATTAGANSETT ROAD IS THE INDIVIDUAL RESPONSIBLE FOR INSTALLATION, MONITORING AND CORRECTION OF ALL E&S MEASURES.
  - DETAILED SITE PLANS SHALL BE SUBMITTED TO THE CONSERVATION OFFICER FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS ON LOTS WITHIN 100' OF WETLANDS.
  - PERMANENT MARKERS ARE TO BE PLACED ALONG THE BOUNDARIES OF THE CONSERVATION EASEMENT.
  - DON FORTUNATO SOIL SCIENTIST WILL BE THE PERSON MONITORING FOR 3 YEARS AFTER INSTALLATION OF THE BIOFILTER AND WILL CERTIFY THE FILTERS WERE CONSTRUCTED ACCORDING TO PLAN.
  - THE 100' UPLAND REVIEW AREA ON LOTS WILL HAVE A THREE SOO COVER WHERE DISTURBANCE TAKES PLACE AND WILL BE RECOGNIZED AS A "NO WORK" ZONE ON THE PLANS IN ACCORDANCE WITH THE WETLANDS REPORT SECTION 4.0, LINE 6.
  - THE DIRT ROAD ON LOT 33 WILL BE GRADED AND PLANTED SO IT WILL NOT BE AN EROSION PATH. ADDITIONALLY THE EXISTING DIRT ROAD ON LOT 9 CARRYING STORM WATER WILL BE RE-VEGETATED.
  - STRAW EROSION BARRIERS WILL BE USED ON ALL DISTURBED SLOPES OF 25% OR GREATER IN ADDITION TO STANDARD EROSION CONTROL MEASURES.
  - NOTIFY CONSERVATION OFFICER AT LEAST 2 DAYS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS.
  - NOTIFY CONSERVATION OFFICER AT THE COMPLETION OF PERMIT FOR FINAL INSPECTION AND SIGN-OFF.
  - ANY ADDITIONAL WORK BEYOND WHAT IS SHOWN ON PLANS WITHIN THE WETLANDS OR 100' UPLAND REVIEW AREA WILL REQUIRE APPROVAL FROM THE CONSERVATION COMMISSION OR ITS CERTIFIED AGENT.
  - CHANGES TO THE PLAN LISTED ON THE WETLANDS PERMIT REQUIRE NOTIFICATION TO THE CONSERVATION OFFICER AND MAY REQUIRE COMMISSION APPROVAL. A NEW PLAN WILL BE GIVEN TO CONSERVATION AGENT PRIOR TO ANY WORK.
  - ENGINEERED SEPTIC SYSTEMS WILL BE REQUIRED ON ALL LOTS. LOTS 9, 11, & 31 REQUIRE GROUND WATER CONTROL DRAINS.
  - THE OPEN SPACE PARCELS AND EASEMENT ALONG THE WESTERN BOUNDARY OF LOT 11 ARE TO BE DEEDED TO THE TOWN OF EAST LYME. EASEMENT OR ACCESS SHALL EXPIRE UPON THE AVAILABILITY OF ACTUAL ACCESS OVER AUNT RUTH'S TURNPIKE.
  - THE DEVELOPER SHALL IMPROVE THE OPEN SPACE ACCESS EASEMENT SUCH THAT IT SHALL BE REASONABLY PASSABLE BY FOOT AND SHALL PROPERLY MARK THE ENTRANCE AS ACCESS TO OPEN SPACE.

RECEIVED  
 OCT 26 2021  
 TOWN OF EAST LYME  
 LAND USE

**ZONING COMPLIANCE CHART**

ZONE = R-10 (CLUSTER/OPEN SPACE)	REQUIRED
MINIMUM LOT SIZE	30,000 S.F.
AVERAGE FRONTAGE	100 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM REAR YARD	30 FT.
MAXIMUM BUILDING COVERAGE	15 %
MAXIMUM BUILDING HEIGHT	30 FT.

Original Ink Drawing  
Produced in Accordance With  
State Filing Regulations  
Robert Pfanner PE, LS #5442

FILED IN EAST LYME TOWN  
CLERK'S OFFICE  
July 21 2004 4:31 PM  
Kathleen B. Wilkins  
EAST LYME TOWN CLERK

Erosion and Sedimentation Control Plan Certified  
by vote of the East Lyme Planning Commission on  
Date \_\_\_\_\_  
Chairman or Secretary  
Planning Commission



NO.	DATE	DESCRIPTION	BY
1	5-10-04	REVISED AS PER APPROVAL COMMENTS	JRP
2	6-12-04	ADD LINE BETWEEN LOTS 33 & 31 - 48	JRP
3	6-08-04	NOTES ADDED	JRP
2	6-29-04	REV. AS PER PLANNERS NOTES	JRP
1	5-17-04	REV. AS PER TOWN ENGINEER	JRP

EAST LYME PLANNING COMMISSION  
APPROVED: *[Signature]*  
DATE: June 15, 2004  
FILING DEADLINE: October 8, 2004  
PLAN EXPIRATION DATE: 2009

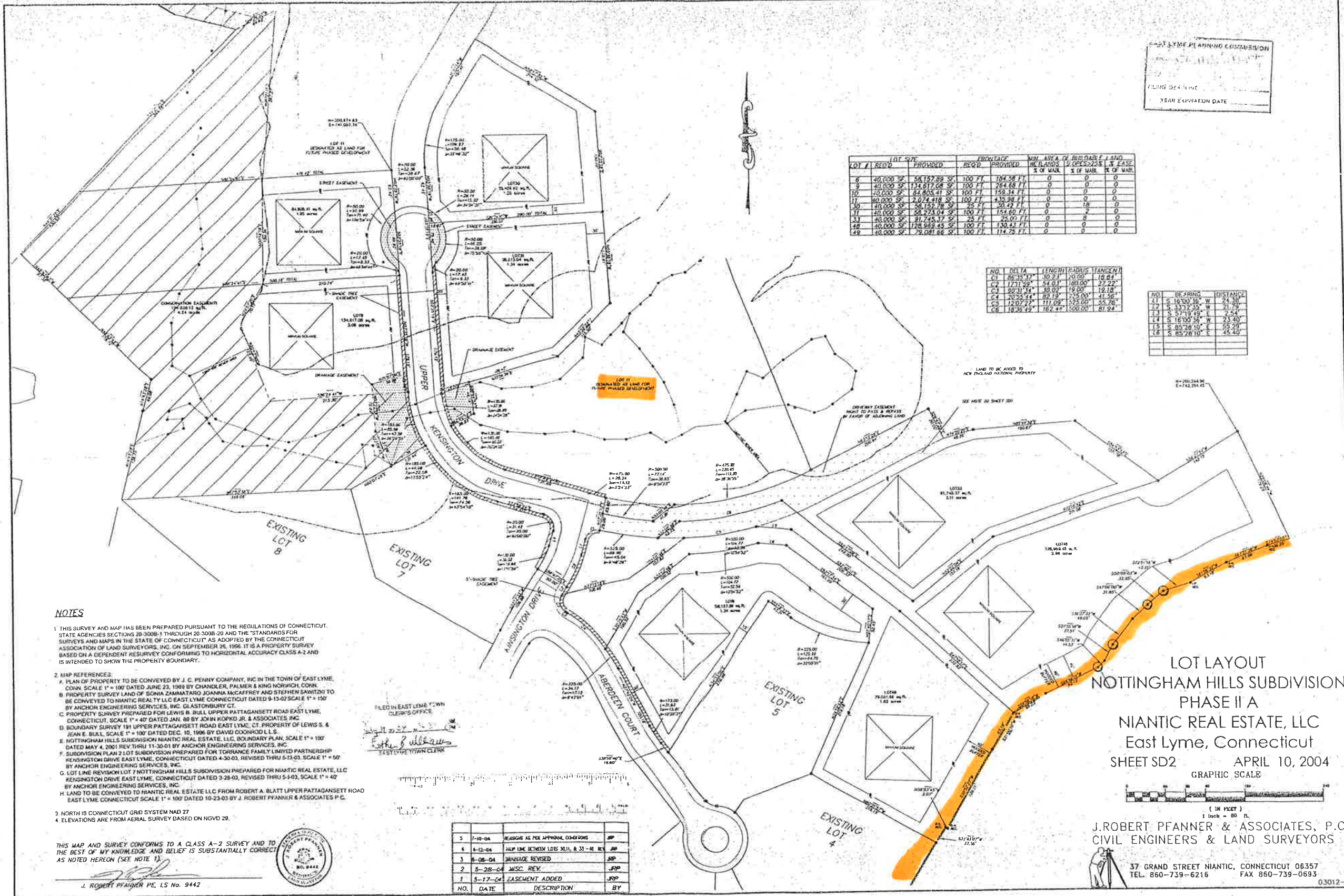
NOTTINGHAM HILLS SUBDIVISION  
PHASE IIA  
NIANTIC REAL ESTATE, LLC  
East Lyme, Connecticut  
SHEET SD1      APRIL 10, 2004

J. ROBERT PFANNER & ASSOCIATES, P.C.  
CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NIANTIC, CONNECTICUT 06357  
TEL. 860-739-6216      FAX 860-739-0693

Dec 167





EAST LYME PLANNING COMMISSION  
 FILING DATE  
 YEAR EXPIRATION DATE

LOT #	REQ'D	LOT SIZE	FRONTAGE		MIN. AREA OF BUILDABLE LAND		
			REQ'D	PROVIDED	% OF MAX.	% OF MAX.	% OF MAX.
6	40,000 SF	58,157.89 SF	100 FT	104.58 FT	0	0	0
9	40,000 SF	114,817.08 SF	100 FT	264.68 FT	0	0	0
10	40,000 SF	44,805.41 SF	100 FT	159.34 FT	0	0	0
11	40,000 SF	2,074,416 SF	100 FT	435.98 FT	0	0	0
12	40,000 SF	58,157.89 SF	75 FT	20.12 FT	0	0	0
13	40,000 SF	58,274.04 SF	100 FT	154.60 FT	0	0	0
14	40,000 SF	81,745.17 SF	75 FT	45.07 FT	0	0	0
15	40,000 SF	178,535.45 SF	100 FT	150.41 FT	0	0	0
16	40,000 SF	79,081.66 SF	100 FT	114.75 FT	0	0	0

NO.	BEARING	LENGTH	HUBS	STATION
C1	86°30'17"	10.23'	10.00'	18.84'
C2	177°15'	54.01'	180.00'	22.22'
C3	90°31'34"	30.00'	18.00'	18.18'
C4	73°31'34"	82.13'	125.00'	41.56'
C5	130°27'27"	111.09'	135.00'	55.26'
C6	18°35'42"	162.44'	300.00'	81.24'

NO.	BEARING	DISTANCE
11	S 16°00'36" W	24.38'
12	S 13°17'35" W	21.54'
13	S 9°17'45" E	2.54'
14	S 16°00'36" W	23.40'
15	S 03°26'10" E	25.29'
16	S 05°28'10" E	45.40'

**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 A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY.
- MAP REFERENCES:
  - A. PLAN OF PROPERTY TO BE CONVEYED BY J. C. PENNY COMPANY, INC. IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100' DATED JUNE 23, 1989 BY CHANDLER, PALMER & KING NORWICH, CONN.
  - B. PROPERTY SURVEY LAND OF SONJA ZAMBATARO, JOANNA McAFFEY AND STEPHEN SAWITZKO TO BE CONVEYED TO NIANTIC REALTY LLC EAST LYME CONNECTICUT DATED 9-13-02 SCALE 1" = 150' BY ANCHOR ENGINEERING SERVICES, INC. GLASTONBURY CT.
  - C. PROPERTY SURVEY PREPARED FOR LEWIS B. BULL UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT, SCALE 1" = 40' DATED JAN. 08 BY JOHN KOPKO JR. & ASSOCIATES INC.
  - D. BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL. SCALE 1" = 100' DATED DEC. 10, 1996 BY DAVID COONROD L.L.S.
  - E. NOTTINGHAM HILLS SUBDIVISION NIANTIC REAL ESTATE, LLC. BOUNDARY PLAN, SCALE 1" = 100' DATED MAY 4, 2001 REV THRU 11-30-01 BY ANCHOR ENGINEERING SERVICES, INC.
  - F. SUBDIVISION PLAN 2 LOT SUBDIVISION PREPARED FOR TORRANCE FAMILY LIMITED PARTNERSHIP KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 4-30-03, REVISED THRU 5-13-03, SCALE 1" = 50' BY ANCHOR ENGINEERING SERVICES, INC.
  - G. LOT LINE REVISION LOT NOTTINGHAM HILLS SUBDIVISION PREPARED FOR NIANTIC REAL ESTATE, LLC KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 3-28-03, REVISED THRU 5-1-03, SCALE 1" = 40' BY ANCHOR ENGINEERING SERVICES, INC.
  - H. LAND TO BE CONVEYED TO NIANTIC REAL ESTATE LLC FROM ROBERT A. BLATT UPPER PATTAGANSETT ROAD EAST LYME CONNECTICUT SCALE 1" = 100' DATED 10-23-03 BY J. ROBERT PFANNER & ASSOCIATES P.C.
- NORTH IS CONNECTICUT GRID SYSTEM NAD 27
- ELEVATIONS ARE FROM AERIAL SURVEY BASED ON NGVD 29.

FILED IN EAST LYME TOWN  
 CLERK'S OFFICE  
 [Signature]  
 EAST LYME TOWN CLERK

NO.	DATE	DESCRIPTION	BY
3	7-10-04	REWORK AS PER APPROVAL CONDITIONS	JRP
4	8-12-04	HELP LINE BETWEEN LOTS 24, 11 & 33 - 04 REV	JRP
3	9-08-04	SHADELINE REVISED	JRP
2	5-28-04	MISC. REV.	JRP
1	5-17-04	EASEMENT ADDED	JRP

THIS MAP AND 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).

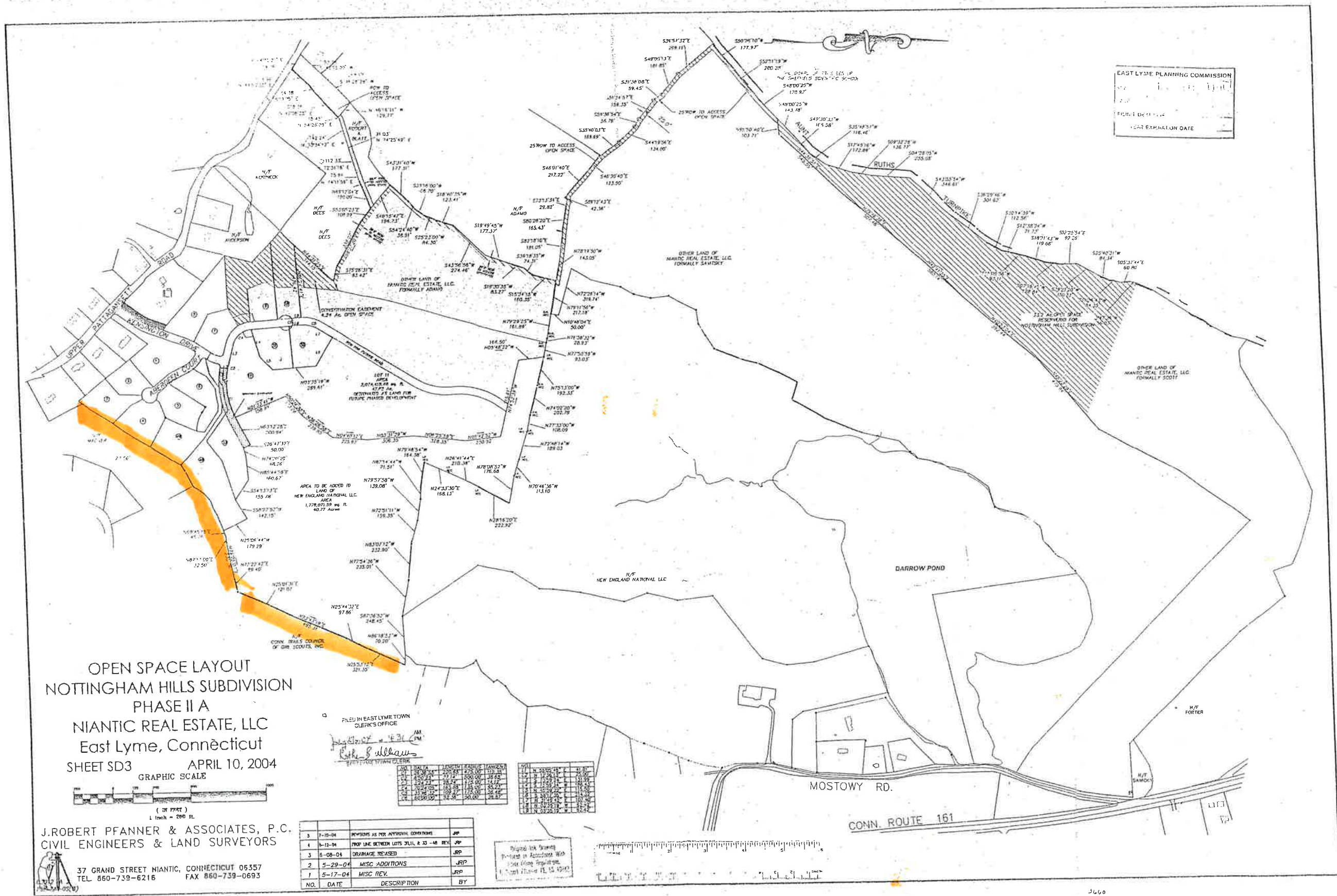
[Signature]  
 J. ROBERT PFANNER P.E. LS No. 9442



LOT LAYOUT  
 NOTTINGHAM HILLS SUBDIVISION  
 PHASE II A  
 NIANTIC REAL ESTATE, LLC  
 East Lyme, Connecticut  
 SHEET SD2 APRIL 10, 2004  
 GRAPHIC SCALE  
 1 inch = 80 ft  
 J. ROBERT PFANNER & ASSOCIATES, P.C.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 37 GRAND STREET NIANTIC, CONNECTICUT 06357  
 TEL. 860-739-6216 FAX 860-739-0693  
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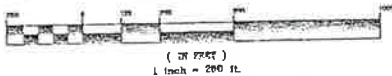
Doc # 168





EAST LYME PLANNING COMMISSION  
 FIGURE DATE: 11/11/04  
 LAST EXAMINATION DATE: 11/11/04

OPEN SPACE LAYOUT  
 NOTTINGHAM HILLS SUBDIVISION  
 PHASE II A  
 NIAN TIC REAL ESTATE, LLC  
 East Lyme, Connecticut  
 SHEET SD3 APRIL 10, 2004  
 GRAPHIC SCALE



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

FILED IN EAST LYME TOWN CLERK'S OFFICE  
 APR 10 2004  
 E. J. Sullivan  
 TOWN CLERK

NO.	DATE	DESCRIPTION	BY
3	7-10-04	REVISIONS AS PER APPROVAL CONDITIONS	JRP
4	8-12-04	PROP LINE BETWEEN LOTS 21, 22 & 33 - 48 REV.	JRP
3	6-08-04	DRAINAGE REVISED	JRP
2	5-29-04	MISC ADDITIONS	JRP
1	5-17-04	MISC REV.	JRP

Original not bearing  
 P-located in Assessor's Map  
 Date being registered  
 11/11/04 PL 15 1500

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Date 1/29