

Town of East Lyme

P.O. BOX 519  
Niantic, CT 06357  
(860) 691-4114  
Fax: (860) 691-0351

Zoning Permit # \_\_\_\_\_

Date Entered into ZP Log \_\_\_\_\_

ZONING PERMIT

Date: \_\_\_\_\_ Assessor's Map/Lot/Unit #: Assessors Map 55-Lot 30

Affected Property Address: Holmes Road (no address assigned)

Type of Project {Description of Work}: C.G.S. 8-30-G Residential Development

Property Owner's Name: Duval Partners LLC Phone #: 484-994-7132

Property Owner's Address: 1101 Red Ventures Drive, Fort Mill, SC 29707

Applicant's Name: Kristen Clarke, P.E. Phone #: 434-409-9515

Applicant's Address: 20 Risingwood Drive, Bow, NH 03304

**PLEASE COMPLETE THE BACK OF THE FORM NOW, THEN SIGN BELOW!!!**

\*\*\*\*\*

Site plan/Plot Plan attached? YES ~~NO~~

CERTIFICATION:

I HEREBY CERTIFY THAT:

   I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR  
  X   THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND/OR I  
HAVE BEEN AUTHORIZED TO MAKE THIS APPLICATION AS AN AUTHORIZED AGENT, AND  
WE AGREE TO CONFORM TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.  
ALL INFORMATION CONTAINED WITHIN IS TRUE AND ACCURATE TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

Owner's Signature: Mark Brodsky, Manager Duval Partners, LLC

Applicant's Signature: Kristen Clarke

Permit Fee: \$ 500.00

State Fee: \$60.00

Total: \$ 560.00

Approval is based on documentation provided by the applicant. Applicant is responsible to provide accurate and true documentation on plot plan/site plan.

Zone RU-80 Use C.G.S. 8-30-G Residential Lot Coverage N/A  
Height N/A Front Yard N/A Side Yard N/A Rear Yard N/A

Primary Aquifer? YES  NO

Secondary Aquifer? YES  NO

CAM-within boundary? YES  NO

Review Required  Exemption

Flood HAZARD-FIRM Community Map Panel No. \_\_\_\_\_ FIRM Zone \_\_\_\_\_

Site Plan Review Req. {CA-CB-CM} by Zoning Commission  ZEO  N/A

D.O.T. Traffic Generator Certification Required? YES  NO

Soil Erosion and Sediment Control: to be provided

\*\*\*\*\*

Application is:      APPROVED                      DENIED

Comments/Conditions:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
East Lyme Zoning Enforcement Officer                      Date: \_\_\_\_\_


Recorded  
Drawer 8 # 2216

# LOT LINE MODIFICATIONS PROPERTY OF DUVAL PARTNERS LLC HOLMES ROAD, GRASSY HILL ROAD & UPPER WALNUT HILL ROAD EAST LYME, CONNECTICUT

SEPTEMBER 2, 2021  
REVISED: NOVEMBER 15, 2021  
REVISED: DECEMBER 5, 2021

PROPERTY SURVEY - LOT LINE MODIFICATIONS

PROPERTY OF  
**DUVAL PARTNERS LLC**  
FOR PROPERTY LOCATED AT  
**HOLMES ROAD, WALNUT HILL ROAD  
& GRASSY HILL ROAD**  
TOWN OF EAST LYME & MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT



REV	DESCRIPTION	DATE
1	ADDITIONAL FROM PERIS SET AS PER CI-DEEP COMMENTS	10-9-2021
2	FIELD CALCULATIONS REVISED FOR GRASSY HILL ROAD PARCEL - SEE SETS	11-15-2021
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- NOTES**
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE REGISTRY, SECTION 30-200 MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS A EASEMENT MAP. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
  - NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION OF HIS SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW THEREON.
  - REFERENCE IS MADE TO EAST LYME LAND EVIDENCE RECORDS VOLUME 958 AT PAGE 613 FOR A CERTIFICATE OF FIDELITY DATED DECEMBER 8, 2015 REGARDING RECORDS FILE TO THE SUBJECT PROPERTY.
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO, OR MAY BE ENFERED BY THE FOLLOWING:
    - SEE EAST LYME LAND EVIDENCE RECORDS VOLUME 800 AT PAGE 547 FOR A DECLARATION OF COVENANTS AND RESTRICTIONS REGARDING A COMMUNITY SEWERAGE SYSTEM DATED DECEMBER 7, 2007.
    - SEE EAST LYME LAND EVIDENCE RECORDS VOLUME 83 AT PAGE 498 (MONTVILLE LAND RECORDS VOLUME 57 AT PAGE 500) 1ST RIGHT OF WAY CONVEYED BY GEORGE L. HOLMES. SEE ALSO A SUBSEQUENT RIGHT OF WAY CONVEYED IN EAST LYME LAND EVIDENCE RECORDS VOLUME 112 AT PAGE 123 FOR A 325' RIGHT OF WAY CONVEYED BY ESTHER BEGBLUM TO THE CONNECTICUT LIGHT AND POWER COMPANY.
    - SEE MONTVILLE LAND EVIDENCE RECORDS VOLUME 387 AT PAGE 355 AND VOLUME 280 AT PAGE 336 FOR DECLARATION OF COVENANTS AND RESTRICTIONS.
  - THE SUBJECT PROPERTY IS SHOWN ON THE EAST LYME TAX ASSESSOR MAP 52.0 AS LOT 3 AND MAP 57.0 AS LOT 30 AND HAS A ASSIGNED STREET ADDRESSES OF HOLMES ROAD AND GRASSY HILL ROAD.
  - THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE B1 ZONE DISTRICT.
  - BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS NOTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING MOSSBIS GEOD. AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE STATE OF CONNECTICUT'S ADVANCED CONTINUOUSLY OPERATING REFERENCE NETWORK (ACORN) BASE STATION: C02R. HAVING THE FOLLOWING VALUES:  
 LATITUDE = 41° 27' 07.355"  
 LONGITUDE = 72° 02' 58.9830"  
 ELLIPSOID HEIGHT = -18.343 METERS
  - THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY IN MAY & JUNE 2021.
  - UNDERSTANDING UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE 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 JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND COORDINATE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-482-4444.
  - THE PREAMBULATION OF THE DEEDS FROM 1891 HAS INDICATED IN THE NOTATIONS OF THE 1877 PREAMBULATION INDICATES THAT THE TOWN LINE BOUNDARY IS A STRAIGHT LINE FROM THE STONE BOUND AT OLIVER FALLS TO THE STONE BOUND AT CALW TURNPIKE. THIS IS CORRECT AS TOWN LINE & BOUNDARY. THE TOWN LINE & AS SHOWN HEREON IS BASED ON THE PREAMBULATION BY W.P. STRONG AND SHERIDAN RECORDED IN THE TOWN OF EAST LYME RECORDS VOLUME 1 AT PAGE 147 DATED DECEMBER 1ST, 1919 AND THE ACTUAL MONUMENTATION DESCRIBED BY SAID PREAMBULATION WHICH WAS PHYSICALLY RECOVERED ON THE GROUND. IT STATES SPECIFICALLY FROM THE "STRAIGHT LINE" PREAMBULATION & THE RESOLUTION OF THE TOWN LINE IS BEYOND THE "TOP" OF THIS SURVEY. THE TOWN LINE BETWEEN MONTVILLE AND EAST LYME SHOULD BE RESOLVED BETWEEN THE TWO MUNICIPALITIES.
  - MOST OF THE INTERIOR STONE WALLS AND SOME OF THE EXTERIOR WALLS HAD BEEN REMOVED AT THE TIME OF THIS FIELD SURVEY.
  - THE NORTHERLY STREET LINE OF GRASSY HILL ROAD HAS BEEN ESTABLISHED BASED ON THE RECORD SUBDIVISION MAP (MAP REFERENCE 413) IS INDICATED ON THE RECORD SUBDIVISION MAP THAT THE STREET LINE IS ESTABLISHED 25' FROM THE CENTERLINE OF UPPER HILL ROAD. HOWEVER, NO EVIDENCE WAS FOUND OR FILE IN THE EAST LYME LAND EVIDENCE RECORDS TO INDICATE THAT ANY PORTS SOUTH OF THE 25' ESTABLISHED STREET LINE WERE EVER CONVEYED TO THE TOWN OF EAST LYME.

- MAP REFERENCES**
- ALTA SURVEY PREPARED FOR NET FIVE AT PALM POINT, LLC LOCATION: WALNUT HILL ROAD & HOLMES ROAD - EAST LYME & MONTVILLE, CONNECTICUT DATE: OCTOBER 20, 2010 BY J. ROBERT PFANNER & ASSOCIATES, P.C.
  - LOT LINE REVISION WALNUT HILL COUNTRY CLUB 30 HOLMES ROAD EAST LYME, CONNECTICUT DATE: 7-9-03 BY J. ROBERT PFANNER & ASSOCIATES, P.C.
  - SUBDIVISION PLAN PROPERTY OF BARBARA J. FRANKOVSKY-KAREN W. FROLE & ROBERT J. JANKOWICZ GRASSY HILL ROAD EAST LYME, CONN. DATED JANUARY 11, 1958 REVISED THRU 8-12-98 SCALE 1"=100' BY J. ROBERT PFANNER & ASSOCIATES, P.C.
  - BOUNDARY SURVEY PROPERTY OF LOUIS KATZ UPPER WALNUT HILL ROAD AND HOLMES ROAD EAST LYME & MONTVILLE, CONNECTICUT SCALE: 1"=200' DATED: JUNE 2, 1980 BY J. ROBERT PFANNER & ASSOCIATES, P.C.
  - HILLTOP ESTATES, INC. HOLMES ROAD EAST LYME & MONTVILLE, CONN. SECT 1 - MONTVILLE LOTS 1 TO 28 - SCALE: 1"=100' REV. MAY 10, 1980 BY C. BANNING.
  - SUBDIVISION PLAN "DUSTY HILL SUBDIVISION" PREPARED FOR ROGER L. & LINDA PHILLIPS CONNECTICUT ROUTE NO. 85 MONTVILLE, CONNECTICUT - DATED: JANUARY 1992 REVISED 10-22-92 BY ROLAND J. HARRIS & ASSOC, INC.
  - PLAN OF PROPERTY OF EDWIN D. PERRY, SR. AND FRANCIS W. PERRY, SR. GRASSY HILL ROAD EAST LYME CONN. SCALE: 1"=100' DATED: MAY 1978 BY EDWARD STACY, L.S.
  - BOUNDARY SURVEY SHOWING LAND TO BE CONVEYED TO JONATHAN KATZ FROM EDWIN D. SR. AND FRANCIS W. PERRY EAST LYME, CONNECTICUT DATED: AUGUST 21, 2002 BY J. ROBERT PFANNER & ASSOCIATES, P.C.
  - LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTIES OF ESTHER BEGBLUM AND OTHERS TOWNS OF MONTVILLE & EAST LYME, COUNTY OF NEW LONDON, STATE OF CONNECTICUT SCALE: 1"=200' AUGUST 1980 SHEET 1 & 2 OF 2.
  - LIMITED PROPERTY SURVEY SHOWING A PORTION OF THE PROPERTY OF EDWIN D. PERRY AND FRANCIS W. PERRY TRUSTEES OF THE EDWIN D. AND BARBARA A. PERRY REVOCABLE TRUST DATED SEPTEMBER 11, 1994 FOR PROPERTY LOCATED AT GRASSY HILL ROAD EAST LYME & MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT SCALE: 1"=40' DATE: JULY 1, 2015 BY JAMES BERNARDO LAND SURVEYING, LLC REVISED: 11-11-2016.
  - LOT LINE REVISION PLAN PREPARED FOR JONATHAN KATZ LOCATION: EAST LYME AND MONTVILLE, CONNECTICUT SHEET NUMBER 1 OF 1 SCALE: 1"=100' DATE: APRIL 15, 2003 BY J. ROBERT PFANNER & ASSOCIATES, P.C.
  - COMPLANATION PLAN TOWN OF MONTVILLE MAP SHOWING LAND ACQUIRED FROM DAVID BENDHAM BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION ROUTE 11 GREENWAY OPEN SPACE LAND PURCHASE JULY 2007 TOWN NO. 035 PROJECT NO. 120-013 SERIAL NO. 5

- LEGEND**  
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING
- AC ACRES
  - CONC CONCRETE
  - (MIN) MINIMUM
  - M/L MORE OR LESS
  - N/F NOW OR FORMERLY
  - SF SQUARE FEET
  - REC RECOVERED
  - ELLR EAST LYME LAND RECORDS
  - MLR MONTVILLE LAND RECORDS
  - DRILL HOLE (SET OR RECOVERED)
  - CONCRETE MONUMENT RECD
  - IP IRON PIN OR PIPE RECOVERED
  - IP #5 REBAR WITH CAP SET
  - IP TREE WITH WIRE
  - STONE WALL

THE TERM "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND IS NEITHER A WARRANTY OR GUARANTEE.

Approved: *[Signature]*  
Director of Planning  
Date: 12/27/2021



THE SIGNATURE BELOW BY THE TOWN OF EAST LYME DIRECTOR OF PLANNING SHALL CONSTITUTE ENDORSEMENT THAT HE HAS REVIEWED THIS PLAN PREPARED BY JAMES BERNARDO LAND SURVEYING, LLC AND THAT THIS PLAN IS FOUND TO BE CONFORMANCE WITH THE TOWN OF EAST LYME SUBDIVISION REGULATIONS AND THAT SUCH DIVISION OF THIS PROPERTY INTO TWO PARCELS DOES NOT MEET THE DEFINITION OF A SUBDIVISION OR RE-SUBDIVISION.  
*[Signature]* 12/27/2021  
GARY A. GOSCINIAK  
DIRECTOR OF PLANNING

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*[Signature]* 12-6-2021  
JAMES BERNARDO LICENSE #70121 DATE

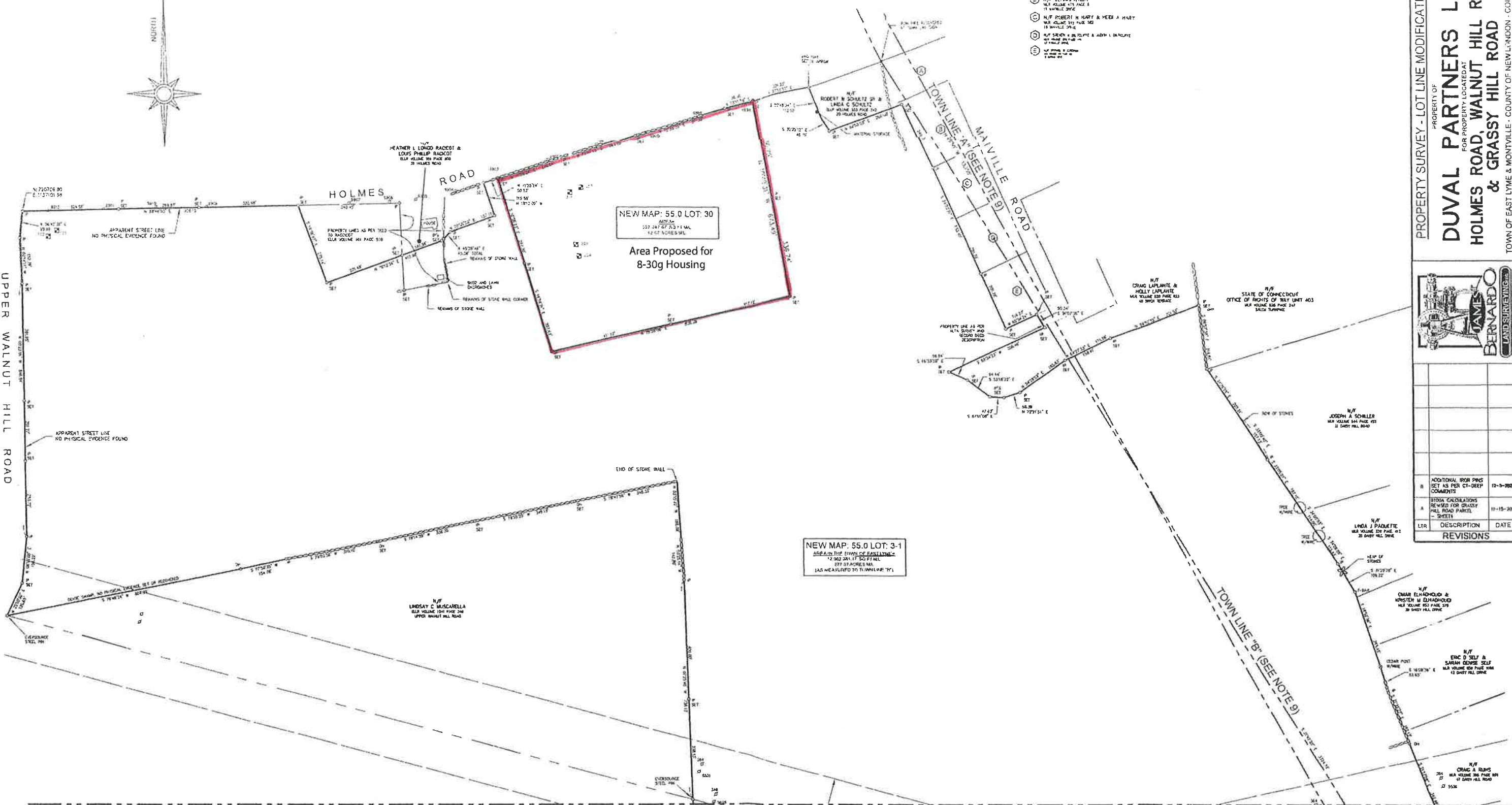
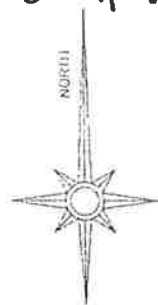
Sheet No.  
**S-01**  
SHEET 1 OF 4

Scale: NONE

Date: SEPTEMBER 2, 2021

Project No. 21040-1

Recorded  
Drawer 8 # 2017



- ① N/F DAVID P. NELSON & LINDA A. NELSON  
M/R VOL. 241 PAGE 311  
20-0487 PCS
- ② N/F DENNIS AHELEN  
M/R VOL. 475 PAGE 1  
11 MARBLE DRIVE
- ③ N/F ROBERT H. HART & MERRI A. HART  
M/R VOL. 313 PAGE 302  
18 MARBLE DRIVE
- ④ N/F SARAH L. BUCKLEY & ADRIAN L. BUCKLEY  
M/R VOL. 488 PAGE 147  
11 MARBLE DRIVE
- ⑤ N/F JAMES B. LORAN  
M/R VOL. 200  
1 LANE DR.

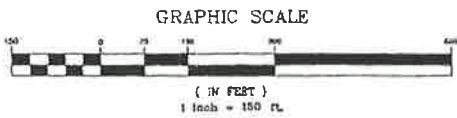
PROPERTY SURVEY - LOT LINE MODIFICATIONS  
PROPERTY OF  
**DUVAL PARTNERS LLC**  
FOR PROPERTY LOCATED AT  
**HOLMES ROAD, WALNUT HILL ROAD  
& GRASSY HILL ROAD**  
TOWN OF EAST LYME & MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT



LR	DESCRIPTION	DATE
	ADDITIONAL IRON PINS SET AS PER CT-DEEP COMMENTS	12-3-2021
	RECALCULATIONS REVIEWED FOR GRASSY HILL ROAD PARCEL - SHEETS	11-15-2021
REVISIONS		

NEW MAP: 55.0 LOT: 3-1  
AREA IN THE TOWN OF EAST LYME  
12.942 384.17 SQ FT AL  
277.53 ACRES M/L  
(AS MEASURED TO TOWNLINE 'B')

MATCH TO SHEET 3



FILED  
January 3, 2022 AT 2:27 PM  
Carole L. Thomas, LLC  
EAST LYME TOWN CLERK

*[Signature]*  
12/27/2021

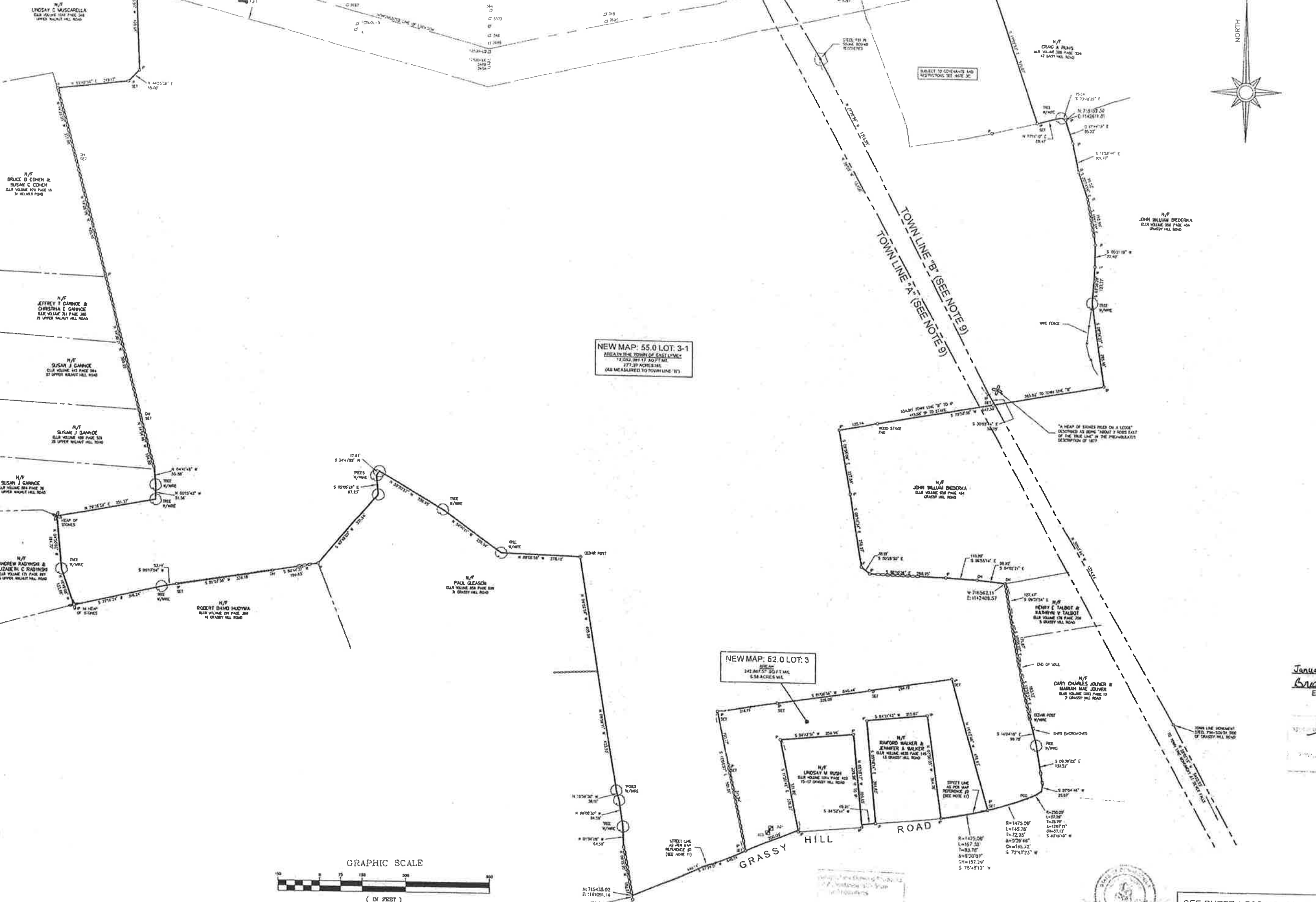


SEE SHEET 1 FOR NOTES AND SURVEY CERTIFICATION

Sheet No.  
**S-02**  
SHEET 2 OF 4  
Scale:  
1" = 150'  
Date  
SEPTEMBER 2, 2021  
Project No.  
21040-2

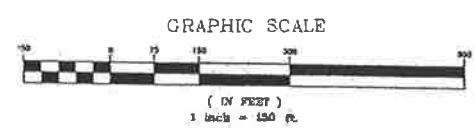
Records  
Drawer # 228

MATCH TO SHEET 2



NEW MAP: 55.0 LOT: 3-1  
AREAS IN THE TOWN OF EAST LYME  
TOWNSHIP 17 30TH ME.  
277.27 ACRES MAL  
(AS MEASURED TO TOWN LINE 'B')

NEW MAP: 52.0 LOT: 3  
AREAS IN THE TOWN OF EAST LYME  
TOWNSHIP 17 30TH ME.  
5.58 ACRES MAL



PROPERTY SURVEY - LOT LINE MODIFICATIONS  
PROPERTY OF  
**DUVAL PARTNERS LLC**  
FOR PROPERTY LOCATED AT  
**HOLMES ROAD, WALNUT HILL ROAD  
& GRASSY HILL ROAD**  
TOWN OF EAST LYME & MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT



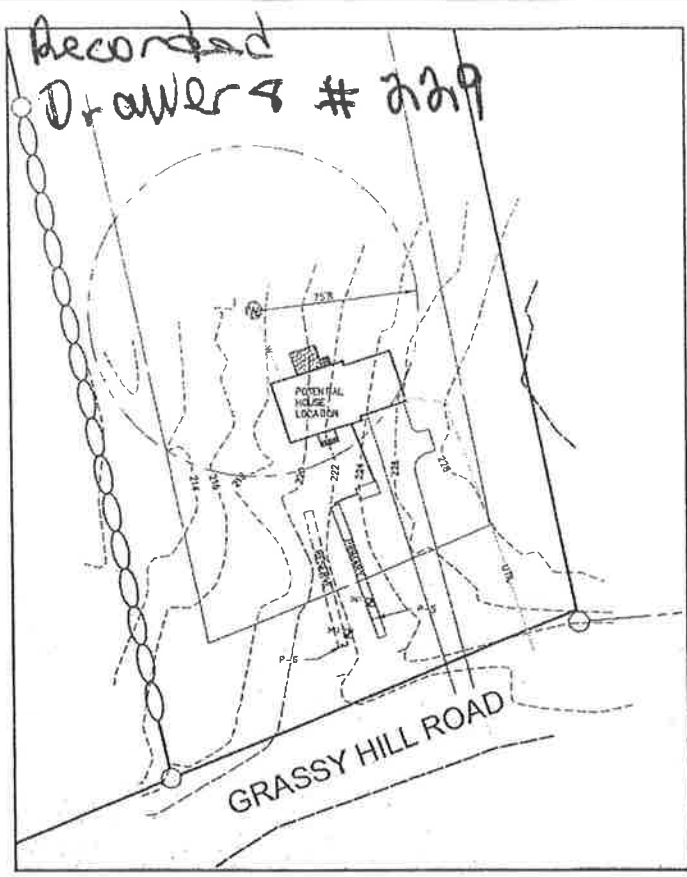
TR	DESCRIPTION	DATE
B	ADDITIONAL IRON PINS SET AS PER CT-DEEP COMMENTS	12-5-2021
A	TRISA CALCULATIONS PROVIDED FOR GRASSY HILL ROAD PARCEL - SHEETS 1-3	11-15-2021
REVISIONS		

FILED  
January 3, 2022 AT 2:27 AM  
*Brook Stevens*  
EAST LYME TOWN CLERK

*James Bernardo*  
12/27/2021

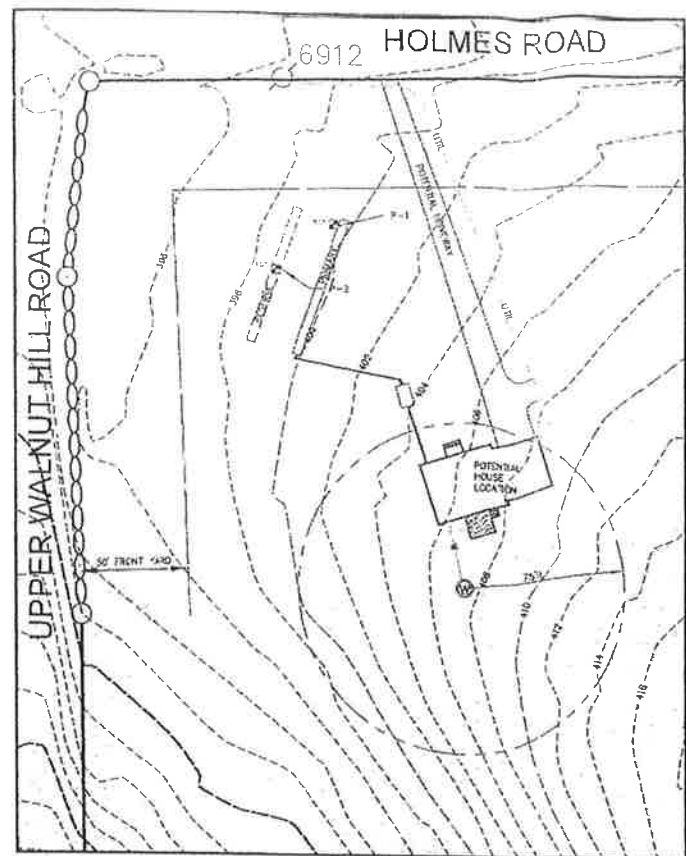
Sheet No.  
**S-03**  
SHEET 3 OF 4  
Scale: 1" = 150'  
Date: SEPTEMBER 2, 2021  
Project No.: 21040-2

SEE SHEET 1 FOR NOTES AND SURVEY CERTIFICATION



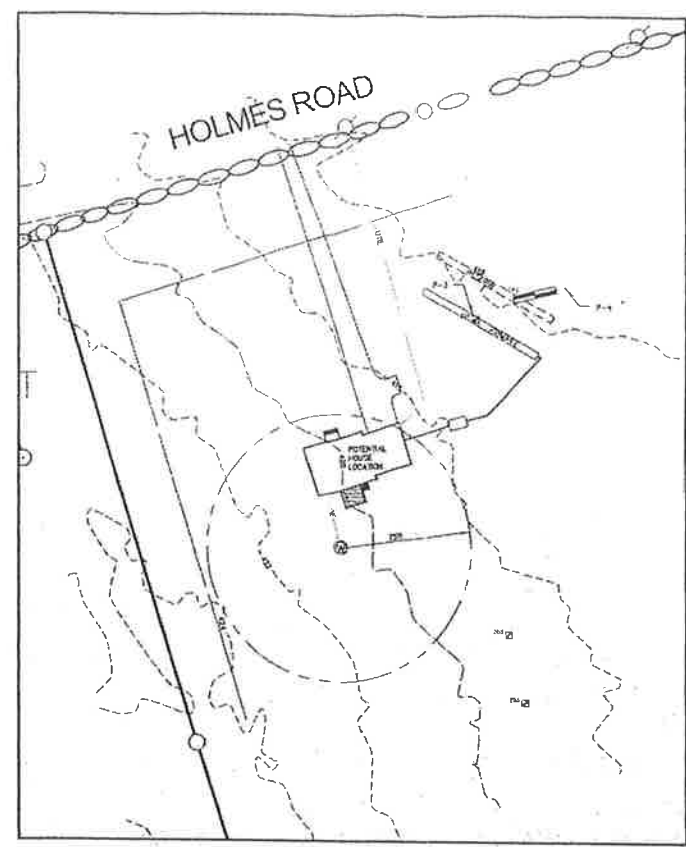
MAP: 52.0 LOT:3.0

CONNECTICUT PUBLIC HEALTH CODE SECTION 19-13-B100A CODE COMPLIING SEPTIC AREA FOR 3-BEDROOM HOUSE  
DESIGN PROVISION 10-1-20.0 UNITS/200 PERCOLATION RATE 475 SQUARE FEET REQUIRED  
BASED ON: SLOPE = 0.02, RESTRICTIVE LAYER = 30"  
USE 63 LF OF MANHOLE 5.5M-8 AT 11 SF/LF PROVIDING 693 SQUARE FEET OF EFFECTIVE LEACHING AREA



MAP: 55.0 LOT 3-1

CONNECTICUT PUBLIC HEALTH CODE SECTION 19-13-B100A CODE COMPLIING SEPTIC AREA FOR 3-BEDROOM HOUSE  
DESIGN PROVISION 10-1-20.0 UNITS/200 PERCOLATION RATE 475 SQUARE FEET REQUIRED  
BASED ON: SLOPE = 0.02, RESTRICTIVE LAYER = 30"  
USE 1,000 GALLON SEPTIC TANK & 85 LF OF MANHOLE 5.5M-8 AT 11 SF/LF PROVIDING 715 SQUARE FEET OF EFFECTIVE LEACHING AREA



MAP: 55.0 LOT:30

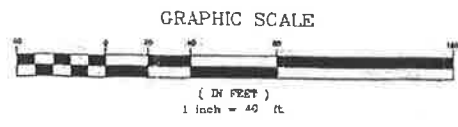
CONNECTICUT PUBLIC HEALTH CODE SECTION 19-13-B100A CODE COMPLIING SEPTIC AREA FOR 3-BEDROOM HOUSE  
DESIGN PROVISION 10-1-20.0 UNITS/200 PERCOLATION RATE 475 SQUARE FEET REQUIRED  
BASED ON: SLOPE = 0.02, RESTRICTIVE LAYER = 30"  
USE 75 LF OF MANHOLE 5.5M-8 AT 11 SF/LF PROVIDING 825 SQUARE FEET OF EFFECTIVE LEACHING AREA

NOTE:  
THE ZONING SETBACK LINES SHOWN HEREON ARE BASED ON THE PRESUMED REZONING OF THE PROPERTY TO RU-80.  
FRONT YARD: 50 FEET  
SIDE YARD: 30 FEET  
REAR YARD: 50 FEET

TEST NO.	DATE	TIME	DEPTH	TEMPERATURE	PERCOLATION RATE	REMARKS
TEST #1	8/30/21	9:35 AM	21"	11:15 10"	15 MINUTES/INCH	
TEST #2	8/30/21	9:35 AM	21"	11:20 10"	15 MINUTES/INCH	
TEST #3	8/30/21	9:35 AM	21"	11:25 11"	15 MINUTES/INCH	
TEST #4	8/30/21	9:35 AM	21"	11:30 11"	15 MINUTES/INCH	
TEST #5	8/30/21	9:35 AM	21"	11:35 12"	15 MINUTES/INCH	
TEST #6	8/30/21	9:35 AM	21"	11:40 12"	15 MINUTES/INCH	
TEST #7	8/30/21	9:35 AM	21"	11:45 13"	15 MINUTES/INCH	
TEST #8	8/30/21	9:35 AM	21"	11:50 14"	15 MINUTES/INCH	
TEST #9	8/30/21	9:35 AM	21"	11:55 14"	15 MINUTES/INCH	
TEST #10	8/30/21	9:35 AM	21"	12:00 14"	15 MINUTES/INCH	
TEST #11	8/30/21	9:35 AM	21"	12:05 15"	15 MINUTES/INCH	
TEST #12	8/30/21	9:35 AM	21"	12:10 15"	15 MINUTES/INCH	
TEST #13	8/30/21	9:35 AM	21"	12:15 15"	15 MINUTES/INCH	
TEST #14	8/30/21	1:30 PM	31"	2:30 8"	5 MINUTES/INCH	
TEST #15	8/30/21	1:30 PM	31"	2:35 9"	5 MINUTES/INCH	
TEST #16	8/30/21	1:30 PM	31"	2:40 10"	5 MINUTES/INCH	
TEST #17	8/30/21	1:30 PM	31"	2:45 11"	5 MINUTES/INCH	
TEST #18	8/30/21	1:30 PM	31"	2:50 12"	5 MINUTES/INCH	
TEST #19	8/30/21	1:30 PM	31"	2:55 13"	5 MINUTES/INCH	
TEST #20	8/30/21	1:30 PM	31"	3:00 14"	5 MINUTES/INCH	
TEST #21	8/30/21	1:30 PM	31"	3:05 15"	5 MINUTES/INCH	
TEST #22	8/30/21	8:00 AM	25"	8:00 12"	13 MIN/IN	
TEST #23	8/30/21	8:00 AM	25"	8:10 16"	13 MIN/IN	
TEST #24	8/30/21	8:00 AM	25"	8:20 18"	13 MIN/IN	
TEST #25	8/30/21	8:00 AM	25"	8:30 19.50"	13 MIN/IN	
TEST #26	8/30/21	8:00 AM	25"	8:40 21"	13 MIN/IN	
TEST #27	8/30/21	8:00 AM	25"	8:50 22"	13 MIN/IN	
TEST #28	8/30/21	8:00 AM	25"	9:00 23"	13 MIN/IN	
TEST #29	8/30/21	8:00 AM	25"	9:10 23.75"	13 MIN/IN	



# CONNECTICUT PUBLIC HEALTH CODE 19-13-B100A COMPLIANCE



SEE SHEET 1 FOR NOTES AND SURVEY CERTIFICATION

PROPERTY SURVEY - LOT LINE MODIFICATIONS  
**DUVAL PARTNERS LLC**  
 FOR PROPERTY LOCATED AT  
**HOLMES ROAD, WALNUT HILL ROAD & GRASSY HILL ROAD**  
 TOWN OF EAST LYME & MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT



REV.	DESCRIPTION	DATE
B	ADDITIONAL IRON PINS SET AS PER CT-DEEP COMMENTS	11-3-2021
A	ADDITIONAL IRON PINS SET AS PER CT-DEEP COMMENTS	11-15-2021

FILED  
 January 3, 2022 AT 2:27 AM  
 Brooke Stevens, A.C.  
 EAST LYME TOWN CLERK

*James Bernardo*  
 12/27/2021

Sheet No.  
**S-04**  
 SHEET 4 OF 4  
 Scale: 1" = 40'  
 Date: SEPTEMBER 2, 2021  
 Project No. 21042-2