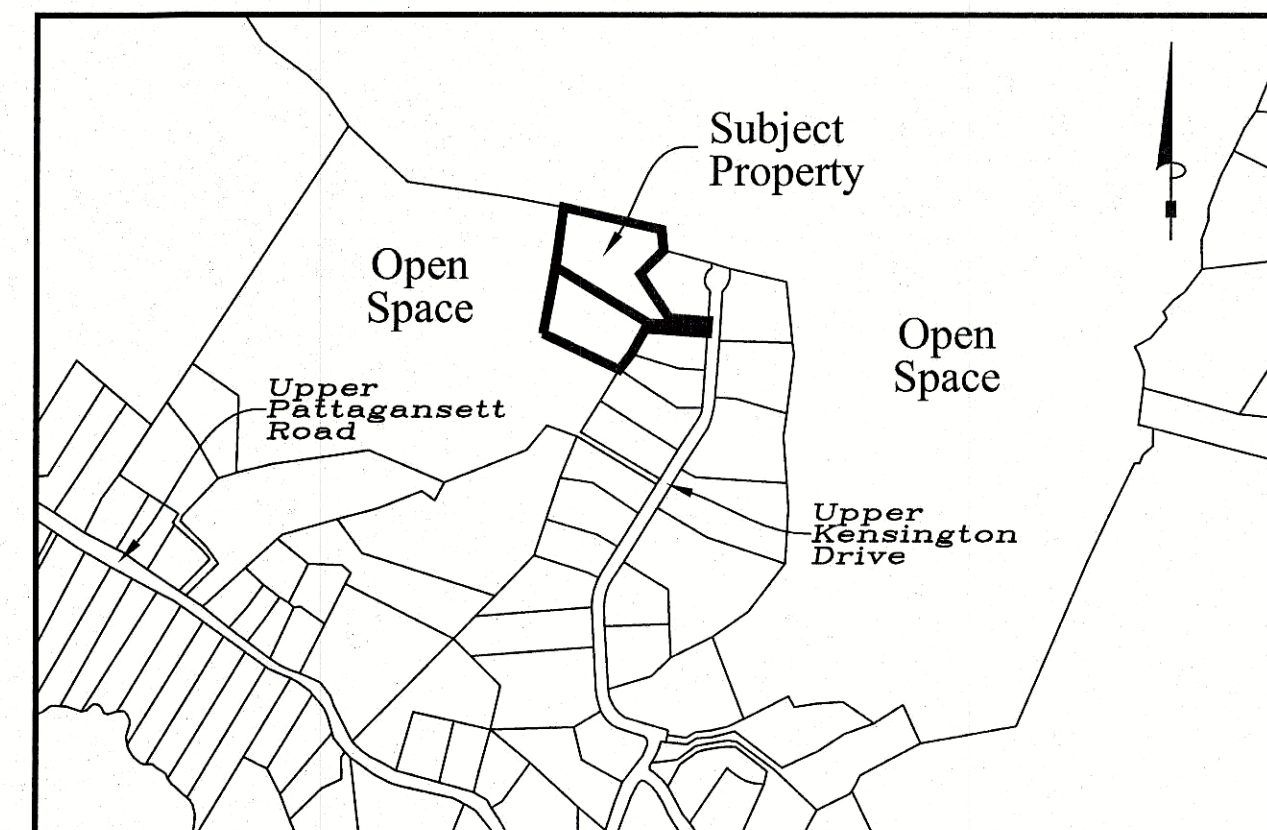


# Conservation Design Development

## Nottingham Hills Subdivision 3 Lot Resubdivision of Lots 19 & 21

### Reference Maps

1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NANTIC 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. "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF NANTIC REAL ESTATE, LLC, NOTTINGHAM HILLS SUBDIVISION, PHASE 3, UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT CL&P FILE NUMBER E6247" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 30, 2006 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'
4. "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'
5. "IMPROVEMENT LOCATION SURVEY ZONING LOT LINE REVISION MAP PREPARED FOR NEW ENGLAND NATIONAL LLC, LOCATION UPPER PATTAGANSETT ROAD, EAST LYME" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED MAY 5, 2014 SCALE 1"=80'
6. "LOT LINE REVISIONS NOTTINGHAM HILLS SUBDIVISION LOTS 19, 20, 21 & 32 PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC 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'
7. 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 26, 2019 SCALE 1"=30'



Location Map

Scale: 1"=800'

### Zoning Compliance Chart

	ZONE = RU40 (CONSERVATION DESIGN DEVELOPMENT)			
	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM LOT SIZE	NONE REQUIRED	66977.43 Sq. Ft.	40712.76 Sq. Ft.	47864.39 Sq. Ft.
MINIMUM FRONTAGE	NONE REQUIRED	25.00'	0.00'	25.00'
MINIMUM FRONT YARD	10'	141.1'	N/A	N/A
MINIMUM SIDE YARD (NORTH)	15'	122.2'	16.2'	37.8'
MINIMUM SIDE YARD (SOUTH)	15'	17.4'	16.9'	38.2'
MINIMUM REAR YARD	30'	138.5'	121.2'	62.2'
MAXIMUM BUILDING COVERAGE	25%	1680 Sq. Ft. (2.5%)	1680 Sq. Ft. (4.1%)	1680 Sq. Ft. (3.5%)
MAXIMUM BUILDING HEIGHT	30'	<30'	<30'	<30'

### Sheet Index

- Sheet 1 - Title Sheet
- Sheet 2 - Existing Conditions Survey
- Sheet 3 - Site Plan
- Sheet 4 - Septic & Well Plan

### 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: TOPOGRAPHIC SURVEY
  - B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #6.
  - 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 INFORMATIONAL 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.
- 5) JASON PAZZAGLIA IS THE INDIVIDUAL RESPONSIBLE INSTALLATION, MONITORING AND CORRECTION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES.

APPROVED BY THE EAST LYME PLANNING COMMISSION

Chairman / Secretary \_\_\_\_\_

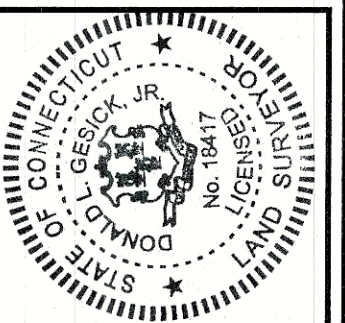
Approval Date \_\_\_\_\_

Filing Dateline \_\_\_\_\_

Expiration Date \_\_\_\_\_

EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF THE EAST LYME PLANNING COMMISSION ON \_\_\_\_\_

Date \_\_\_\_\_ Chairman or Secretary Planning Commission \_\_\_\_\_



To the best of my knowledge and belief, the Land Surveyor's Embossed Seal shall not be considered to have been fraudulently obtained, altered, or used in any way to mislead or deceive. I shall run only to the party named herein, and on behalf of the State of Connecticut. The additional parties listed herein are not intended to be included in this survey and their names are not intended to be included in this survey.

Donald L. Gesick, Jr., L.S.  
Reg. No. 18417

**GESICK & ASSOCIATES, P.C.**  
SURVEYORS & MAPPERS & PLANNERS  
19 CEDAR ISLAND AVE.  
CLINTON, CONNECTICUT 06413  
OFFICE: 860-669-7799 FAX: 860-669-5833  
www.gesicksurveyors.com

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

Revisions  
0/25/2020 - Misc Changes

Date: January 29, 2020  
Drawing: 20-018d  
Drawn: P.H.  
Sheet  
**1 OF 4**

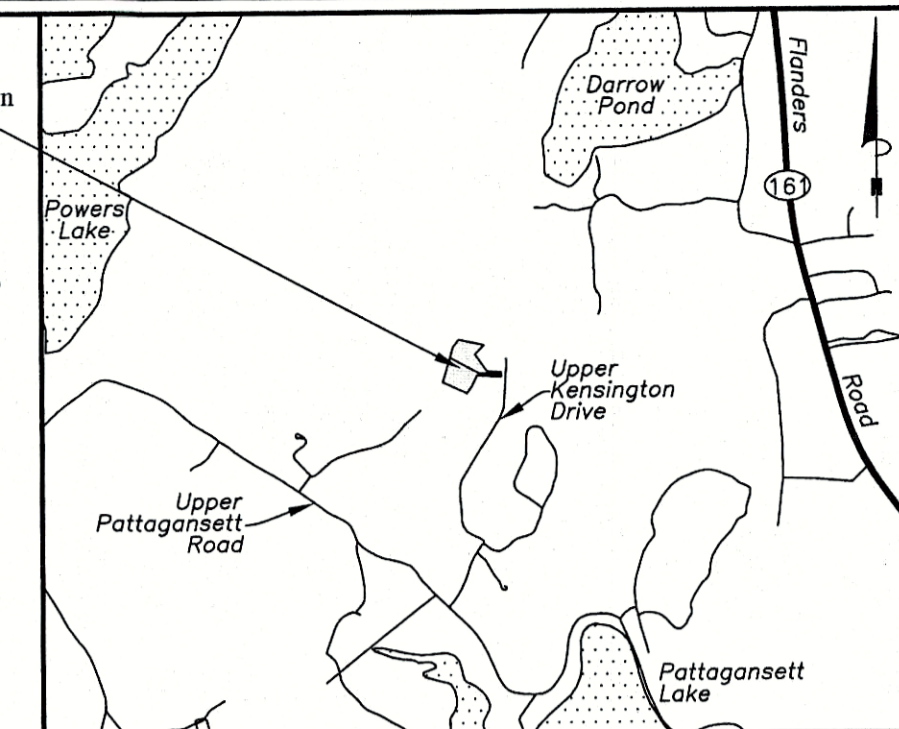


**Lot 21 - Subject Parcel Information**

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

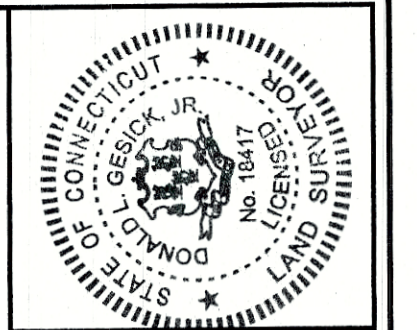
**Lot 19 - Subject Parcel Information**

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



**Location Map**

Scale: 1"=2000'  
 0 1000 2000 4000



Copies of this survey map showing the location of the subject parcel shall not be considered as a valid copy, certificate, or plan unless they are prepared, and on behalf of the surveyor, by the surveyor or a duly licensed professional engineer or architect. This map is not to be used for any other purpose than that for which it was prepared and no liability shall be assumed for any error or omission hereon.

Robert Pfanner  
 State of Connecticut  
 License No. 1847

**Notes**

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- 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.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 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.
- 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.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 3/20/2019 FIELD SURVEY.
- WETLANDS BOUNDARY LIMITS TAKEN FROM REFERENCE MAP #1.
- 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.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.

**Reference Maps**

- "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'
- "COMPLIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF NIANTIC REAL ESTATE, LLC, NOTTINGHAM HILLS SUBDIVISION, PHASE 3 UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT. CL# 19-0344A NUMBER E624" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED OCTOBER 30, 2006 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'

**Legend**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	○	WOOD POST	—○—	GAS LINE
○	IP / REBAR	○	DECIDUOUS TREE	▨	PLANTED AREA
□	MON / MERESTONE	○	CONIFEROUS TREE	▨	GRAVEL AREA
○	BENCH MARK	○	SHRUB	▨	EXISTING BUILDING
○	UTILITY POLE	○	STUMP	▨	EXPOSED LEDGE
○	UTILITY POLE W/ LIGHT	○	HEDGE	X X'	SPOT ELEVATION
—	GUY WIRE	○	STONEWALL	N/F	NOW OR FORMERLY
●	WELL	—	TREELINE	ELEV / EL	ELEVATION
—	FENCE LINE	—	PROPERTY LINE	INV	INVERT
—	PROPERTY LINE OTHER	—	PROPERTY LINE OTHER	E.M.	ELECTRIC METER
—	INDEX CONTOUR	—	INDEX CONTOUR	(TYP)	TYPICAL
—	INTERMEDIATE CONTOUR	—	EASEMENT LINE	R.C.P.	REINFORCED CONCRETE PIPE
—	EASEMENT LINE	—	WETLANDS	(FC)	FACE OF CURB
—	WETLANDS	—	OVERHEAD WIRES	(TC)	TOP OF CURB
—	OVERHEAD WIRES	—	WATER LINE	E.O.P.	EDGE OF PAVEMENT
—	WATER LINE	—	W/	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
—	W/	—	W/	W/	WITH
—	TEST PIT				

Scale: 1"=30'  
 0 15 30 60

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**Topographic Survey**  
 of  
**Nottingham Hills Subdivision**  
 East Lyme, Connecticut  
 Prepared for  
**Property Owner: English Harbour Asset Management LLC**  
 c/o Kristin Clarke P.E.  
 375 N. Bond Drive  
 Manchester, New Hampshire

Revisions
6/25/2020 - Misc Changes
Date: March 26, 2019
Drawing: 19-034a
Drawn: P.H.
Sheet







