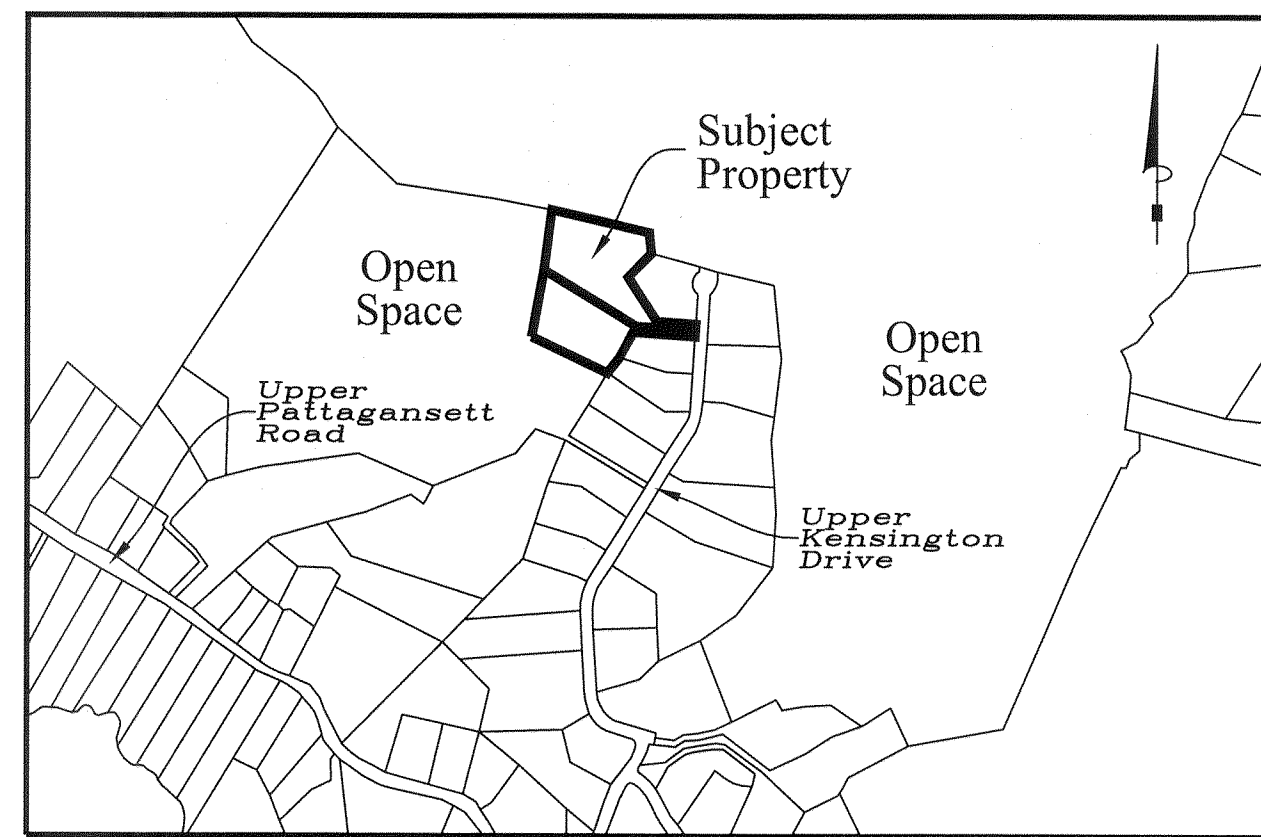


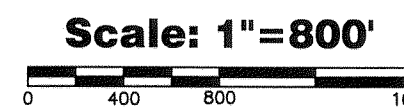
# Nottingham Hills Subdivision Lot Line Revisions of Existing Lots 19 & 21 & Conservation Design Development 1 Lot Re-Subdivision of Portions of Lots 19 & 21

### 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 PATAGANSETT 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 PATAGANSETT 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.

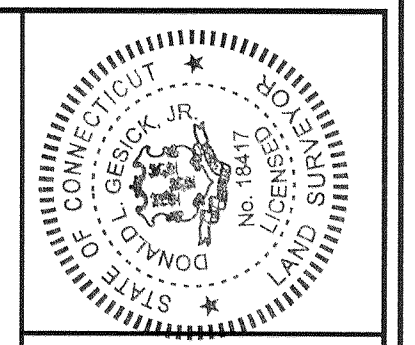
- Sheet Index  
 Sheet 1 - Title Sheet  
 Sheet 2 - Existing Conditions Survey  
 Sheet 3 - Subdivision Plan & Site Plan  
 Sheet 4 - Septic & Well Plan  
 Sheet 5 - Details

### 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 Embossed Seal shall be void. This map is not to be used for any purpose indicated or implied hereon for whom the survey was prepared, and on behalf of the additional parties listed herein, or subsequent parties, or subsequent owners and listed herein.

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

Donald L. Gesick, Jr., L.S.  
1987-2019

--	--

**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
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

Date: January 29, 2020  
 Drawing: 20-018g  
 Drawn: P.H.  
 Sheet: **1 OF 5**

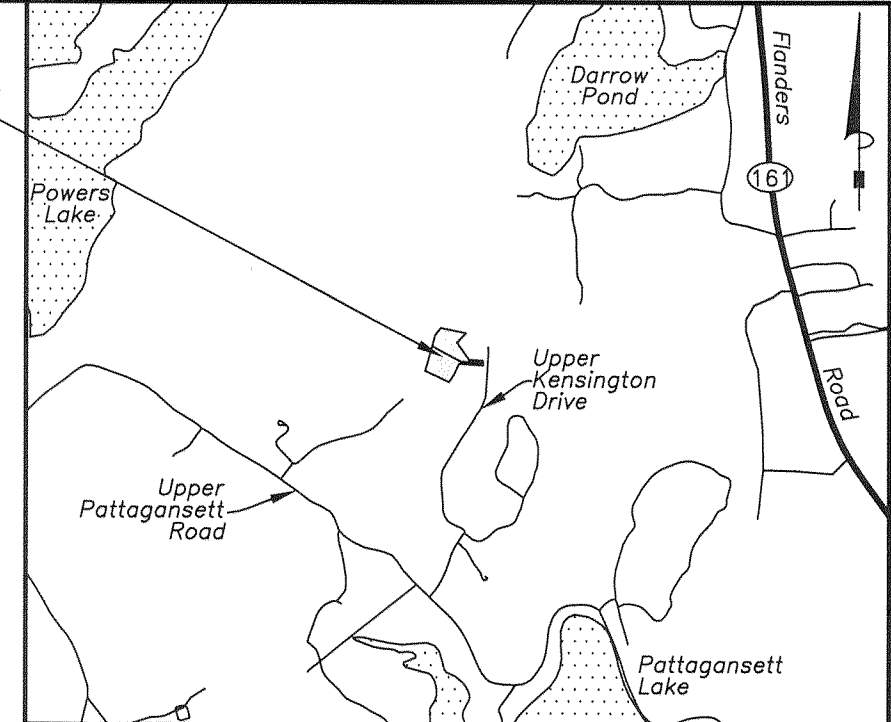


**Lot 21 - Subject Parcel Information**

OWNER: NIANTIC REAL ESTATE LLC  
 PARCEL ADDRESS: 24 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333  
 MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333  
 PARCEL ID: MAP 40.0 LOT 22  
 DEED: VOLUME 849 PAGE 300  
 LAND USE ZONE: R-40  
 AREA: 80816.40 SQ. FT. ± OR 1.86 ACRES ±  
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03386 DATED JULY 18, 2011

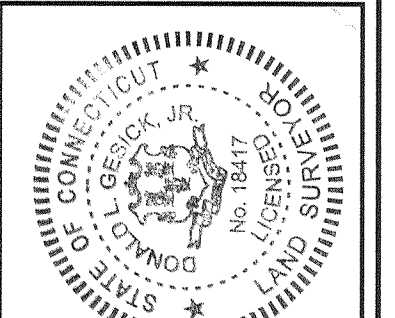
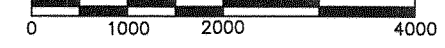
**Lot 19 - Subject Parcel Information**

OWNER: NIANTIC REAL ESTATE LLC  
 PARCEL ADDRESS: 22 UPPER KENSINGTON DRIVE, EAST LYME, CONNECTICUT 06333  
 MAILING ADDRESS: P.O. BOX 452, EAST LYME, CONNECTICUT 06333  
 PARCEL ID: MAP 40.0 LOT 23  
 DEED: VOLUME 849 PAGE 300  
 LAND USE ZONE: R-40  
 AREA: 84295.05 SQ. FT. ± OR 1.84 ACRES ±  
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09011C03386 DATED JULY 18, 2011



**Location Map**

Scale: 1" = 2000'



Copies of this survey map not bearing the Land Surveyor's Seal and this map is not to be used for any purpose not indicated or implied hereon. The surveyor is not responsible for any errors or omissions in this map or for any damage or loss resulting therefrom. The surveyor is not responsible for any damage or loss resulting from the use of this map for any purpose not intended by the surveyor.

To the best of my knowledge and belief this map is substantially correct as noted hereon.  
 [Signature]  
 [Name]  
 [Title]

**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 28, 1998.
  - A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
  - B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #1.
  - C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
  - D. BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1
  - E. ELEVATIONS BASED UPON REFERENCE MAP #1
  - F. CONTOUR INTERVAL = 2'
  - G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER 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 GESICK & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=80'
- "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 CLAP FILE NUMBER E6247" PREPARED BY J. ROBERT FANNING & 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/W OR FORMERLY
○	WELL	—	TREELINE	—	ELEV / EL
○	GAS VALVE	—	FENCE LINE	—	INVERT
○	WATER VALVE	—	PROPERTY LINE	—	E.M.
○	FIRE HYDRANT	—	PROPERTY LINE OTHER	—	(TYP)
○	CATCH BASIN	—	INDEX CONTOUR	—	R.C.P.
○	MANHOLE	—	INTERMEDIATE CONTOUR	—	(FC)
○	SIGN	—	EASEMENT LINE	—	(TC)
○	WETLANDS FLAG	—	WETLANDS	—	E.O.P.
○	YARD LIGHT	—	OVERHEAD WIRES	—	B.C.L.C.
○	LIGHT POLE	—	WATER LINE	—	W/
○	TEST PIT	—			

Scale: 1" = 30'

**Topographic Survey**  
 of  
 Lots 19 & 21  
 Nottingham Hills Subdivision  
 East Lyme, Connecticut  
 Prepared by:  
 c/o Kristen Clarke P.E.  
 375 N. Bond 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
10/19/2020	- Per Additional Comments

Date: March 26, 2019

Drawing: 19-034a

Drawn: P.H.

Sheet







SOIL TESTING DATA NOTTINGHAM HILLS SUBDIVISION PHASE 3  
 DATED AUGUST 1, 2005 REVISED THROUGH DECEMBER 2, 2005  
 SHEET 5014 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 - 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 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  
 -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"/85" - N-S), HEAVILY CEMENTED DUE TO IRON PPT. 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

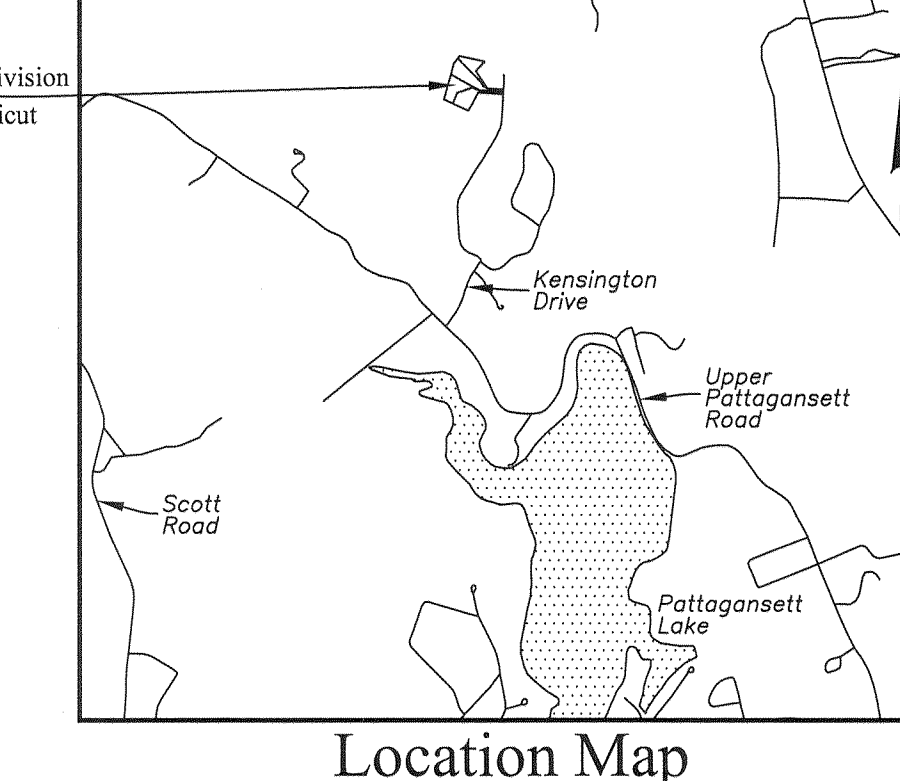
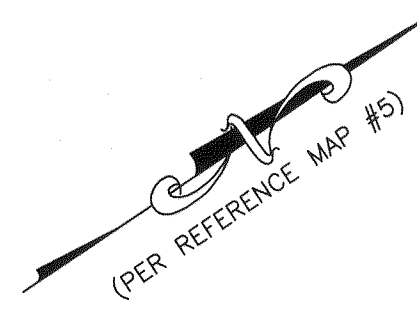
TEST HOLE #501  
 0 - 8/10" - TOPSOIL & HUMUS  
 8 - 32" - BROWN SANDY LOAM  
 32 - 84/87" - GRAY/TAN MED/FINE TO FINE SILTY SAND & STONE  
 84 - 86/96" - DARK BROWN FINE SILTY SAND & STONE - LEDGE ?  
 86-96", NO WATER, MAX. WATER 84/87"

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 66"/-/-

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)



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  
 NIANCTIC, 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  
 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

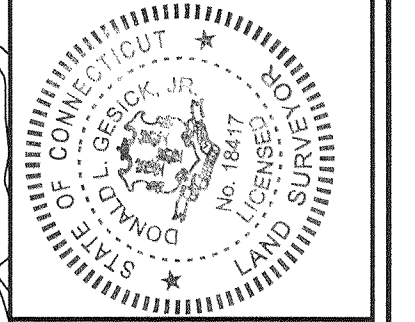
20 UPPER KENSINGTON DRIVE  
 N/F  
 WU, PING & CAITLIN  
 PARCEL ID 40.0-24  
 V794/512  
 MAILING ADDRESS  
 20 UPPER KENSINGTON DRIVE  
 EAST LYME, CT 06333

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

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

Scale: 1"=30'



To the best of my knowledge and belief this map is correct as noted herein.  
 [Signature]  
 Date: 12/15/20  
 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
7/30/2020	Per Town Comments
8/27/2020	Per Additional Comments
9/23/2020	Per Additional Comments
10/19/2020	Per Additional Comments

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



**Ledge Light Health District - Donnelle Holmes**

Location: Upper Kensington, E.L. Date: 2/16/2020  
 Project / Client: Lts 19 & 21 for sub create 1 new bldg lot. Jeff Tanase

**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 nodules

**TPE depth 77" / L e 6"**  
 machine was able to dig through  
 not suitable \*

**TFE depth 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, trace  
 No GW  
 No redox  
 roots to 21" mixed sand  
 31-85 nodules not  
 non-typical ledge

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

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

Perc Test	19.2	Perc Test	21.1
Pre Soak:	2:15	Pre Soak:	2:40
4:12	5"	4:53	1.5"
4:17	7"	4:58	4"
4:22	9"	5:03	5"
4:27	11"	5:08	6"
4:32	12"	5:13	7"
4:37	13"	5:18	8.25"
Time Drop:	30 m	Time Drop:	30 m
Drop = 8"		Drop = 6.75"	
Perc Rate:	4 min/inch	Perc Rate:	

Perc Test	19.1	Perc Test	23.1
Pre Soak:	2:20	Pre Soak:	2:55
4:16	2"	4:53	4"
4:21	3"	4:58	7.5"
4:26	4.25"	5:03	8"
4:31	5"	5:08	8.75"
4:36	5"	5:13	9.25"
4:41	6"	5:18	9.50"
Time Drop:	30 m	Time Drop:	30 m
Drop = 5"		Drop = 5.5"	
Perc Rate:	6 min/inch	Perc Rate:	6 min/inch

Perc Test	21.2	Perc Test	23.2
Pre Soak:	2:45	Pre Soak:	3:00
4:55	2.5"	5:32	3.5"
5:00	7"	5:37	4.25"
5:05	8"	5:42	4.5"
5:10	9.25"	5:47	5"
5:15	10"	5:52	6.00"
5:20	11"	5:57	6.25"
Time Drop:	30 m	Time Drop:	30 m
Drop = 9"		Drop = 2.75"	
Perc Rate:	3.5 min/inch	Perc Rate:	11 min/inch

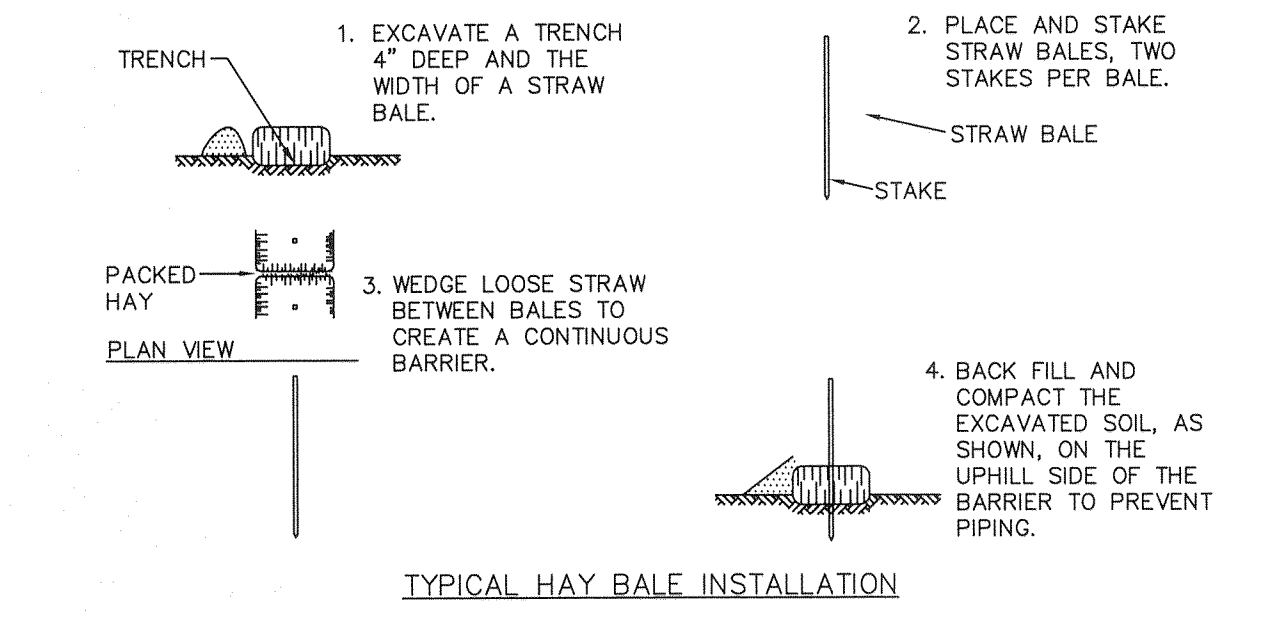
- EROSION & SEDIMENT CONTROL NARRATIVE**
- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
  - THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE 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.

- 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.

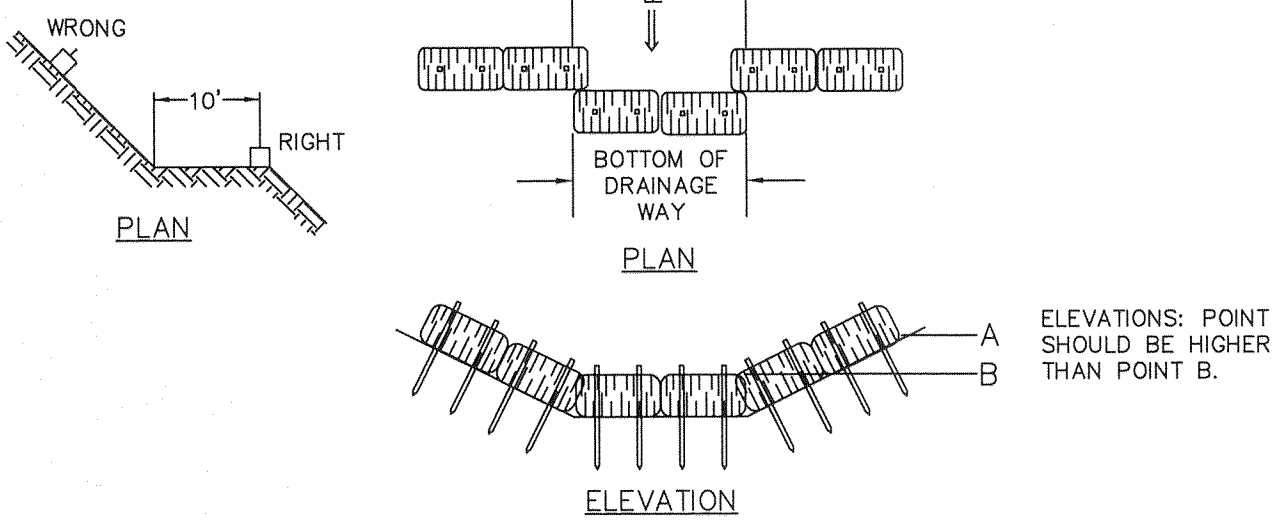
**SOIL AND EROSION CONTROL**

- 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'

**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  
 10/19/2020 - Per Additional Comments

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

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

Reg. No. 18417