

Notes

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-308B-1 THROUGH 20-308B-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 28, 1994.
- A TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
- WITH RESPECT TO THE PRECINCT OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A PREVIOUSLY OF REFERENCE MAP #1.
- THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL A 1-3 TOPOGRAPHIC ACCURACY.
- MEASUREMENTS 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 INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS BEING ACCURATELY LOCATED OR DEPICTED.
- THE WORD "BENCH" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON THE BEST AVAILABLE INFORMATION AND SUCH AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP ON SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE RECEIPT NUMBER APPEARS HEREON.
- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE REPRODUCED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSES, WHETHER LOCAL OR OTHER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPS PREPARED BY GESICK & ASSOCIATES P.C. FROM A 3/20/2013 FIELD SURVEY.
- WETLANDS BOUNDARY LINES TAKEN FROM REFERENCE MAP #1.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DETERMINED AND NOTED HEREON HAVE BEEN CONFIRMED, IN PART, FROM RECORD MAPS AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH LOCATIONS MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES P.C. THE SITE LOCATION AND EXISTENCE OF ALL SUCH LOCATIONS MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE ADMINISTRATIVE TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-939-4433.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED AND ARE NOT SHOWN TO SCALE.
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE 10 BUILDING SOUNDS ABOVE THE FOUNDATION.

Reference Maps

- NOTINGHAM HILLS SUBDIVISION PHASE 3 MANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT PREPARED BY J ROBERT PHANHA & ASSOCIATES P.C. DATED AUGUST 1, 2003 SCALE: 1"=40'
- TOPOGRAPHIC SURVEY SHOWING EXISTING AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF MANTIC REAL ESTATE, LLC NOTINGHAM HILLS SUBDIVISION PHASE 3 UPPER KENSINGTON DRIVE EAST LYME, CONNECTICUT CLASSIFIED AS REFERENCE MAP #1 PREPARED BY J ROBERT PHANHA & ASSOCIATES P.C. DATED OCTOBER 30, 2004 REVISED THRU NOVEMBER 21, 2006 SCALE 1"=80'

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	PROPERTY CORNER	○	WOOD POST	—	CAS LINE
○	S / REBAR	○	DECIDUOUS TREE	□	PLANTED AREA
○	NON / REBAR	○	CONIFEROUS TREE	□	GRAVEL AREA
○	BENCH MARK	○	SHRUB	□	EXISTING BUILDING
○	UTILITY POLE	○	STUMP	□	EXPOSED LEDGE
○	UTILITY POLE / LIGHT	○	WELL	□	SPOT ELEVATION
○	OUT W/ /	○	WATER VALVE	□	NON OR FORMERLY ELEVATION
○	WELL	○	FIRE HYDRANT	□	BVENT
○	CAS VALVE	○	PROPANE TANK	□	E.M.
○	WATER VALVE	○	PROPANE TANK	□	ELECTRIC METER
○	PROPANE TANK	○	PROPANE TANK	□	TYPICAL
○	PROPANE TANK	○	PROPANE TANK	□	REINFORCED CONCRETE PFC
○	PROPANE TANK	○	PROPANE TANK	□	FACE OF CURB
○	PROPANE TANK	○	PROPANE TANK	□	TOP OF CURB
○	PROPANE TANK	○	PROPANE TANK	□	EDGE OF PAVEMENT
○	PROPANE TANK	○	PROPANE TANK	□	ORTHOGONAL CONCRETE UP CURB
○	PROPANE TANK	○	PROPANE TANK	□	WH

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
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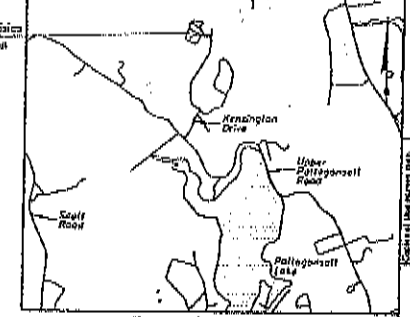
Topographic Survey
(Existing Conditions Survey)

Notingham Hills Subdivision
East Lyme, Connecticut
Property Owner: English Meridian Asset Management LLC
c/o Arthur J. Clarke P.E.
370 N. Grand Drive
Manchester, New Hampshire

Revisions:
02/2010 - New Change
10/2010 - No Town Consents
05/2010 - For Additional
City

Date: March 21, 2013
Drawn: JGH
Drawn P.L.L.
Date:

2 of 5



Location Map

Scale: 1"=2000'

Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER (TO BE SET)
○	REBAR
○	DEEP TEST PIT
○	BENCH MARK
○	WETLANDS FLAG
○	WELL
○	PERC TEST
□	GRAVEL AREA
□	EXISTING BUILDING
□	EXPOSED LEDGE
□	SIGNWALL
---	PROPERTY LINE
---	PROPERTY LINE OTHER
---	SETBACK LINE
---	EASEMENT LINE
---	WETLANDS LINE
---	100' WETLANDS REVIEW LINE
---	SILT FENCE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	TREELINE
○	SPOT ELEVATION
N/T	NOW OR FORMERLY
ELEV / EL	ELEVATION
(FC)	FACE OF CURB
S.C.C.C.	SEMI-CONTINUOUS CONCRETE (UP CURB)
F.F.	FINISHED FLOOR
(TYP)	TYPICAL

Per Bemis #4

Per Bemis #3

Per Bemis #6

Per Bemis #4

*-7 Add additional note
"Area to be paved with
bituminous concrete"*

For Notes & Reference Maps
See Sheet 1 of 5

Scale: 1"=30'

(Site Plan)

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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

Revised	1/25/2023
Drawn	J.P.L.
Scale	1"=30'
Sheet	3 of 5

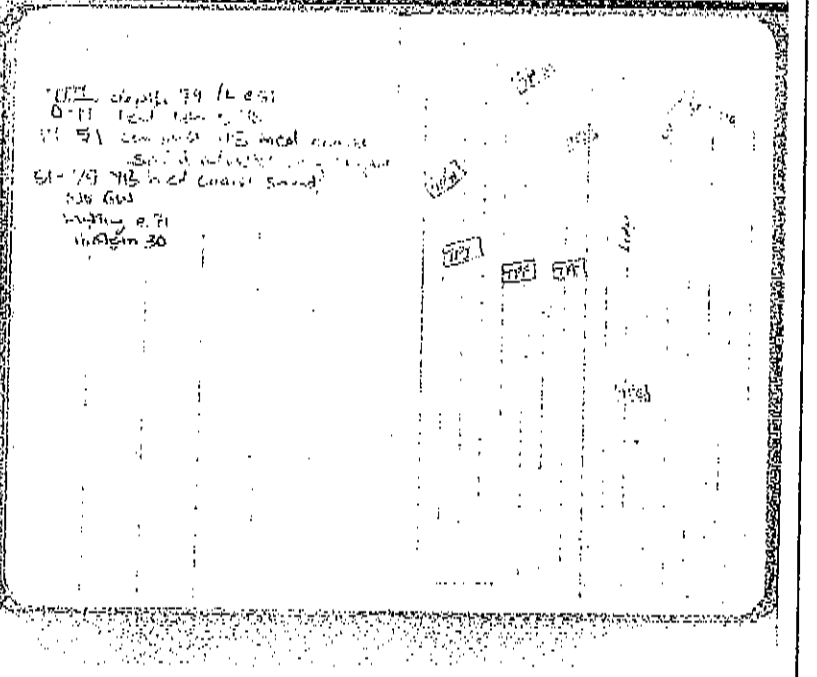
Light-Health District - Danella Holmes

TPD depth 71' L x 55'
 0-12 leaf litter & TS
 12-22 OB fine sand
 22-53 7B (glacial till)
 53-72 med coarse sand
 No GW
 No redox
 No nodules

TPD depth 70'
 0-12 leaf litter & TS
 12-26 compact gray loam gravel
 26-70 7B med sand
 No GW
 No redox
 No nodules

TPD depth 77' L x 6'
 0-12 leaf litter & TS
 12-14 OB med coarse sand
 14-31 light 7B med sand
 No GW
 No redox
 No nodules

TPD depth 85' L x 31'
 0-10 leaf litter & TS
 10-14 OB med coarse sand
 14-31 light 7B med sand
 No GW
 No redox
 No nodules



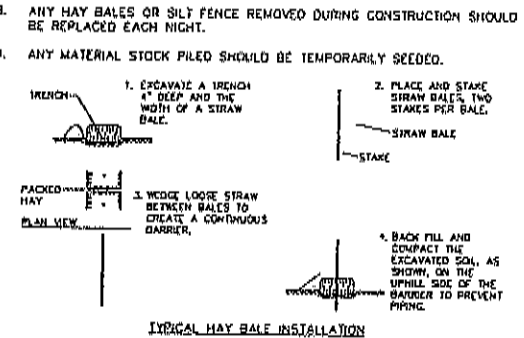
- GENERAL CONSTRUCTION SEQUENCE - COMMON DRIVEWAY & RAIN GARDEN**
- SECURE ALL NECESSARY PERMITS. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-1455) AT LEAST 72 HOURS PRIOR TO EXCAVATION. SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF.
 - CLEARING LIMITS WILL BE FLAGGED BY ENGINEER PRIOR 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 EES 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 GRAVEL 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**
- per Benni #10**
- 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 06108.
 - 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, DEWATERING 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 SEEDING TO PROMOTE STABILIZATION OF SLOPES. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S 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 23% OR GREATER IN ADDITION TO STANDARD EROSION CONTROL MEASURES.

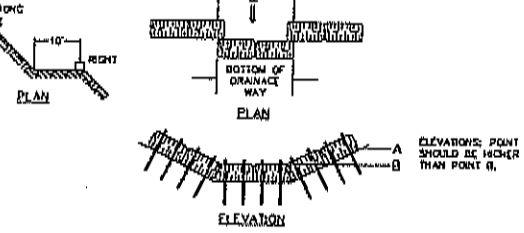
SOIL AND EROSION CONTROL

- 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	70-90bbl	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.



(Details)

Scale: 1"=30'

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

Date: January 24, 2020
 Drawing: 2501g
 Drawn: PJH
 Sheet: 5 OF 5