

Paul Geraghty

From: Kristen Clarke <kristentclarke@gmail.com>
Sent: Tuesday, December 8, 2020 2:51 PM
To: Danielle Holmes
Cc: Jennifer Lindo; Gary Goeschel; Paul Geraghty
Subject: Re: Nottingham Hills

Good afternoon Danielle,

On Lot 23 there is a primary area identified ("primary septic" is label to the left of the system area as you look at the plan with an arrow to the specific trench proposed). This area is on the same contour line as test holes A & B.

As far as the reserve area is concerned, if I move that trench area to the right will that work? It will still be 12'7" from test hole B or should I move the trench down to Test Hole I keeping in mind I believe we need 25' setback from the down gradient property line. Your choice- please let me know and I'll make the revisions this evening.

I will eliminate the excess trenches which we added only to duplicate the exact area previously used as part of the Phase 3 plans.

I will coordinate with Gesick (surveyor) so we can get revised signed, stamped, and sealed plans electronically tomorrow morning with hard copy originals sometime later in the day.

Thanks for your help,
Kristen

On Tue, Dec 8, 2020 at 2:06 PM Danielle Holmes <dholmes@llhd.org> wrote:
Hi Kristen,

Thank you for sending the plan over. This configuration is the best one yet as far as property boundaries. The new Lot 23 only has "Reserve" labeled. Can you adjust the layout so that the Primary stays out of vicinity near TP C (keep it in area of TPA&B) and shift the Reserve down near TPH&I (stay away from E&F). I think one row for each area is sufficient vs. the four shown. Try to situate them so that the row is just upgradient of the referenced test pits in each area and I think code requirements will be satisfied.

Let me know your thoughts.

Thanks,

Danielle Holmes, REHS/RS
Sanitarian II
p. 860.448.4884
f. 860.448.4885

dholmes@llhd.org
www.llhd.org

LL

Lehigh Lehigh

D

District

From: Kristen Clarke <kristentclarke@gmail.com>

Sent: Tuesday, December 1, 2020 3:37 PM

To: Danielle Holmes <dholmes@llhd.org>; Jennifer Lindo <jlindo@eitownhall.com>; Gary Goeschel <ggoeschel@eitownhall.com>; Paul Geraghty <pgeraghty@geraghtybonnano.com>

Subject: Nottingham Hills

See attached revisions based on your email last night.

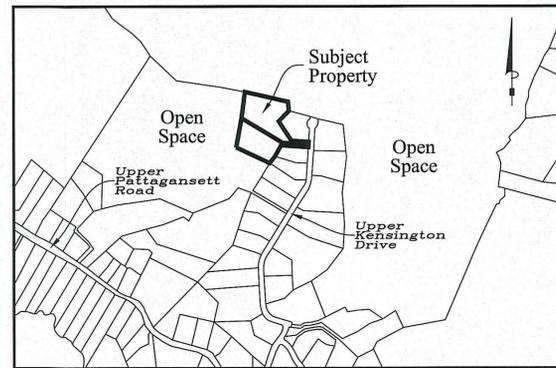
Thanks,
Kristen

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

- "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'
- "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'
- "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'
- "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'
- "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'
- "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'
- 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	REVISED LOT 19	PROPOSED LOT 23	REVISED LOT 21
MINIMUM LOT SIZE	NONE REQUIRED	66976.52 Sq. Ft.	49873.49 Sq. Ft.	48261.44 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. (3.4%)	1680 Sq. Ft. (3.5%)
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

- 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.
 - TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 - WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #6.
 - THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
 - BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1
 - ELEVATIONS BASED UPON REFERENCE MAP #1
 - CONTOUR INTERVAL = 2'
 - 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.
- JASON PAZZAGLIA IS THE INDIVIDUAL RESPONSIBLE INSTALLATION, MONITORING AND CORRECTION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
- 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.
- 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 Deadline _____

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



Copy of this survey map shall not be considered to be valid copies. The boundaries shall run only to the party for whom the survey is made. The additional parties listed hereon are not transferrable to additional parties and listed hereon.

To the best of my knowledge and belief this map is correct as noted hereon.

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: 860-669-6833
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

Revisions
6/25/2020 - Misc Changes
7/20/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments
10/19/2020 - Per Additional Comments
11/19/2020 - Per Ledge Light Health District Comments
11/20/2020 - Per Comments
12/1/2020 - Per Comments
12/9/2020 - Per Comments

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

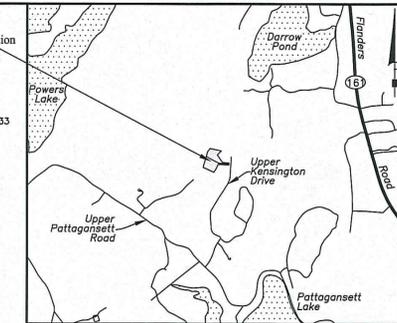
Lot 21 - Subject Parcel Information

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

Lots 19 & 21
 Nottingham Hills Subdivision
 East Lyme, Connecticut



Location Map

Scale: 1"=2000'



Copies of this survey map not bearing the Land Surveyor's Seal shall not be considered as valid copies, certificates, or indications of approval or disapproval of the survey as prepared, and on behalf of the surveyor, and shall not be transferable to additional parties, or subsequent owners of the land shown.

To the best of my knowledge and belief this map is a true and correct representation of the land shown.

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. BENCHMARKS 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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- 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 SITE 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 ROBERT J. CLARKE & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=60'
- "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 5 UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT CLAP FILE NUMBER E8247" PREPARED BY ROBERT J. CLARKE & 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	○	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
—	SIGN	—	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'

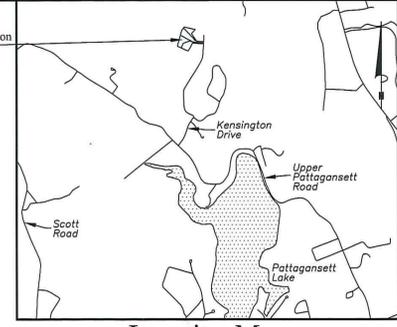
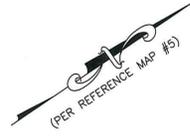
(Existing Conditions Survey)

Topographic Survey
 of
 Lots 19 & 21
 Nottingham Hills Subdivision
 East Lyme, Connecticut
 Property Owner: English Harbour Asset Management LLC
 c/o Kristen Clarke P.E.
 375 N. Bend Drive
 Manchester, New Hampshire

Revisions

Date	Description
6/25/2020	Misc Changes
7/30/2020	Per Town Comments
8/17/2020	Per Additional Comments
9/23/2020	Per Additional Comments
10/19/2020	Per Additional Comments
11/10/2020	Per Ledge Light Health District Comments
11/20/2020	Per Comments
12/10/2020	Per Comments
12/29/2020	Per Comments

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



Location Map

Scale: 1"=2000'



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

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

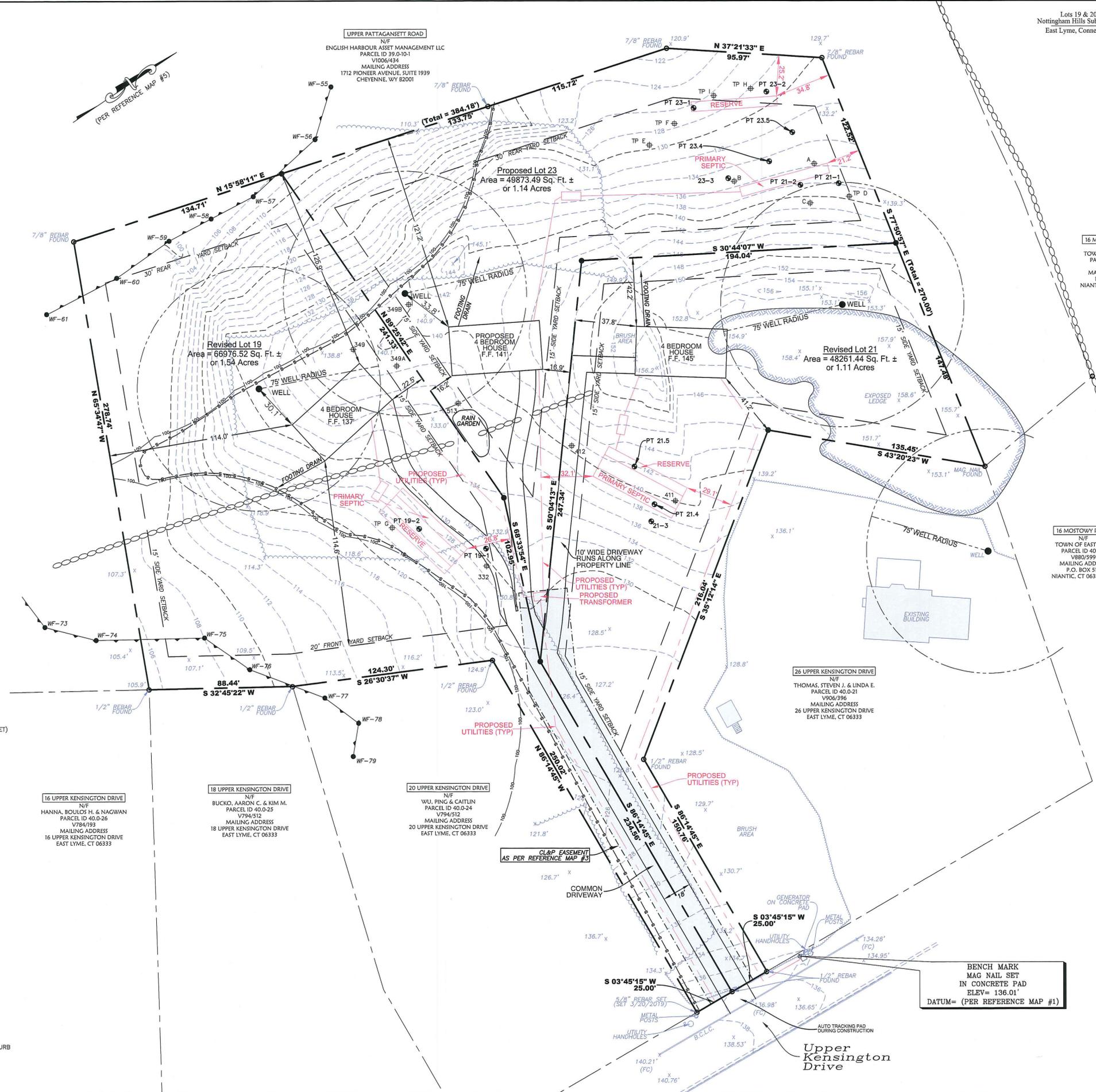
26 UPPER KENSINGTON DRIVE
N/F
THOMAS, STEVEN J. & LINDA E.
PARCEL ID 40.0-21
V906/396
MAILING ADDRESS
26 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

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
V794/511
MAILING ADDRESS
20 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

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



Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER (TO BE SET)
○	IP / REBAR
⊕	DEEP TEST PIT
⊙	BENCH MARK
⊗	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
---	PROPOSED UTILITIES
---	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



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To the best of my knowledge and belief, the map is a true and correct copy of the original.

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

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
19 CEDAR ISLAND AVE.
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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
of Lots 19 & 21**

Revisions

Date	Description
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12/10/2020	Per Comments
12/31/2020	Per Comments

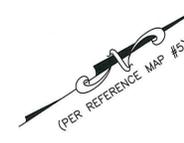
Date: January 29, 2020
Drawing: 20-018k
Drawn: P.H.
Sheet: **3 OF 5**

For Notes & Reference Maps
See Sheet 1 of 5



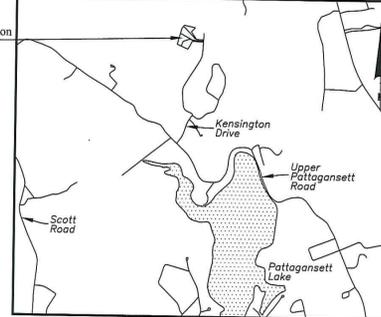
SOIL TESTING DATA NOTTINGHAM HILLS SUBDIVISION PHASE 3
 DATED AUGUST 1, 2005 REVISED THROUGH DECEMBER 4, 2005
 SHEET SD14 RECORDED IN THE EAST LYME LAND RECORDS DRAWER 6 - #221

- TEST HOLE #349
 0 - 3" - HUMUS
 3 - 18" - BROWN LOAMY SAND
 18 - 89" - 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
 -LEDDGE ?, 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
 -LEDDGE/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 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
 -LEDDGE/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 (78/91/87" 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 PCPT. TOP 1 FT. OF LAYER
 LEDGE 101-122-95" N-S, DECOMPOSED STONE MIX NORTH END AT 76", NO WATER, MAX. WATER 76/91/97" 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 - 86/98" - DARK BROWN FINE SILTY SAND & STONE - LEDGE ?
 86-96", NO WATER, MAX. WATER 64/87"
- 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)



UPPER PATTAGANSETT ROAD
 N/F
 ENGLISH HARBOUR ASSET MANAGEMENT LLC
 PARCEL ID 39.040-1
 V1006/434
 MAILING ADDRESS
 1712 PIONEER AVENUE, SUITE 1939
 CHEYENNE, WY 82001

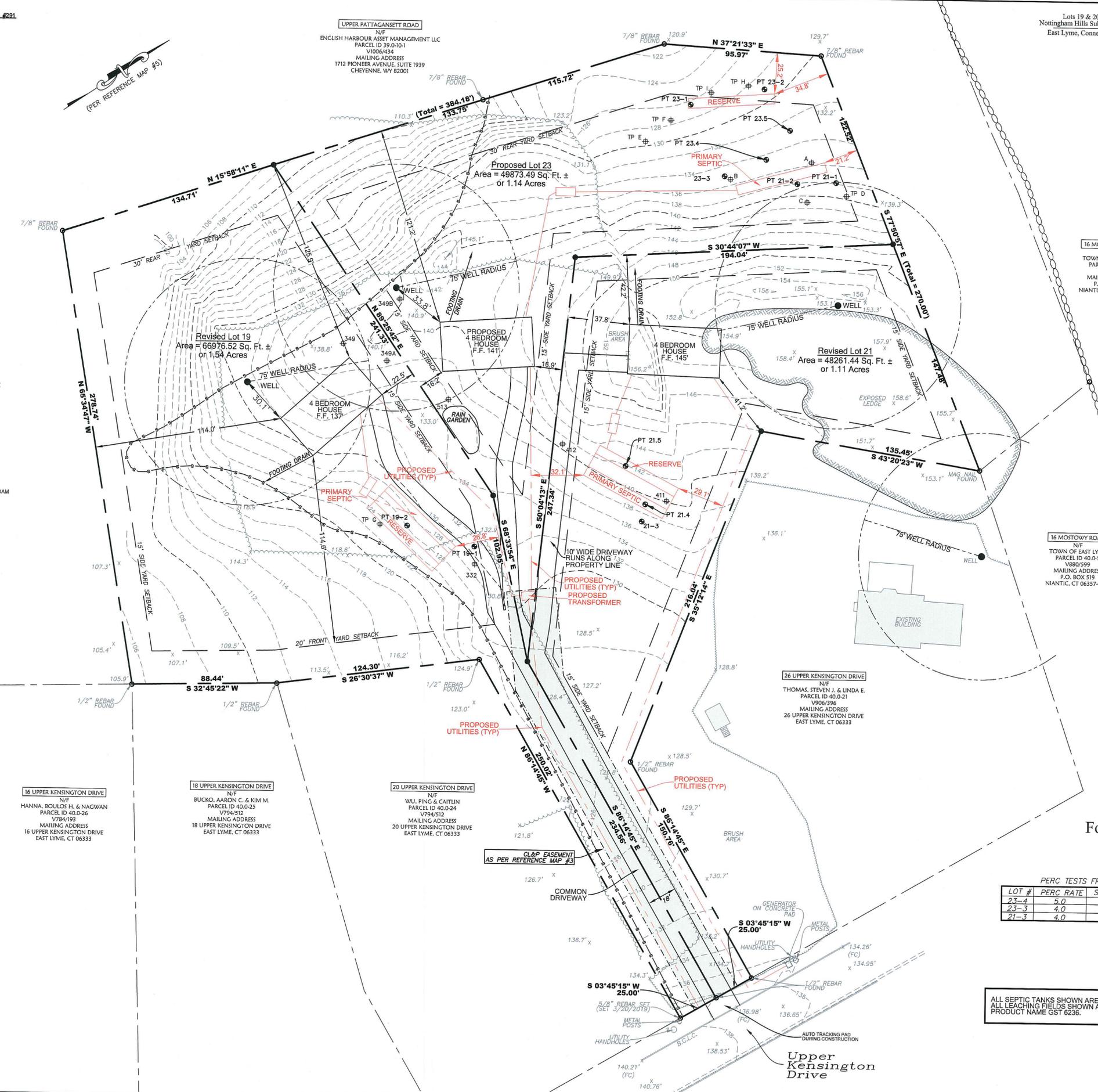
Lots 19 & 20
 Nottingham Hills Subdivision
 East Lyme, Connecticut



Location Map
 Scale: 1"=2000'

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



Legend

- | SYMBOL | DESCRIPTION |
|-----------|------------------------------|
| ● | PROPERTY CORNER (TO BE SET) |
| ○ | IP / REBAR |
| ⊕ | DEEP TEST PIT |
| ⊕ | BENCH MARK |
| W | 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 |

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

26 UPPER KENSINGTON DRIVE
 N/F
 THOMAS, STEVEN J. & LINDA E.
 PARCEL ID 40.0-21
 V906/996
 MAILING ADDRESS
 26 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'



Donald L. Gesick, Jr., P.E.
 License No. 18617

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 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
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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

Revisions

6/25/2020	- Misc Changes
7/8/2020	- Per Town Comments
8/27/2020	- Per Additional Comments
9/29/2020	- Per Additional Comments
10/19/2020	- Per Additional Comments
11/10/2020	- Per Leach Light Washin District Comments
11/20/2020	- Per Comments
12/1/2020	- Per Comments
12/9/2020	- Per Comments

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

SEPTIC DESIGN

THE BASIS OF THE LEACHING DESIGN IDENTIFIED ON THE PLAN REVISED DECEMBER 1, 2020 AS FOLLOWS:

- LOT 23**
 A) 4 BEDROOM HOUSE WITH A 1-10 MIN. /IN. PERK RATE
 B) 1500 GALLON SEPTIC TANK
 C) GEOMATRIX GST 6236
 D) TOTAL LEACHING AREA REQUIRED 680 S.F. AREA PROVIDED 53' GST 6236@ 26.2 S.F. / L.F. = 1388.6 S.F.
- ALTERNATIVELY, WE COULD USE A GEOMATRIX GST 6218 THAT WOULD PROVIDE THE FOLLOWING:
 TOTAL LEACHING AREA REQUIRED 680 S.F. AREA PROVIDED 53' GST 6218 @ 14 S.F./L.F. = 742 S.F.

- REVISED LOT 21**
 A) 4 BEDROOM HOUSE WITH A 10-20 MIN. /IN. PERK RATE
 B) 1500 GALLON SEPTIC TANK
 C) GEOMATRIX GST 6236
 D) TOTAL LEACHING AREA REQUIRED 888 S.F. AREA PROVIDED 53' GST 6236@ 26.2 S.F. / L.F. = 1388.6 S.F.

- LOT 19**
 A) 4 BEDROOM HOUSE WITH A 1-10 MIN. /IN. PERK RATE
 B) 1500 GALLON SEPTIC TANK
 C) GEOMATRIX GST 6236
 D) TOTAL LEACHING AREA REQUIRED 680 S.F. AREA PROVIDED 53' GST 6236@ 26.2 S.F. / L.F. = 1388.6 S.F.

ALTERNATIVELY, WE COULD USE A GEOMATRIX GST 6218 THAT WOULD PROVIDE THE FOLLOWING:
 TOTAL LEACHING AREA REQUIRED 680 S.F. AREA PROVIDED 53' GST 6218 @ 14 S.F./L.F. = 742 S.F.

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.

Ledge Light Health District - Danielle Holmes

Location: Upper Kensington, EL Date: 8/18/2020
 Project / Client: Lts 19 & 21 - 88' sub -
 Create 1 new lot by Jeff Torrance

TPE depth 71" / L e 53"
 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 redox

TPE depth 77" / L e 60"
 machine was able to dig through
 not suitable

TPE depth 71" / L e 14"
 not suitable

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

TPE depth 79" / L e 51"
 0-17 leaf litter & TS
 17-51 compact YB med coarse sand & rocks, very compact
 No GW
 making e 71
 16' to 30'

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

Perk Test	Pre Soak	Time	Drop	Perk Rate
19.2	2:15	4:12	5"	4 min/inch
19.1	2:20	4:16	2"	6 min/inch
21.2	2:45	4:55	2.5"	3.5 min/inch
21.1	2:40	4:21	3"	6 min/inch
23.1	2:55	4:33	4"	6 min/inch
23.2	3:00	4:32	3.5"	11 min/inch
21.5	2:00	4:20	3.0"	9.0 min/inch

PERCOLATION TESTS CONDUCTED 12/6/2020 TESTS CONDUCTED BY KRISTEN CLARKE PE MANAGER ENGLISH HARBOUR ASSET MANAGEMENT LLC

Time	Measurement	Drop
1:35 p.m.	9.5	-2.5"
1:45 p.m.	8.75	-1.75"
1:55 p.m.	7.0	-1.75"
2:05 p.m.	5.75	-1.25"
2:15 p.m.	4.25	-1.5"
2:25 p.m.	3.0	-1.25"
2:35 p.m.	2.5	-5"
70 minutes		-9.5" inches = 7.37 min per inch

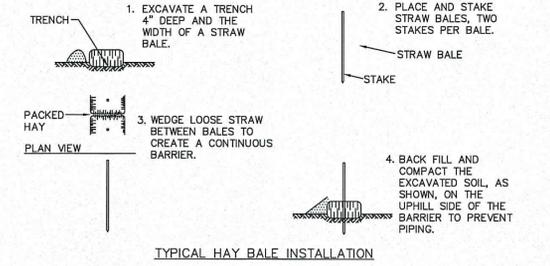
EROSION & SEDIMENT CONTROL NARRATIVE

- PRE-CONSTRUCTION**
 - 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.
- DURING CONSTRUCTION**
 - 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 SEEDING 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 SEED 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.

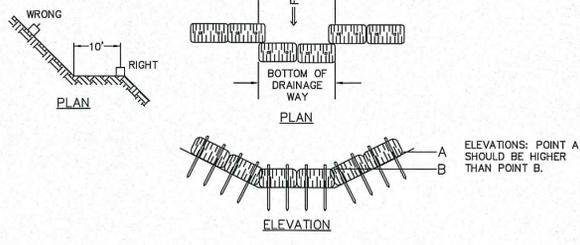
SOIL AND EROSION CONTROL

- 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 FERTILIZE. 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.

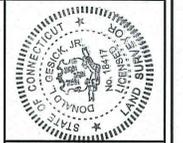
MULCHES	RATES PER 1000 FT	NOTES
STRAW OR HAY 1/2 - 2 TONS PER ACRE	70-90lbs.	FREE FROM WEEDS & COARSE MATTER. MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND



- ALL ROAD SECTION EMBANKMENTS, EITHER CUT OR FILL, SHOULD BE STABILIZED AT THE TOE OF THE SLOPE BY STAKED HAY BALES OR SILT FENCE.
- SWALES AND DIVERSION STRUCTURES SHOULD HAVE HAY BALES PLACED ACROSS THEM EVERY 100' IN ACCORDANCE WITH THE DETAIL BELOW.



Scale: 1"=30'



By the best of my knowledge and belief this map is true and correct as noted hereon.

Kristen Clarke, P.E.
 No. 18417
 State of Connecticut
 Registered Professional Engineer

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12/9/2020 - Per Comments

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