

**SOILS LEGEND**

29B	AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
34C	MERRIMAC FINE SANDY LOAM, 8 TO 10 PERCENT SLOPES
38E	HINCKLEY LOAMY SAND, 15 TO 45 PERCENT SLOPES
61B	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONY
73C	CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES, VERY ROCKY
75E	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 15 TO 45 PERCENT SLOPES

**OWNER/APPLICANT:**  
**PETRIT MARKU**  
 57 E. MAIN STREET  
 MYSTIC, CT 06355  
 860-235-8500

**SURVEYOR:**  
**JAMES BERNARDO LAND SURVEYING, LLC**  
**JAMES BERNARDO, LS**  
 102A SPITHEAD ROAD  
 WATERFORD, CT 06385  
 860-447-0236

**INDEX TO SHEETS**

1	OVERALL BOUNDARY & NATURAL & CULTURAL RESOURCES
2	LOT LAYOUT
3	SITE DEVELOPMENT
4	ALTERNATE - SITE DEVELOPMENT
5	SUBDIVISION DETAILS
6	SITE LINE DEMONSTRATION
7	WATERSHED ANALYSIS
8	LOT YIELD PLAN

**NOTES:**

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS A PROPERTY SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY FOR THE PERIMETER BOUNDARY AND A FIRST SURVEY FOR THE NEW LOT LAYOUT. 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 TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
- REFERENCE IS MADE TO EAST LYME LAND EVIDENCE RECORDS VOLUME 1100 AT PAGE 336 FOR A WARRANTY DEED DATED AUGUST 4, 2023 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:  
 SEE VOLUME 131 AT PAGE 175 FOR AN EASEMENT CONVEYED BY JAMES A ROLFE TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED JUNE 16, 1971.  
 SEE VOLUME 131 AT PAGE 1 FOR AN EASEMENT CONVEYED BY JAMES A ROLFE TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED JUNE 16, 1971.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE RU-40/20 ZONE DISTRICT.
- BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONE X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, COMMUNITY TOWN OF EAST LYME MAP NUMBER: 0901102479J MAP EFFECTIVE: 8-5-2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".
- THE SUBJECT PROPERTY IS SHOWN ON THE EAST LYME TAX ASSESSOR MAP 16.2 AS LOT 73 AND HAS AN ASSIGNED STREET ADDRESS OF 220 PENNSYLVANIA AVENUE.
- BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NGS2018 GEOID. AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE SUPERIOR GNSS REFERENCE NETWORK STATION HAVING THE FOLLOWING VALUES:  
 LATITUDE = N41.303892795°  
 LONGITUDE = W72.020313875°  
 ELLIPSOID HEIGHT = -10.7997 METERS
- THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON AUGUST 29, 2023. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON SEPTEMBER 25, 2023.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPINGS 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 EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

**MAP REFERENCES:**

- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME PENNSYLVANIA AVE. NIANTIC FROM MAIN ST. NORTHERLY TO THE BLACK POINT ROAD SCALE 1"=40' NUMBER 44-04 SHEET 3 OF 3.
- L.T. KISER SCALE 1"=40' MAY 5, 1964 STONINGTON CONN. BY PERCY L. ALLEN PE, LS (BOOK 7 PAGE 103).

**SUBDIVISION NOTES:**

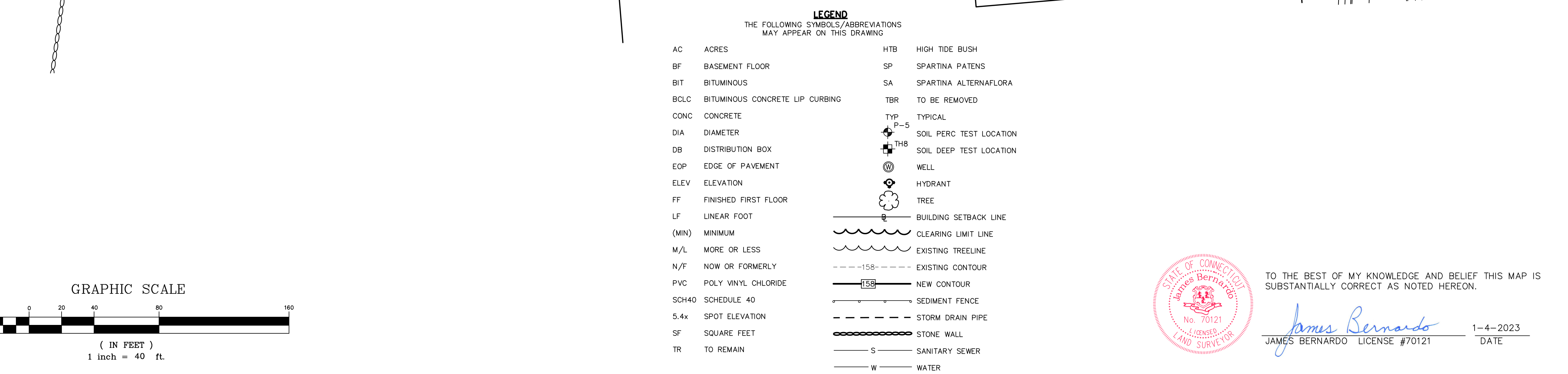
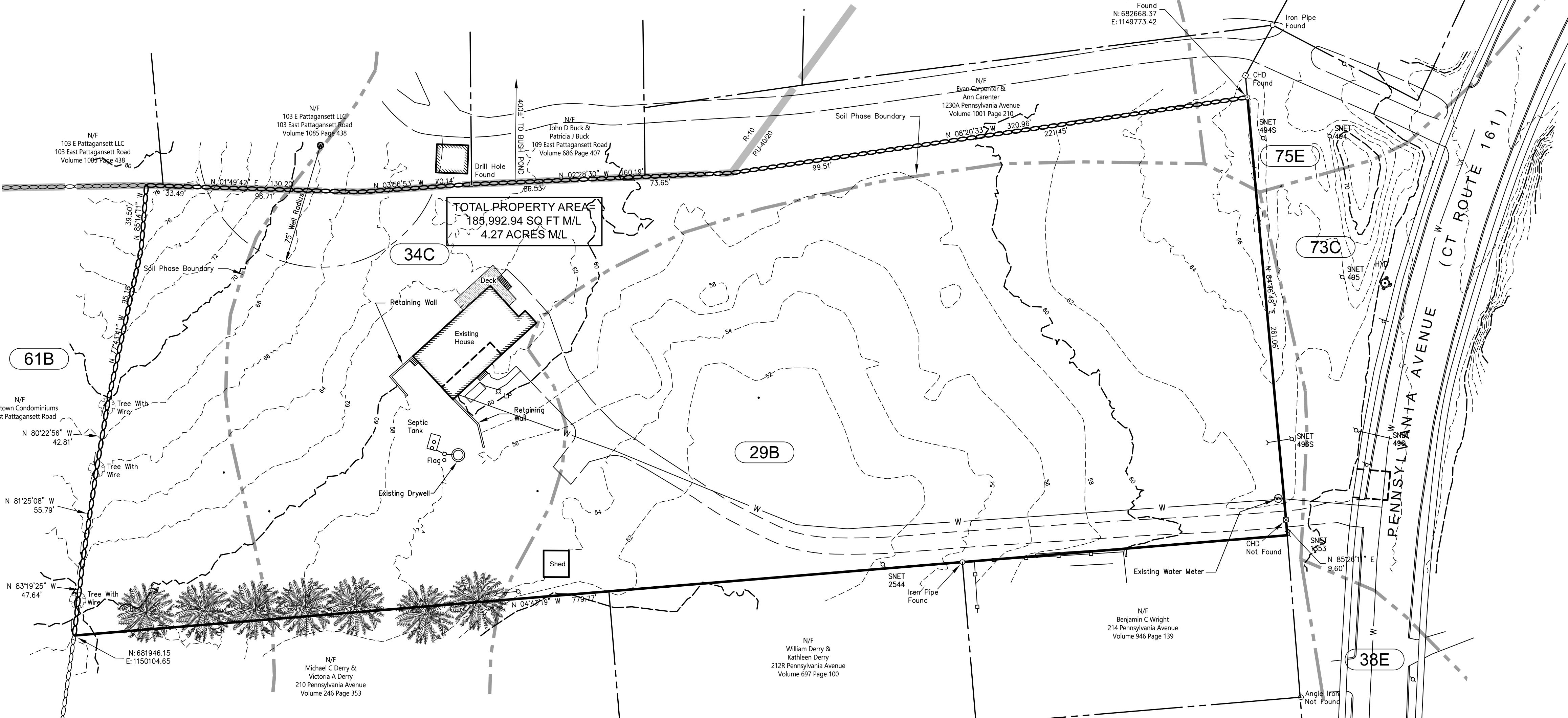
- TOTAL AREA OF SUBDIVISION = 185,992.94 SQUARE FEET OR 4.27 ACRES.
- A WAIVER IS REQUESTED OF SECTION 6-17-1 (UNDERGROUND UTILITIES) TO ALLOW THE EXISTING OVER HEAD UTILITIES ALONG THE EASTERLY SIDE OF THE EXISTING DRIVEWAY TO REMAIN. ALL NEW UTILITIES FOR THE INDIVIDUAL HOUSES SHALL BE UNDERGROUND FROM THE EXISTING POLES.
- IN ACCORDANCE WITH SECTION 23.6 OF THE ZONING REGULATIONS A MINIMUM OF 30% OF THE PROPERTY AREA SHALL BE OPEN SPACE IN A CONSERVATION DESIGN DEVELOPMENT. THE OPEN SPACE IS CALCULATED AS FOLLOWS:  
 TOTAL PROPERTY AREA = 185,992.94 SQUARE FEET  
 AREA OF OPEN SPACE = 97,083.1 SQUARE FEET  
 THEREFORE OPEN SPACE = 52% OF THE SUBDIVISION AREA.

PURSUANT TO THE TOWN OF EAST LYME SUBDIVISION REGULATIONS SECTION 4-2-3(j), OPEN SPACE IS BEING PROPOSED IN ACCORDANCE WITH SECTION 23.6 OF THE EAST LYME ZONING REGULATIONS IN THE FORM OF A CONSERVATION EASEMENT. THE PROPOSED DEDICATION OF OPEN SPACE COMPLIES WITH SECTION 23.6 IN THAT IT:

- EXCEEDS THE MINIMUM REQUIRED OPEN SPACE DEDICATION BY MORE THAN 20%.
- NOT MORE THAN 50% OF THE LAND CONSISTS OF WETLANDS OR STEEP SLOPES ON THE PROPERTY AS DEFINED BY CGS, SECTION 22a-38 (15). IN FACT, THERE ARE NO WETLANDS OR STEEP SLOPES ON ANY PORTION OF THE OPEN SPACE.
- ALL THE BUILDING LOTS IN THE DEVELOPMENT WILL HAVE REASONABLE ACCESS TO THE OPEN SPACE AS WILL BE OBTAINED IN THE DEEDS, COVENANTS, AND RESTRICTIONS FOR THE PROJECT. THESE DOCUMENTS WILL BE PROVIDED TO TOWN STAFF FOR REVIEW AND COMMENT AS REQUIRED BY THE REGULATIONS.
- UNFORTUNATELY, THERE IS NO EXISTING OPEN SPACE ON THE ADJOINING PROPERTIES, HOWEVER, THE PROPOSED OPEN SPACE IS CONTIGUOUS THROUGHOUT THE PROPERTY.

IN ACCORDANCE WITH THE TOWN OF EAST LYME SUBDIVISION REGULATIONS SECTION 7-3(d), IT IS THE INTENT OF THE PROPERTY OWNER TO CREATE A HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH STATE OF CONNECTICUT LAW. THE CONSERVATION EASEMENT WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. PROPERLY EXECUTED LEGAL DOCUMENTS SHALL BE PREPARED AND APPROVED BY THE TOWN ATTORNEY AND/OR THE COMMISSION PRIOR TO RECORDING.

- THE DEEDS FOR ALL SHALL INCLUDE ALL INFORMATION REGARDING EASEMENTS, RIGHTS AND RESPONSIBILITIES REGARDING THE USE AND MAINTENANCE OF THE SHARED DRIVEWAY.



**APPROVED BY THE EAST LYME PLANNING COMMISSION**

CHAIRMAN/SECRETARY \_\_\_\_\_

APPROVAL DATE \_\_\_\_\_

FILING DATE \_\_\_\_\_

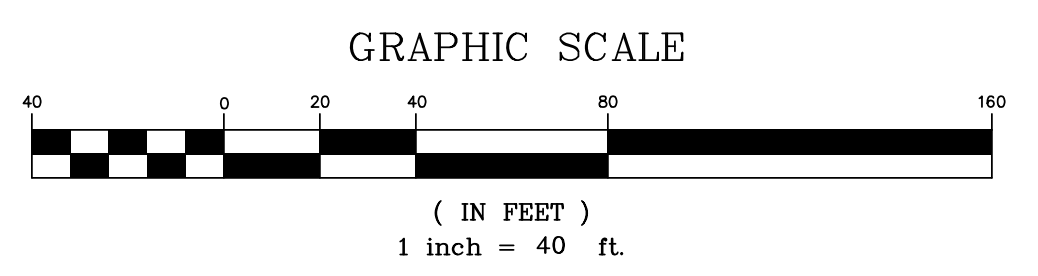
EXPIRATION DATE \_\_\_\_\_

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**EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF EAST LYME PLANNING COMMISSION ON**

DATE \_\_\_\_\_

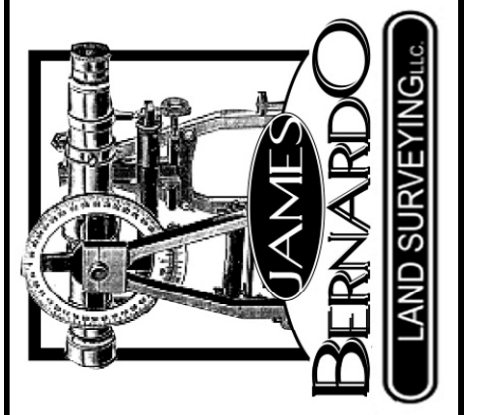
CHAIRMAN/SECRETARY \_\_\_\_\_



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

*James Bernardo*  
 JAMES BERNARDO LICENSE #70121 1-4-2023 DATE

**JAMES BERNARDO**  
**LAND SURVEYING, LLC**  
 102A SPITHEAD ROAD  
 WATERFORD, CONNECTICUT 06385  
 (860) 447-0236  
 WWW.JBSURVEYING.COM



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TR	DESCRIPTION	DATE
B	SUBDIVISION NOTE 3 REVISED, EXISTING SEPTIC LOCATED	1-3-2023
A	TEST HOLES, DRAINAGE WATER NOTES AND E&S ADDED	12-3-2023

**RE-SUBDIVISION PLAN**  
**BOUNDARY SURVEY & CULTURAL RESOURCES**  
 PROPERTY OF  
**PETRIT MARKU**  
 FOR PROPERTY LOCATED AT  
**220 PENNSYLVANIA AVENUE - CT RTE 161**  
 TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

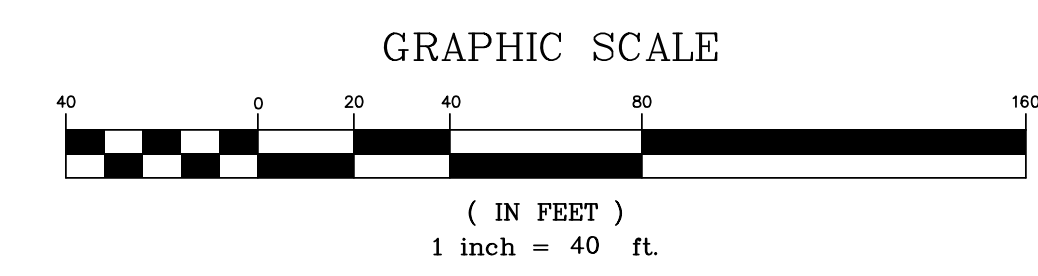
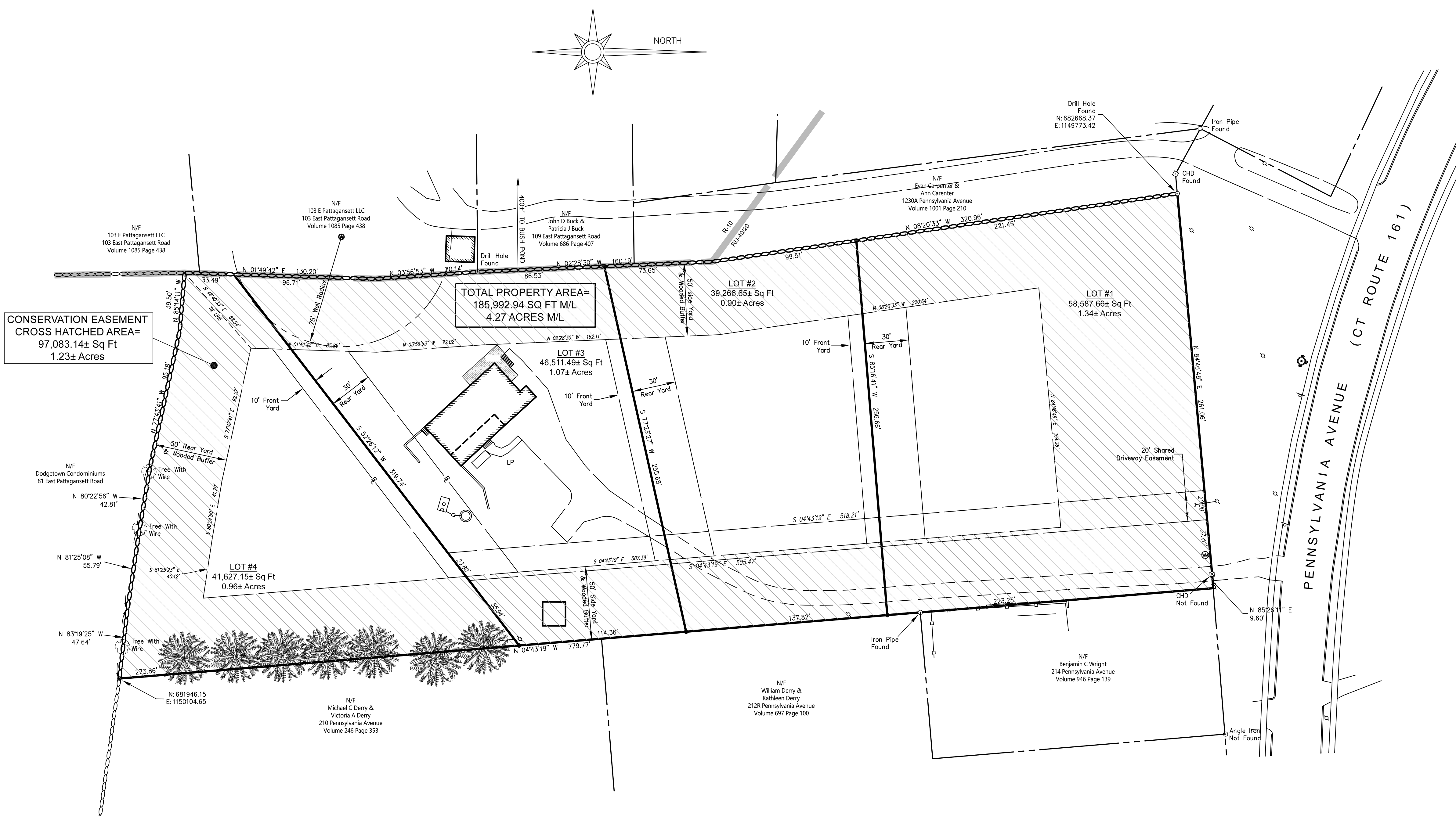
Sheet No.  
**S-01**  
 SHEET 1 OF 8

Scale:  
**1" = 40'**

Date  
**SEPTEMBER 25, 2023**

Project No.  
**23063-1**

ZONING COMPLIANCE CHART	
ZONE: RU-40/20	
ZONING REGULATIONS SECTION 23	
CONSERVATION DESIGN DEVELOPMENT	
FRONT YARD SETBACK (MINIMUM)	10'
REAR YARD SETBACK (MINIMUM)	30'
REAR YARD SETBACK (WHEN ALONG PERIMETER OF CDD DEV)	50'
SIDE YARD SETBACK (MINIMUM)	15'
SIDE YARD SETBACK (WHEN ALONG PERIMETER OF CDD DEV)	50'
LOT COVERAGE (MAXIMUM)	25%
BUILDING SETBACK TO WETLANDS/WATERCOURSES	100'



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EXISTING SEPTIC LOCATED	DATE
B	1-3-2023
A	12-3-2023

REVISIONS

RE-SUBDIVISION PLAN  
 OVERALL LOT LAYOUT  
 PROPERTY OF  
**PETRI MARKU**  
 FOR PROPERTY LOCATED AT  
**220 PENNSYLVANIA AVENUE-CT RTE 161**  
 TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-02**  
 SHEET 2 OF 8  
 Scale:  
**1" = 40'**  
 Date  
**SEPTEMBER 25, 2023**  
 Project No.  
**23063-1**

**TEST HOLE DATA**

SEPTEMBER 7, 2023  
 JAMES BERNARDO, LS  
 DANIELLE HOLMES, REHS (LLHD)

**TEST HOLE #1 DEPTH 88"**  
 0-23" TOPSOIL  
 23-29" ORANGE BROWN FINE SANDY LOAM  
 29-88" YELLOW BROWN MEDIUM SAND & GRAVEL (60%)  
 ROOTS TO 42", NO GROUNDWATER/NO APPARENT REDOX, NO REFUSAL

**TEST HOLE #2 DEPTH 87"**  
 0-14" TOPSOIL  
 14-20" ORANGE BROWN FINE SANDY LOAM  
 20-87" YELLOW BROWN MEDIUM SAND & GRAVEL (35%)  
 ROOTS TO 77", NO GROUNDWATER/NO APPARENT REDOX, NO REFUSAL

**TEST HOLE #3 DEPTH 82"**  
 0-10" TOPSOIL  
 10-38" ORANGE BROWN FINE SANDY LOAM  
 38-82" YELLOW BROWN MEDIUM SAND & GRAVEL (1%)  
 ROOTS TO 58" NO GROUNDWATER/NO APPARENT REDOX, NO REFUSAL

**TEST HOLE #4 DEPTH 81"**  
 0-8" TOPSOIL  
 8-19" ORANGE BROWN FINE SANDY LOAM WITH COBBLES  
 19-81" YELLOW BROWN MEDIUM SAND & GRAVEL (30%)  
 ROOTS TO 60", NO GROUNDWATER/NO APPARENT REDOX, NO REFUSAL

**TEST HOLE #5 DEPTH 97"**  
 0-4" TOPSOIL  
 4-34" ORANGE BROWN FINE SANDY LOAM  
 34-97" YELLOW BROWN MEDIUM SAND & GRAVEL (40%)  
 ROOTS TO 72", NO GROUNDWATER/NO APPARENT REDOX, NO REFUSAL

**TEST HOLE #6 DEPTH 92"**  
 0-4" TOPSOIL  
 4-30" ORANGE BROWN FINE SANDY LOAM  
 30-92" YELLOW BROWN MEDIUM SAND & GRAVEL (30%)  
 ROOTS TO 50", NO GROUNDWATER/NO APPARENT REDOX, NO REFUSAL

**TEST HOLE #7 DEPTH 79"**  
 0-7" TOPSOIL  
 7-26" ORANGE BROWN FINE SANDY LOAM  
 26-79" YELLOW BROWN COARSE SAND & GRAVEL (40%)  
 ROOTS TO 72", NO GROUNDWATER/NO APPARENT REDOX, NO REFUSAL

NOVEMBER 16, 2023  
 JAMES BERNARDO, LS  
 JOE BLANCHARD(LLHD)

**TEST HOLE #8 DEPTH 92"**  
 0-4" TOPSOIL  
 4-33" ORANGE BROWN MEDIUM-FINE SANDY LOAM W/COBBLES  
 33-48" TAN GREY FINE SAND SOME INCONSISTENT STAINING  
 48-61" LIGHT BROWN FINE SAND  
 61-82" LIGHT BROWN MED-COARSE SAND & GRAVEL  
 82-92" YELLOW-BROWN MED-COARSE SAND  
 ROOTS TO 63", NO LEDGE, NO MOTTLING (POTENTIALLY PERCHED IN FINE LAYER AT 33")

**TEST HOLE #9 DEPTH 85"**  
 0-5" TOPSOIL  
 5-32" ORANGE BROWN FINE-MEDIUM SANDY LOAM W/COBBLES  
 32-58" TAN-GRAY MEDIUM SAND & GRAVEL  
 58-85" GRAY FINE-MEDIUM SAND & GRAVEL, COBBLES COMPACT, BONEY  
 ROOTS TO 63", NO GROUNDWATER, NO LEDGE, NO MOTTLING

**TEST HOLE #10 DEPTH 84"**  
 0-4" TOPSOIL  
 4-38" ORANGE BROWN FINE SANDY LOAM  
 38-84" YELLOW BROWN MEDIUM-COARSE SAND W/GRAVEL & COBBLES  
 ROOTS TO 34", NO LEDGE, NO MOTTLING

**TEST HOLE #11 DEPTH 92"**  
 0-4" TOPSOIL  
 4-42" ORANGE BROWN FINE SANDY LOAM WITH COBBLES  
 42-92" YELLOW BROWN MEDIUM-COARSE SAND W/GRAVEL & COBBLES  
 ROOTS TO 34", NO LEDGE, NO MOTTLING NO GROUNDWATER

**PERCOLATION TEST DATA**

SEPTEMBER 10, 2023  
 JAMES BERNARDO, LS

**PERC TEST #1 TOTAL DEPTH 36"**  
 PRESOAK AT 11:30  
 DEPTH TO MEASUREMENT DATUM = 21"

1:00 12"  
 1:05 DRY  
 RATE: 1.7 MINUTES/INCH

**PERC TEST #2 TOTAL DEPTH 28"**  
 PRESOAK AT 11:50  
 DEPTH TO MEASUREMENT DATUM = 12"

12:51 2"  
 12:56 4 1/2"  
 1:01 6 1/2"  
 1:06 8 1/2"  
 1:11 10"  
 1:16 12"  
 1:21 10"  
 1:26 DRY  
 RATE: 6.7 MINUTES/INCH

**PERC TEST #3 TOTAL DEPTH 24"**  
 PRESOAK AT 12:20  
 DEPTH TO MEASUREMENT DATUM = 10"

1:28 2"  
 1:33 3 1/2"  
 1:38 4 1/2"  
 1:43 6"  
 1:49 7"  
 1:56 7 1/2"  
 2:01 8"  
 2:06 9"  
 2:11 9 1/2"  
 2:16 10 1/2"  
 2:21 DRY  
 RATE: 6.7 MINUTES/INCH

**PERC TEST #4 TOTAL DEPTH 38"**  
 PRESOAK AT 11:10  
 DEPTH TO MEASUREMENT DATUM = 24"

1:31 2 1/2"  
 1:36 12"  
 1:41 DRY  
 RATE: LESS THAN 1.0 MINUTES/INCH

**PERC TEST #5 TOTAL DEPTH 30"**  
 PRESOAK AT 12:38  
 DEPTH TO MEASUREMENT DATUM = 16"

1:55 2 1/2"  
 2:00 10"  
 2:05 DRY  
 RATE: LESS THAN 1 MINUTES/INCH

NOVEMBER 24, 2023

**PERC TEST #6 TOTAL DEPTH 35"**  
 PRESOAK AT 8:30  
 DEPTH TO MEASUREMENT DATUM = 21"

10:48 1"  
 10:53 3"  
 11:58 5"  
 12:03 7"  
 12:08 8 1/2"  
 12:13 10"  
 12:18 11 1/2"  
 12:23 12 1/4"  
 12:28 13"  
 12:33 DRY  
 RATE: 6.7 MIN/IN

**PERC TEST #7 TOTAL DEPTH 34"**  
 PRESOAK AT 8:40  
 DEPTH TO MEASUREMENT DATUM = 20"

10:44 2"  
 10:49 5"  
 10:54 7"  
 10:59 8 1/2"  
 11:04 9 1/4"  
 11:09 10"  
 11:14 10 3/4"  
 11:19 11 1/2"  
 11:24 12 1/4"  
 11:29 DRY  
 RATE: 6.6 MIN/IN

**PERC TEST #8 TOTAL DEPTH 33"**  
 PRESOAK AT 9:00  
 DEPTH TO MEASUREMENT DATUM = 19"

11:45 1 1/2"  
 11:50 4 1/4"  
 11:55 5 1/2"  
 12:00 6 3/4"  
 12:05 7 3/4"  
 12:10 8 3/4"  
 12:15 9 3/4"  
 12:20 10 3/4"  
 12:25 DRY  
 RATE: 5.0 MIN/IN

**PERC TEST #9 TOTAL DEPTH 27"**  
 PRESOAK AT 11:00  
 DEPTH TO MEASUREMENT DATUM = 20"

2:00 15"  
 2:05 16 1/2"  
 2:10 19"  
 2:13 20"  
 2:19 21"  
 2:25 22 1/4"  
 2:31 23 1/4"  
 2:37 24"  
 2:43 24 3/4"  
 2:46 25 1/2"  
 RATE: 8.0 MIN/IN

**LOT #1**

PROPOSED 4 BEDROOM HOUSE  
 DESIGN PERCOLATION RATE = 1.0-10.0 MINUTES/INCH  
 LEACHING AREA REQUIRED = 577.5 SF EFFECTIVE  
 DESIGN: 1,250 GALLON SEPTIC TANK (MINIMUM) AND 1 ROW, 32LF-GST6224  
 LEACHING AREA PROVIDED = 579.2 SF EFFECTIVE  
 100% RESERVE AREA PROVIDED

MLSS NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60"

THE POTENTIAL DRIVEWAY IS SHOWN IN CLOSE PROXIMITY TO THE PROPOSED PRIMARY AND RESERVE LEACHING AREAS. THESE SHALL BE STAKED BY A LAND SURVEYOR AND PROTECTED DURING CLEARING AND CONSTRUCTION.

**LOT #2**

PROPOSED 4 BEDROOM HOUSE  
 DESIGN PERCOLATION RATE = 1.0-10.0 MINUTES/INCH  
 LEACHING AREA REQUIRED = 577.5 SF EFFECTIVE  
 DESIGN: 1,250 GALLON SEPTIC TANK (MINIMUM) AND 1 ROW, 32LF-GST6224  
 LEACHING AREA PROVIDED = 579.2 SF EFFECTIVE  
 100% RESERVE AREA PROVIDED

MLSS NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60"

**LOT #3**

EXISTING 4 BEDROOM HOUSE  
 THE EXISTING LEACHING SYSTEM IS UNKNOWN  
 CPH 19-13-B100A IS AS FOLLOWS  
 DESIGN PERCOLATION RATE = 1.0-10.0 MINUTES/INCH  
 LEACHING AREA REQUIRED = 577.5 SF EFFECTIVE  
 DESIGN: 1,250 GALLON SEPTIC TANK (MINIMUM) AND 1 ROW, 32LF-GST6224  
 LEACHING AREA PROVIDED = 579.2 SF EFFECTIVE

MLSS NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60"

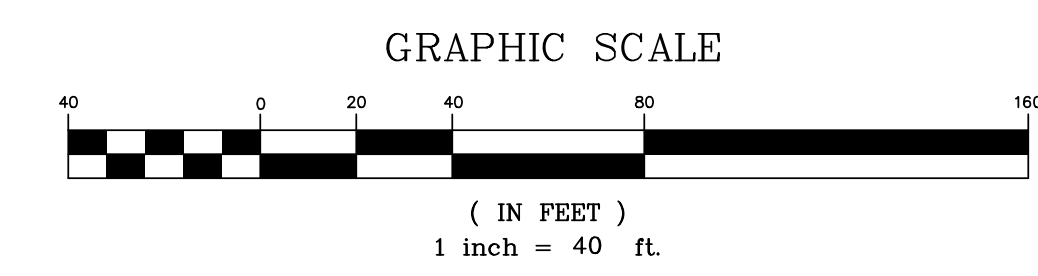
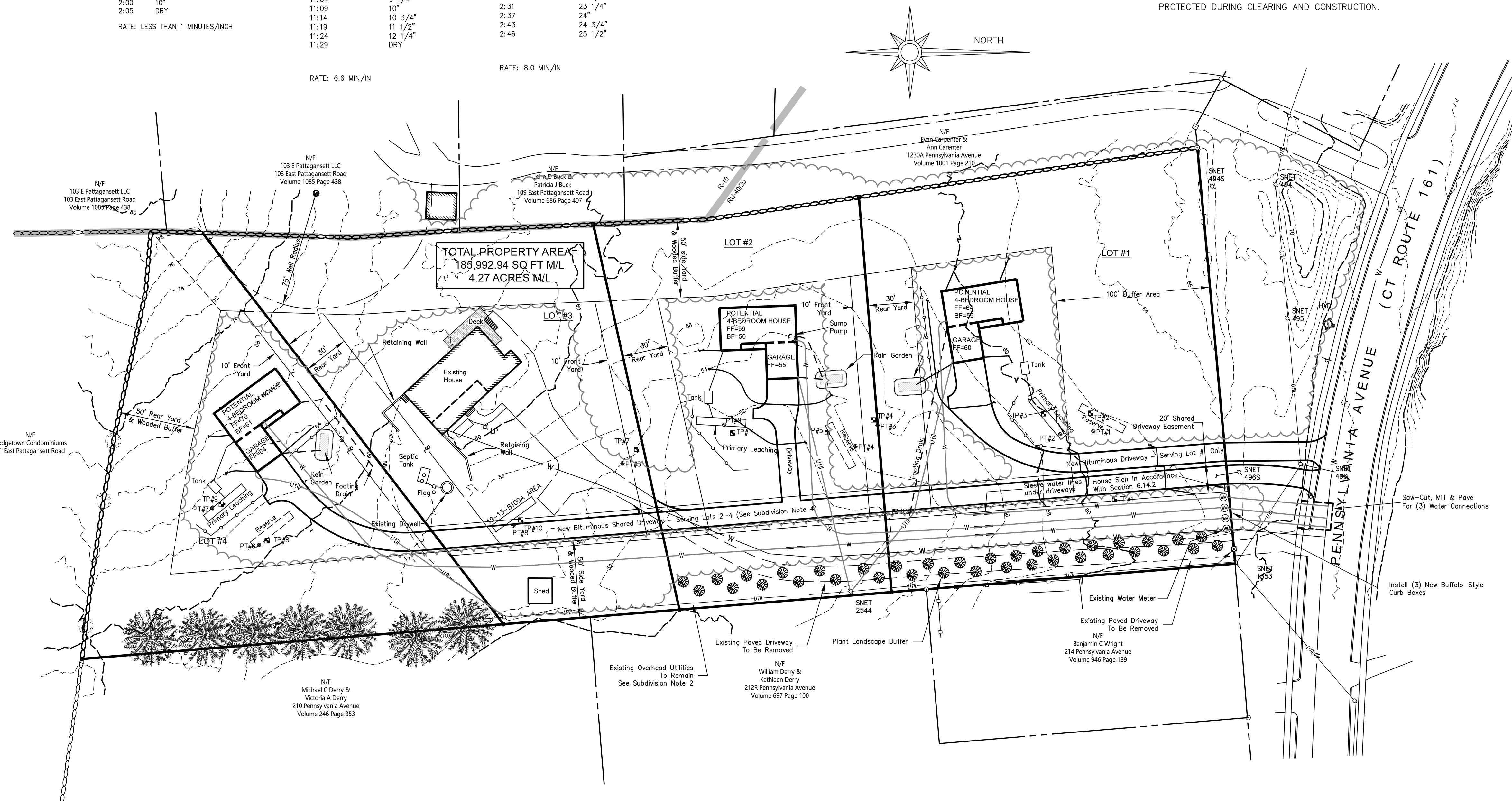
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**LOT #4**

PROPOSED 4 BEDROOM HOUSE  
 DESIGN PERCOLATION RATE = 1.0-10.0 MINUTES/INCH  
 LEACHING AREA REQUIRED = 577.5 SF EFFECTIVE  
 DESIGN: 1,250 GALLON SEPTIC TANK (MINIMUM) AND 1 ROW, 32LF-GST6224  
 LEACHING AREA PROVIDED = 579.2 SF EFFECTIVE  
 100% RESERVE AREA PROVIDED

MLSS NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60"

THE POTENTIAL DRIVEWAY IS SHOWN IN CLOSE PROXIMITY TO THE PROPOSED PRIMARY AND RESERVE LEACHING AREAS. THESE SHALL BE STAKED BY A LAND SURVEYOR AND PROTECTED DURING CLEARING AND CONSTRUCTION.



JAMES BERNARDO  
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LR	DESCRIPTION	DATE
B	EXISTING SEPTIC LOCATED, PERC TESTS AND SEPTIC NOTES REVISD	1-3-2023
A	TEST HOLES, DRAINAGE WATER NOTES AND E&S ADDED	12-3-2023

**REVISIONS**

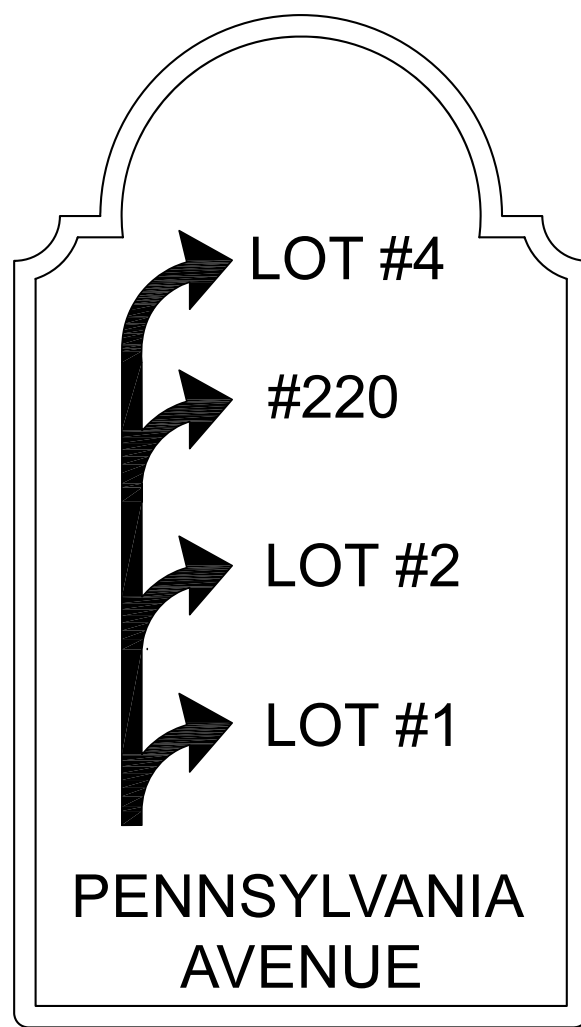
RE-SUBDIVISION PLAN  
 LOT DEVELOPMENT PLAN  
 PROPERTY OF  
**PETRI MARKU**  
 FOR PROPERTY LOCATED AT  
**220 PENNSYLVANIA AVENUE-CT RTE 161**  
 TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-03**  
 SHEET 3 OF 8

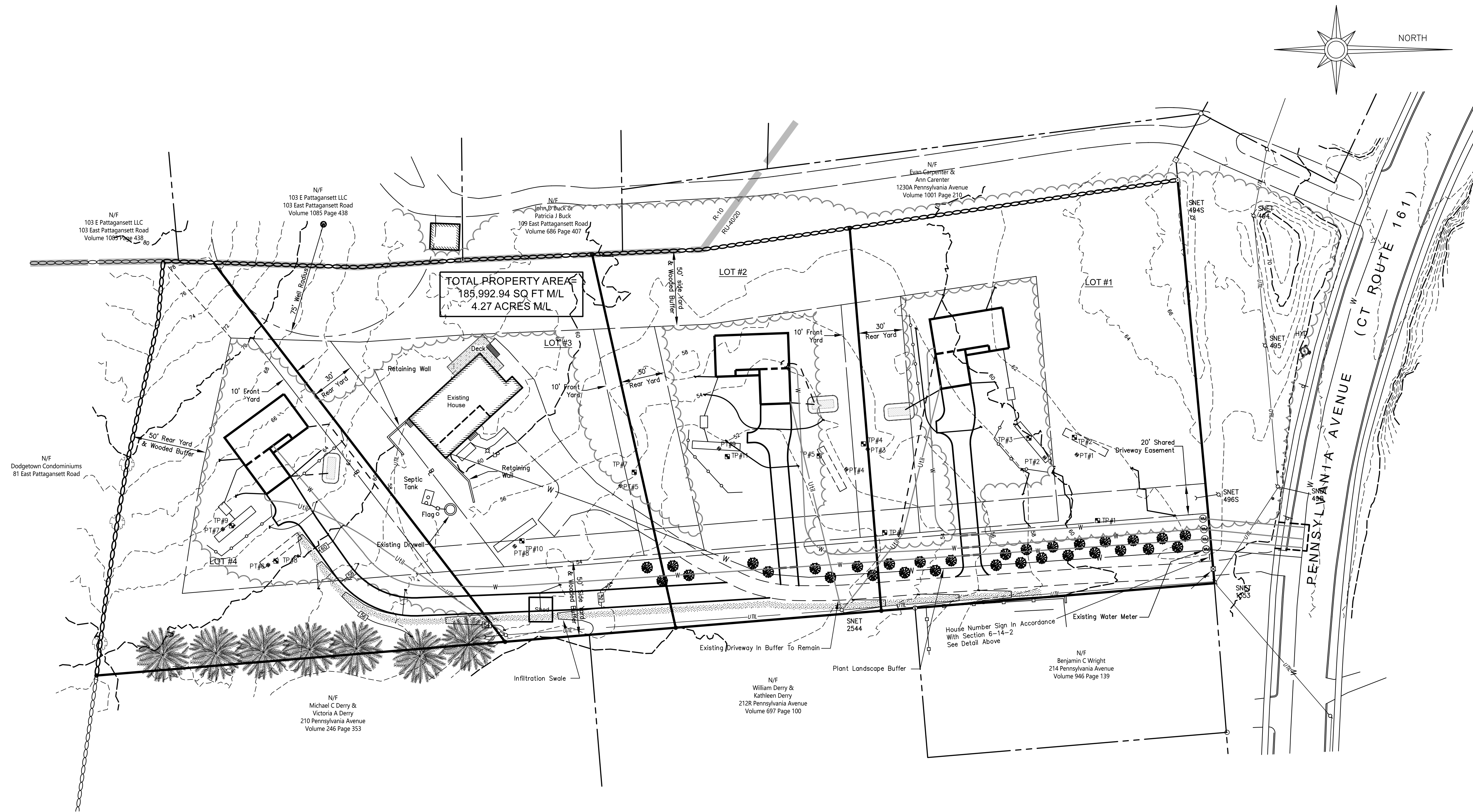
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**1" = 40'**

Date  
**SEPTEMBER 25, 2023**

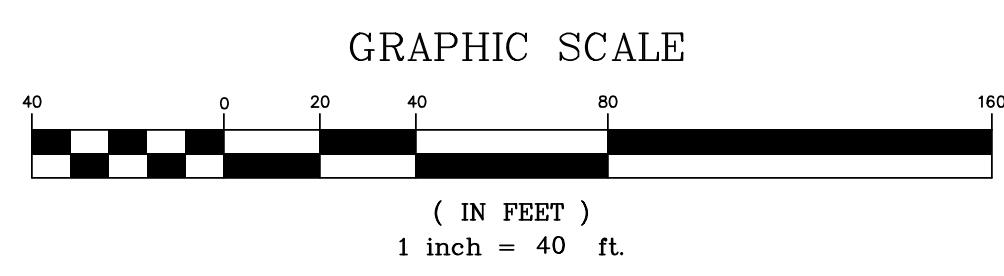
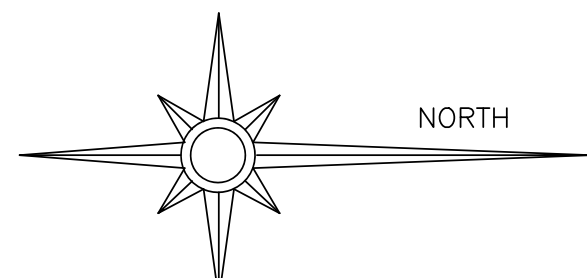
Project No.  
**23063-1**



TYPICAL HOUSE NUMBER SIGN IN ACCORDANCE WITH SECTION 6-14-2. ACTUAL SIGN DESIGN MAY VARY. (LOT NUMBERS TO BE REPLACED WITH HOUSE NUMBERS)



TOTAL PROPERTY AREA  
185,992.94 SQ. FT. M/L  
4.27 ACRES M/L



**LEGEND**  
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNAFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-S	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	THS	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	W	WELL
ELEV	ELEVATION	HYD	HYDRANT
FF	FINISHED FIRST FLOOR	T	TREE
LF	LINEAR FOOT	BSL	BUILDING SETBACK LINE
(MIN)	MINIMUM	CLL	CLEARING LIMIT LINE
M/L	MORE OR LESS	EXL	EXISTING TREELINE
N/F	NOW OR FORMERLY	EC	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	NC	NEW CONTOUR
SCH40	SCHEDULE 40	SF	SEDIMENT FENCE
5.4x	SPOT ELEVATION	SDP	STORM DRAIN PIPE
SF	SQUARE FEET	SW	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER

**NOTE:**

THIS ALTERNATE LOT DEVELOPMENT LAYOUT IS PROVIDED TO DEMONSTRATE THAT THE CONTINUED USE OF THE EXISTING PAVED DRIVEWAY WITHIN THE REQUIRED BUFFER (23.5B) WOULD CREATE SIGNIFICANTLY LESS IMPACT TO THE SITE. SUCH USE WOULD OBIVATE THE NEED FOR A LANDCAPE BUFFER. PLANTINGS WOULD BE PROVIDED ON THE WEST OF THE EXISTING DRIVEWAY TO SCREEN THE HOUSES IN THE PROPOSED DEVELOPMENT FROM THE ADJACENT PROPERTIES.

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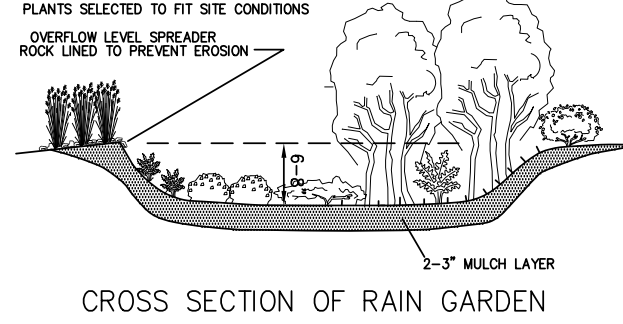
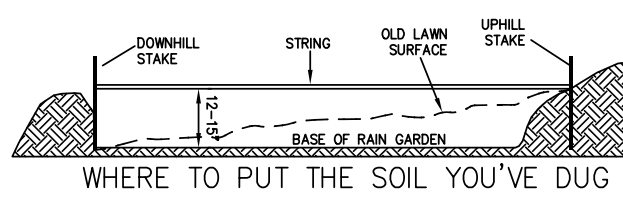
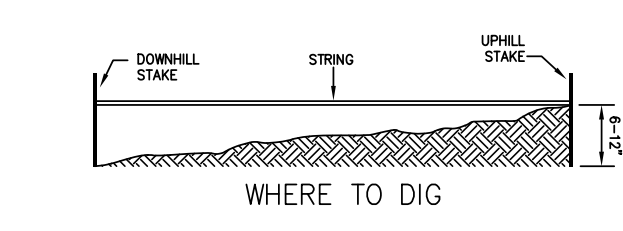
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LR	DESCRIPTION	DATE
B	HOUSE SIGN ADDED	1-3-2023
A	TEST HOLES, DRAINAGE WATER NOTES AND E&S ADDED	12-3-2023
<b>REVISIONS</b>		

RE-SUBDIVISION PLAN  
ALTERNATIVE - LOT DEVELOPMENT PLAN  
PROPERTY OF  
**PETRIE MARKU**  
FOR PROPERTY LOCATED AT  
**220 PENNSYLVANIA AVENUE - CT RTE 161**  
TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

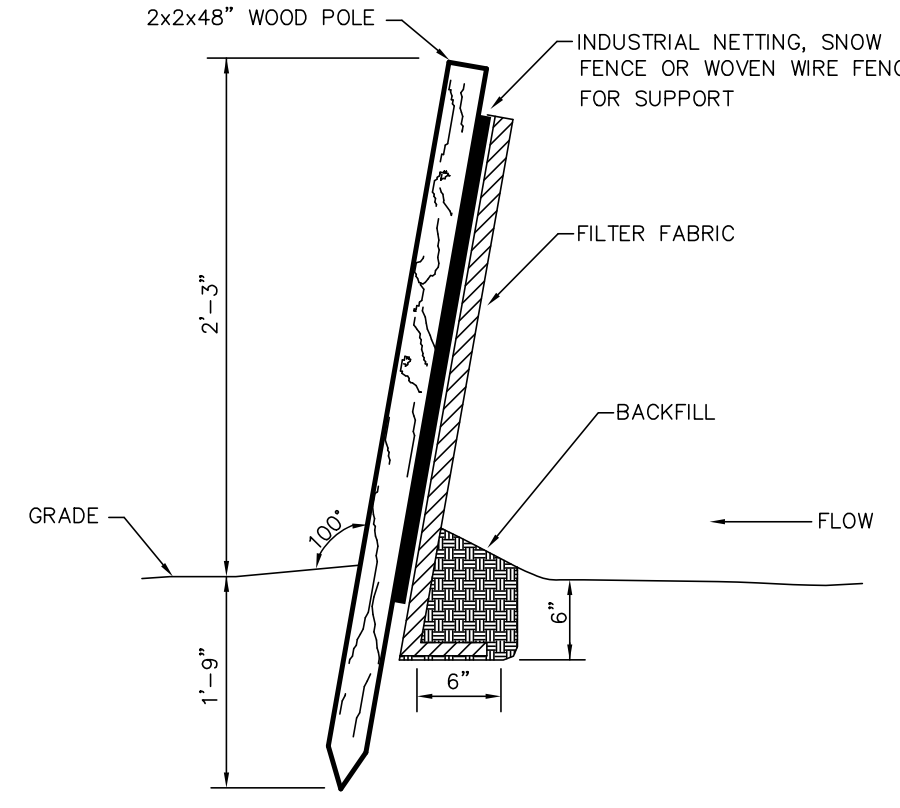
Sheet No.  
**S-04**  
SHEET 4 OF 8  
Scale:  
**1" = 40'**  
Date  
**SEPTEMBER 25, 2023**  
Project No.  
**23063-1**

SUGGESTED PLANT LIST FOR CONNECTICUT RAIN GARDENS



- PERENNIALS**
- A. SWAMP MILKWEED (*ASPLETIS INCARNATA*)
  - B. NEW YORK ASTER (*ASTER MOYER-BELLOI*)
  - C. ASTILBE (*ASTILBE SPP.*)
  - D. TUCKER'S SWALLOWTAIL (*IRIDIUM ARIOLATA*)
  - E. JOE PYE WEEED (*EUPATORIUM FISTULOSUM*)
  - F. ROSE MALLOW (*HIBISCUS MOSCHEutos*)
  - G. IRIS (*IRIS VERTICILLATA*)
  - H. CARDINAL FLOWER (*LOBELIA CARDINALIS*)
  - I. SPINNEY GAY FEATHER (*GAUSSIA SPICATA*)
  - J. SENSITIVE FERN (*ONOCLEA SENSIbilis*)
  - K. CINNAMON FERN (*OSMUNDA CINNAMOMEA*)
  - L. ROYAL FERN (*OSMUNDA REGALIS*)
  - M. MARSH FERN (*THELIPTERIS PALUSTRIS*)
  - N. SPIDERWORT (*TRICHOCLASIA VIRGINIANA*)
  - O. BLACK-EYED SUSAN (*RUDHECKIA BRITA*)
- GRASSES**
- P. CREEPING BENTGRASS (*AGROSTIS STOLONIFERA*)
  - Q. MEADOW FOXTAIL (*ALOPECURUS PRUTENSIS*)
  - R. BLUE JOINT (*CALAMAGROSTIS CANADENSIS*)
  - S. TUSSOCK SEDGE (*CAREX STRICTA*)
  - T. TUFTED HAIR GRASS (*DICHOCHLOPSA CAESPITOSA*)
  - U. SWITCH GRASS (*PANICUM VIRGATUM*)
  - V. RIBBON GRASS (*PHALARIS ARUNDINACEA*)
- SHRUBS**
- 1. RED CHOKEBERRY (*ARONIA ARBURTIFOLIA*)
  - 2. BUTTERNUTSH (*CEPHALANTHUS OCCIDENTALIS*)
  - 3. SUMMERSWEET (*CLETHRA GLABRA ALABAMA*)
  - 4. SILKY DOGWOOD (*CORNUS AMOMUM*)
  - 5. GRAY DOGWOOD (*CORNUS RAGEDOSUM*)
  - 6. RED ODER DOGWOOD (*CORNUS SERICEA*)
  - 7. INKBERRY (*ILEX GLABRA*)
  - 8. WINTERBERRY (*ILEX VERTICILLATA*)
  - 9. SPICEBUSH (*LINDERA AESTIVALE BENZONI*)
  - 10. PINKERBLOOM AZALEA (*RHODODENDRON FORTICUM*)
  - 11. SWAMP AZALEA (*RHODODENDRON VISCOSSUM*)
  - 12. ELDERBERRY (*SAMBURUS CANADENSIS*)
  - 13. LOWBUSH BLUEBERRY (*VACCINIUM ANGUSTIFOLIUM*)
  - 14. HIGHBUSH BLUEBERRY (*VACCINIUM CORYMBOSUM*)
  - 15. WITHERED (*VIBURNUM CASSINOIDES*)
  - 16. ARROWWOOD (*VIBURNUM SEVIATUM*)
  - 17. NANNYBERRY (*VIBURNUM LENTAGO*)
  - 18. BLACK HAW (*VIBURNUM PRUNIFOLIUM*)
  - 19. AMERICAN CRANBERRY (*VIBURNUM TROLOBIUM*)
- ONE OR MORE TREES CAN BE ADDED TO A RAIN GARDEN, DEPENDING UPON IT SIZE. CAUTION SHOULD BE USED THOUGH, AS A TREE CAN QUICKLY TAKE OVER THE GARDEN AND CREATE A DIFFERANT LOOK. REMEMBER, MOST TREES WILL GROW VERY LARGE UNLESS THEY ARE PURPOSELY KEPT SMALL. IF A TREE IS DESIRED, THE FOLLOWING TYPES ARE RECOMMENDED:
- TREES**
- 20. RIVER BIRCH (*BETULA NEGRA*)
  - 21. RED MAPLE (*ACER RUBRUM*)
  - 22. SWEETGUM (*LIQUIDAMBAR STRACIOLUA*)
  - 23. SWAMP WHITE OAK (*QUERCUS BICOLOR*)
  - 24. PIN OAK (*QUERCUS PALUSTRIS*)
  - 25. LARCH (*LARIX LARICINA*)
  - 26. COTTONWOOD (*POPULUS DELTOIDES*)
  - 27. SHADBLow (*AMELANCHIER SPP.*)
  - 28. GREEN ASH (*FRAXINUS PENNSYLVANICA*)
- NOTES:**
- ADDITIONAL PLANTS MAY BE SUBSTITUTED FOR THOSE LISTED ABOVE WITH MUNICIPAL APPROVAL.
  - CALL BEFORE YOU DIG 1-800-922-4455.

THE RAINGARDEN IS SIZED TO ACCOMODATE THE FIRST 1" OF RAINFALL FROM THE ASSOCIATED ROOF AREA. A MINIMUM OF 75 SQ FT IS REQUIRED BASED ON A MINIMUM 8" DEPTH.



NOTE: PREMANUFACTURED FENCE MAY BE USED.

**SEDIMENT FENCE**  
NOT TO SCALE

**EROSION & SEDIMENT CONTROL NOTES**

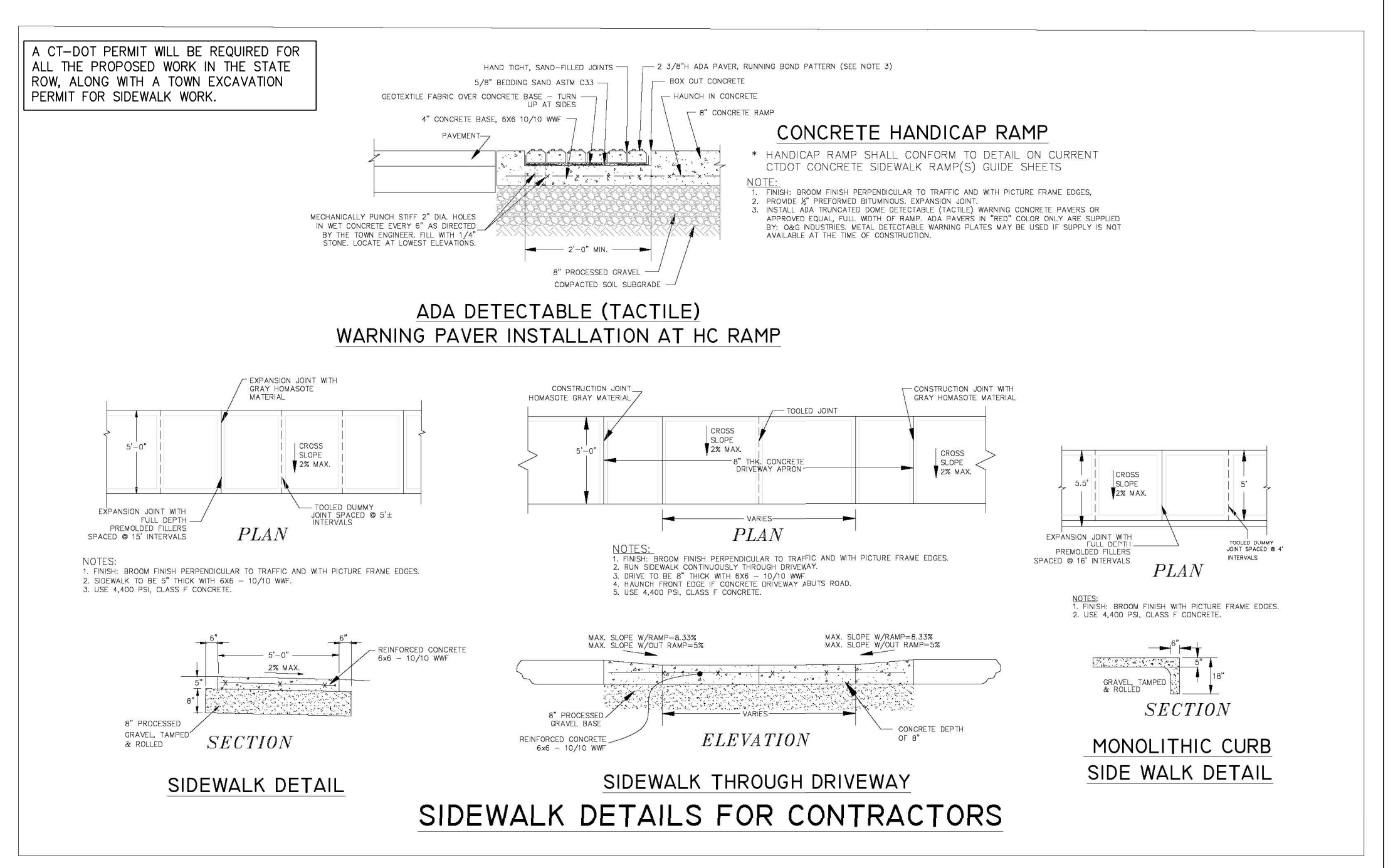
- CONSTRUCTION SEQUENCE FOR SOIL EROSION AND SEDIMENT CONTROLS:
  - INSTALL ALL TEMPORARY CONSTRUCTION ENTRANCES, SEDIMENT FENCES AND/OR HAY BALE BARRIERS AS SHOWN ON THIS PLAN. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE START EACH PROPOSED DRIVEWAY LOCATION.
  - CLEAR TREES, SHRUBS AND BRUSH IN AREAS WHERE GRADING WILL BE REQUIRED AND GRUB AREAS TO REMOVE ALL STUMPS, ROOTS, ETC. DISPOSE OF ALL MATERIAL CLEARED AND GRUBBED OFF SITE.
  - REMOVE AND STOCKPILE ALL TOPSOIL ON SITE AND PROVIDE A SEDIMENT FENCE ON THE DOWNSLOPE SIDE. SEED STOCKPILE WITH PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE AND MULCH WITH HAY OR STRAW.
  - EXCAVATE AND/OR FILL WORK SITE TO SUBGRADE LEVEL. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OBJECTIONABLE MATERIAL. MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
  - CONSTRUCT BUILDINGS AND INSTALL UTILITIES. ADD EROSION CONTROL DEVICES AS NEEDED.
  - PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVED DRIVEWAY WHERE INDICATED.
  - ALL DISTURBED AREAS SHALL BE GRADED AND STABILIZED AS FOLLOWS:
    - PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS. APPLY LIMESTONE AND FERTILIZER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
    - APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
    - APPLY STRAW OR HAY MULCH ON ALL SEEDDED AREAS.
    - SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 15 OR AUGUST 15 AND SEPTEMBER 30. IF OUTSIDE THESE PERIODS, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
  - ALL GRADED AREAS WITH SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL SHALL BE STABILIZED WITH JUTE NETTING.
  - WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT.
  - IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE PROPER IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENT CONTROLS AS SHOWN ON THIS PLAN; AND SHALL INCLUDE BUT NOT BE LIMITED TO, INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES OF SUCH REQUIREMENTS AND NOTIFICATION OF ANY TRANSFER OF THIS RESPONSIBILITY TO OTHER PARTIES.
  - RECOMMENDED SEED MIXTURE: FUTURA 2000 BY THE CHAS C. HART CO. CONTAINING THE FOLLOWING VARIETIES OF PERENNIAL RYEGRASSES: FIESTA II, BLAZER II, DASHER II AND EXPRESS. A SEEDING RATE OF 5 - 7 LBS PER 1000 SF IS RECOMMENDED.

**WATER**

- WATER SUPPLY WILL BE FROM THE EXISTING TOWN OF EAST LYME MUNICIPAL WATER SYSTEM.
- THE EXISTING HOUSE IS PRESENTLY SERVED BY THE MUNICIPAL WATER SYSTEM.
- WATER SERVICE REQUIREMENTS:
  - ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF EAST LYME, DEPARTMENT OF UTILITIES, WATER MAIN AND SERVICE CONSTRUCTION SPECIFICATIONS.
  - REMOTE BUFFALO-STYLE CURB BOXES ARE REQUIRED.
  - MINIMUM COVER OVER WATER MAINS AND SERVICES SHALL BE 4'-6" FROM FINISH GRADE.
  - 1" SERVICE CONNECTIONS ARE REQUIRED FOR EACH LOT. WATER SERVICE CONNECTIONS SHALL CROSS DRIVEWAYS AS NEARLY PERPENDICULAR AS POSSIBLE. SCHEDULE 40 PVC SLEEVES SHALL BE INSTALLED FOR EACH DRIVEWAY CROSSING TO FACILITATE FUTURE REPAIRS.

**CONSTRUCTION SEQUENCE FOR PUBLIC IMPROVEMENTS**

- THE PUBLIC IMPROVEMENTS FOR THIS PROJECT INCLUDE THE INSTALLATION OF THE LANDSCAPE BUFFER IN ACCORDANCE WITH SECTION 23 OF THE EAST LYME ZONING REGULATIONS.
- TO AVOID DAMAGE TO THE PLANTINGS, IT IS RECOMMENDED THAT THE LANDSCAPE BUFFER NOT BE INSTALLED UNTIL AFTER THE INSTALLATION OF THE INDIVIDUAL WATER SERVICES ARE COMPLETE AND THE EXACT LOCATION OF THE INDIVIDUAL DRIVEWAYS HAS BEEN DETERMINED.
  - INSTALL THE INDIVIDUAL MUNICIPAL WATER SERVICE CONNECTIONS FOR EACH LOT.
  - DETERMINE THE LOCATION OF THE INDIVIDUAL DRIVEWAY CONNECTIONS AND INSTALL IF POSSIBLE.
  - PLANT LANDSCAPE BUFFER IN ACCORDANCE WITH SOUND LANDSCAPE TECHNIQUES. COORDINATE SIZE, LOCATION AND QUANTITY WITH TOWN PLANNING STAFF.



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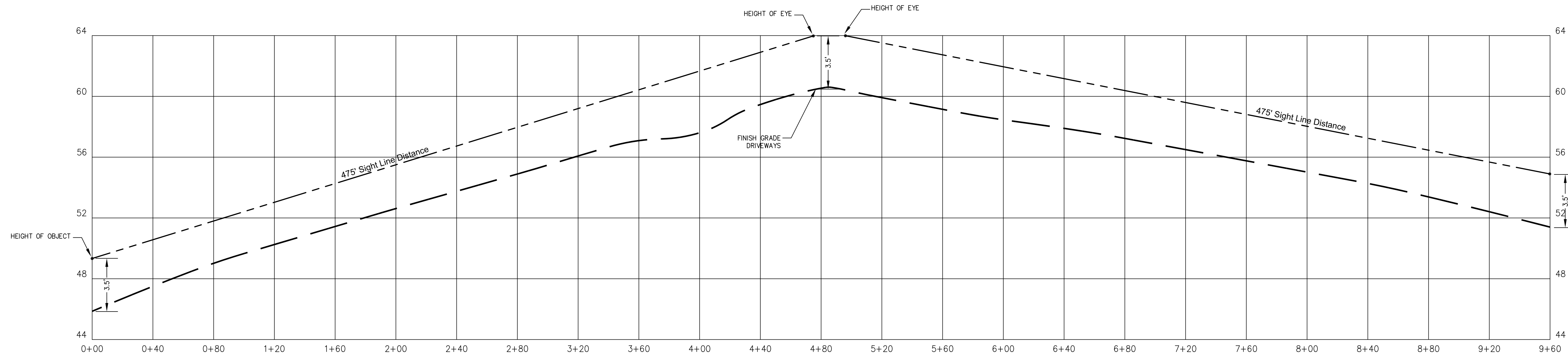
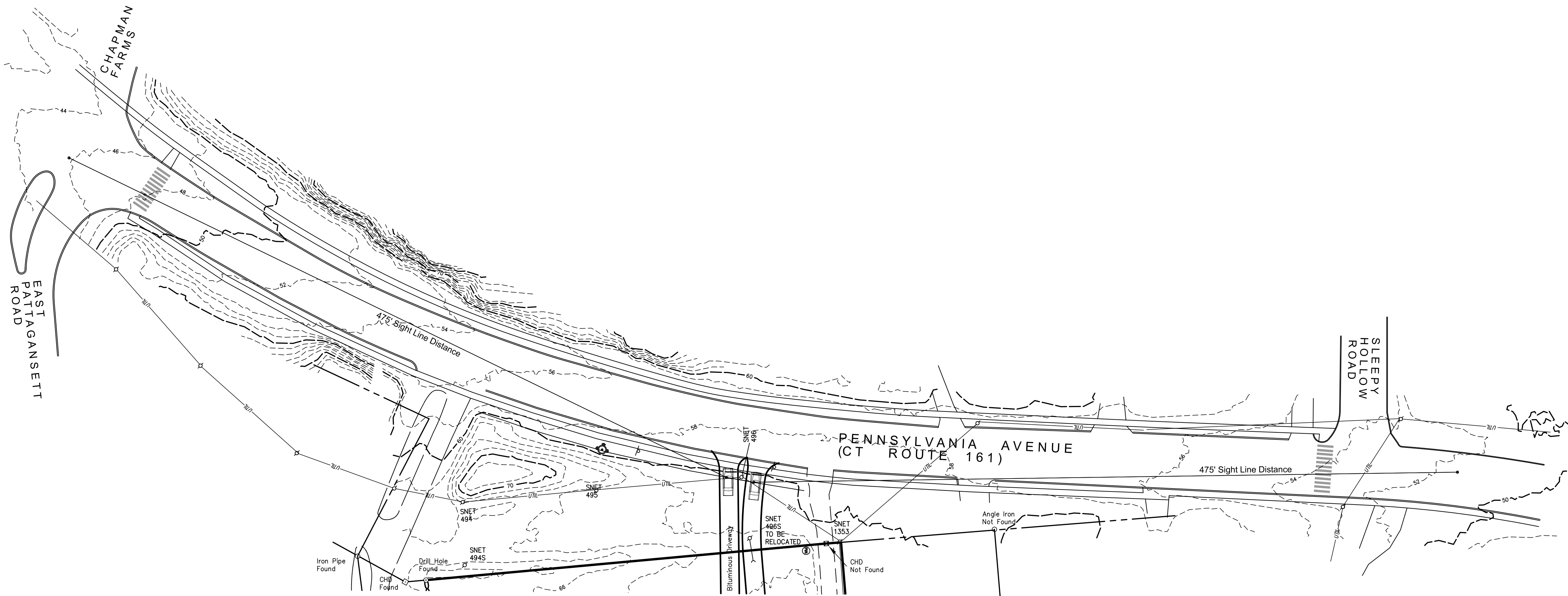
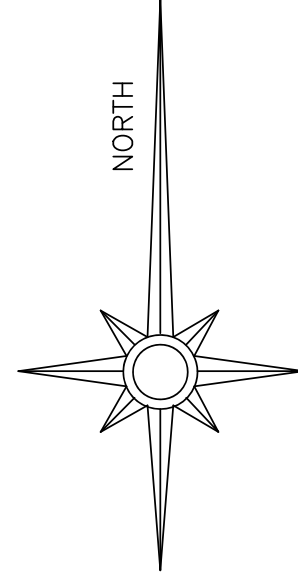
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B	TOWN OF EAST LYME SIDEWALK STANDARDS ADDED. PUBLIC IMPROVEMENT NARRATIVE ADDED.	1-3-2024
A	TEST HOLES, DRAINAGE WATER NOTES AND E&S ADDED.	12-3-2023

**REVISIONS**

**RE-SUBDIVISION PLAN**  
**PROJECT DETAILS**  
PROPERTY OF  
**PETRIIT MARKU**  
FOR PROPERTY LOCATED AT  
**220 PENNSYLVANIA AVENUE-CT RTE 161**  
TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-05**  
SHEET 5 OF 8  
Scale:  
**1" = 40'**  
Date  
**SEPTEMBER 25, 2023**  
Project No.  
**23063-1**

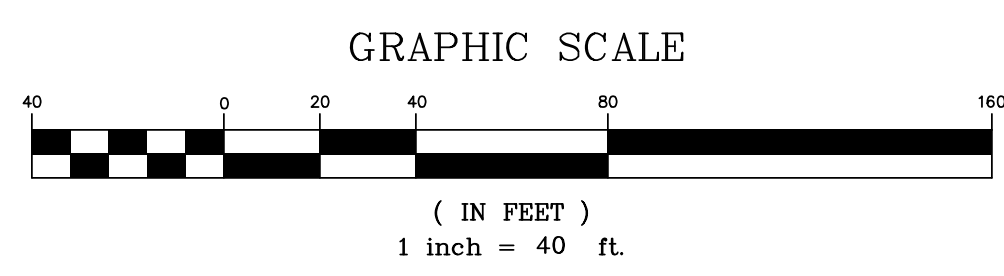


SCALE: 1"=40' HORIZONTAL  
1"=4' VERTICAL

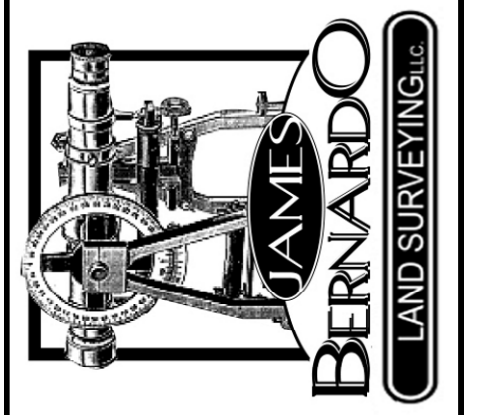
85TH PERCENTILE SPEED IN THIS AREA = 37 MPH  
THEREFORE, SIGHTLINE DISTANCE OF 410' IS REQUIRED  
475' SIGHT LINE IS DEMONSTRATED

**LEGEND**  
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNAFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-5	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	THS	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	W	WELL
ELEV	ELEVATION	HYD	HYDRANT
FF	FINISHED FIRST FLOOR	TREE	TREE
LF	LINEAR FOOT	BSL	BUILDING SETBACK LINE
(MIN)	MINIMUM	CLL	CLEARING LIMIT LINE
M/L	MORE OR LESS	ETL	EXISTING TREELINE
N/F	NOW OR FORMERLY	EC	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	NC	NEW CONTOUR
SCH40	SCHEDULE 40	SF	SEDIMENT FENCE
5.4x	SPOT ELEVATION	SDP	STORM DRAIN PIPE
SF	SQUARE FEET	SW	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER



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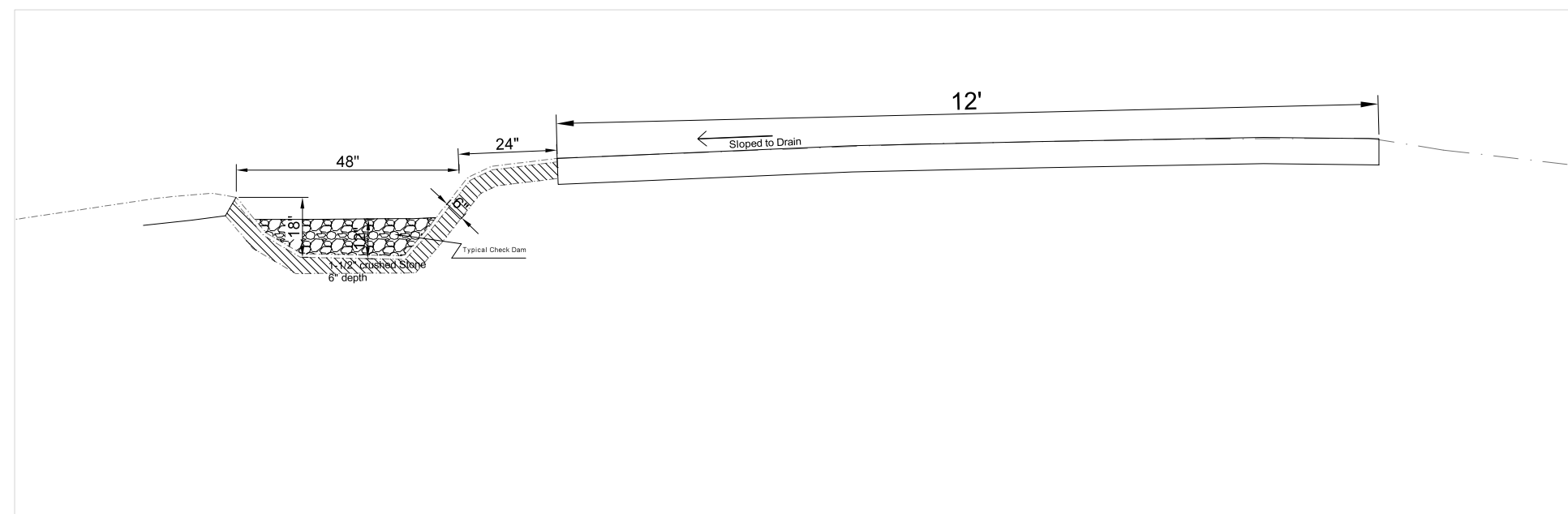
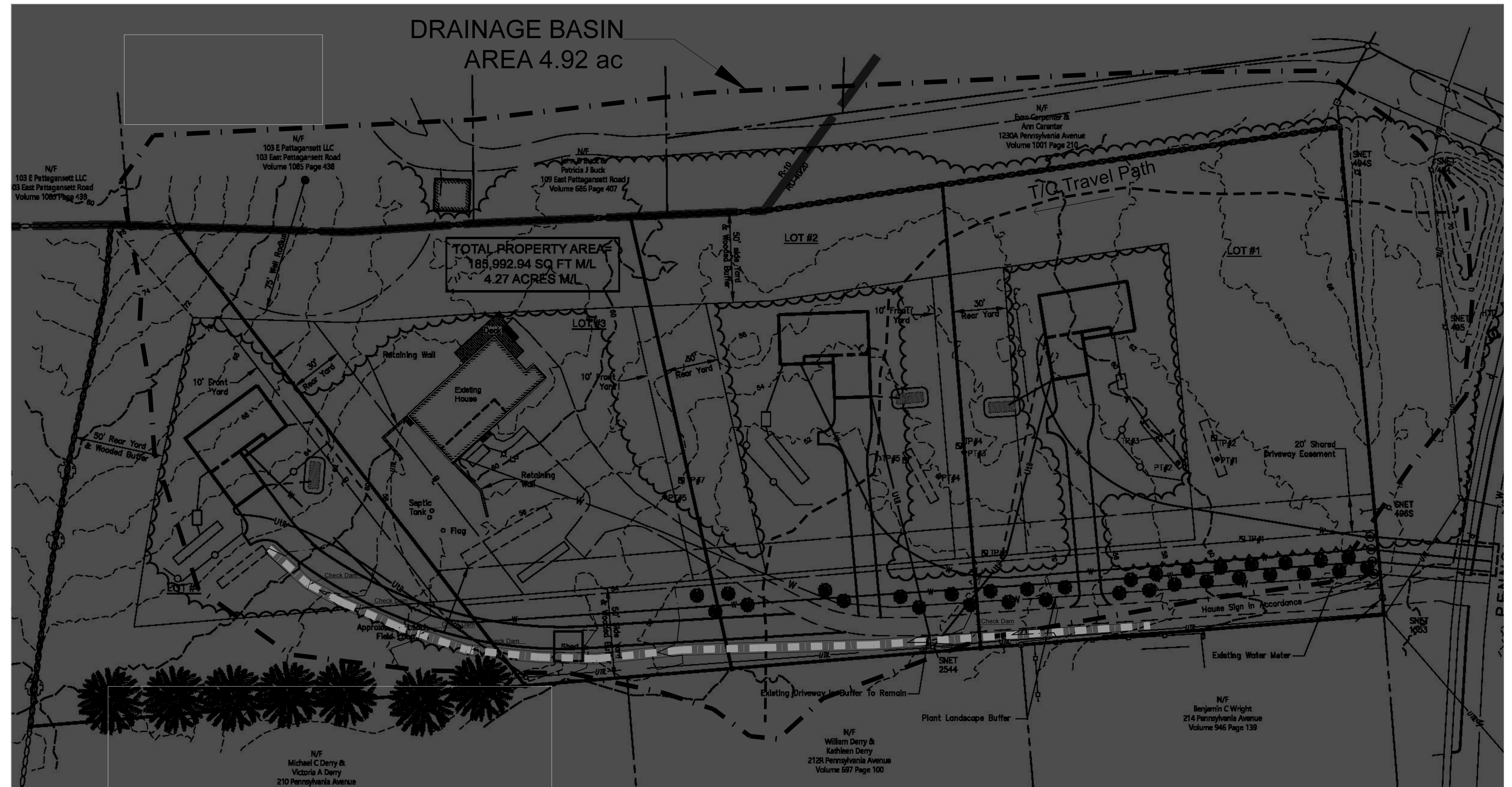
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LTR	DESCRIPTION	DATE
B	NO REVISIONS TO THIS SHEET	1-3-2024
A	TEST HOLES, DRAINAGE WATER NOTES AND E&S ADDED	12-3-2023

REVISIONS

RE-SUBDIVISION PLAN  
SIGHT LINE DEMONSTRATION  
PROPERTY OF  
**PETRI MARKU**  
FOR PROPERTY LOCATED AT  
**220 PENNSYLVANIA AVENUE-CT RTE 161**  
TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-06**  
SHEET 6 OF 8  
Scale: 1"=40'  
Date  
**SEPTEMBER 25, 2023**  
Project No.  
**23063-1**



Owner/Applicant:  
 Petrit Marku  
 57 E. Main Street  
 Mystic CT 06355

**May Engineering LLC**

Civil Engineering and Site Planning  
 1297 RT 163 Oakdale, CT 06370  
 860 884-9671

**RE-SUBDIVISION PLAN**

**STORMWATER  
 MANAGEMENT PLAN**

1-3-2024 NO REVISION TO THIS SHEET

for property located at  
**220 Pennsylvania Ave.**  
 EAST LYME, CT

SCALE: 1"=40'

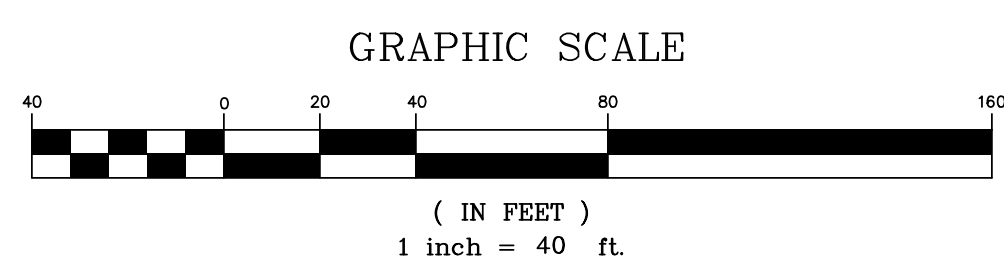
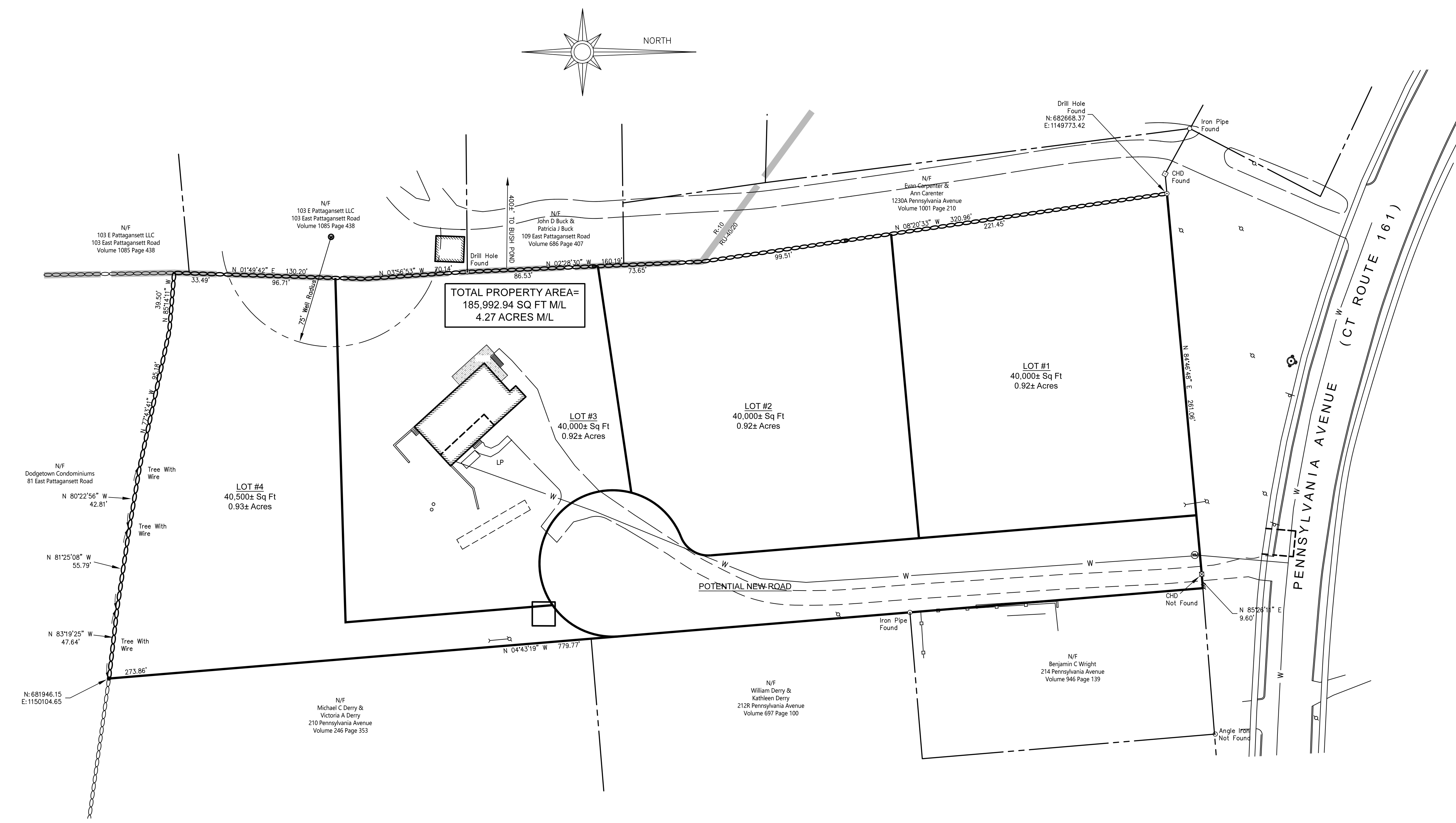
DATE: 16 Nov 2023

JOB NUMBER

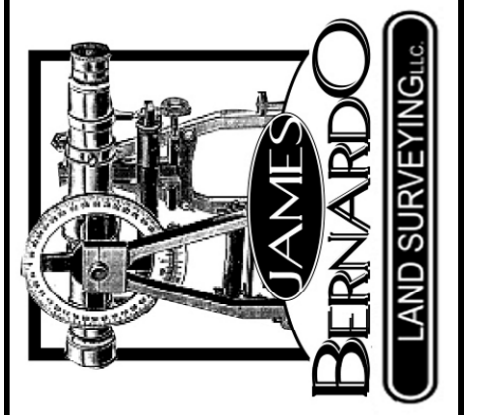
231116

SHEET

7 of 10



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LTR	DESCRIPTION	DATE
B	LOTS 3 & 4 ON THIS SHEET REVISED	1-3-2024
A	TEST HOLES, DRAINAGE WATER NOTES AND E&S ADDED	12-3-2023

REVISIONS

RE-SUBDIVISION PLAN  
LOT YIELD PLAN  
PROPERTY OF  
**PETRIE MARKU**  
FOR PROPERTY LOCATED AT  
**220 PENNSYLVANIA AVENUE-CT RTE 161**  
TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-08**  
SHEET 2 OF 8  
Scale:  
1" = 40'  
Date  
**SEPTEMBER 25, 2023**  
Project No.  
**23063-1**