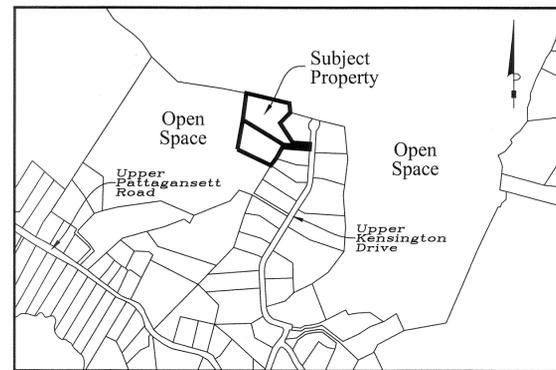


Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development 1 Lot Re-Subdivision of Portions of Lots 19 & 21

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 & 230 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. "COMPILATION 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&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 28, 2019 SCALE 1"=30'



Location Map

Scale: 1"=800'

Zoning Compliance Chart

ZONE = RU40 (CONSERVATION DESIGN DEVELOPMENT)				
	REQUIRED	REVISED LOT 19	PROPOSED LOT 23	REVISED LOT 21
MINIMUM LOT SIZE	NONE REQUIRED	66976.52 Sq. Ft.	46092.22 Sq. Ft.	52042.71 Sq. Ft.
MINIMUM FRONTAGE	NONE REQUIRED	25.00'	0.00'	25.00'
MINIMUM FRONT YARD	10'	114.6'	N/A	N/A
MINIMUM SIDE YARD (NORTH)	15'	22.5'	16.9'	41.2'
MINIMUM SIDE YARD (SOUTH)	15'	114.0'	16.2'	37.8'
MINIMUM REAR YARD	30'	125.9'	121.2'	62.2'
MAXIMUM BUILDING COVERAGE	25%	1680 Sq. Ft. (2.5%)	1680 Sq. Ft. (3.6%)	1680 Sq. Ft. (3.2%)
MAXIMUM BUILDING HEIGHT	30'	<30'	<30'	<30'
EXISTING LOT SIZE	N/A	84295.05 Sq. Ft.	N/A	80816.40 Sq. Ft.

Sheet Index
Sheet 1 - Title Sheet
Sheet 2 - Existing Conditions Survey
Sheet 3 - Subdivision Plan & Site Plan
Sheet 4 - Septic & Well Plan
Sheet 5 - Details

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 OCTOBER 26, 2018.
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 & 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 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.
- 6) UTILITY EASEMENT DEPICTED ON SHEET 3 IS TAKEN FROM REFERENCE MAP #3 AND ALSO RECORDED IN THE EAST LYME LAND RECORDS DRAWER 6 #441 AND VOLUME 794 PAGE 510.
- 7) LOTS 19, 21 & 23 SHARE A COMMON DRIVEWAY & UTILITY EASEMENT IDENTIFIED IN THESE PLANS. IN ADDITION A MAINTENANCE AGREEMENT IS RECORDED IN VOLUME PAGE OF THE EAST LYME LAND RECORDS.

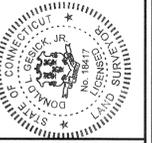
APPROVED BY THE EAST LYME PLANNING COMMISSION

Chairman / Secretary _____
Approval Date _____
Filing Dateline _____
Expiration Date _____

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

Not Required Per Town of East Lyme
Subdivision Regulations 5.2.2G

Date _____ Chairman or Secretary
Planning Commission



Copies of this survey map shall not be considered to be substantially correct as indicated or implied hereon unless they run only to the party for whom the survey was made, the additional parties listed hereon, or subsequent parties, or subsequent owners not listed hereon.

To the best of my knowledge and belief, the information contained herein is true and correct as noted hereon.

Donald T. Gesick, Jr., L.S.
Reg. No. 15417

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

Nottingham Hills Subdivision
Lot Line Revisions of Existing Lots 19 & 21
&
Conservation Design Development
1 Lot Re-Subdivision of Portions
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Revisions
6/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/10/2020 - Per Ledge Light Health District Comments

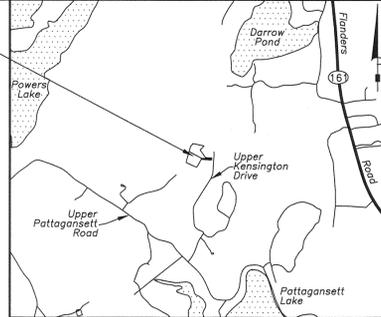
Date: January 29, 2020
Drawing: 20-018h
Drawn: P.H.

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 #09011C03380
 DATED JULY 18, 2011

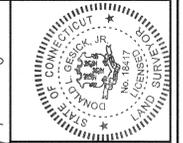
Lot 19 - Subject Parcel Information

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 #09011C03380
 DATED JULY 18, 2011



Location Map

Scale: 1"=2000'
 0 1000 2000 4000



Copies of this survey map not bearing the Land Surveyor's Embossed Seal and this map as substantially correct as noted herein.

Donald L. Giesick, Jr., L.S.
 Reg. No. 1847

Notes

- 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 #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
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- 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 WARRANTY 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'
- "COMPILED 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&P FILE NUMBER E6247" 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
○	GAS VALVE	○	FENCE LINE	INV	INVERT
○	WATER VALVE	○	PROPERTY LINE	E.M.	ELECTRIC METER
○	FIRE HYDRANT	○	PROPERTY LINE OTHER	(TYP)	TYPICAL
○	CATCH BASIN	○	INDEX CONTOUR	R.C.P.	REINFORCED CONCRETE PIPE
○	MANHOLE	○	INTERMEDIATE CONTOUR	(FC)	FACE OF CURB
○	SIGNOLE	○	EASEMENT LINE	(TC)	TOP OF CURB
○	WETLANDS FLAG	○	WETLANDS	E.O.P.	EDGE OF PAVEMENT
○	YARD LIGHT	○	OVERHEAD WIRES	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
○	LIGHT POLE	○	WATER LINE	W/	WITH
○	TEST PIT				

Scale: 1"=30'
 0 15 30 60

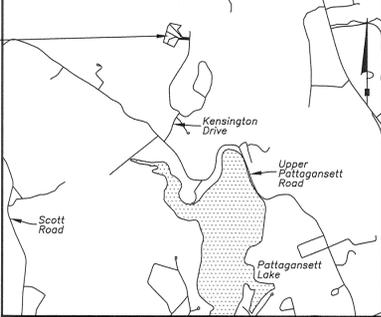
GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

Topographic Survey
 of
 Lots 19 & 21
 Nottingham Hills Subdivision
 East Lyme, Connecticut
 Prepared for
 NIANTIC REAL ESTATE LLC
 c/o Kristen Clarke P.E.
 672 State Road Drive
 Manchester, New Hampshire

Revisions

Date	Description
6/25/2020	Misc Changes
7/30/2020	Per Town Comments
8/27/2020	Per Additional Comments
9/23/2020	Per Additional Comments
10/19/2020	Per Additional Comments
11/10/2020	Per Ledge Light Health District Comments

Date: March 26, 2019
 Drawing: 19-034a
 Drawn: P.H.
 Sheet **2 OF 5**



Location Map

Scale: 1"=2000'



Lots 19 & 20
Nottingham Hills Subdivision
East Lyme, Connecticut



Copies of this survey map shall not be considered to be valid copies, and no action shall be taken on the basis of this map, until the party for whom the survey was made has received the additional parcel information certificate are not transmittable to additional persons and listed hereon.

To the best of my knowledge and belief, the information furnished herein is true and correct as noted hereon.

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

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-5
V880/999
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06357-0519

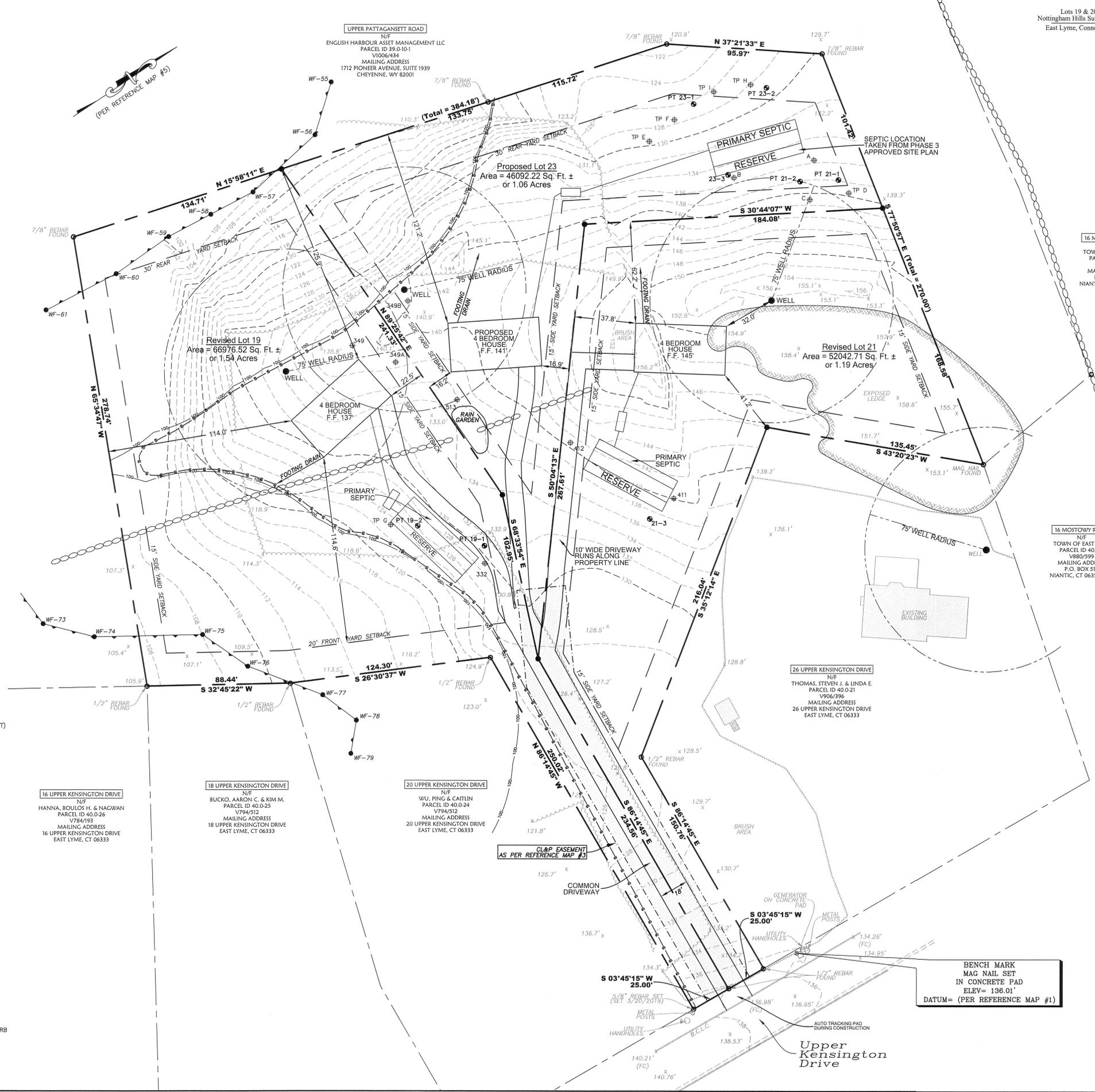
16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0-5
V880/999
MAILING ADDRESS
P.O. BOX 519
NIANTIC, CT 06357-0519

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

16 UPPER KENSINGTON DRIVE
N/F
HANNA, BOULOS H. & NAGWAN
PARCEL ID 40.0-26
V784/193
MAILING ADDRESS
16 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

18 UPPER KENSINGTON DRIVE
N/F
BUCKO, AARON C. & KIM M.
PARCEL ID 40.0-25
V794/512
MAILING ADDRESS
18 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



Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER (TO BE SET)
○	IP / REBAR
⊕	DEEP TEST PIT
⊙	BENCH MARK
WF-20	WETLANDS FLAG
●	WELL
⊕	PERC TEST
⊙	GRAVEL AREA
▭	EXISTING BUILDING
▭	EXPOSED LEDGE
⊕	STONEWALL
---	PROPERTY LINE
---	PROPERTY LINE OTHER
---	SETBACK LINE
---	EASEMENT LINE
---	WETLANDS LINE
---	100' WETLANDS REVIEW LINE
---	SILT FENCE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	TREELINE
X.X'	SPOT ELEVATION
N/F	NOW OR FORMERLY
ELEV / EL	ELEVATION
(FC)	FACE OF CURB
B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
F.F.	FINISHED FLOOR
(TYP)	TYPICAL

Subdivision Plan & Site Plan

GESICK & ASSOCIATES, P.C.
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www.gesicksurveyors.com

**Nottingham Hills Subdivision
Lot Line Revisions of Existing Lots 19 & 21
&
Conservation Design Development
1 Lot Re-Subdivision of Portions
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Revisions
02/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/10/2020 - Per Ledge Light Health District Comments

Date: January 29, 2020
Drawing: 20-018b
Drawn: P.H.
Sheet

For Notes & Reference Maps
See Sheet 1 of 5



SOIL TESTING DATA NOTTINGHAM HILLS SUBDIVISION PHASE 3
 DATED AUGUST 1, 2005 REVISED THROUGH DECEMBER 2, 2005
 SHEET SD14 RECORDED IN THE EAST LYME LAND RECORDS DRAWER 8 - #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 90"+, 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 131+/-

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 - 64/87" - 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
 (78/91"/67" N-S)
 67 - 95/122" - DARK ORANGE/BROWN MED./FINE TO FINE SILTY SAND & STONE (BOTTOM 101"/122"/95" - N-S), HEAVILY CEMENTED DUE TO IRON POPT. TOP 1 FT. OF LAYER
 LEDGE 101-122-95" N-S, DECOMPOSED STONE MIX NORTH END AT 76", NO WATER, MAX. WATER 76"/91"/67" 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+/-

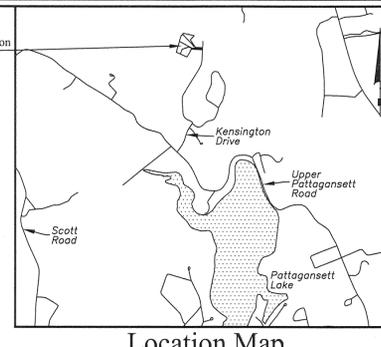
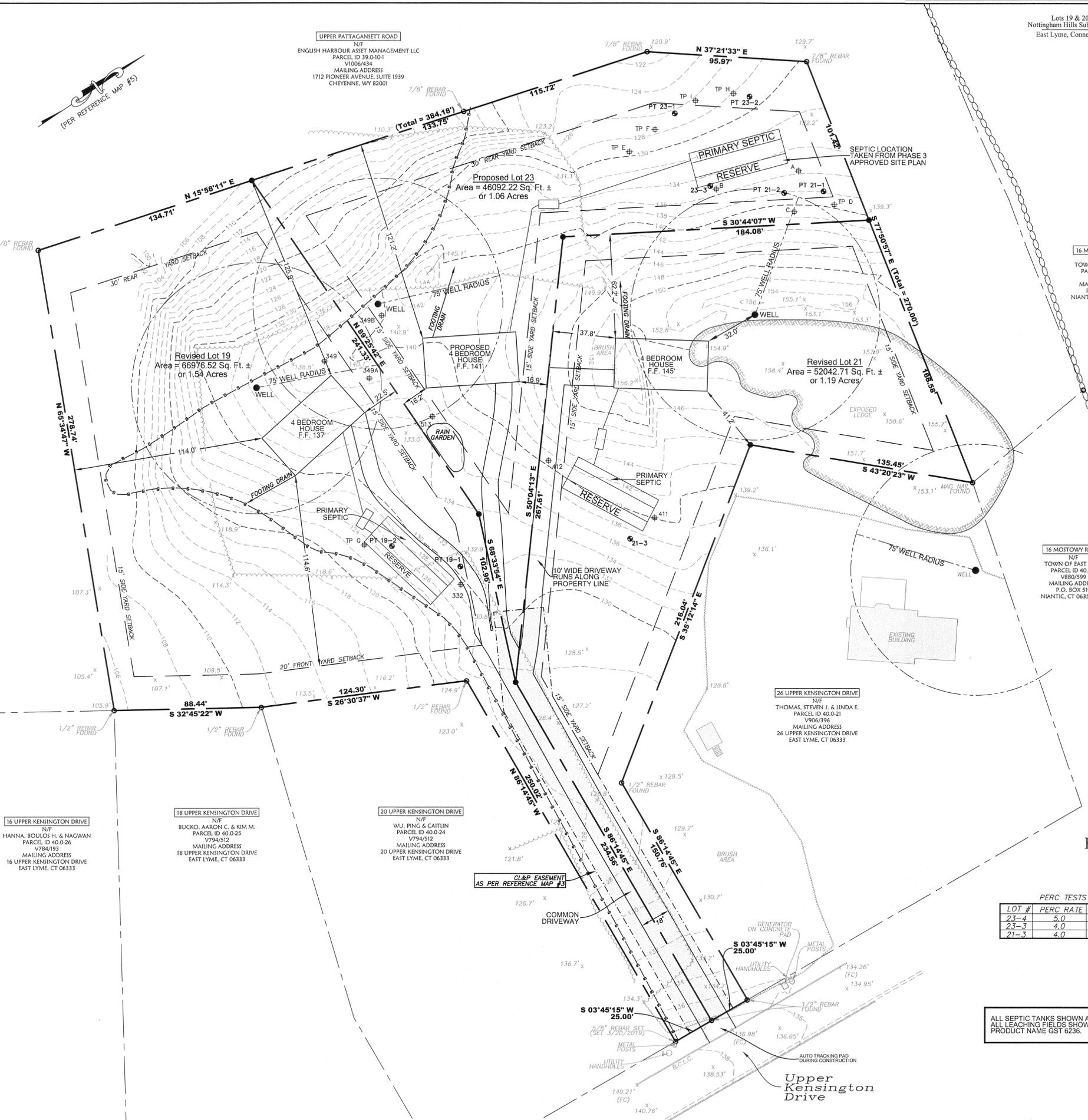
UNNUMBERED TEST HOLE A
 (ADAMO SIDE OF HILL - NORTHERLY HOLE)
 0-4" - HUMUS
 4-26" - RED/BROWN LOAMY SAND
 26-75" - TAN TO GRAY/BROWN TAN FINE SILTY SAND & STONE
 75-111" - MIX DECOMPOSED STONE WITH DARK GRAY/BROWN FINE SILTY SAND & STONE
 -DECOMPOSED STONE MIX 75", NO LEDGE, NO WATER, MAX. WATER 56+/-

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)

UNNUMBERED TEST HOLE C
 (LOCATED 6/4/2020)

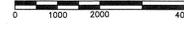
Legend

- | SYMBOL | DESCRIPTION |
|-----------|------------------------------|
| ● | PROPERTY CORNER (TO BE SET) |
| ○ | IP / REBAR |
| ⊕ | DEEP TEST PIT |
| ⊕ | BENCH MARK |
| ⊕20 | WETLANDS FLAG |
| ● | WELL |
| ● | PERC TEST |
| ■ | GRAVEL AREA |
| ▤ | EXISTING BUILDING |
| ▨ | EXPOSED LEDGE |
| ▩ | STONEWALL |
| --- | PROPERTY LINE |
| --- | PROPERTY LINE OTHER |
| --- | SETBACK LINE |
| --- | EASEMENT LINE |
| --- | WETLANDS LINE |
| --- | 100' WETLANDS REVIEW LINE |
| --- | SILT FENCE |
| --- | INDEX CONTOUR |
| --- | INTERMEDIATE CONTOUR |
| --- | TREELINE |
| x x' | SPOT ELEVATION |
| N/F | NOW OR FORMERLY |
| ELEV / EL | ELEVATION |
| (FC) | FACE OF CURB |
| B.C.L.C. | BITUMINOUS CONCRETE LIP CURB |
| F.F. | FINISHED FLOOR |
| (TYP) | TYPICAL |



Location Map

Scale: 1"=2000'



16 MOSTOWAY ROAD
 N/F
 TOWN OF EAST LYME
 PARCEL ID 40.0-5
 V880/599
 MAILING ADDRESS
 P.O. BOX 519
 NIANCTIC, CT 06357-0519

16 MOSTOWAY ROAD
 N/F
 TOWN OF EAST LYME
 PARCEL ID 40.0-5
 V880/599
 MAILING ADDRESS
 P.O. BOX 519
 NIANCTIC, CT 06357-0519

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

16 UPPER KENSINGTON DRIVE
 N/F
 HANNA, BOULOS H. & NAGWAN
 PARCEL ID 40.0-26
 V784/193
 MAILING ADDRESS
 16 UPPER KENSINGTON DRIVE
 EAST LYME, CT 06333

18 UPPER KENSINGTON DRIVE
 N/F
 BUCKO, AARON C. & KIM M.
 PARCEL ID 40.0-25
 V794/512
 MAILING ADDRESS
 18 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

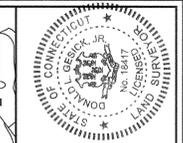
For Notes & Reference Maps
 See Sheet 1 of 5

PERC TESTS FROM PHASE 3 APPROVED PLANS

LOT #	PERC RATE	SLOPE	MAX. GW	FF	PF	MLSS
23-4	5.0	> 60	NO MLSS REQUIRED			
23-3	4.0	> 60	NO MLSS REQUIRED			
21-3	4.0	> 60	NO MLSS REQUIRED			

ALL SEPTIC TANKS SHOWN ARE 1500 GALLON TANKS.
 ALL LEACHING FIELDS SHOWN ARE GEOMATRIX GST LEACHING SYSTEMS
 PRODUCT NAME GST 6236.

Scale: 1"=30'



To the best of my knowledge and belief, I am a duly Licensed Professional Surveyor in the State of Connecticut. I am duly Licensed in the State of Connecticut. I am duly Licensed in the State of Connecticut. I am duly Licensed in the State of Connecticut.

GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
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 www.gesicksurveyors.com

Nottingham Hills Subdivision
 Lot Line Revisions of Existing Lots 19 & 21
 Conservation Design Development
 1 Lot Re-Subdivision of Portions
 of Lots 19 & 21

(Septic & Well Plan)

Revisions
6/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/10/2020 - Per Ledge Light Health District Comments

Date: January 29, 2020
 Drawing: 20-018h
 Drawn: P.H.
 Sheet: 4 OF 5

Ledge Light Health District - Donnelle Holmes
 Location: Upper Kensington, EL Date: 8/18/2020
 Project / Class: Lots 19 & 21 for sub
 Create 1 new lobby lot, Jeff Tomance

TPB depth 74" / L 6"
 0-8 leaf litter & TS
 8-24 DB FSC friable
 24-56 YB fine silty sand, loose
 56-71 YB med coarse sand, trace gravel, friable
 roots to 51"
 No GW
 No redox
 No refusal

TPB depth 77" / L 6"
 machine was able to dig through
 #102 suitable

TPB depth 14" / L 14"
 # Not suitable

TPB depth 85" / L 31" (partially decomposed)
 0-10 leaf litter & TS
 10-19 DB med coarse sand
 19-31 light YB med sand mixed
 No GW
 No redox
 roots to 21" mixed sand, rotten rock & non typical ledge

TPD depth 72" / L 6 5/8"
 0-12 leaf litter & TS
 12-23 DB fine med sandy loam
 23-53 YB fine glacial fill
 53-72 non typical / decomposed ledge (rotten rock)
 No GW
 No redox
 roots to 27"

TPH depth 70"
 0-12 leaf litter & TS
 12-36 compact gray brown glacial till - very compact
 36-70 YB med sand, friable
 roots to 30"
 No GW
 redox - could not ID

TPB depth 79" / L 6 1/2"
 0-12 leaf litter & TS
 12-51 compact YB med coarse sand
 51-79 YB med coarse sand
 No GW
 roots to 71"
 roots to 30"

PERCOLATION TESTS BY KRISTEN CLARKE, P.E. MANAGER, ENGLISH HARBOUR ASSET MANAGEMENT, LLC

Perc Test 18.2 Pre Soak: 2:15 4:12 5" 4:17 7" 4:22 9" 4:27 11" 4:32 12" 4:37 13" Time Drop: 30 m Drop = 8" Perc Rate: 4 min/inch	Perc Test 21.1 Pre Soak: 2:40 4:53 1.5" 4:58 4" 5:03 5" 5:08 6" 5:13 7" 5:18 8.25" Time Drop: 30 m Drop = 6.75" Perc Rate:
Perc Test 19.1 Pre Soak: 2:20 4:16 2" 4:21 3" 4:26 4.25" 4:31 5" 4:36 5" 4:41 6" Time Drop: 30 m Drop = 5" Perc Rate: 6 min/inch	Perc Test 23.1 Pre Soak: 2:55 4:53 4" 4:58 7.5" 5:03 8" 5:08 8.75" 5:13 9.25" 5:18 9.50" Time Drop: 30 m Drop = 5.5" Perc Rate: 6 min/inch
Perc Test 21.2 Pre Soak: 2:45 4:55 2.5" 5:00 7" 5:05 8" 5:10 9.25" 5:15 10" 5:20 11" Time Drop: 30 m Drop = 9" Perc Rate: 3.5 min/inch	Perc Test 23.2 Pre Soak: 3:00 5:32 3.5" 5:37 4.25" 5:42 4.5" 5:47 5" 5:52 6.00" 5:57 6.25" Time Drop: 30 m Drop = 2.75" Perc Rate: 11 min/inch

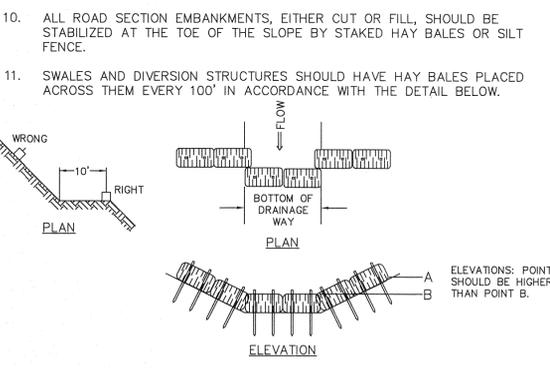
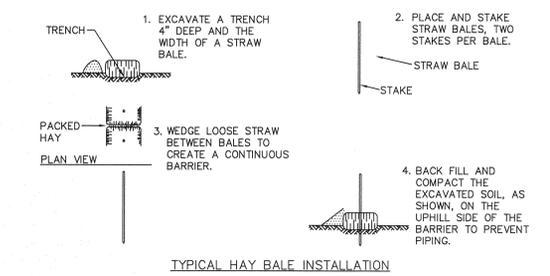
- GENERAL CONSTRUCTION SEQUENCE - COMMON DRIVEWAY & RAIN GARDEN**
- SECURE ALL NECESSARY PERMITS. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AT LEAST 72 HOURS PRIOR TO EXCAVATION. SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF.
 - CLEARING LIMITS WILL BE FLAGGED BY ENGINEER PRIOR TO WORK BEING DONE. LIMIT OF WORK ADJACENT TO WETLANDS WILL NOT BE EXCEEDED.
 - REMOVE TREES, BRANCHES AND BRUSH WITHIN AREAS TO BE CLEARED. CHIP BRANCHES AND BRUSH FOR USE AS MULCH.
 - INSTALL CONSTRUCTION EXIT (ANTI-TRACKING PAD) AND INSTALL SEDIMENT BARRIERS ALONG THE LIMITS OF GRADING AND AT THE LIMITS OF CLEARING FOR TREE PROTECTION.
 - CHECK AND REPAIR E&S CONTROLS AS NECESSARY.
 - GRUB STUMPS AND REMOVE BRUSH
 - STRIP AND STOCKPILE TOPSOIL ONLY IN AREAS TO BE FILLED OR GRADED AND STOCKPILE ON SITE IN AN AREA NOT IN WAY OF CONSTRUCTION, SEED AND MULCH STOCKPILE OR COVER WITH NETTING. PLACE AND STAKE HAY BALES AROUND STOCKPILES.
 - ROUGH GRADE COMMON DRIVEWAY.
 - CONSTRUCT RAIN GARDEN. PLANTINGS RECOMMENDED IN THE MONTHS OF MAY OR SEPTEMBER.
 - PLACE GRAVE AND PAVEMENT IN COMMON DRIVEWAY.
 - RE-SPREAD TOPSOIL ON SHOULDERS AND DISTURBED AREAS.
 - GRADE, LIME, FERTILIZE AND SEED REMAINING LAWN AREAS WITH FORMAL GRASS SEED MIXTURE BY JUNE 1 OR OCTOBER 1 DEPENDING ON ACTUAL CONSTRUCTION SCHEDULE.
 - REMOVE EROSION CONTROL DEVICES UPON AUTHORIZATION OF TOWN OFFICIALS.

- EROSION & SEDIMENT CONTROL NARRATIVE**
- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
 - THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER, DEVELOPER, AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK.
 - THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CT.06106.
 - THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
 - THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
 - THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED.
 - FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE ONLY WITH THE APPROVAL OF THE ENVIRONMENTAL TOWN PLANNER OR AGENT. I.E. LOCATION OF SILT FENCE, STOCKPILE, DE-WATERING AREA etc.
 - ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN LAWN AND LANDSCAPE AREAS.
 - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT OR WOOD MULCH SHALL BE PLANTED WITH GRASS ON 4 IN. TOPSOIL OR 8" SAND.
 - MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 70 LBS./1000 SF. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE APPROXIMATELY 2-3 IN. TO ANCHOR.
 - SEEDING: BETWEEN APRIL 1 TO JUNE 1, AND AUGUST 15 TO SEPTEMBER 1, ALL DISTURBED AREAS SHALL BE IMMEDIATELY GRADED AND SEEDED TO PROMOTE STABILIZATION OF SLOPES. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECTS SEEDING AND SLOPE STABILIZATION DIRECTIVES.
 - A FABRIC FILTER SOCK SHALL BE USED FOR ANY DEWATERING.
 - STRAW EROSION BLANKETS WILL BE USED ON ALL DISTURBED SLOPES OF 25% OR GREATER IN ADDITION TO STANDARD EROSION CONTROL MEASURES.

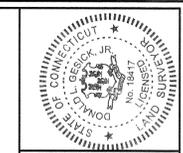
SOIL AND EROSION CONTROL

- HAY BALES / SILT FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION.
- ONLY REMOVE TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PERMANENT SEEDING SHOULD BE DONE AS SOON AS POSSIBLE AFTER CONSTRUCTION FINISHES. LIME AND FERTILIZER. RECOMMENDED SEEDING DATES ARE APRIL 15 TO JUNE & AUG. 15 TO OCT. 1.
- HAY BALES AND SILT FENCE TO REMAIN WHERE PLACED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- NO ERODED SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE OR WASH INTO THE DRAINAGE SYSTEM.
- IF SEEDING CANNOT MEET RECOMMENDED DATES, TEMPORARY MULCH IS TO BE APPLIED IN ACCORDANCE WITH THE TABLE BELOW.

MULCHES	RATES PER 1000 FT	NOTES
STRAW OR HAY 1/2 - 2 TONS PER ACRE	70-90bs.	FREE FROM WEEDS & COURSE MATTER. MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND



Scale: 1"=30'



I, the bear of my knowledge and belief that this map is true and correct as noted hereon.

Thomas J. Gesick, Jr., P.E.
 Reg. No. 18417

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**Nottingham Hills Subdivision
 Lot Line Revisions of Existing Lots 19 & 21
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 1 Lot Re-Subdivision of Portions
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