

From: [Paul Geraghty](#)
To: [Gary Goeschel](#); [Jennifer Lindo](#); [Bill Mulholland](#)
Subject: FW: Lots 19 & 21
Date: Tuesday, October 06, 2020 3:06:00 PM
Attachments: [Exhibit A.pdf](#)
[Exhibit B.pdf](#)
[Nottingham Hills Subdivision - Lots 19 & 20 - 9-23-20.pdf](#)

Gary, As you know, from the emails, for over two weeks I have asked Bill Mulholland to confirm he was in agreement with my position on the Conservation Subdivision, that a three lot conservation subdivision is permissible. That the regulation does not prohibit an applicant from seeking such when there are three or less lots. What it requires is the commission to require an applicant consider such when it is more than three lots. My understanding Bill is on agreement with my analysis. My client had completed the revised plans long ago but had not submitted them while waiting for Mr. Mulholland to respond. Quite frankly they did not want to waste either the planning commissions time or their time to submit what they would hope to be final plans until they received confirmation from Mr. Mulholland so that we would only do this once.

As you indicated during both the July and August Planning Commission meetings the plans for this Lot Line Revisions/Re-Subdivision plans were "substantially complete". Under this set of facts, typically, this is handled by the East Lyme Planning Commission by conditionally approving the application with the requirements of the outstanding conditions. I indicated this to you in my letter dated August 3, 2020, which is part of the record of my clients pending application, and included the legal authority to do so. The commission chose not to proceed down this path.

In any event I will be present for tonight's hearing to update the commission as to where we are. I have attached the plans which were revised per the afore mentioned August 31, 2020 meeting to demonstrate my client continues to be responsive to staff comments. I would also note they include the test hole and perk test locations necessary for Ledge Light Health Districts review. Please let me know how you wish to proceed this evening.

Regards Paul

Paul M. Geraghty
Geraghty & Bonnano, LLC
38 Granite Street
New London, CT 06320
p.860-447-8077
f.860-447-9833

“Please note that among the services that this firm provides is for attempting to collect a debt, and if this communication is in regards to a debt collection, any information obtained will be used for that purpose.”

*****Confidentiality Notice*****

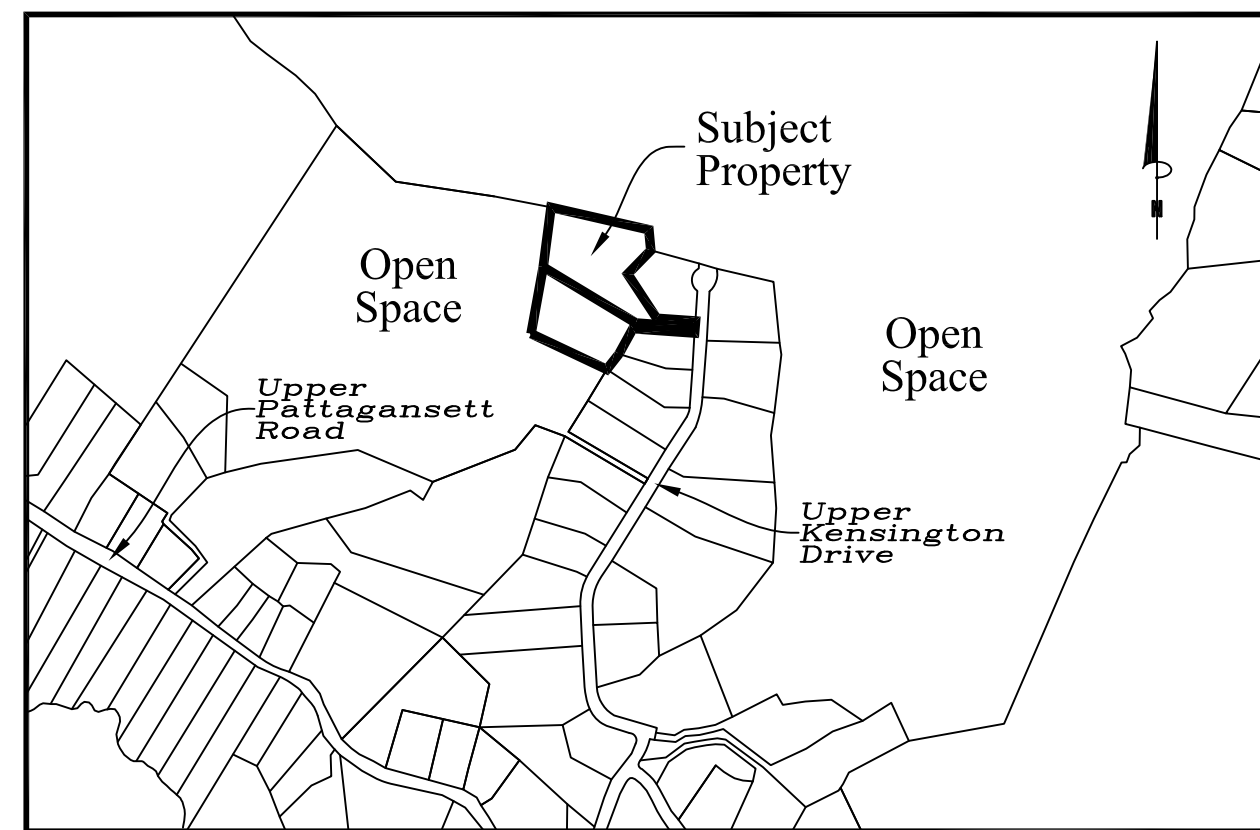
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Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development 1 Lot Re-Subdivision of Portions of Lots 19 & 21

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 & 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 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 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.	40712.75 Sq. Ft.	57422.18 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. (4.1%)	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 - Site Plan With Alternative House Locations
- Sheet 6 - 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 Date/line	_____
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 not bearing the Land Surveyor's Seal shall not be considered valid copies. Certifications of this survey map shall be considered valid only if they are prepared, and on behalf of, and the surveyor's seal and signature are not transferable to additional parties, or subsequent editions of this map.

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

Jason Pazzaglia, Jr., L.S.
 Registration No. 18417

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS

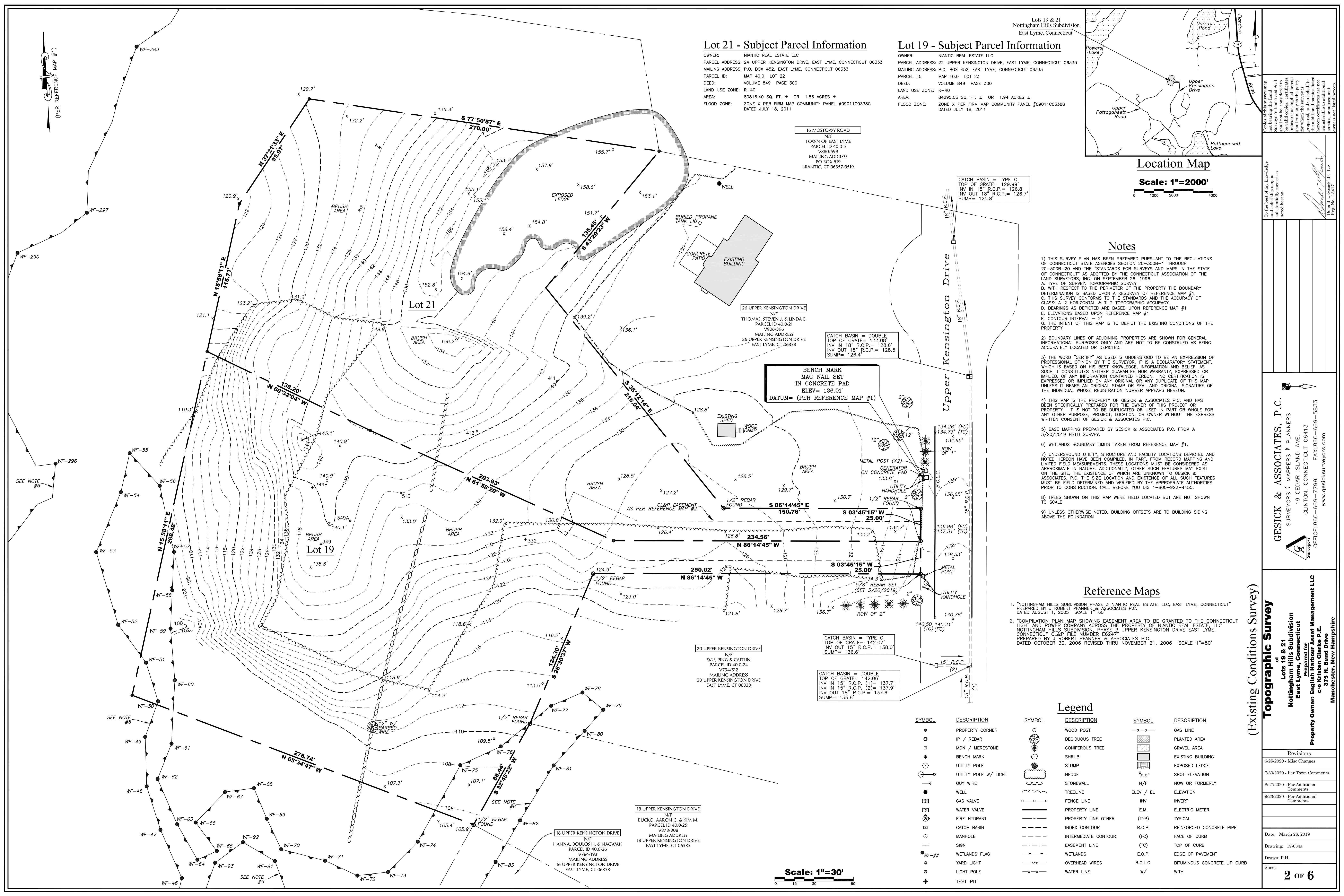
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CLINTON, CONNECTICUT 06413

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
of Lots 19 & 21**

Revisions
6/25/2020 - Misc Changes
7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments

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

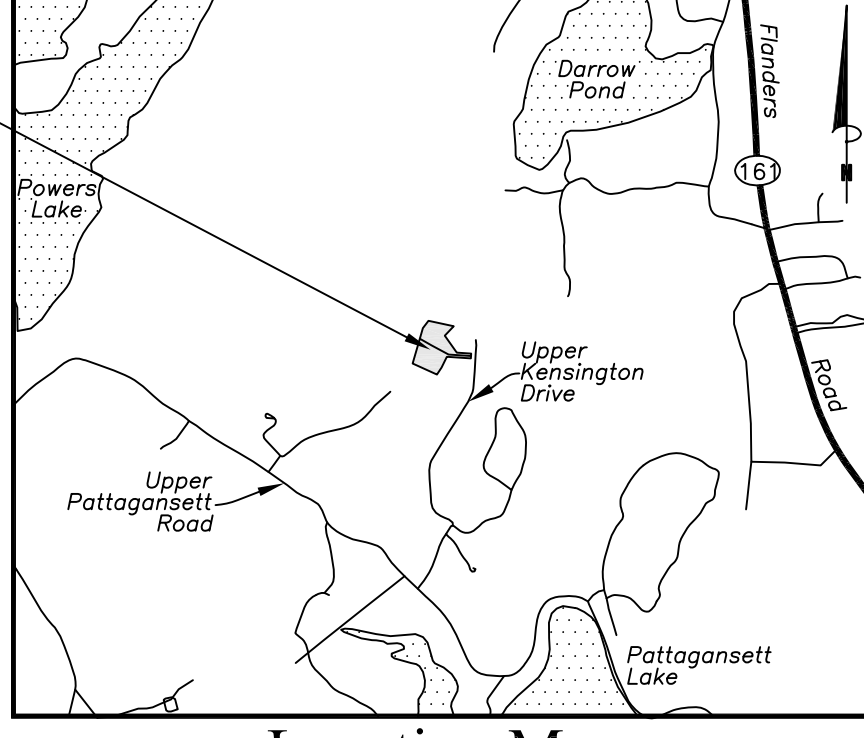


Lot 21 - Subject Parcel Information

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: 8016.40 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



Notes

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 - B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #1.
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- 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'
- "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 CLIP 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	—G—G—	GAS LINE
○	IP / REBAR	○	DECIDUOUS TREE	▨	PLANTED AREA
□	MON / MERESTONE	○	CYPRIFEROUS TREE	▨	GRAVEL AREA
⊕	BENCH MARK	○	SHRUB	▨	EXISTING BUILDING
○	UTILITY POLE	○	STUMP	▨	EXPOSED EDGE
○	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	—	INTERMEDIATE CONTOUR	R.C.P.	REINFORCED CONCRETE PIPE
⊕	MANHOLE	—	EASEMENT LINE	(FC)	FACE OF CURB
⊕	SIGN	—	WETLANDS	(TC)	TOP OF CURB
⊕	WETLANDS FLAG	—	OVERHEAD WIRES	E.O.P.	EDGE OF PAVEMENT
⊕	YARD LIGHT	—	WATER LINE	B.C.L.C.	BIFUNCTIONAL CONCRETE LIP CURB
⊕	LIGHT POLE	—		W/	WITH
⊕	TEST PIT				

Scale: 1"=30'

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

Notes

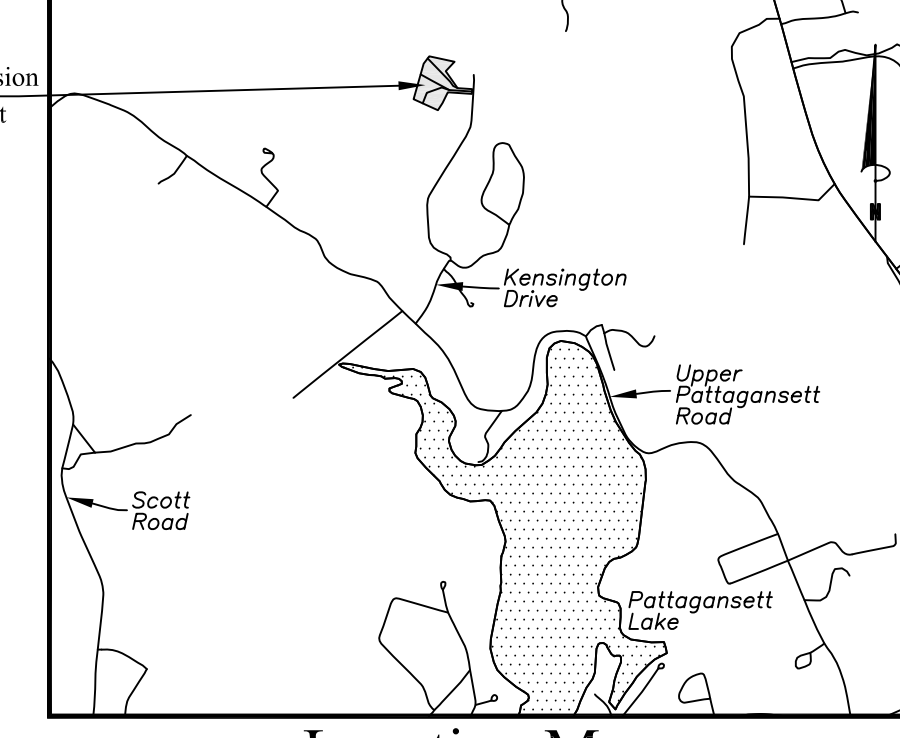
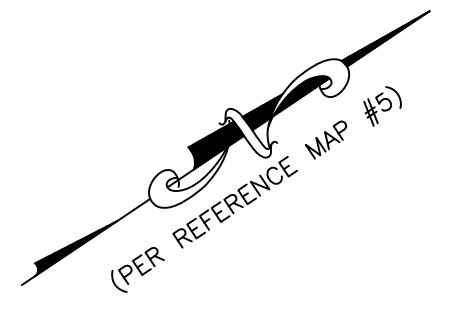
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 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

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

Revisions

6/25/2020	- Misc Changes
7/30/2020	- Per Town Comments
8/27/2020	- Per Additional Comments
9/23/2020	- Per Additional Comments

Date: March 26, 2019
 Drawing: 19-034a
 Drawn: P.H.
 Sheet: 2 OF 6



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
NIANTIC, 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
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

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

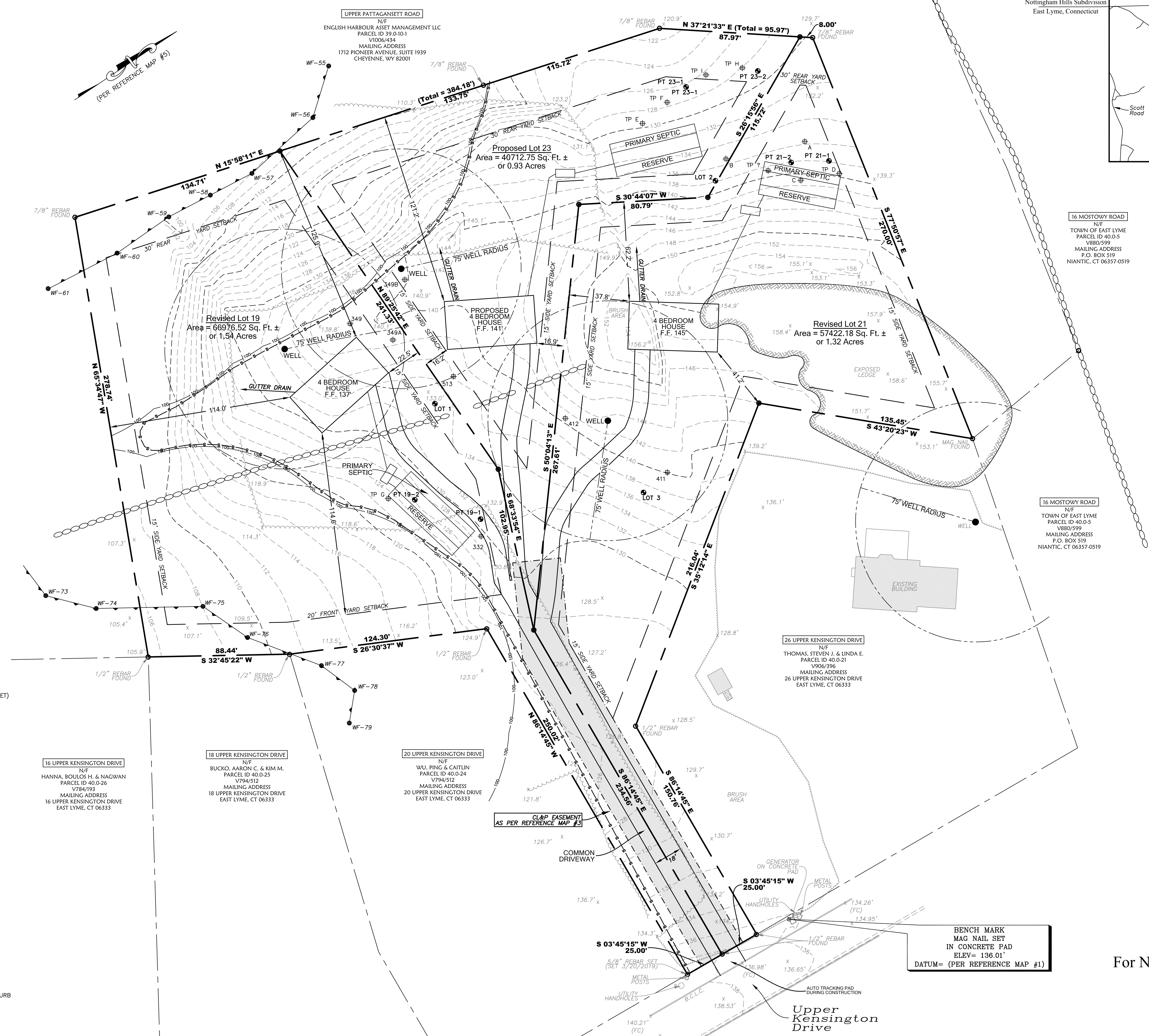
Upper Kensington Drive

Scale: 1"=30'

For Notes & Reference Maps
See Sheet 1 of 6

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 |



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

[Signature]
Land Surveyor, Jr., L.S.
Rowan, 19817

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7/30/2020 - Per Town Comments
8/27/2020 - Per Additional Comments
9/23/2020 - Per Additional Comments

Date: January 29, 2020
Drawing: 20-018g
Drawn: P.H.
Sheet
3 OF 6

SOIL TESTING DATA, NOTTINGHAM HILLS SUBDIVISION PHASE 3
 DATED AUGUST 1, 2009, REVISED THROUGH DECEMBER 2, 2005
 SHEET SD14 RECORDED IN THE EAST LYME LAND RECORDS DRAWER 6 - #281

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 - 65" - 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 OF 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 - 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
 (76/91"/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 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"/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+/-

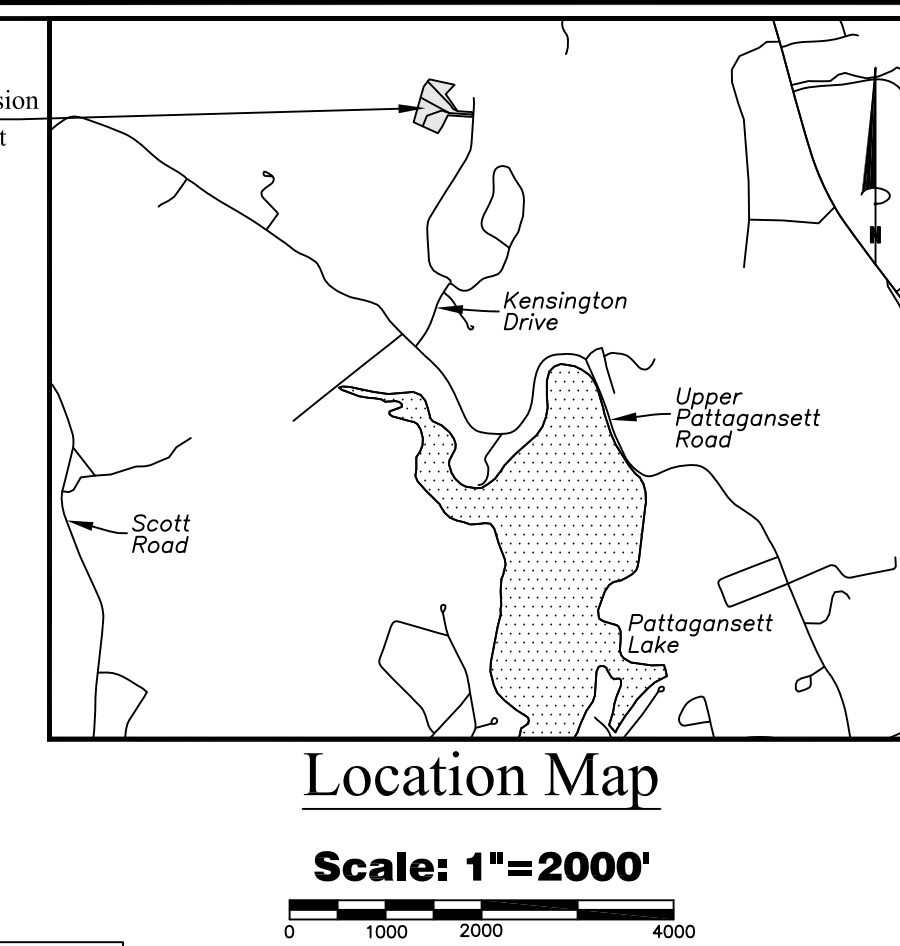
UNNUMBERED TEST HOLE A
 (ADAMO SIDE OF HILL - NORTHERLY HOLE)
 0-4" - HUMUS
 4-26" - RED/BROWN LOAMY SAND
 26-75" - TAN TO GRAY/BROWN TAN FINE SILTY SAND & STONE
 75-111" - MIX DECOMPOSED STONE WITH DARK GRAY/BROWN FINE SILTY SAND & STONE
 -DECOMPOSED STONE MIX 75", NO LEDGE, NO WATER, MAX. WATER 56+/-

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)
 N/F

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 |
| ▨ | STONEMALL |
| --- | 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 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

18 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

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

16 MOSTOWAY ROAD
 N/F
 TOWN OF EAST LYME
 PARCEL ID 40.0-5
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 NIANCTIC, CT 06357-0519

For Notes & Reference Maps
 See Sheet 1 of 6

PERC TESTS FROM PHASE 3 APPROVED PLANS

LOT #	PERC RATE	SLOPE	MAX. GW	FF	PF	MLSS
23-1	5.0		> 60	NO	MLSS	REQUIRED
23-2	4.0		> 60	NO	MLSS	REQUIRED
21-3	3.3		> 60	NO	MLSS	REQUIRED

PERC TESTS PERFORMED AUGUST 20 2020

LOT #	PERC RATE	SLOPE	MAX. GW	FF	PF	MLSS
19-A	??		> 60	NO	MLSS	REQUIRED
2	??		> 60	NO	MLSS	REQUIRED
3	??		> 60	NO	MLSS	REQUIRED

Scale: 1"=30'

Copies of this survey map not bearing the Land Surveyor's seal and this map is not a true and correct copy of the original map. The original map is on file at the office of the Surveyor. The original map is the only one that should be used for any legal purpose. The original map is the only one that should be used for any legal purpose. The original map is the only one that should be used for any legal purpose.

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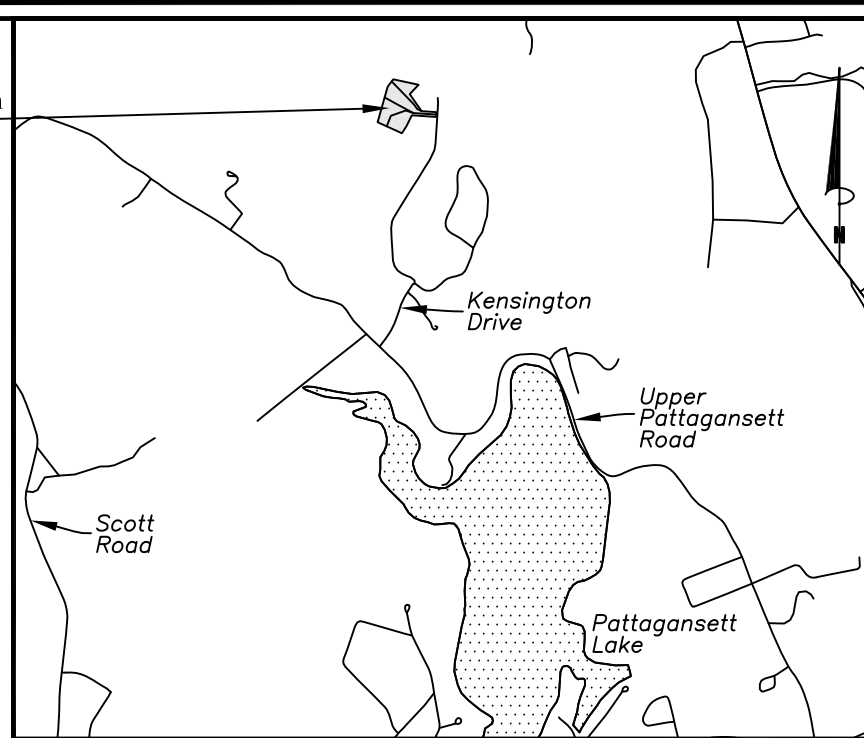
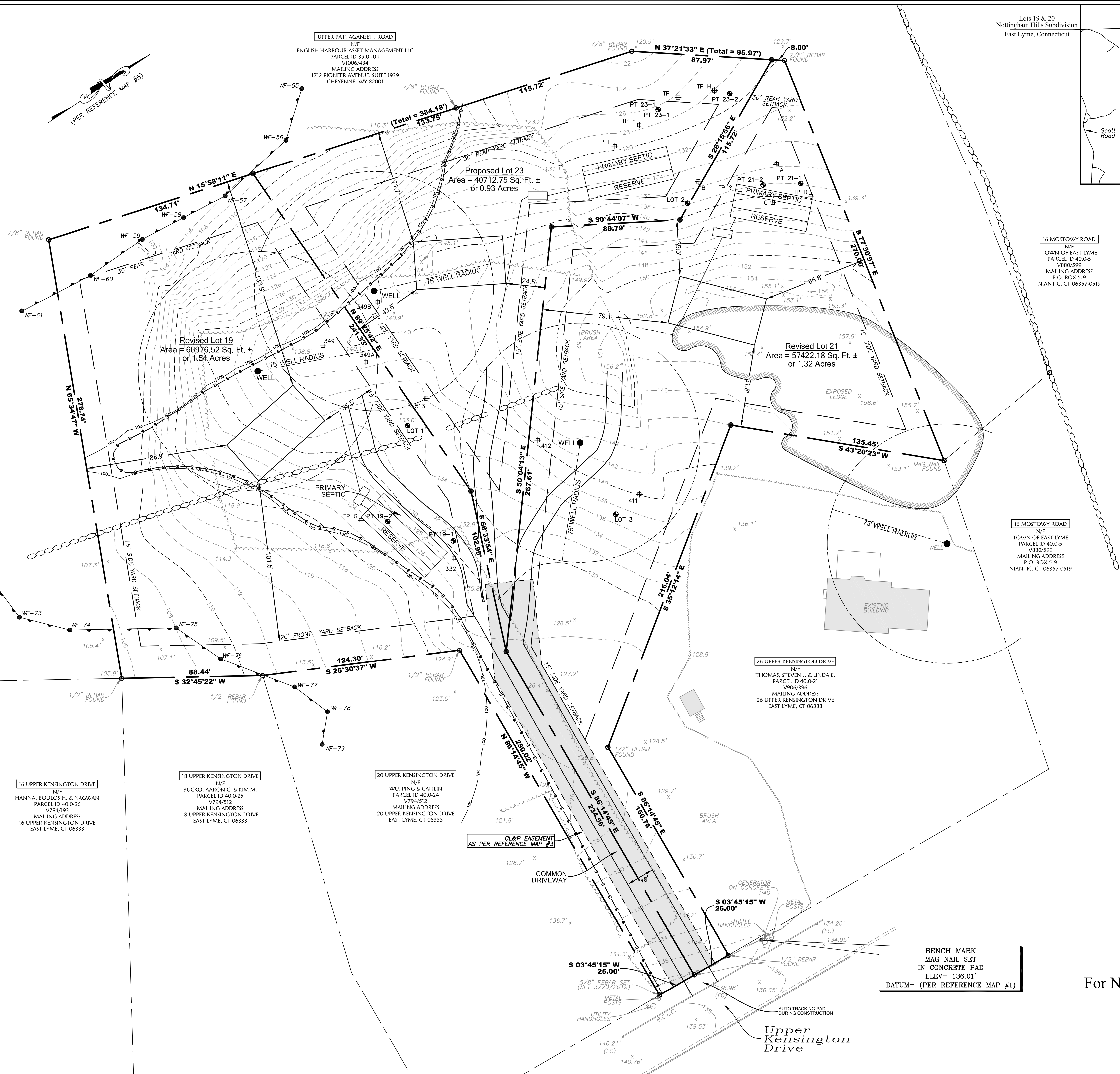
GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

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

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

Date: January 29, 2020
 Drawing: 20-018g
 Drawn: P.H.
 Sheet: 4 OF 6



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
NIANTIC, CT 06357-0519

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TOWN OF EAST LYME
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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

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
V794/512
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
V784/193
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)

Scale: 1"=30'

For Notes & Reference Maps
See Sheet 1 of 6

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
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---	EASEMENT LINE
---	WETLANDS LINE
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---	INTERMEDIATE CONTOUR
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Nottingham Hills Subdivision
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Conservation Design Development
1 Lot Re-Subdivision of Portions
of Lots 19 & 21

Revisions
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8/27/2020 - Per Town Comments
9/23/2020 - Per Additional Comments

Date: January 29, 2020
Drawing: 20-018g
Drawn: P.H.
Sheet: 5 OF 6

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www.gesicksurveyors.com

Ledge Light Health District - Donnelle Holmes

Location: Upper Kensington, E.L. Date: 2/18/2020
 Project / Client: Lots 19 & 21 Br. Sub - Create 1 new bldg lot. Jeff Torrance

TPC depth 71" / L e 53"
 0-8 leaf litter & TS
 8-24 DB FSL, 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

TPH depth 72" / L e 53"
 0-12 leaf litter & TS
 12-23 DB fine med sand, loose
 23-53 YB fine glacial fill
 53-72 non-typical / decomposed ledge (concrete)
 No GW
 No redox
 roots to 27"

TPH depth 70" / L e 6"
 0-12 leaf litter & TS
 12-36 compact gray brown glacial fill - very compact
 36-70 YB med sand, friable
 roots to 30"
 No GW
 redox - could not ID

TPF depth 77" / L e 6"
 machine was able to dig through
 Not suitable

TPF depth 74" / L e 14"
 Not suitable

TPC depth 85" / L e 31" (partially decomposed)
 0-10 leaf litter & TS
 10-19 DB med coarse sand
 19-31 light YB med sand w/rock
 No GW
 No redox
 roots to 21"

31-85 mixed sand, rotten rock & non-typical ledge

Location: _____ Date: _____
 Project / Client: _____

TPC depth 79" / L e 51"
 0-11 leaf litter & TS
 11-51 compact YB med coarse sand w/rocks, very compact
 51-79 YB med coarse sand
 No GW
 making e 71
 roots to 30"

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 GRAVEY 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.

Copies of this survey map not bearing the Land Surveyor's Seal shall not be considered valid copies, certificates of accuracy or true and correct copies of the survey. For information only, the survey is prepared, and on behalf of the Surveyor, the Surveyor's Seal is not required. The Surveyor's Seal is not required for additional parties, or subsequent parties, or subsequent parties, or subsequent parties.

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

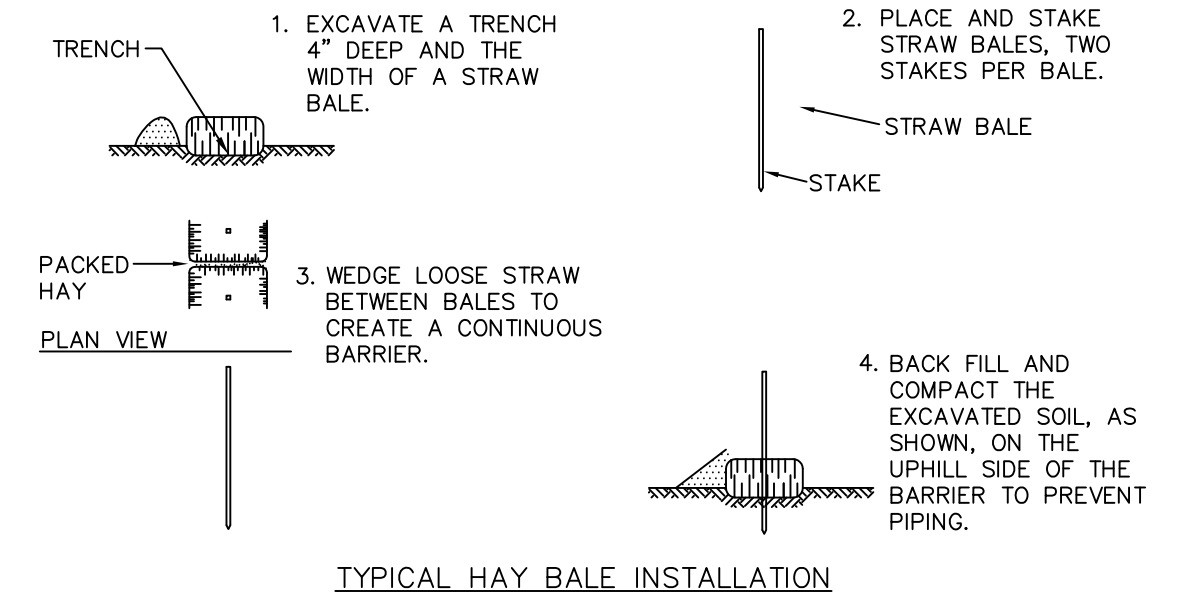
[Signature]
 Registered Professional Land Surveyor
 No. 11117

- 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.
 - 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.
- DURING CONSTRUCTION**
- 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 SEEDY 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.

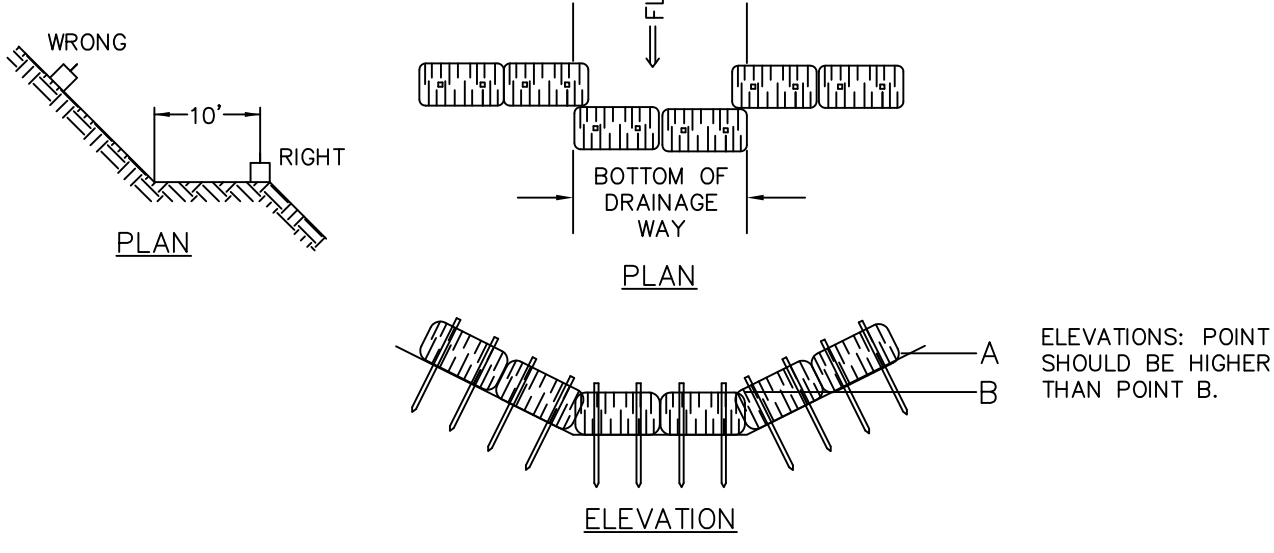
SOIL AND EROSION CONTROL

- 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.



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