



ZONING TABLE			
ZONE: SUBURBAN USE ZONING DISTRICT (RU-40/20)			
USE:	REQUIRED (RU-40/20)	PROPOSED	NOTES
LOT AREA:	40,000 SF (0.92 AC)	304,715 SF (6.98 AC)	C.G.S. SEC. 8-30G COMPLIES
FRONTAGE:	150 FT	150 FT	COMPLIES
FRONT YARD (RU-40):	50 FT	95.11 FT	COMPLIES
FRONT YARD (R-20):	40 FT	95.11 FT	COMPLIES
SIDE YARD (RU-40):	30 FT	37.62 FT	COMPLIES
SIDE YARD (R-20):	20 FT	37.62 FT	COMPLIES
REAR YARD (RU-40):	30 FT	145.88 FT	COMPLIES
REAR YARD (R-20):	20 FT	145.88 FT	COMPLIES
COVERAGE (RU-40):	15%	12.4% (37,680 SF)	COMPLIES
COVERAGE (R-20):	20%	12.4% (37,680 SF)	COMPLIES
BUILDING HEIGHT:	30 FT	SEE ARCH.	SEE ARCH.

PARKING TABLE						
USE:	MULTI-FAMILY APARTMENTS					
DWELLING	STANDARD	UNIT	REQUIRED	PROVIDED	NOTES	
2-BEDROOM+ GARAGE DRIVEWAY	2.0 PER UNIT	60	120	120	COMPLIES	
GUEST TOTAL	1 PER 3 UNITS	60	20	26	COMPLIES	
ACCESSIBLE	101-150 SPACES	146	5	5 (1 VAN)	COMPLIES	

- PARKING NOTES:
- THE INDIVIDUAL UNIT LEASES SHALL PROHIBIT THE STORAGE OR PARKING OF NON-PASSENGER VEHICLES, COMMERCIAL VEHICLES, BOATS, TRAILERS, AND/OR RECREATION VEHICLES ON THE SITE.

- PARK PLACE R.O.W. NOTES**
- ALL WORK WITHIN THE PARK PLACE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF EAST LYME PUBLIC IMPROVEMENT STANDARDS AS APPLICABLE.
  - A RIGHT-OF-WAY / DRIVEWAY PERMIT SHALL BE OBTAINED FROM THE TOWN OF EAST LYME PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING WORK.

- GENERAL SITE NOTES**
- ALL WORK ON THE PRIVATE SITE SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND/OR AS REQUIRED BY THE TOWN OF EAST LYME REGULATIONS WHERE APPLICABLE.
  - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OUTSIDE FACE OF THE BUILDING OR OTHER LIMITS AS DEPICTED ON THE PLAN.
  - THE PROPOSED PARKING FACILITIES ARE GENERALLY PERPENDICULAR TO OR PARALLEL WITH THE PROPOSED BUILDING(S), EDGE OF PAVEMENT, OR AS DEPICTED ON THE PLAN.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION, BE RESPONSIBLE FOR ALL FIELD DIMENSIONS, AND REPORT DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE OWNER.
  - CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM EXISTING TO PROPOSED FEATURES.
  - ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ADJUTS THOSE AREAS.
  - CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH OR EROSION CONTROL BLANKET WHERE GRASS SEED HAS BEEN PLACED. SEED SHALL BE APPLIED AT THE MINIMUM RATE RECOMMENDED BY THE MANUFACTURER.
  - CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH FORM 818 OR THE TOWN OF EAST LYME STANDARDS WHERE NEW ASPHALT JOINS EXISTING ASPHALT.
  - CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PAVEMENT/CONCRETE EDGES WITH GRANULAR BACKFILL.
  - ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH FORM 818 AND SHALL BE WHITE OR YELLOW AS DEPICTED ON THE PLANS.
  - CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR HANDICAPPED ACCESSIBLE PARKING SPACE DIMENSIONS, STRIPING AND SIGNAGE REQUIREMENTS.

**UTILITY STATEMENT**

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-922-4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

LEGEND			
	EDGE PAVEMENT W/ CURB		BITUMINOUS CONCRETE DRIVE
	SAWCUT PAVEMENT		PARKING STRIPING (4" WHITE)
	CONCRETE WALK		LANE STRIPING (4" YELLOW)
	CONCRETE WALK/CURB MONO.		CROSSWALK (16" WHITE)
	DRAINAGE PIPE		STOP BAR (12" WHITE)
	ROOF LEADER		CONCRETE CURB/WALK MONO. (5)
	CURTAINSLOPE/WALL DRAIN		CONCRETE SIDEWALK (4")
	SANITARY SEWER		CONCRETE SIDEWALK (PUBLIC)
	WATER		HANDICAP RAMP (12H:1V MAX.)
	GAS SERVICE		HANDICAP PARKING SIGNING
	ELECTRIC		CURB (START/END)
	TELECOMMUNICATIONS		MAIL PAD
	POLE MOUNTED LIGHT FIXTURE		BUS STOP PAD
	BUILDING LIGHT (FULL CUTOFF)		STOP SIGN
	HANDICAP PARKING MARKING		

SCALE: 1" = 30'

PROJECT NUMBER:

00146 - 001

**CONTACT INFORMATION**

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PROFESSIONAL SEAL

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**PARKERS PLACE  
MULTI-FAMILY DEVELOPMENT**

PREPARED FOR  
PARKERS PLACE LLC, OWNER / APPLICANT

**DEVELOPMENT LAYOUT PLAN**

PARK PLACE (MAP 11.1, LOT 11)

EAST LYME, CT

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	2 OF 9
1/13/26	PER TOWN COMMENTS	
1/22/26	EMERGENCY ACCESS DRIVE TO PARK PLACE	DATE
		9/29/25
		REVISED
		1/22/26