

From: [Lucy T. Beit](#)
To: [Meredith Badalucca](#); [Colleen Bezanson](#); [Liz Burdick](#)
Subject: East Lake Rd 007/035 Subdivision
Date: Thursday, June 30, 2022 3:41:30 PM
Attachments: [SUNMAR RAF E L RD Plan.pdf](#)
[image001.gif](#)
[SUNMAR RAF EAST LAKE RD 007 035 000.xlsx](#)

Hello all,
I was asked to number the Wainwright/Sunmar Subdivision Plan for East Lake Rd., 007/035/000. Please see attached.

I'm off starting tomorrow and the week following. Enjoy your 4th of July Holiday!
Best

Lucy Beit, CCMA II
Assessor, Town of Montville
310 Norwich-New London Tpke.
Uncasville, CT 06382
860-848-3030 ext. 774

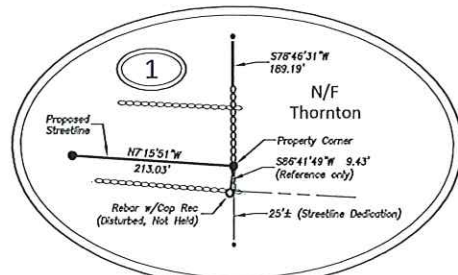
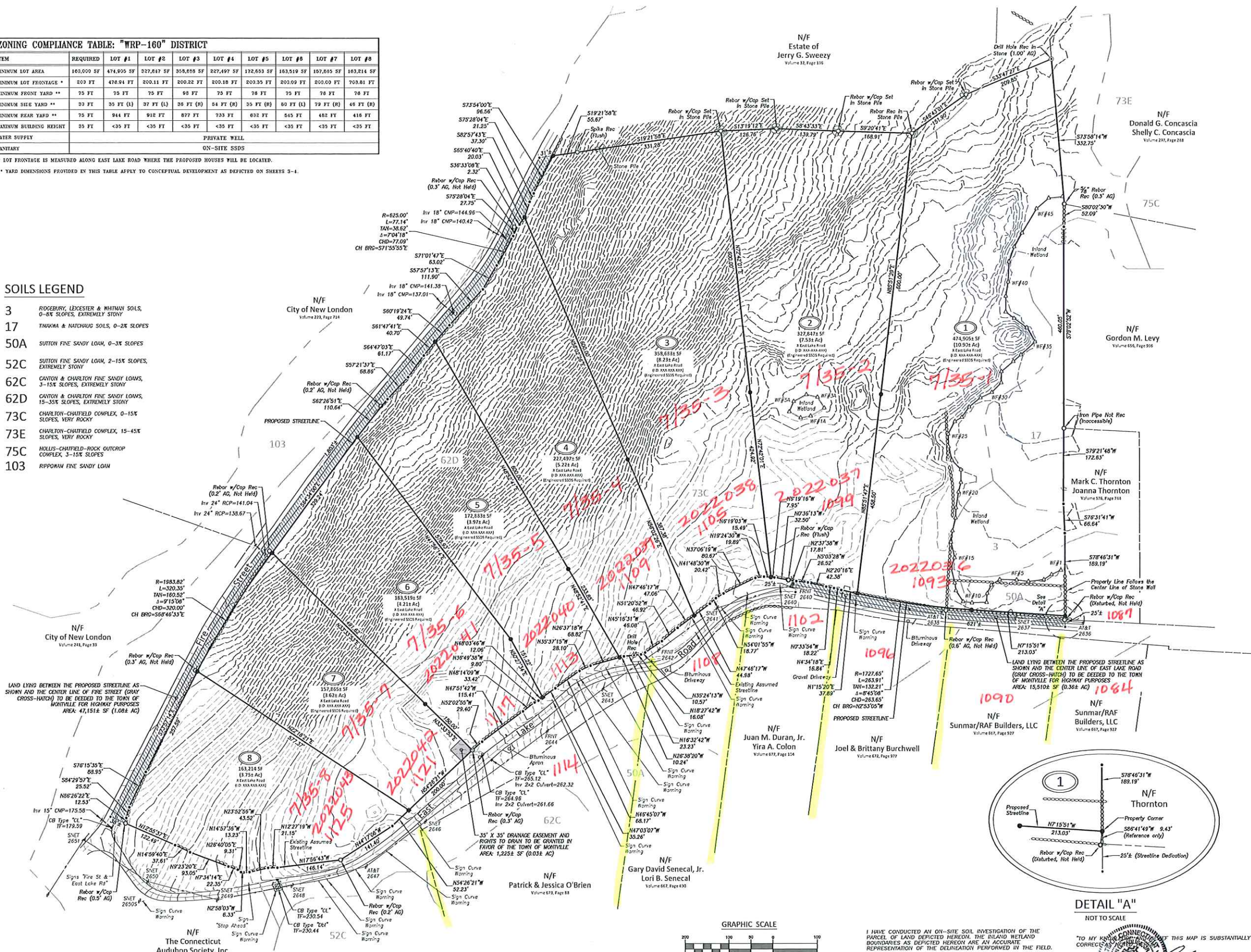
DEVELOPER'S LOT	MAP/LOT	ST #	STREET	ACRES	SQ FT	UNIQUE ID	STATUS
ORIGINAL	007/035/000		EAST LAKE RD	47.43		S0024900	RETIRES
1	007/035/001	1093	EAST LAKE RD	10.90	474,905	2022036	NEW
2	007/035/002	1099	EAST LAKE RD	7.53	327,847	2022037	NEW
3	007/035/003	1105	EAST LAKE RD	8.23	358,688	2022038	NEW
4	007/035/004	1109	EAST LAKE RD	5.22	227,497	2022039	NEW
5	007/035/005	1113	EAST LAKE RD	3.97	172,883	2022040	NEW
6	007/035/006	1117	EAST LAKE RD	4.21	183,519	2022041	NEW
7	007/035/007	1121	EAST LAKE RD	3.62	157,865	2022042	NEW
8	007/035/008	1125	EAST LAKE RD	3.75	163,214	2022043	NEW

ZONING COMPLIANCE TABLE: "WRP-160" DISTRICT									
ITEM	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8
MINIMUM LOT AREA	160,000 SF	474,905 SF	227,847 SF	358,898 SF	227,497 SF	172,653 SF	163,519 SF	157,895 SF	163,214 SF
MINIMUM LOT FRONTAGE *	200 FT	478.94 FT	200.11 FT	200.22 FT	200.18 FT	200.35 FT	200.69 FT	200.60 FT	203.81 FT
MINIMUM FRONT YARD **	75 FT	75 FT	75 FT	98 FT	75 FT	78 FT	75 FT	78 FT	78 FT
MINIMUM SIDE YARD **	37 FT	35 FT (L)	37 FT (L)	38 FT (H)	54 FT (H)	35 FT (H)	60 FT (L)	79 FT (H)	46 FT (H)
MINIMUM REAR YARD **	75 FT	944 FT	912 FT	877 FT	733 FT	632 FT	545 FT	482 FT	416 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
WATER SUPPLY		PRIVATE WELL							
SANITARY		ON-SITE SDDS							

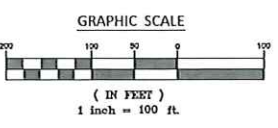
* LOT FRONTAGE IS MEASURED ALONG EAST LAKE ROAD WHERE THE PROPOSED HOUSES WILL BE LOCATED.
** YARD DIMENSIONS PROVIDED IN THIS TABLE APPLY TO CONCEPTUAL DEVELOPMENT AS DEPICTED ON SHEETS 3-4.

SOILS LEGEND

- 3 ROGEBURY, LEICESTER & WHITMAN SOILS, 0-5% SLOPES, EXTREMELY STONY
- 17 TINKWA & NATCHUAG SOILS, 0-2% SLOPES
- 50A SUTTON FINE SANDY LOAM, 0-3% SLOPES
- 52C SUTTON FINE SANDY LOAM, 2-15% SLOPES, EXTREMELY STONY
- 62C CANTON & CHARLTON FINE SANDY LOAMS, 3-15% SLOPES, EXTREMELY STONY
- 62D CANTON & CHARLTON FINE SANDY LOAMS, 15-35% SLOPES, EXTREMELY STONY
- 73C CHARLTON-CHAFFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY
- 73E CHARLTON-CHAFFIELD COMPLEX, 15-45% SLOPES, VERY ROCKY
- 75C HOLLIS-CHAFFIELD-ROCK OUTCROP COMPLEX, 3-15% SLOPES
- 103 RIPPON FINE SANDY LOAM



DETAIL "A"
NOT TO SCALE



I HAVE CONDUCTED AN ON-SITE SOIL INVESTIGATION OF THE PARCEL OF LAND DEPICTED HEREON. THE INLAND WETLAND BOUNDARIES AS DEPICTED HEREON ARE AN ACCURATE REPRESENTATION OF THE DELINEATION PERFORMED IN THE FIELD.

6/6/22
DATE

JOHN U. FAIRBANKS, C.S.S.
LICENSE NO.

Subdivision Plan
"Record Subdivision Plan"
Prepared for
Sunmar/RAF Builders, LLC
East Lake Road & Fire Street - Montville (Oakdale), Connecticut

SCALE:	1" = 100'
DATE:	June 2022
JOB I.D. NO.:	21-3036
Revisions	
SHEET NO.	2

