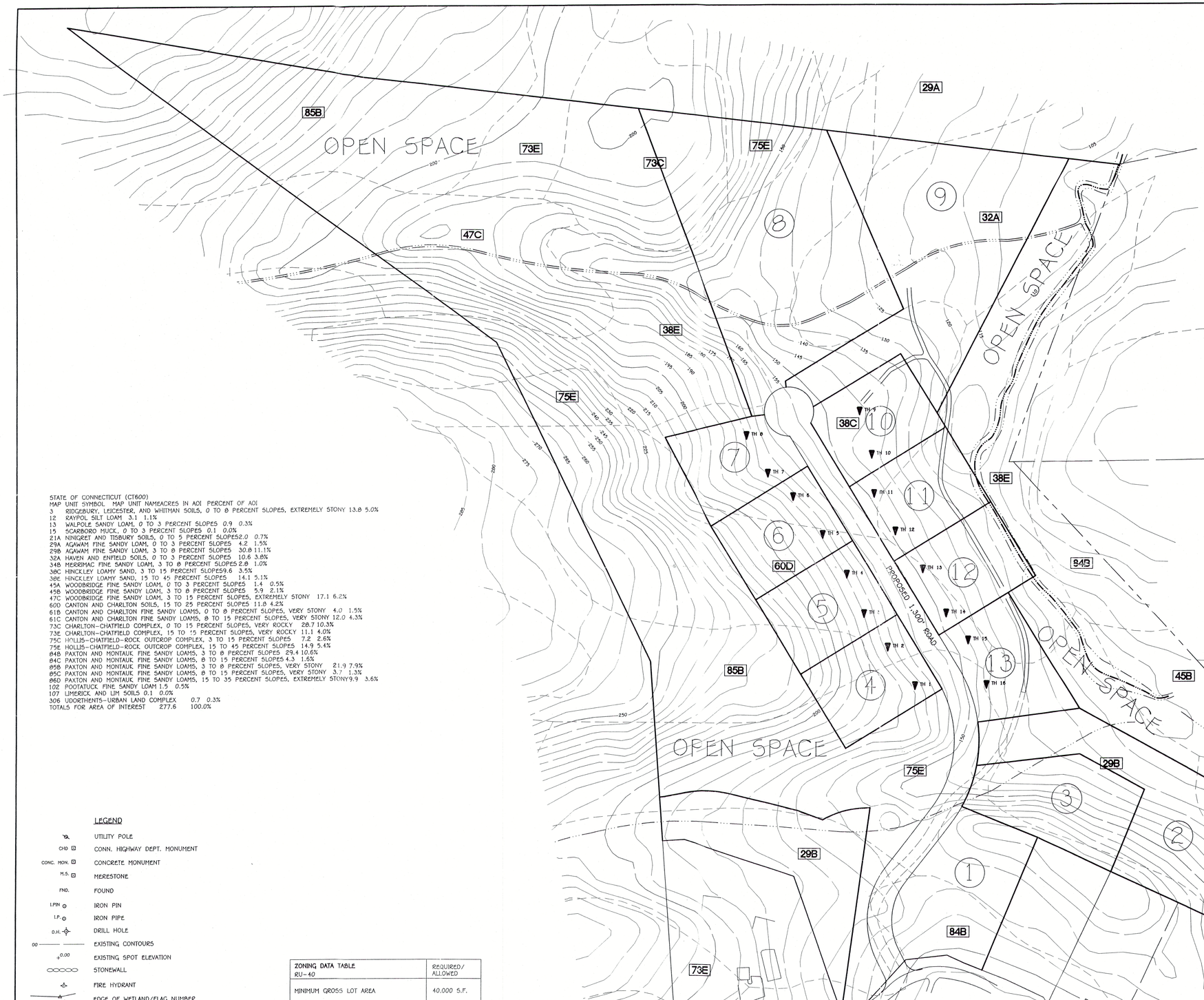

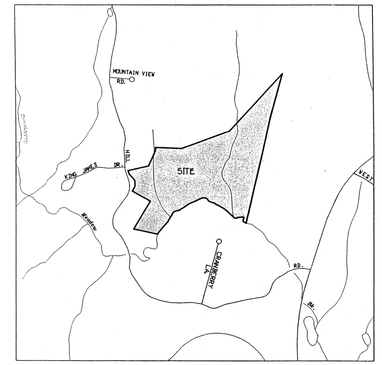

LOCATION MAP
SCALE: 1" = 1000'±

N

NORTH

STATE OF CONNECTICUT (CT600)

MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
3	RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY	13.8	5.0%
12	RAYPOL SILT LOAM	3.1	1.1%
13	WALPOLE SANDY LOAM, 0 TO 3 PERCENT SLOPES	0.9	0.3%
15	SCARBORO MUCK, 0 TO 3 PERCENT SLOPES	0.1	0.0%
21A	NINIGRET AND TISBURY SOILS, 0 TO 5 PERCENT SLOPES	2.0	0.7%
29A	AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES	4.2	1.5%
29B	AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES	30.8	11.1%
32A	HAVEN AND ENFIELD SOILS, 0 TO 3 PERCENT SLOPES	10.6	3.8%
34B	MERRIMAC FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES	2.8	1.0%
38C	HINCKLEY LOAMY SAND, 3 TO 15 PERCENT SLOPES	9.6	3.5%
38E	HINCKLEY LOAMY SAND, 15 TO 45 PERCENT SLOPES	14.1	5.1%
45A	WOODBRIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES	1.4	0.5%
45B	WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES	5.9	2.1%
47C	WOODBRIDGE FINE SANDY LOAM, 3 TO 15 PERCENT SLOPES, EXTREMELY STONY	17.1	6.2%
60D	CANTON AND CHARLTON SOILS, 15 TO 25 PERCENT SLOPES	11.8	4.2%
61B	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONY	4.0	1.5%
61C	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES, VERY STONY	12.0	4.3%
73C	CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES, VERY ROCKY	28.7	10.3%
73E	CHARLTON-CHATFIELD COMPLEX, 15 TO 45 PERCENT SLOPES, VERY ROCKY	11.1	4.0%
75C	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES	7.2	2.6%
75E	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 15 TO 45 PERCENT SLOPES	14.9	5.4%
84B	PAXTON AND MONTAUK FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES	29.4	10.6%
84C	PAXTON AND MONTAUK FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES	4.3	1.6%
85B	PAXTON AND MONTAUK FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES, VERY STONY	21.9	7.9%
85C	PAXTON AND MONTAUK FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES, VERY STONY	3.7	1.3%
86D	PAXTON AND MONTAUK FINE SANDY LOAMS, 15 TO 35 PERCENT SLOPES, EXTREMELY STONY	9.9	3.6%
102	POOTATUCK FINE SANDY LOAM	1.5	0.5%
107	LIMERICK AND LIM SOILS	0.1	0.0%
306	UDORTHENTS-URBAN LAND COMPLEX	0.7	0.3%
TOTALS FOR AREA OF INTEREST		277.6	100.0%

LEGEND

- UTILITY POLE
- CHD — CONN. HIGHWAY DEPT. MONUMENT
- CONC. MON. — CONCRETE MONUMENT
- M.S. — MERESTONE
- FND. — FOUND
- I.PIN — IRON PIN
- I.P. — IRON PIPE
- D.H. — DRILL HOLE
- 00 — EXISTING CONTOURS
- 0.00 — EXISTING SPOT ELEVATION
- STONEWALL
- FIRE HYDRANT
- 00 — EDGE OF WETLAND/FLAG NUMBER
- EDGE OF TREELINE
- SOIL TYPE BOUNDARY
- HKC — SOIL TYPE SYMBOL
- RETAINING WALL
- BCLC — BITUMINOUS CONCRETE LIP CURBING
- W.S.O. — WATER SHUTOFF
- W.G. — WATER GATE

ZONING DATA TABLE RU-40	REQUIRED/ ALLOWED
MINIMUM GROSS LOT AREA	40,000 S.F.
MINIMUM FRONTAGE (CUL-DE-SAC)	150 FT. 75 FT.
MAX. HEIGHT	30 FT.
SETBACKS FROM PROPERTY LINE	
FRONT YARD	50 FT.
REAR YARD	30 FT.
SIDE YARDS EACH	30 FT.
MAX. BLDG. COVERAGE	15%

TEST HOLE DATA
DATED: JUNE 1, 2017
PRESENT: FRANK TREMBLAY, P.E. (ALM/GPS)
KIM WHITE (LLHD)

TH 1

0-9" TOPSOIL
9-42" ORANGE-BROWN FINE SANDY LOAM
42-79" DARK TAN FINE-MEDIUM LOAMY SAND & GRAVEL

NO WATER, NO MOTTLING, ROCK
POSSIBLE LEDGE @ 79', ROOTS TO 42"

TH 2

0-8" TOPSOIL
8-30" ORANGE-BROWN FINE SANDY LOAM
30-89" TAN FINE-MEDIUM LOAMY SAND

NO WATER, NO LEDGE
ROOTS TO 65"

TH 3

0-5" TOPSOIL
5-28" ORANGE-BROWN FINE SANDY LOAM
28-80" TAN FINE-MEDIUM LOAMY SAND
80-94" FIRM DARK TAN FINE-MEDIUM LOAMY SAND & GRAVEL

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 55"

TH 4

0-8" TOPSOIL
8-30" ORANGE-BROEN FINE SANDY LOAM
30-42" TAN FINE-MEDIUM LOAMY SAND

NO WATER, NO MOTTLING, LEDGE @ 42"

TH 4A

LEDGE @ 29"

TEST HOLE #5

0-10" TOPSOIL
10-34" ORANGE-BROWN FINE SANDY LOAM
34-52" TAN FINE-MEDIUM LOAMY SAND

NO WATER, NO MOTTLING, LEDGE @ 52"

TH 6

0-7" TOPSOIL
7-36" ORANGE-BROWN FINE SANDY LOAM
36-90" TAN FINE-MEDIUM LOAMY SAND W/ LITTLE GRAVEL, SOME FRACTURED ROCK

NO WATER, NO MOTTLING, NO LEDGE
ROOT TO 38"

TH 7

0-7" TOPSOIL
7-28" ORANGE-BROWN FINE SANDY LOAM
28-72" LIGHT BROWN FINE-MEDIUM LOAMY SAND, LITTLE GRAVEL & FRACTURED ROCK
30-42" POCKET OF COARSE SAND W/ STAINING (NOT MOTTLED)

FRACTURED ROCK 61-72"
NO WATER, NO MOTTLING, LEDGE @ 72"
ROOTS TO 60"

TH 8

0-8" TOPSOIL
8-36" ORANGE-BROWN FINE SANDY LOAM
36-91" TAN FINE-MEDIUM LOAMY SAND

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 30"

TH 9

0-7" TOPSOIL
7-28" ORANGE-BROWN FINE SANDY LOAM
28-84" TAN FINE-MEDIUM LOAMY SAND, LITTLE GRAVEL

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 20"

TH 10

0-6" TOPSOIL
6-19" ORANGE-BROWN FINE SANDY LOAM
19-53" TAN FINE-MEDIUM LOAMY SAND, LITTLE GRAVEL
53-93" DARK GREY FIRM FINE-MEDIUM LOAMY SAND

NO WATER, MOTTLING @ 53", NO LEDGE
ROOTS TO 40"

TH 11

0-7" TOPSOIL
7-36" ORANGE-BROWN FINE-MEDIUM SANDY LOAM
36-76" TAN FINE-MEDIUM LOAMY SAND, LITTLE GRAVEL, POCKETS OF ROTTEN ROCK, FIRM

NO WATER, MOTTLING @ 55', POSSIBLE LEDGE @ 76'
ROOTS TO 32"

TH 12

0-4" TOPSOIL
4-21" ORANGE-BROWN FINE SANDY LOAM
21-84" TAN FINE-MEDIUM LOAMY SAND, LITTLE GRAVEL

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 24"

TH 13

0-6" TOPSOIL
6-34" ORANGE-BROWN FINE SANDY LOAM
34-98" TAN FINE-MEDIUM LOAMY SAND, LITTLE GRAVEL

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 24"

TH 14

0-4" TOPSOIL
4-18" ORANGE-BROWN FINE SANDY LOAM
18-90" TAN FINE-MEDIUM LOAMY SAND

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 32"

TH 15

0-4" TOPSOIL
4-37" ORANGE-BROWN FINE SANDY LOAM
37-98" TAN FINE-MEDIUM LOAMY SAND

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 38"

TH 16

0-5" TOPSOIL
5-27" ORANGE-BROWN FINE SANDY LOAM
27-90" TAN FINE-MEDIUM LOAMY SAND

NO WATER, NO MOTTLING, NO LEDGE
ROOTS TO 32"

NOTES:
1. SUBDIVISION LAYOUT SHOWN IS PRELIMINARY BASED ON AVAILABLE PROPERTY AND NATURAL RESOURCE MAPPING. DETAILED PROPERTY AND RESOURCE MAPPING MAY ALTER THE LOT YIELD DEPICTED.
2. THE DEAD END ROAD MAY REQUIRE A ROAD LENGTH WAIVER FROM THE EAST LYME PLANNING COMMISSION.
3. TO GAIN SUBDIVISION APPROVAL, DETAILED MAPPING AND DESIGN IS REQUIRED, FOLLOWED BY REVIEW AND APPROVAL BY EAST LYME LAND USE COMMISSIONS. NO LOT MAY BE OFFERED FOR SALE PRIOR TO FINAL SUBDIVISION APPROVAL.

100 50 0 100 200 300
SCALE IN FEET

LAND & MARINE ENGINEERING SURVEYING PLANNING

ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966
P.O. BOX 608, 233 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3062

SUBDIVISION FEASIBILITY PLAN

PREPARED FOR

JOHN BIALOWANS

WALNUT HILL ROAD
EAST LYME, CONNECTICUT

DATE: MAY 22, 2017	SCALE: 1"=100'	
DR'N	CK'D	APP'D
SHEET 1 of 1	JOB NO.	
REVISIONS:		

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