

# NOTTINGHAM HILLS SUBDIVISION

## PHASE 3 EAST LYME, CONNECTICUT

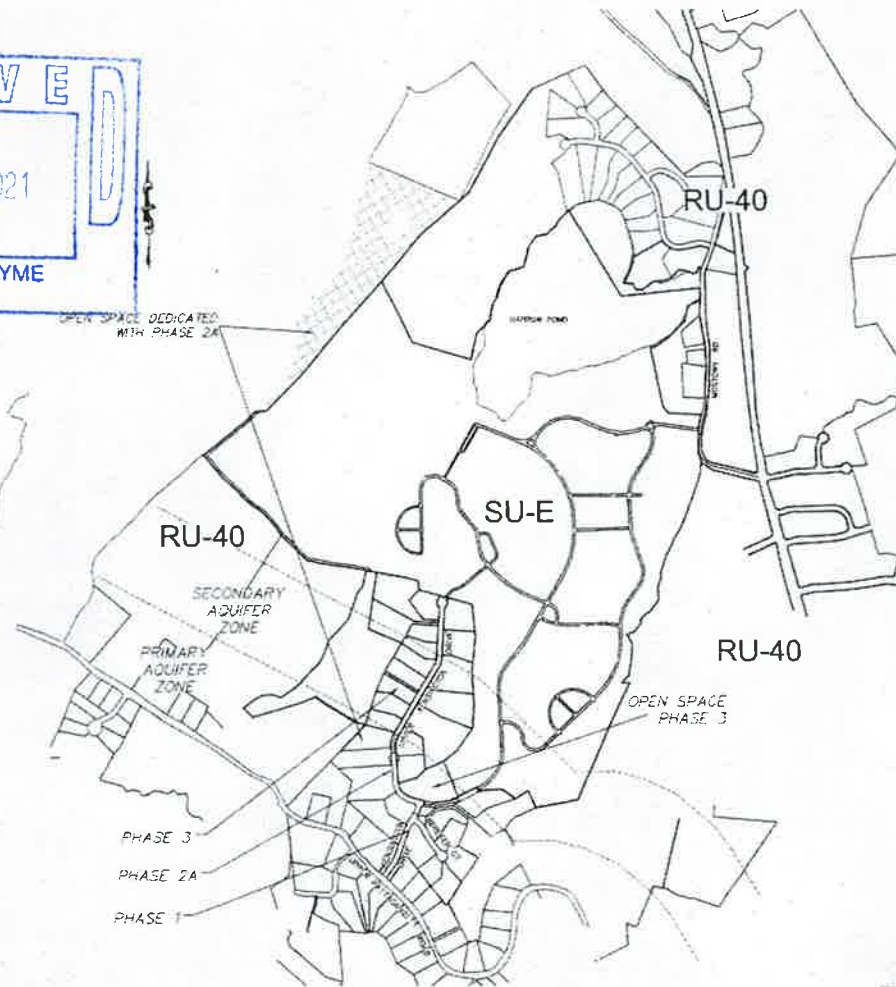
PAGE NO.	DESCRIPTION
SD1	COVER SHEET
SD2	BOUNDARY LOT LAYOUT
SD3	BOUNDARY LOT LAYOUT AND OPENSACE
SD4	GRADING AND E&S PLAN LOTS 11, 12, 13, 14 & 28
SD5	GRADING AND E&S PLAN LOTS 15, 16, 17, 25, 26 & 27
SD6	GRADING AND E&S PLAN LOT 20
SD7	GRADING AND E&S PLAN LOTS 18, 19, 21, 20, 22 & 24
SD8	PLAN & PROFILE UPPER KENSINGTON DRIVE 106+00 TO 115+00
SD9	PLAN & PROFILE UPPER KENSINGTON DRIVE 115+00 TO 121+75.68
SD10	CROSS SECTIONS UPPER KENSINGTON DRIVE 106+50 TO 112+50
SD11	CROSS SECTIONS UPPER KENSINGTON DRIVE 113+00 TO 121+00
SD12	WALL DETAILS
SD13	CONSTRUCTION DETAILS
SD14	SOIL TEST DATA

FILED  
ENG. DEPT.

**LEGEND**

	DEEP TEST HOLE
	PERCOLATION TEST
	IRON PIN TO BE SET
	MONUMENT TO BE SET
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BUILDING LINE
	WATER LINE
	UTILITIES (PHONE, ELEC, CABLE TV, ETC.)
	PROPOSED SEWER LINE
	FOUNDATION DRAIN
	UTILITY POLE
	EXISTING SPOT ELEV.
	PROPOSED SPOT ELEV.
	TREE LINE / LIMITS OF CLEARING
	F.F. FINISH FIRST FLOOR
	F.B.F. FINISH BASEMENT FLOOR
	G.F. FINISH GARAGE FLOOR
	WETLANDS FLAG
	EXISTING WOODS ROAD
	SILT FENCE
	POSSIBLE HOUSE LOCATION
	GUARD RAIL
	SOIL TYPE DELINATION
	SOIL TYPE
	SHADE TREE TO BE PLANTED
	LIMIT WETLANDS REVIEW AREA
	CATCH BASIN

RECEIVED  
OCT 26 2021  
TOWN OF EAST LYME  
LAND USE



SITE LOCATION MAP  
SCALE 1" = 800'

**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 ORIGINAL SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. IT IS INTENDED FOR SUBDIVISION APPROVAL.
- ELEVATION BASED ON NGVD 29 DATUM, TOPOGRAPHY FROM FIELD MEASUREMENTS AND AERIAL SURVEY CONFORMING TO CLASS T-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 ALL PHASE IS = 79.22 AC.
- TOTAL AREA PHASE 3 = 48.85 AC.
- POSSIBLE BUILDING, SEPTIC SYSTEM AND DRIVEWAYS ARE 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 MINOR IRREGULARITIES BETWEEN PRINCIPAL COURSES SHOWN.
- WETLANDS MARKS AS DEPICTED HEREON ARE MARKED BY DON FORTUNATO CERTIFIED SOIL SCIENTIST.
- AREA OF OPEN SPACE DEDICATE FOR ALL PHASES OF THIS SUBDIVISION = 23.2 AC ALONG AUNT RUTH'S TURNPIKE. THIS AREA AND ROW TO THIS OPEN SPACE ARE NOT INCLUDED IN THE AREA OF THE SUBDIVISION, AND 7.28 AC OF CONSERVATION EASEMENT 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 BOUNDARY'S OF THE CONSERVATION EASEMENT.
- 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. A NEW PLAN WILL BE GIVEN TO THE CONSERVATION AGENT PRIOR TO ANY WORK.
- ENGINEERED SEPTIC SYSTEMS WILL BE REQUIRED ON ALL LOTS.
- 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.
- PHASE 3 FALLS ENTIRELY WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING).

**SURVEY 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
  - 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.
  - PROPERTY SURVEY LAND OF SONIA ZAMMATARO JOHANNA McCAFFREY AND STEPHEN SAWITZKI TO BE CONVEYED TO NIANTIC REALTY LLC EAST LYME, CONNECTICUT DATED 9-3-02 SCALE 1" = 100' BY ANCHOR ENGINEERING SERVICES, INC. GLASTONBURY, CT
  - PROPERTY SURVEY PREPARED FOR LEWIS B. BULL UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SCALE 1" = 40' DATED JAN. 89 BY JOHN KOPKO JR. & ASSOCIATES, INC.
  - BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL. SCALE 1" = 100' DATED DEC. '06, 1996 BY DAVID COONROD I.L.S.
  - 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.
  - SUBDIVISION PLAN 2 LOT SUBDIVISION PREPARED FOR TORRANCE FAMILY LIMIYED PARTNERSHIP KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 4-30-03, REVISED THRU 5-23-03. SCALE 1" = 50' BY ANCHOR ENGINEERING SERVICES, INC.
  - LOT LINE REVISION LOT 7 NOTTINGHAM HILLS SUBDIVISION PREPARED FOR NIANTIC REAL ESTATE, LLC KENSINGTON DRIVE EAST LYME, CONNECTICUT DATED 3-28-03, REVISED THRU 5-6-03. SCALE 1" = 40' BY ANCHOR ENGINEERING SERVICES, INC.
  - 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.

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

**ZONING COMPLIANCE CHART**

ZONE = RU-40 (CLUSTER/OPEN SPACE)	REQUIRED
MINIMUM LOT SIZE	40,000 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.

FILED IN EAST LYME  
OCT 26 2021 AT 1:50 P.M.  
J.A. Blawie  
EAST LYME TOWN CLERK

EAST LYME PLANNING COMMISSION  
Approved: \_\_\_\_\_  
DATE: Nov 15, 2025  
FENG DEAN  
YEAR EXPIRES DATE: 2030



NO.	DATE	DESCRIPTION	BY
4	12-02-05	MISC REVISIONS	JRP
3	10-21-05	MISC REVISIONS	JRP
2	10-13-05	TEST DATA & EASEMENTS ADDED	JRP
1	9-30-05	MISC NOTES REVISED	JRP
DRAWN BY: M.C.S.		DATE: August 1, 2005	

NOTTINGHAM HILLS SUBDIVISION  
PHASE 3  
NIANTIC REAL ESTATE, LLC  
East Lyme, Connecticut  
SHEET SD1 AUGUST 1, 2005

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

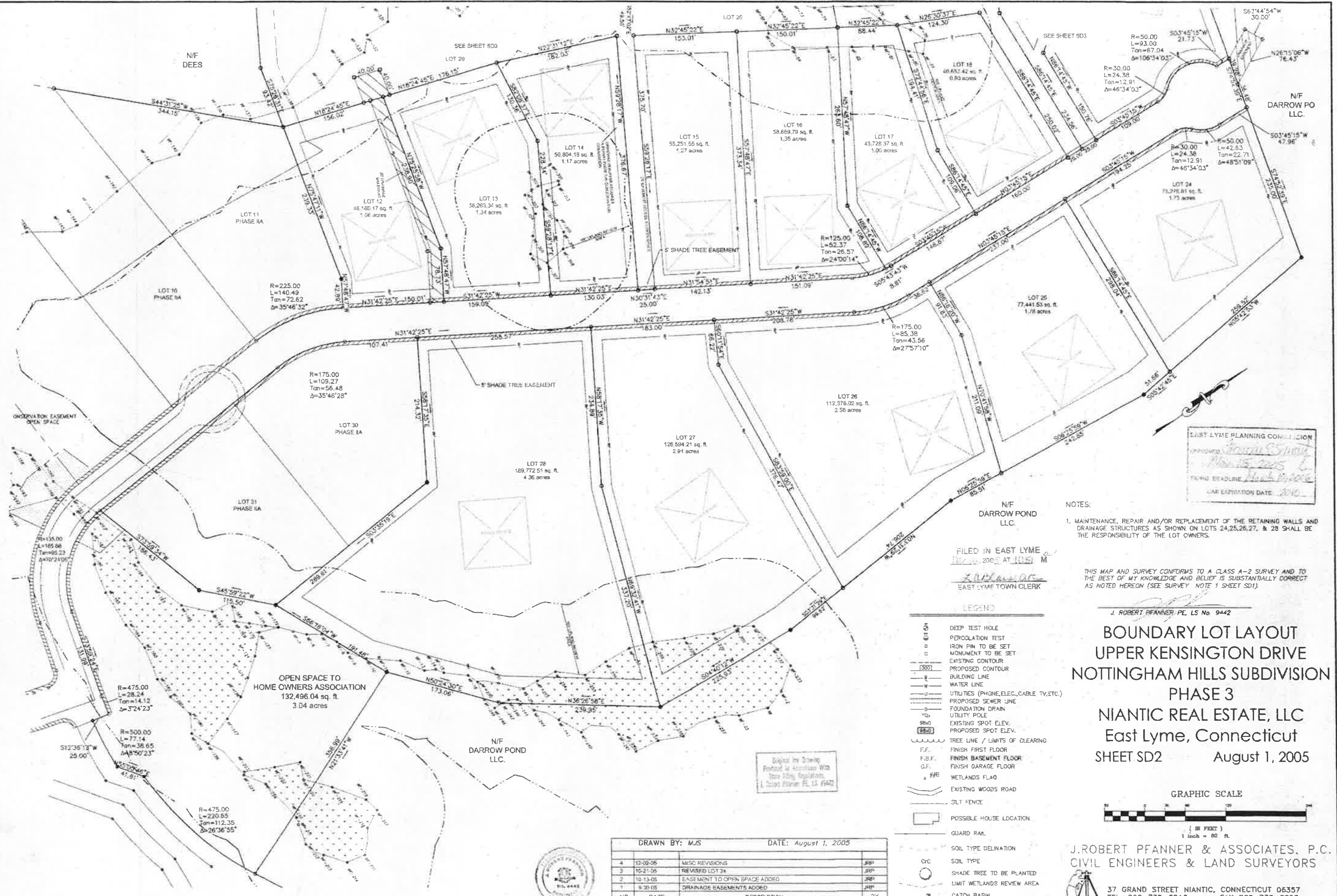


37 GRAND STREET NIANTIC, CONNECTICUT 06357  
TEL. 860-739-6216 FAX 860-739-0693

03012-NOTT-PH3

DATE FILED: 10/26/2021

DRG # 282



EAST LYME PLANNING COMMISSION  
 APPROVED: [Signature]  
 TRING DEADLINE: [Signature]  
 EAR EXPIRATION DATE: 2012

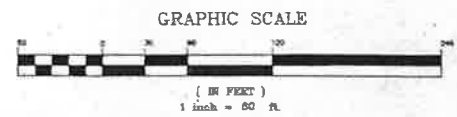
NOTES:  
 1. MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE RETAINING WALLS AND DRAINAGE STRUCTURES AS SHOWN ON LOTS 24, 25, 26, 27, & 28 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

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 SURVEY NOTE 1 SHEET SD1)

FILED IN EAST LYME  
 2005 AT 10:51 AM  
 EAST LYME TOWN CLERK

- LEGEND
- DEEP TEST HOLE
  - PERCOLATION TEST
  - IRON PIN TO BE SET
  - MONUMENT TO BE SET
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - BUILDING LINE
  - WATER LINE
  - UTILITIES (PHONE, ELEC, CABLE, TV, ETC.)
  - PROPOSED SEWER LINE
  - FOUNDATION DRAIN
  - UTILITY POLE
  - EXISTING SPOT ELEV.
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  - TREE LINE / LIMITS OF CLEARING
  - FINISH FIRST FLOOR
  - F.B.F. FINISH BASEMENT FLOOR
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  - WETLANDS FLAG
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  - SOIL TYPE
  - SHADE TREE TO BE PLANTED
  - LIMIT WETLANDS REVIEW AREA
  - CATCH BASIN

**BOUNDARY LOT LAYOUT**  
**UPPER KENSINGTON DRIVE**  
**NOTTINGHAM HILLS SUBDIVISION**  
**PHASE 3**  
**NIANTIC REAL ESTATE, LLC**  
 East Lyme, Connecticut  
 SHEET SD2 August 1, 2005



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

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

NO.	DATE	DESCRIPTION	BY
4	12-09-06	MISC REVISIONS	JRP
3	10-31-06	REVISED LOT 34	JRP
2	10-13-05	EASEMENT TO OPEN SPACE ADDED	JRP
1	9-30-05	DRAINAGE BASEMENTS ADDED	JRP
NO.	DATE	DESCRIPTION	BY
REVISIONS			



EAST LYME PLANNING COMMISSION

DEL #287

**LEGEND**

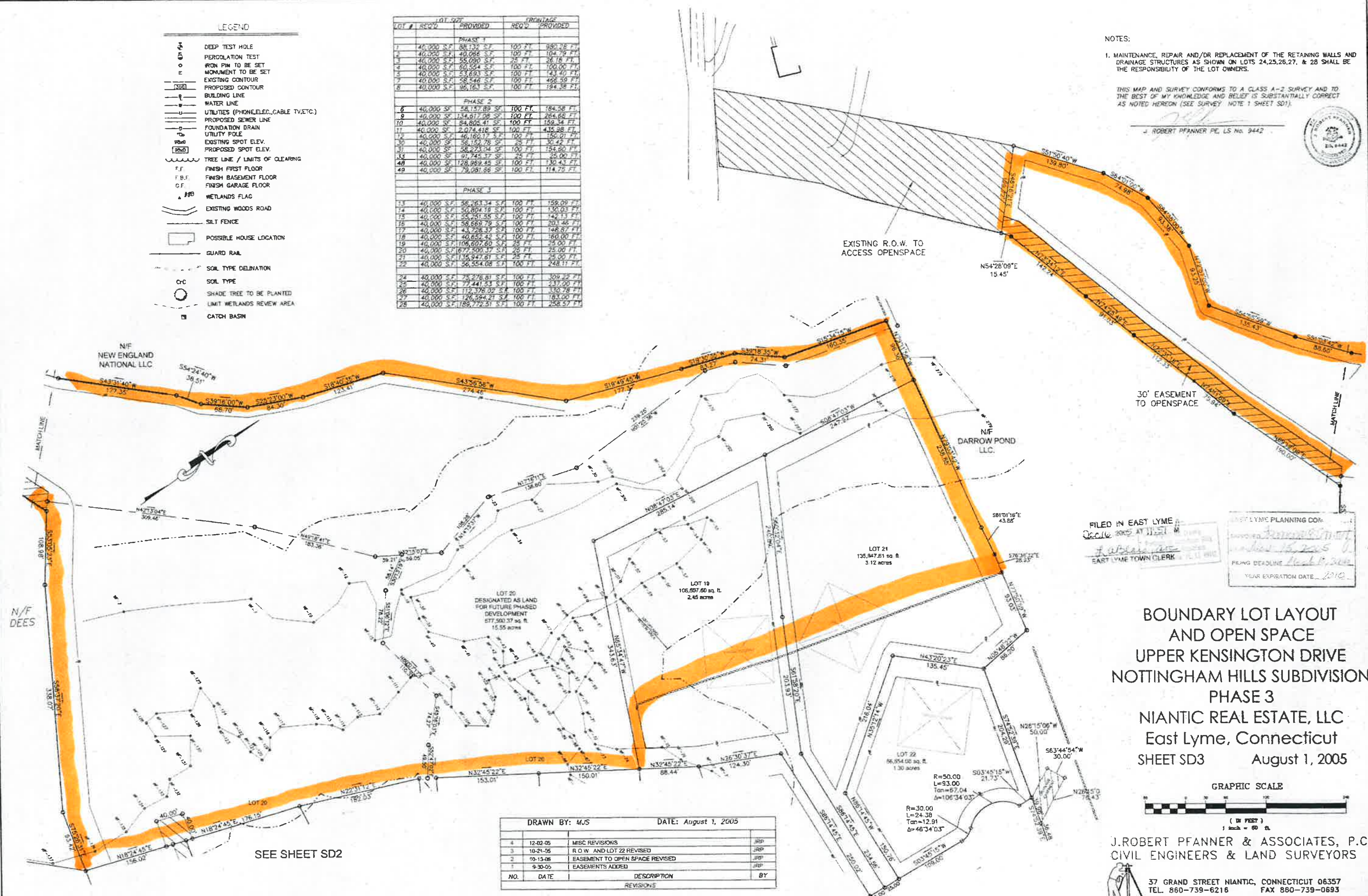
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- CATCH BASIN

LOT #	LOT SQFT		FRONTAGE	
	REQ'D	PROVIDED	REQ'D	PROVIDED
PHASE 1				
1	40,000 S.F.	88,132 S.F.	100 FT.	980.78 FT.
2	40,000 S.F.	40,068 S.F.	100 FT.	104.79 FT.
3	40,000 S.F.	55,090 S.F.	25 FT.	24.18 FT.
4	40,000 S.F.	50,554 S.F.	100 FT.	100.00 FT.
5	40,000 S.F.	53,693 S.F.	100 FT.	143.40 FT.
7	40,000 S.F.	58,546 S.F.	100 FT.	462.59 FT.
8	40,000 S.F.	36,163 S.F.	100 FT.	194.38 FT.
PHASE 2				
6	40,000 S.F.	58,157.89 S.F.	100 FT.	184.58 FT.
9	40,000 S.F.	14,617.59 S.F.	100 FT.	204.68 FT.
10	40,000 S.F.	84,805.41 S.F.	100 FT.	159.34 FT.
11	40,000 S.F.	2,074,418 S.F.	100 FT.	435.28 FT.
12	40,000 S.F.	46,160.37 S.F.	100 FT.	150.01 FT.
30	40,000 S.F.	58,152.78 S.F.	25 FT.	30.42 FT.
31	40,000 S.F.	58,273.04 S.F.	100 FT.	154.90 FT.
33	40,000 S.F.	91,745.37 S.F.	25 FT.	25.00 FT.
48	40,000 S.F.	128,889.45 S.F.	100 FT.	130.43 FT.
49	40,000 S.F.	79,091.86 S.F.	100 FT.	114.75 FT.
PHASE 3				
13	40,000 S.F.	56,263.34 S.F.	100 FT.	159.09 FT.
14	40,000 S.F.	50,894.18 S.F.	100 FT.	150.03 FT.
15	40,000 S.F.	55,281.55 S.F.	100 FT.	142.13 FT.
16	40,000 S.F.	58,689.79 S.F.	100 FT.	201.46 FT.
17	40,000 S.F.	43,228.37 S.F.	100 FT.	148.87 FT.
18	40,000 S.F.	40,852.42 S.F.	100 FT.	180.00 FT.
19	40,000 S.F.	104,607.60 S.F.	25 FT.	25.00 FT.
20	40,000 S.F.	677,500.37 S.F.	25 FT.	25.00 FT.
21	40,000 S.F.	135,947.81 S.F.	25 FT.	25.00 FT.
22	40,000 S.F.	56,554.08 S.F.	100 FT.	248.11 FT.
24	40,000 S.F.	75,278.81 S.F.	100 FT.	309.22 FT.
25	40,000 S.F.	79,441.53 S.F.	100 FT.	231.50 FT.
26	40,000 S.F.	112,178.02 S.F.	100 FT.	150.78 FT.
27	40,000 S.F.	126,394.21 S.F.	100 FT.	183.00 FT.
28	40,000 S.F.	188,772.51 S.F.	100 FT.	258.57 FT.

NOTES:  
 1. MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE RETAINING WALLS AND DRAINAGE STRUCTURES AS SHOWN ON LOTS 24, 25, 26, 27, & 28 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

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J. ROBERT PFANNER PE, LS No. 9442



FILED IN EAST LYME  
 2005 AT 11:51 AM  
 EAST LYME TOWN CLERK

EAST LYME PLANNING COM.  
 PLUNG DEADLINE 10/15/05  
 YEAR EXPIRATION DATE 2010

**BOUNDARY LOT LAYOUT  
 AND OPEN SPACE  
 UPPER KENSINGTON DRIVE  
 NOTTINGHAM HILLS SUBDIVISION  
 PHASE 3  
 NIANTIC REAL ESTATE, LLC  
 East Lyme, Connecticut  
 SHEET SD3 August 1, 2005**



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

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 TEL. 860-739-6216 FAX 860-739-0693

DRAWN BY: MJS DATE: August 1, 2005

NO.	DATE	DESCRIPTION	BY
4	12-02-05	MISC REVISIONS	JRP
3	10-21-05	R.O.W. AND LOT 22 REVISED	JRP
2	10-13-05	EASEMENT TO OPEN SPACE REVISED	JRP
1	9-30-05	EASEMENTS ADDED	JRP

SEE SHEET SD2