

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 SURVEY MAP ENTITLED "RECORD RE-SUBDIVISION MAP, LAND OF NIANTIC MANAGEMENT LLC, TAX MAP 31.0 LOT 6, 269 FLANDERS ROAD, EAST LYME, CONNECTICUT", SCALE: 1"=30', DATED: JULY 3, 2024, PREPARED BY ANNING SURVEY, LLC.
 - THE USDA NRCS WEB SOIL SURVEY FOR 269 FLANDERS ROAD AND SURROUNDING AREAS.
 - THE PROPERTY OWNERS AND APPLICANTS ARE NIANTIC MANAGEMENT LLC OF 268 FLANDERS ROAD, NIANTIC, CT 06357.
 - THE SUBJECT PARCEL IS IDENTIFIED AS LOT 6 ON TAX ASSESSOR'S MAP 31.0. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 1027 PAGE 533. THE AREA OF THE PARCEL (PRIOR TO RE-SUBDIVISION) IS 308,071± S.F. OR 7.07± ACRES.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMMERCIAL 'CA' ZONING DISTRICT. THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY FEMA FLOOD HAZARD ZONE.
 - THE APPLICANT IS PROPOSING A RE-SUBDIVISION OF LAND TO DIVIDE THE EXISTING PARCEL INTO TWO SEPARATE LOTS ~ PROPOSED LOTS 1A AND 1B, AS SHOWN. NO LOT DEVELOPMENT IS PROPOSED AT THIS TIME. PRIOR TO ANY LOT DEVELOPMENT, A COMPLETE SITE PLAN SHALL BE PREPARED FOR SUBMITTAL TO THE APPROPRIATE REVIEWING AGENCIES IN CONFORMANCE WITH ALL APPLICABLE LOCAL REGULATIONS.
 - THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE EAST LYME PLANNING COMMISSION FOR RE-SUBDIVISION APPROVAL.
 - THE SUBJECT PROPERTIES WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-88 DATUM PER REFERENCE MAP A.
 - ALL WORK WITHIN THE TOWN RIGHT-OF-WAY WILL REQUIRE AN APPLICATION FOR RIGHT-OF-WAY PERMIT TO BE FILED WITH THE EAST LYME ENGINEERING DEPARTMENT PRIOR TO WORK COMMENCING. PAVEMENT RESTORATION DETAILS SHALL BE PROVIDED FOR UTILITY CROSSINGS IN KING ARTHUR DRIVE AT THE TIME OF FILING THE APPLICATION FOR RIGHT-OF-WAY PERMIT. ANY WORK WITHIN THE CONDOT RIGHT-OF-WAY WILL REQUIRE A CONDOT ENCROACHMENT PERMIT.

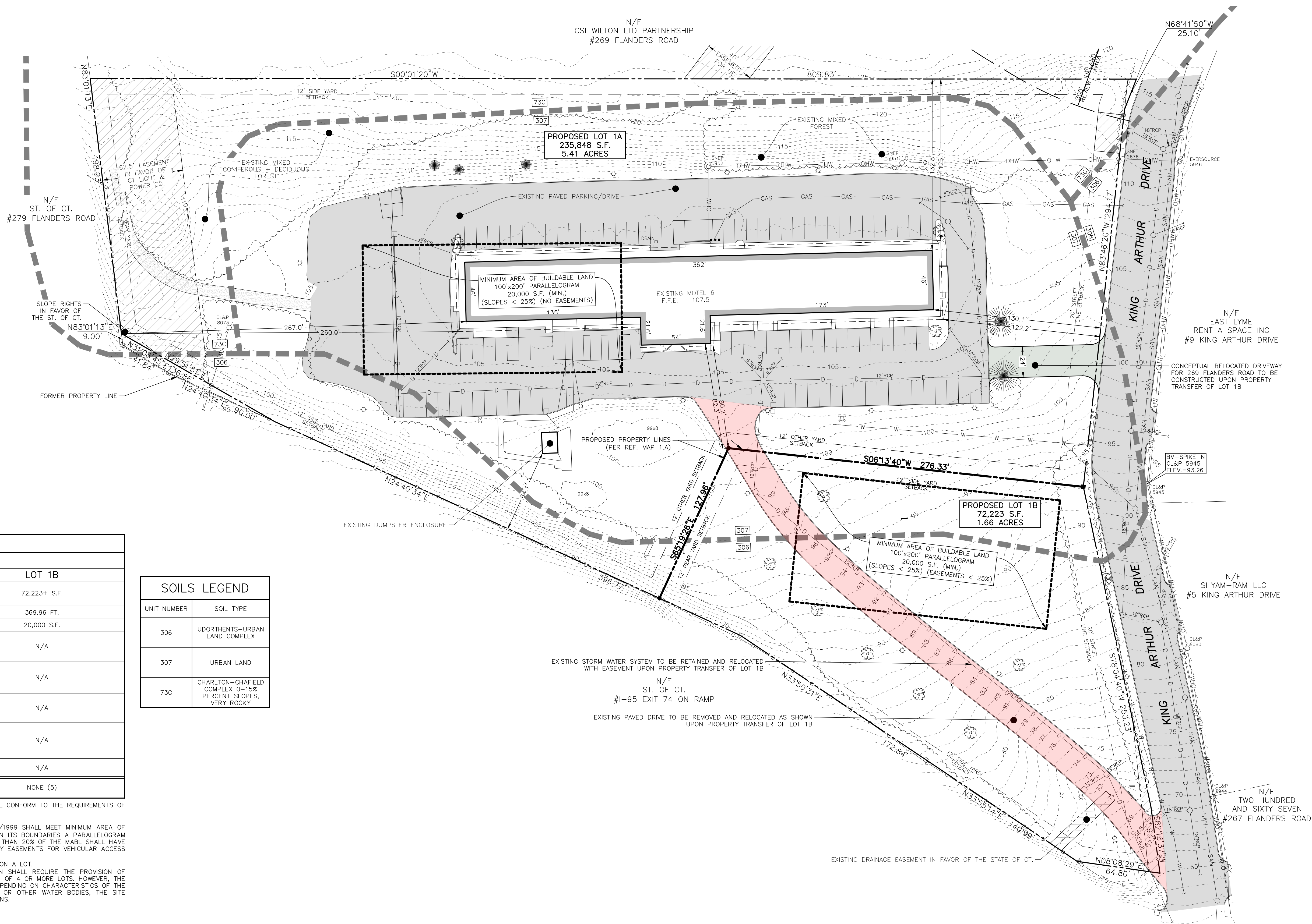
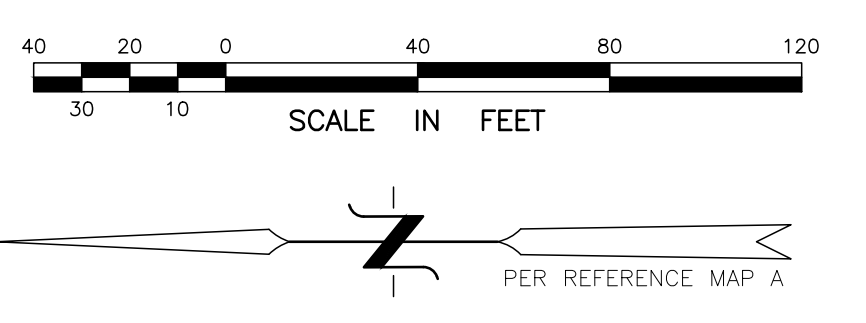
ZONING DATA TABLE			
EAST LYME COMMERCIAL 'CA' DISTRICT (1)			
ITEM	REQUIRED	LOT 1A	LOT 1B
MIN. LOT AREA	7,500 S.F. (2)	235,848± S.F.	72,223± S.F.
MIN. FRONTAGE	80 FT.	319.27 FT.	369.96 FT.
MABL (3)	20,000 S.F.	20,000 S.F.	20,000 S.F.
STREET LINE SETBACK (KING ARTHUR DR)	20 FT.	130.1± FT. (EX. MOTEL) 122.2± FT. (EX. EAVE)	N/A
SIDE YARD SETBACK (EAST BOUNDARY)	12 FT.	132.8± FT. (EX. MOTEL) 125.1± FT. (EX. EAVE)	N/A
SIDE YARD SETBACK (WEST BOUNDARY)	12 FT.	64.1± FT. (EX. DUMPSTER) 80.2± FT. (EX. EAVE) 82.3± FT. (EX. MOTEL)	N/A
REAR YARD SETBACK (NORTH BOUNDARY)	12 FT.	267.0± FT. (EX. MOTEL) 260.0± FT. (EX. EAVE)	N/A
MAX. LOT COVERAGE	35% (82,546± S.F.) (1A) 35% (25,278± S.F.) (1B)	±10.1% (23,911± S.F.) (4)	N/A
MIN. DEDICATED OPEN SPACE	10%	NONE (5)	NONE (5)

SOILS LEGEND	
UNIT NUMBER	SOIL TYPE
306	UDORTHTENS-URBAN LAND COMPLEX
307	URBAN LAND
73C	CHARLTON-CHAFIELD COMPLEX 0-15% PERCENT SLOPES, VERY ROCKY

(1) PER SECTION 3-5 OF THE EAST LYME SUBDIVISION REGULATIONS, ALL SUBDIVISION PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE ZONING REGULATIONS.
 (2) MINIMUM LOT REQUIREMENT FOR COMMERCIAL USE IS 7,500 S.F. IN THE 'CA' ZONING DISTRICT.
 (3) PER SECTION 1.49 OF THE EAST LYME ZONING REGULATIONS, ALL LOTS CREATED AFTER 8/11/1999 SHALL MEET MINIMUM AREA OF BUILDABLE LAND (MABL) REQUIREMENTS. ALL LOTS ARE TO BE CAPABLE OF CONTAINING WITHIN ITS BOUNDARIES A PARALLELOGRAM WITH SIDE LENGTHS OF NO LESS THAN 100 FT AND NO ANGLES LESS THAN 75° AND NO MORE THAN 20% OF THE MABL SHALL HAVE SLOPES GREATER THAN 25% AND NO MORE THAN 25% OF THE MABL SHALL BE ENCUMBERED BY EASEMENTS FOR VEHICULAR ACCESS OR DRAINAGE/UTILITIES.
 (4) LOT COVERAGE IS DEFINED AS THE TOTAL AREA COVERED BY ALL BUILDINGS AND STRUCTURES ON A LOT.
 (5) PER SECTION 7-2 OF THE EAST LYME SUBDIVISION REGULATIONS, THE PLANNING COMMISSION SHALL REQUIRE THE PROVISION OF OPEN SPACE IN THE SUBDIVISION OF ANY PARCEL OF 10 ACRES OR MORE OR ANY SUBDIVISION OF 4 OR MORE LOTS. HOWEVER, THE PLANNING COMMISSION MAY APPLY THE PROVISIONS TO SUBDIVISIONS OF LESS THAN 4 LOTS DEPENDING ON CHARACTERISTICS OF THE SITE. AS THE SUBJECT PROPERTY ADJUTS THE STATE HIGHWAY, HAS NO ON-SITE WETLANDS OR OTHER WATER BODIES, THE SITE MEETS NONE OF THE CRITERIA LISTED IN THE SECTION 7-2 TO WARRANT OPEN SPACE PROVISIONS.

LEGEND

- EXISTING PROPERTY/STREET LINE
- - - PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- D — EXISTING DRAINAGE LINE
- GAS — EXISTING GAS LINE
- SAN — EXISTING SANITARY LINE
- EXISTING BUILDING TO REMAIN
- - - - - EXISTING CONTOUR
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING WATER SHUTOFF
- EXISTING WATER VALVE
- UTILITY POLE/GUY ANCHOR
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN
- IRON PIPE/PIN



PLAN PREPARED BY:
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THE EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION	BY

RE-SUBDIVISION PLAN
 PREPARED FOR NIANTIC MANAGEMENT LLC
 269 FLANDERS ROAD, MAP 31 LOT 6
 EAST LYME, CONNECTICUT

DATE: JULY 29, 2024
 SCALE: 1"=40'
 DRAWN BY: RM
 CHECKED BY: JW
 DWG. NO.: RSP-1
 SHEET NO.: 1 of 1
 JOB NO.: 2024-1091