

SOIL TESTING DATA NOTTINGHAM HILLS SUBDIVISION PHASE 3
DATED AUGUST 1, 2005 REVISED THROUGH DECEMBER 2, 2005
SHEET 5014 RECORDED IN THE EAST LYME LAND RECORDS DRAWER 6 -- #291

TEST HOLE #349
0 - 3" - HUMUS
3 - 18" - BROWN LOAMY SAND
18 - 69" - DARK ORANGE/BROWN FIRM, FINE SILTY SAND & STONE
-NO LEDGE, NO WATER, MAX. WATER ?

TEST HOLE #349-A
0 - 4" - TOPSOIL & HUMUS
4 - 24" - ORANGE/BROWN LOAMY SAND
24 - 40" - TAN FIRM, FINE SILTY SAND
40 - 66" - TAN/BROWN FIRM/COMPACT FINE SILTY SAND & STONE
-LEDGE ?, NO WATER, MAX. WATER ? 66+/-

TEST HOLE #349-B
0 - 6" - TOPSOIL & HUMUS
6 - 22/24" - ORANGE/BROWN LOAMY SAND
22 - 97" - ORANGE/BROWN MED/FINE TO FINE SILTY SAND & STONE
-LEDGE/FRACTURED LEDGE 20-70" (WEST END - CENTER), NO WATER, NO MAX. WATER

TEST HOLE #332
0 - 14" - TOPSOIL & HUMUS
14 - 33/36" - ORANGE/BROWN LOAMY SAND
33 - 60" - TAN/BROWN FINE SILTY SAND
60 - 98" - BLACK/BROWN MIX FINE SILTY SAND & STONE
-MIX FRACTURED ROCK WITH SILTY SAND & STONE 50"+, NO WATER, NO MAX. WATER

TEST HOLE # 411
0 - 4/6" - HUMUS
4 - 20/22" - BROWN LOAMY SAND
20 - 157" - ALT. LAYERS ORANGE/TAN/BROWN MED/FINE TO FINE SILTY SAND, SOME STONE
-NO LEDGE, NO WATER, MAX. WATER 151+/-

TEST HOLE # 412
0 - 4/6" - TOPSOIL & HUMUS
4 - 26" - RED / BROWN LOAMY SAND
26 - 168" - ALT. LAYERS OF BLACK/TAN/ORANGE BROWN MED/FINE TO FINE SILTY SAND, SOME STONE
-NO LEDGE, NO WATER, NO MAX. WATER

TEST HOLE #513
0 - 8/10" - TOPSOIL & HUMUS
8 - 26" - ORANGE/BROWN LOAMY SAND
26 - 42" - TAN FINE TO VERY FINE SILTY SAND
42 - 60" - TAN/BROWN MED/FINE TO FINE SILTY SAND & STONE
60 - 84/87" - GRAY/TAN FIRM, FINE SILTY SAND & STONE
-LEDGE/FRACTURED LEDGE VARIES (SEE PROFILES), NO WATER, NO MAX. WATER

TEST HOLE #500
0 - 8/10" - TOPSOIL & HUMUS
8 - 32/44" - BROWN FINE LOAMY SAND/SANDY LOAM
32 - 67/91" - ORANGE/TAN MEDIUM/FINE TO FINE SILTY SAND & STONE
67 - 95/122" - DARK ORANGE/BROWN MED/FINE TO FINE SILTY SAND & STONE (BOTTOM 101"/122"/95" - N-S), HEAVILY CEMENTED DUE TO IRON PPT. TOP 1 FT. OF LAYER
LEDGE 101-122-95" N-S, DECOMPOSED STONE MIX NORTH END AT 76", NO WATER, MAX. WATER 76"/91"/87" N-S

TEST HOLE #501
0 - 8/10" - TOPSOIL & HUMUS
8 - 32" - BROWN SANDY LOAM
32 - 84/87" - GRAY/TAN MED/FINE TO FINE SILTY SAND & STONE
84 - 86/96" - DARK BROWN FINE SILTY SAND & STONE - LEDGE ?
86-96", NO WATER, MAX. WATER 84/87"

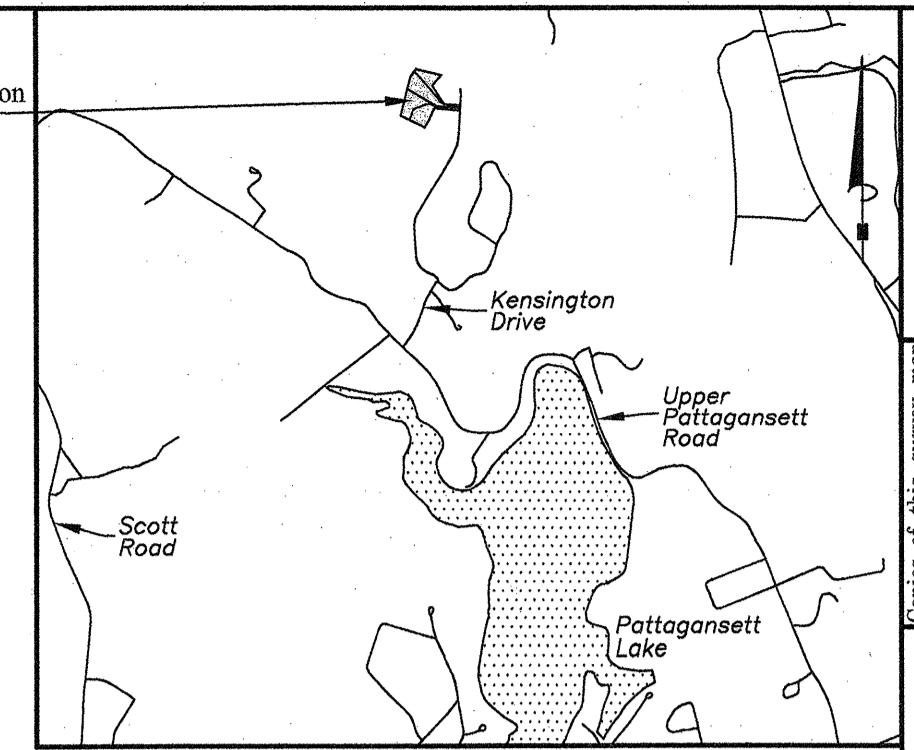
TEST HOLE #502
0 - 32" - TOPSOIL, HUMUS AND ORANGE/BROWN LOAMY SAND/SANDY LOAM
32 - 86" - TAN TO GRAY/TAN MED/FINE TO FINE SILTY SAND & STONE
86 - 110" - DARK BROWN FINE SILTY SAND & STONE
-NO LEDGE ?, NO WATER, MAX. WATER 86+/-

UNNUMBERED TEST HOLE A
(ADAMO SIDE OF HILL - NORTHERLY HOLE)
0-4" - HUMUS
4-26" - RED/BROWN LOAMY SAND
26-75" - TAN TO GRAY/BROWN TAN FINE SILTY SAND & STONE
75-111" - MIX DECOMPOSED STONE WITH DARK GRAY/BROWN FINE SILTY SAND & STONE
-DECOMPOSED STONE MIX 75", NO LEDGE, NO WATER, MAX. WATER 56+/-

UNNUMBERED TEST HOLE B
(ADAMO SIDE OF HILL - SOUTHERLY HOLE)
0-87" - GRAY/BROWN TO ORANGE/TAN MEDIUM/FINE TO FINE SILTY SAND
87-98" - LEDGE
- LEDGE 87", NO WATER, MAX. WATER 76+/- (FORMER GRAVEL PIT)

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Lots 19 & 20
Nottingham Hills Subdivision
East Lyme, Connecticut



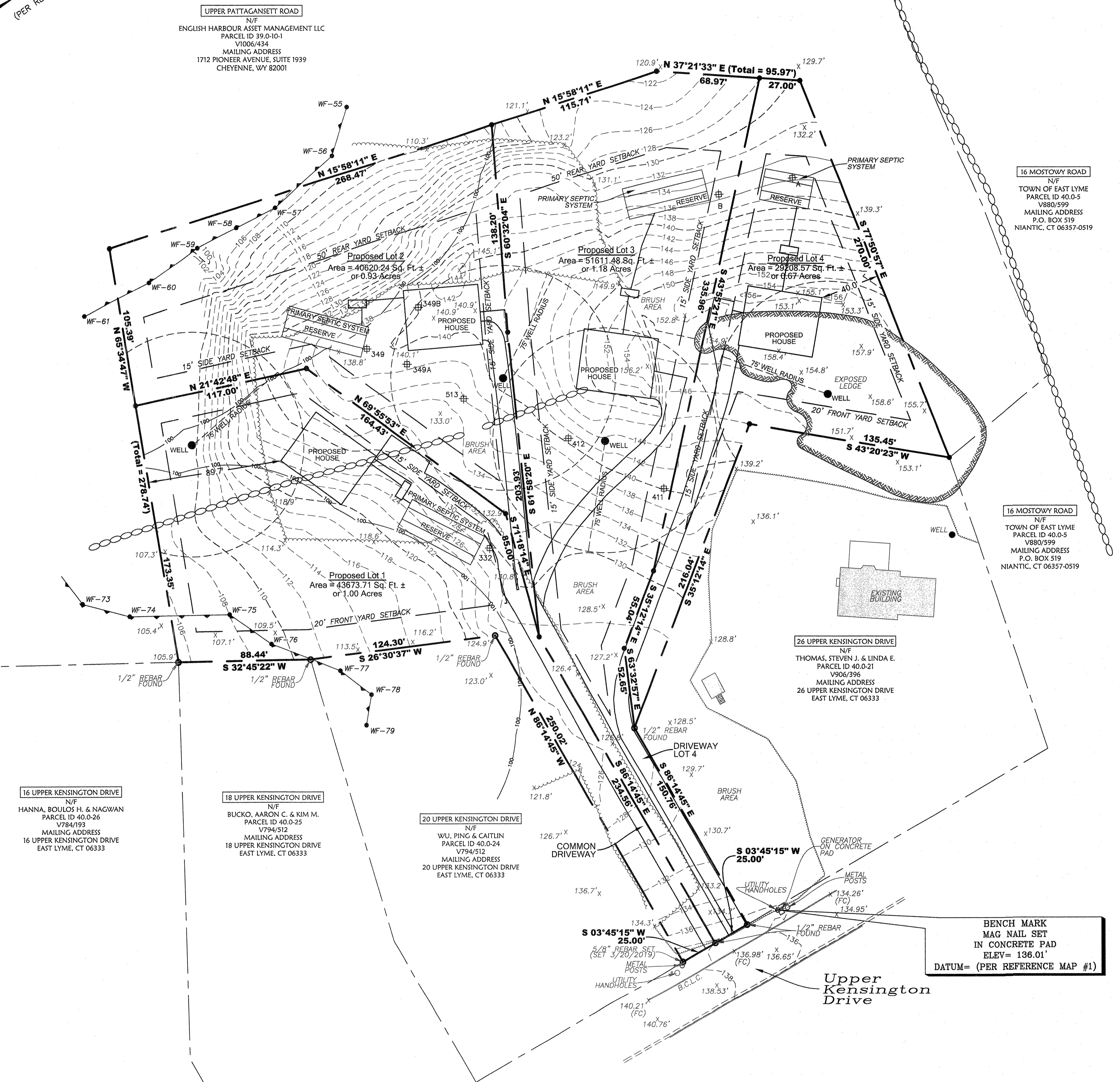
Location Map

Scale: 1"=2000'

Notes

- 1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
A. TYPE OF SURVEY: LOT LINE REVISION MAP
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #5.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
E. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY
2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE, NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

Copy of this survey and not bearing the Surveyor's Embossed Seal shall be void. This map is not to be used for any other purpose without the written consent of the Surveyor. The additional parties listed herein are transferees to additional parties, or subsequent owners and listed herein.



UPPER PATTAGANSETT ROAD
N/F
ENGLISH HARBOUR ASSET MANAGEMENT LLC
PARCEL ID 39.0-10-1
V1006/434
MAILING ADDRESS
1712 PIONEER AVENUE SUITE 1939
CHEYENNE, WY 82001

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-5
V880/599
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06337-0519

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-3
V880/599
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06337-0519

26 UPPER KENSINGTON DRIVE
N/F
THOMAS, STEVEN J. & LINDA E.
PARCEL ID 40.0-21
V906/396
MAILING ADDRESS
26 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

20 UPPER KENSINGTON DRIVE
N/F
WU, PING & CAITLIN
PARCEL ID 40.0-24
V794/512
MAILING ADDRESS
20 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

18 UPPER KENSINGTON DRIVE
N/F
BUCKO, AARON C. & KIM M.
PARCEL ID 40.0-25
V784/593
MAILING ADDRESS
18 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

16 UPPER KENSINGTON DRIVE
N/F
HANNA, BOULOS H. & NAGWAN
PARCEL ID 40.0-26
V784/593
MAILING ADDRESS
16 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

BENCH MARK
MAG NAIL SET
IN CONCRETE PAD
ELEV= 136.01'
DATUM= (PER REFERENCE MAP #1)

Legend table with symbols for property corners, setbacks, wetlands, and other features.

Reference Maps

- 1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=60'
2. "LOT LINE REVISION MAP LOT 20 UPPER KENSINGTON DRIVE & 239 UPPER PATTAGANSETT ROAD PREPARED FOR NEW ENGLAND NATIONAL LLC." PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED APRIL 28, 2006 SCALE 1"=80'
3. "NOTTINGHAM HILLS SUBDIVISION PHASE 4 NEW ENGLAND NATIONAL LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 20, 2010 REVISED THRU NOVEMBER 18, 2010 SCALE 1"=80'
4. "IMPROVEMENT LOCATION SURVEY ZONING LOT LINE REVISION MAP PREPARED FOR NEW ENGLAND NATIONAL LLC" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED MAY 5, 2014 SCALE =80'
5. "LOT LINE REVISIONS NOTTINGHAM HILLS SUBDIVISION LOTS 19, 20, 21 & 32 C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NH" PREPARED BY GESICK & ASSOCIATES P.C. DATED FEBRUARY 1, 2019 REVISED THRU NOVEMBER 8, 2019 SCALE 1"=100'
6. TOPOGRAPHIC SURVEY OF LOTS 19 & 21 NOTTINGHAM HILLS SUBDIVISION EAST LYME, CONNECTICUT PREPARED FOR PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NEW HAMPSHIRE PREPARED BY GESICK & ASSOCIATES P.C. DATED MARCH 28, 2019 SCALE 1"=30'

DRAFT

Scale: 1"=40'

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
19 CEDAR ISLAND AVE.
CLINTON, CONNECTICUT 06413
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www.gesicksurveyors.com

Conservation Design Development
Nottingham Hills Subdivision
4 Lot Resubdivision of Lots 19 & 21

Revisions
Date: January 29, 2020
Drawing: 20-118b
Drawn: P.H.
Sheet
1 of 1

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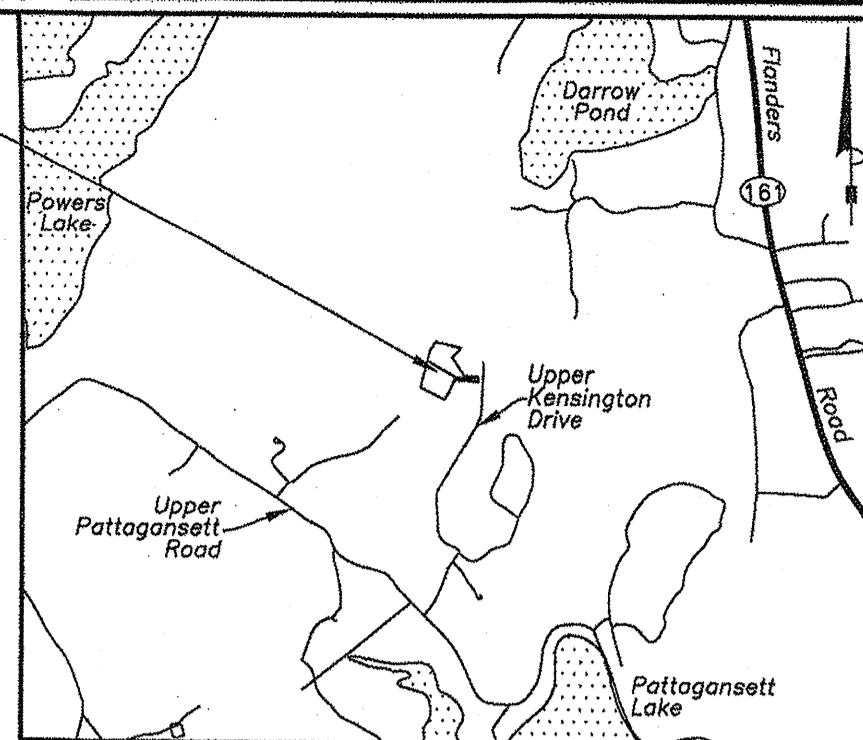
Lot 21 - Subject Parcel Information

OWNER: NIANTIC REAL ESTATE LLC
PARCEL ADDRESS: 24 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333
MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333
PARCEL ID: MAP 40.0 LOT 22
DEED: VOLUME 849 PAGE 300
LAND USE ZONE: R-40
AREA: 80816.40 SQ. FT. ± OR 1.86 ACRES ±
FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03386
DATED JULY 18, 2011

Lot 19 - Subject Parcel Information

OWNER: NIANTIC REAL ESTATE LLC
PARCEL ADDRESS: 22 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333
MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333
PARCEL ID: MAP 40.0 LOT 23
DEED: VOLUME 849 PAGE 300
LAND USE ZONE: R-40
AREA: 84295.05 SQ. FT. ± OR 1.94 ACRES ±
FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03386
DATED JULY 18, 2011

Lots 19 & 21
Nottingham Hills Subdivision
East Lyme, Connecticut



Location Map

Scale: 1"=2000'

Notes

- 1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1992.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #1.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1.
E. ELEVATIONS BASED UPON REFERENCE MAP #1.
F. CONTOUR INTERVAL = 2'
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.
2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
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5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 3/20/2019 FIELD SURVEY.
6) WETLANDS BOUNDARY LIMITS TAKEN FROM REFERENCE MAP #1.
7) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. 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 GESICK & ASSOCIATES, P.C. 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.
8) TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.
9) UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.

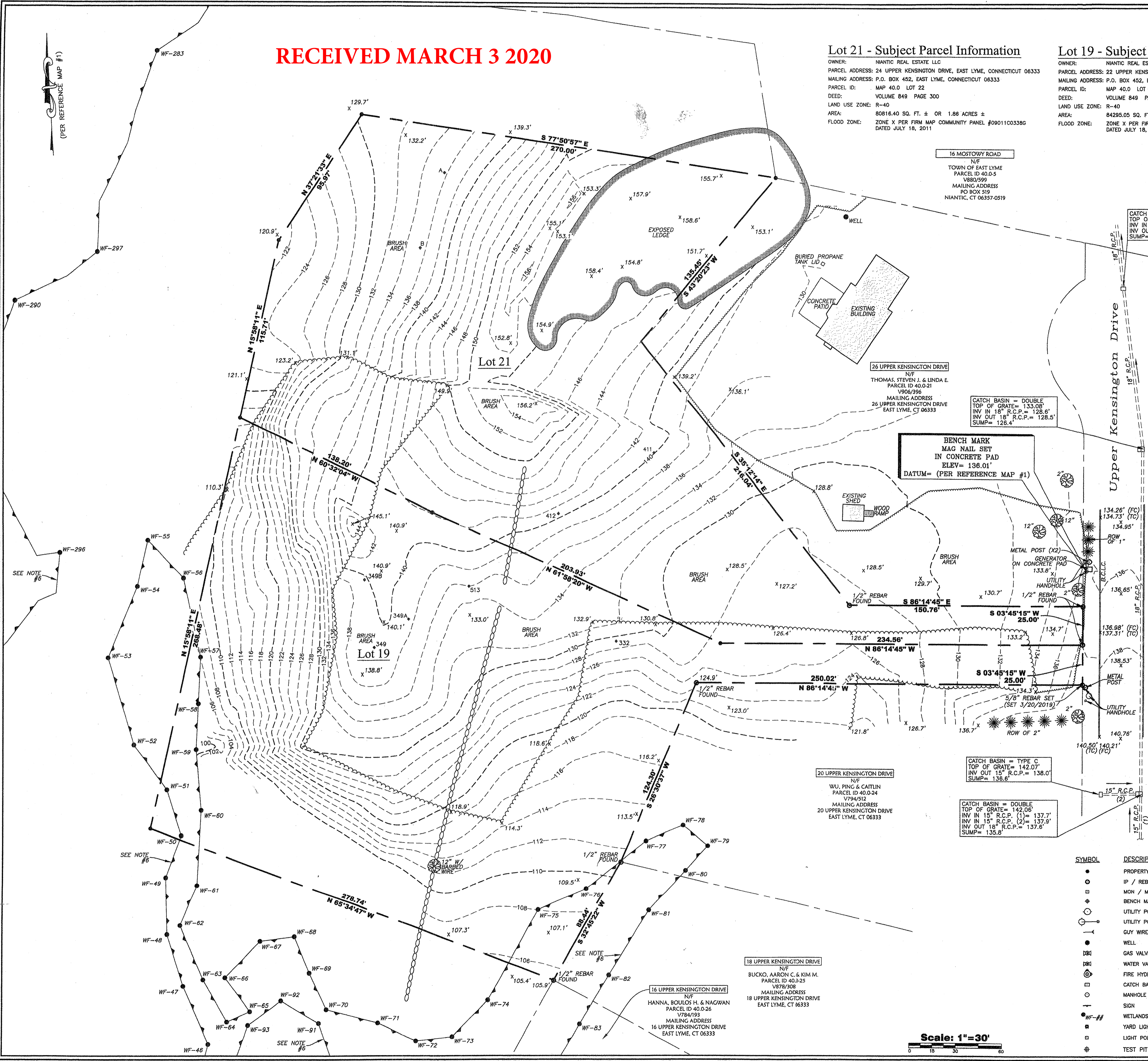
Reference Maps

- 1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005. SCALE: 1"=400'

Legend

Table with 3 columns: SYMBOL, DESCRIPTION, and another SYMBOL, DESCRIPTION. It lists various survey symbols such as PROPERTY CORNER, DECIDUOUS TREE, CONIFEROUS TREE, SHRUB, STUMP, HEDGE, GUY WIRE, WELL, GAS VALVE, WATER VALVE, FIRE HYDRANT, CATCH BASIN, MANHOLE, SIGN, WETLANDS FLAG, YARD LIGHT, LIGHT POLE, TEST PIT, WOOD POST, PLANTED AREA, GRAVEL AREA, EXISTING BUILDING, EXPOSED LEDGE, SPOT ELEVATION, NOW OR FORMERLY, ELEVATION, INVERT, ELECTRIC METER, TYPICAL, REINFORCED CONCRETE PIPE, FACE OF CURB, TOP OF CURB, EDGE OF PAVEMENT, BITUMINOUS CONCRETE LIP CURB, and WITH.

Scale: 1"=30'

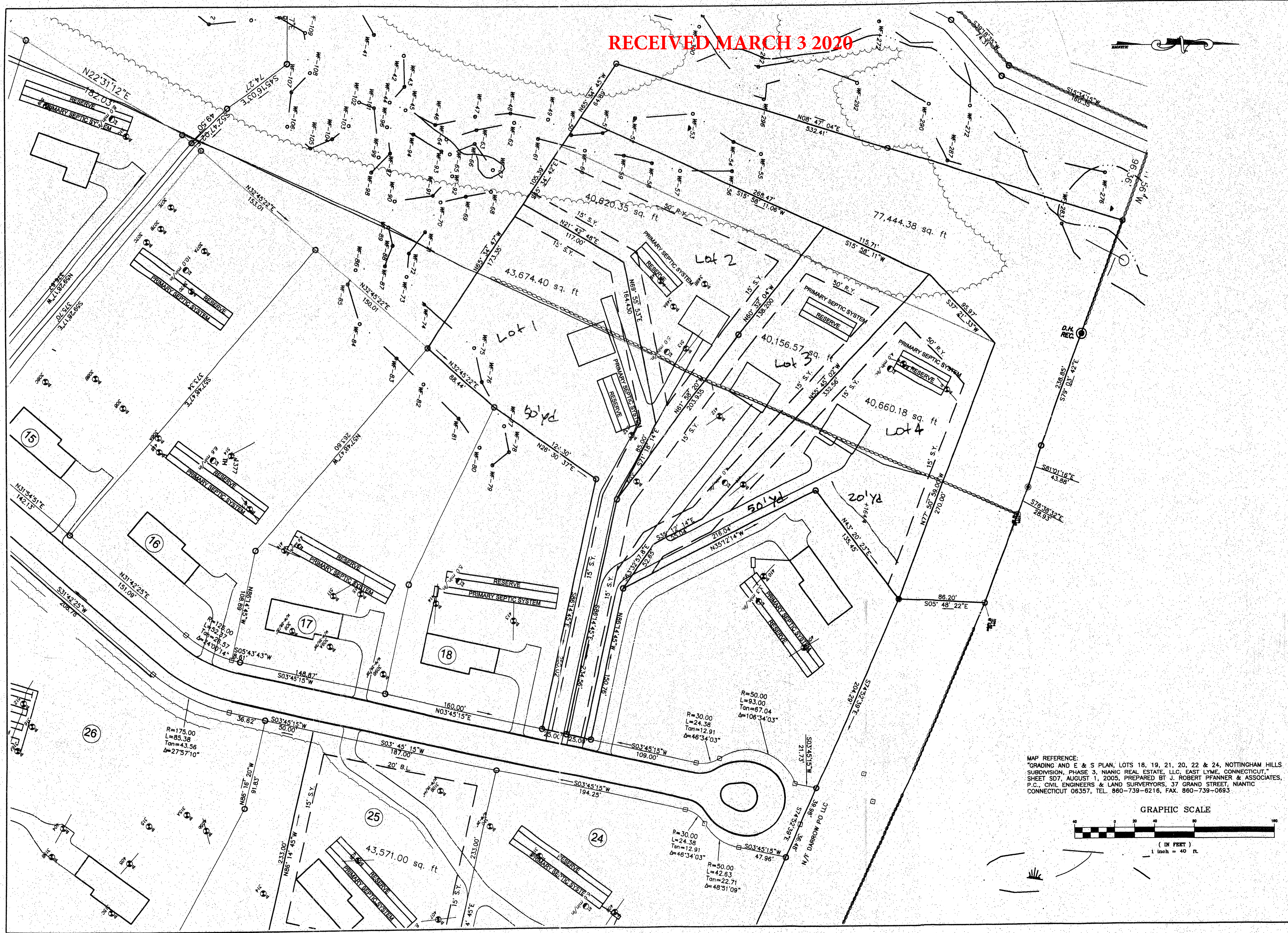


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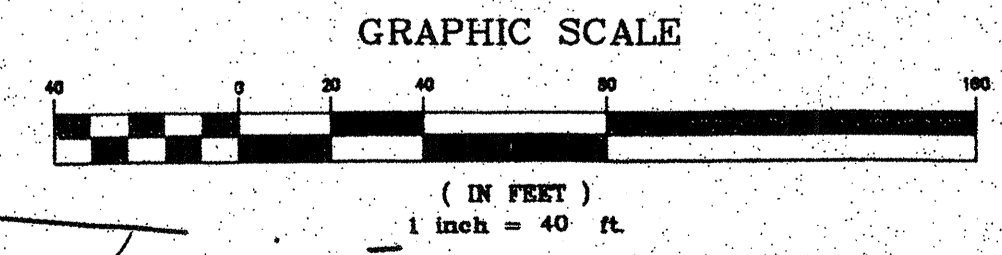
Topographic Survey
of
Lots 19 & 21
Nottingham Hills Subdivision
East Lyme, Connecticut
Prepared for
c/o Kristian Clarke P.E.
375 N. Bend Drive
Manchester, New Hampshire

Revisions
Date: March 26, 2019
Drawing: 19-084a
Drawn: P.H.
Sheet 1 of 1

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MAP REFERENCE:
 *GRADING AND E & S PLAN, LOTS 18, 19, 21, 20, 22 & 24, NOTTINGHAM HILLS
 SUBDIVISION, PHASE 3, NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT.
 SHEET SD7, AUGUST 1, 2005, PREPARED BY J. ROBERT PFANNER & ASSOCIATES,
 P.C., CIVIL ENGINEERS & LAND SURVEYORS, 37 GRAND STREET, NIANTIC
 CONNECTICUT 06357, TEL. 860-739-6216, FAX. 860-739-0693



project name	PROPOSED CDD RE-SUBDIVISION NOTTINGHAM HILLS SUBDIVISION PHASE 3 4 LOT RESUBDIVISION OF LOTS 19 & 21 CONVENTIONAL PLAN
sheet contents	SUBDIVISION PLAN
date	
scale	1"=40'
revisions	
sheet no.	1

Connecticut
 EAST LYME, CONNECTICUT