

# PATTAGANSETT PRESERVE AT NOTTINGHAM HILLS

(ALSO KNOWN AS NOTTINGHAM HILLS SUBDIVISION PHASE 5)

- MAP REFERENCES:
- A. "MAP OF PROPERTY OF FREDERICK W. HARVEY LAKE PATTAGANSETT EAST LYME, CONN. SCALE 1" = 60' BENJ. H. CHULHER, SURVEYOR JULY 1926"
  - B. "MAP OF FREDERICK W. HARVEY PROPERTY ON PATTAGANSETT LAKE TOWN OF EAST LYME, CONN. DEC. 1933 SCALE 1" = 40' ERNEST DESHREY"
  - C. "MAP OF PROPERTY OF FREDERICK W. HARVEY OFF PATTAGANSETT ROAD EAST LYME, CONN. SCALE 1" = 60' AUG. 1934 ERNEST DESHREY"
  - D. "PLAN SHOWING PROPERTY OF NEW LONDON COUNCIL OF GIRL SCOUTS INC. ON PATTAGANSETT LAKE EAST LYME, CONN. SCALE 1" = 110' NOV. 1950 JOSEPH HOFFMAN LAND SURVEYOR"
  - E. "BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL SCALE 1" = 100' DEC. 10, 1966 DAVID M. COONROO"
  - F. "PARCEL OF LAND CONVEYED TO CONNECTICUT TRAILS COUNCIL OF GIRL SCOUTS, INC. EAST LYME, CONN. 1" = 80' C. BANNING 3/30/69"
  - G. "PLAN OF PROPERTY OF J. C. PENNY COMPANY, INC. IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100' HIL. CHANDLER, PALMER & KING NORWICH, CONN. MARCH 12, 1972 SHEET 1 OF 2"
  - H. "SECTION No. 1 HUCKLEBERRY HILL UPPER PATTAGANSETT ROAD EAST LYME, CT. OWNED BY H. JENETTE BOOTH & SALLY MCGIVER SCALE 1" = 40' MARCH 21, 1974 MCKAY ENGINEERING"
  - I. "MAP SHOWING PROPERTY OF STANLEY J. & HELEN M. DRABIK DRABIK ROAD & CHESTERFIELD ROAD EAST LYME, CONN. SCALE 1" = 100' DATE AUG. 11, 1982 REV. SEPT. 8, 1982 J. ROBERT PFANNER & ASSOCIATES"
  - J. "SUBDIVISION PLAN PREPARED FOR FLANDERS VILLAGE ROUTE 161 CHESTERFIELD ROAD EAST LYME, CONNECTICUT SCALE 1" = 40' AUGUST 1985 REV. OCT. 1985 SHEETS 1, 2 & 3 OF 16 JESS McMINN"
  - K. "NOTTINGHAM HILLS SUBDIVISION NANTIC REAL ESTATE, LLC BOUNDARY PLAN DATE: 5/4/01 SHEET No. L1 ANCHOR ENGINEERING"
  - L. "LAND TO BE CONVEYED TO DARROW POND LLC FROM NEW ENGLAND NATIONAL MOSTOWY ROAD EAST LYME, CONNECTICUT J. ROBERT PFANNER & ASSOCIATES P.C. 1" = 300' DATE 4-05-05 LAST REVISED 5-11-05"
3. TOPOGRAPHY IS BASED ON NAVD 88 DATUM.
  4. BEARINGS ARE BASED ON THE CONNECTICUT GRID SYSTEM.
  5. WETLANDS WERE DELINEATED BY RICHARDS SHARSKI CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY CERWICK MEREN, LLC.



NOTTINGHAM HILLS SUBDIVISION  
 PHASE 5  
 PREPARED FOR  
 KRISTEN T. CLARKE, P.E.  
 ENGLISH HARBOR ASSET  
 MANAGEMENT LLC  
 1712 PIONEER AVENUE, SUITE 1939  
 CHEYENNE, WY. 82001  
 PROPERTY OWNER  
 COLD SPRING LOT MANAGEMENT LLC  
 18 DRABIK ROAD  
 EAST LYME CT. 06333

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

DATE	REVISION

APPROVED BY THE EAST LYME  
 PLANNING COMMISSION

CHAIRMAN/SECRETARY \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_  
 FILING DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_

DATE: AUGUST 3, 2021 SHEET 1 OF 5  
 JOB NO. 18-036



**CERWICK - MEREN L.L.C.**  
 191 BOSTON POST ROAD P.O. BOX 565  
 EAST LYME, CONNECTICUT 06333  
 TEL. (860)442-2201 FAX. (860)442-2205



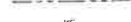



0.2% ANNUAL CHANCE OF FLOOD HAZARDS ZONE X  
TOWN OF EAST LYME  
090096  
MAP 09011C0338G  
EFF. 7/15/2011

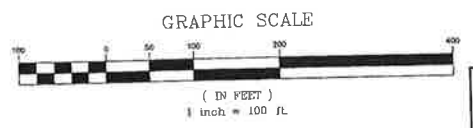
TOTAL AREA (SOUTH)  
41,150± Sq. Ft.  
0.94± Ac.

N/F  
STATE OF CONNECTICUT  
BOARD OF FISHERIES  
AND GAME

W

**LEGEND**

- STONE WALL 
- PROPERTY LINE 
- STREET LINE 
- EDGE OF WETLANDS & FLAG 
- UTILITY POLE 
- EXPOSED LEDGE 



APPROVED BY THE EAST LYME PLANNING COMMISSION

CHAIRMAN/SECRETARY \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_  
 FILING DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_

**SOIL TYPES**

29B	Agawam fine sandy loam, 3 to 6 percent slopes
38C	Hickley loamy sand, 3 to 15 percent slopes
61B	Carlton and Charlton fine sandy loams, 0 to 6 percent slopes, very stony
73C	Charlton-Chaffield complex, 0 to 15 percent slopes, very rocky
73E	Charlton-Chaffield complex, 15 to 45 percent slopes, very rocky
75C	Holls-Chaffield Rock outcrop complex, 3 to 15 percent slopes
76E	Rock outcrop-Holls complex, 3 to 45 percent slopes
W	Water

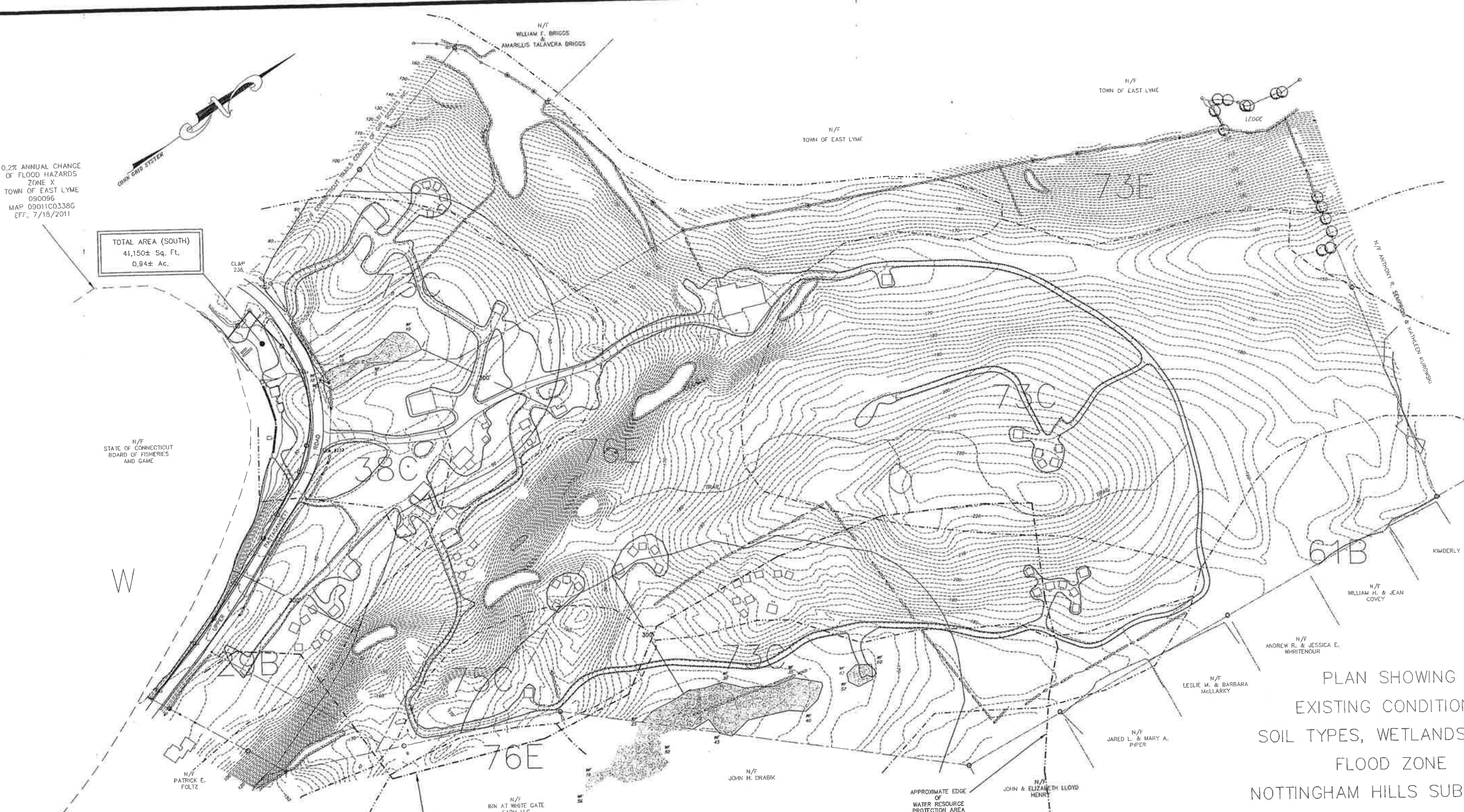
PLAN SHOWING  
EXISTING CONDITIONS  
SOIL TYPES, WETLANDS AREA  
FLOOD ZONE  
NOTTINGHAM HILLS SUBDIVISION  
PHASE 5  
PROPERTY OF  
COLD SPRING LOT MANAGEMENT LLC  
121 UPPER PATTAGANNSETT ROAD  
EAST LYME CT. 06333

SCALE: 1" = 100'  
DATE: AUGUST 3, 2021

SHEET 2 OF 5  
JOB NO. 18-036



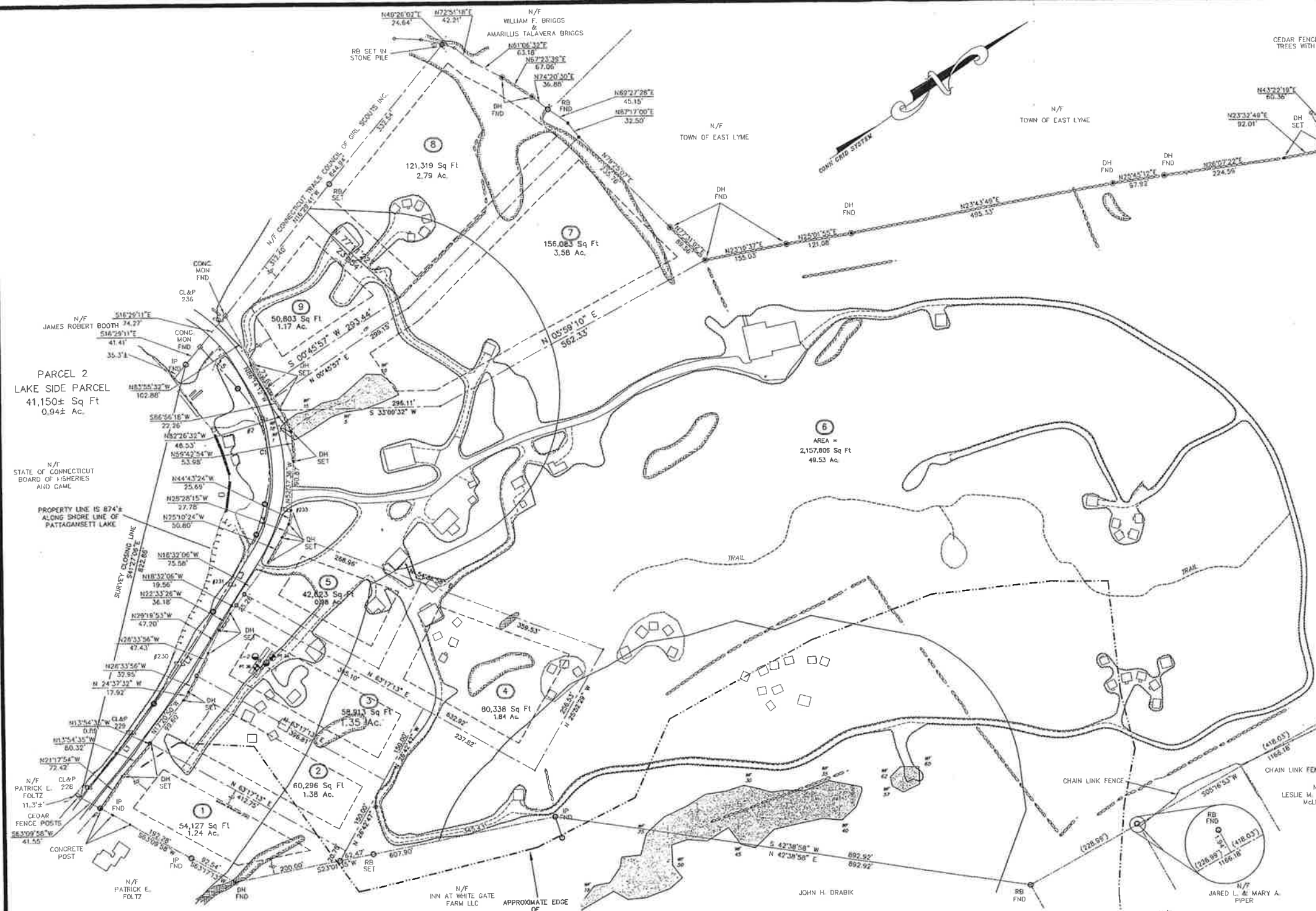
**GERWICK - MEREEEN L.L.C.**  
 191 BOSTON POST ROAD P.O. BOX 565  
 EAST LYME, CONNECTICUT 06333  
 TEL. (860)442-2201 FAX. (860)442-2205



- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-7 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  - TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
  - MAP REFERENCES
    - "MAP OF PROPERTY OF FREDERICK W. HARVEY LAKE PATTAGANSETT EAST LYME, CONN. SCALE 1" = 60' BENJ. H. CHURCH, SURVEYOR JULY 1926"
    - "MAP OF FREDERICK W. HARVEY PROPERTY ON PATTAGANSETT LAKE TOWN OF EAST LYME, CONN. DEC. 1933 SCALE 1" = 40' ERNEST DESHREY"
    - "MAP OF PROPERTY OF FREDERICK W. HARVEY OFF PATTAGANSETT ROAD EAST LYME, CONN. SCALE 1" = 60' AUG. 1934 ERNEST DESHREY"
    - "PLAN SHOWING PROPERTY OF NEW LONDON COUNCIL OF GIRL SCOUTS INC. ON PATTAGANSETT LAKE EAST LYME, CONN. SCALE 1" = 110' NOV. 1950 JOSEPH HOFFMAN LAND SURVEYOR"
    - "BOUNDARY SURVEY 191 UPPER PATTAGANSETT ROAD EAST LYME, CT. PROPERTY OF LEWIS S. & JEAN E. BULL SCALE 1" = 100' DEC. 10, 1966 DAVID M. COONROD"
    - "PARCEL OF LAND CONVEYED TO CONNECTICUT TRAILS COUNCIL OF GIRL SCOUTS, INC. EAST LYME, CONN. 1" = 80' C. BANNING 3/30/69"
    - "PLAN OF PROPERTY OF J. C. PENNY COMPANY, INC. IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100' CHANDLER, PALMER & KING NORWICH, CONN. MARCH 12, 1972 SHEET 1 OF 2"
    - "SECTION No. 1 HUCKLEBERRY HILL UPPER PATTAGANSETT ROAD EAST LYME, CT. OWNED BY H. JENETTE BOOTH & SALLY MACIVER SCALE 1" = 40' MARCH 21, 1974 MCKAY ENGINEERING"
    - "MAP SHOWING PROPERTY OF STANLEY J. & HELEN M. DRABIK DRABIK ROAD & CHESTERFIELD ROAD EAST LYME, CONN. SCALE 1" = 100' DATE AUG. 11, 1982 REV. SEPT. 8, 1982 J. ROBERT PFANNER & ASSOCIATES"
    - "SUBDIVISION PLAN PREPARED FOR FLANDERS VILLAGE ROUTE 161 CHESTERFIELD ROAD EAST LYME, CONNECTICUT SCALE 1" = 40' AUGUST 1985 REV. OCT. 1985 SHEETS 1, 2 & 3 OF 16 JESS McMINN"
    - "NOTTINGHAM HILLS SUBDIVISION NANTIC REAL ESTATE, LLC BOUNDARY PLAN DATE: 5/4/01 SHEET No. L1 ANCHOR ENGINEERING"
    - "LAND TO BE CONVEYED TO DARROW POND LLC FROM NEW ENGLAND NATIONAL MOSTOWY ROAD EAST LYME, CONNECTICUT J. ROBERT PFANNER & ASSOCIATES P.C. 1" = 300' DATE 4-05-05 LAST REVISED 5-11-05"
  - TOPOGRAPHY IS BASED ON NAVD 88 DATUM.
  - BEARINGS ARE BASED ON THE CONNECTICUT GRID SYSTEM.
  - WETLANDS WERE DELINEATED BY RICHARDS SNARSKI CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY GERWICK MEREEN, LLC.

PLAN SHOWING  
 PROPOSED LOT LAYOUT  
 NOTTINGHAM HILLS SUDDIVISION  
 PHASE 5  
 PROPERTY OF  
 COLD SPRING LOT MANAGEMENT LLC  
 121 UPPER PATTAGANNSETT ROAD  
 EAST LYME CT. 06333

SCALE: 1" = 100'  
 DATE: AUGUST 3, 2021  
 SHEET 3 OF 5  
 JOB NO. 18-036



**LEGEND**

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH/LI HOLE SET
- DRILL HOLE FOUND
- MONUMENT FOUND
- IRON PIPE FOUND
- EDGE OF WETLANDS & FLAG
- UTILITY POLE
- EXPOSED LEDGE

**LINE TABLE**

LINE	LENGTH	BEARING
L1	221.29	N16°32'00"W
L2	202.28	N22°34'13"W
L3	162.52	N25°57'00"W
L4	58.81	N39°22'48"W
L5	103.35	S82°20'28"W

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CORD
C1	58°16'48"	228.86	225.00	125.44	219.12

CORD BEARING = N68°31'09"W



THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

DATE	REVISION

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*John Paul M...*

JOHN PAUL MEREEN  
 TITLE: LAND SURVEYOR CT No. 18859  
 DATE: OCTOBER 6, 2020

APPROVED BY THE EAST LYME PLANNING COMMISSION

CHAIRMAN/SECRETARY \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_  
 FILING DATE \_\_\_\_\_  
 EXPIRATION DATE \_\_\_\_\_



GERWICK - MEREEN L.L.C.  
 191 BOSTON POST ROAD P.O. BOX 565  
 EAST LYME, CONNECTICUT 06333  
 TEL: (860)442-2201 FAX: (860)442-2205

**MSS**

LOT 1  
PROPOSED HOUSE IS A FOUR BEDROOM HOUSE, BASIS OF DESIGN IS FOR  
FOUR BEDROOMS WITH TWO FULL BATHS, ONE GARAGE WITH A PERGOLA, 2-1/2  
CARS, 1000 S.F. STITCH AREA REQUIRED IS 577.50 S.F., AND IS SUPPLIED  
AS FOLLOWS:  
1 ROW OF 50 L.F. OF 42"X12" GEOMATIX GGT 474 AT 10.0 S.F. PER L.F.=500 S.F.  
TOTAL LEAKING AREA=500 S.F.  
RESTRICTIVE LAYER =1" HYDRALIC GRADIENT=1-10.0%  
MSS REQUIRED =11(10) X 1(10) X 1(10)=1100 S.F.  
MSS SUPPLIED = 50

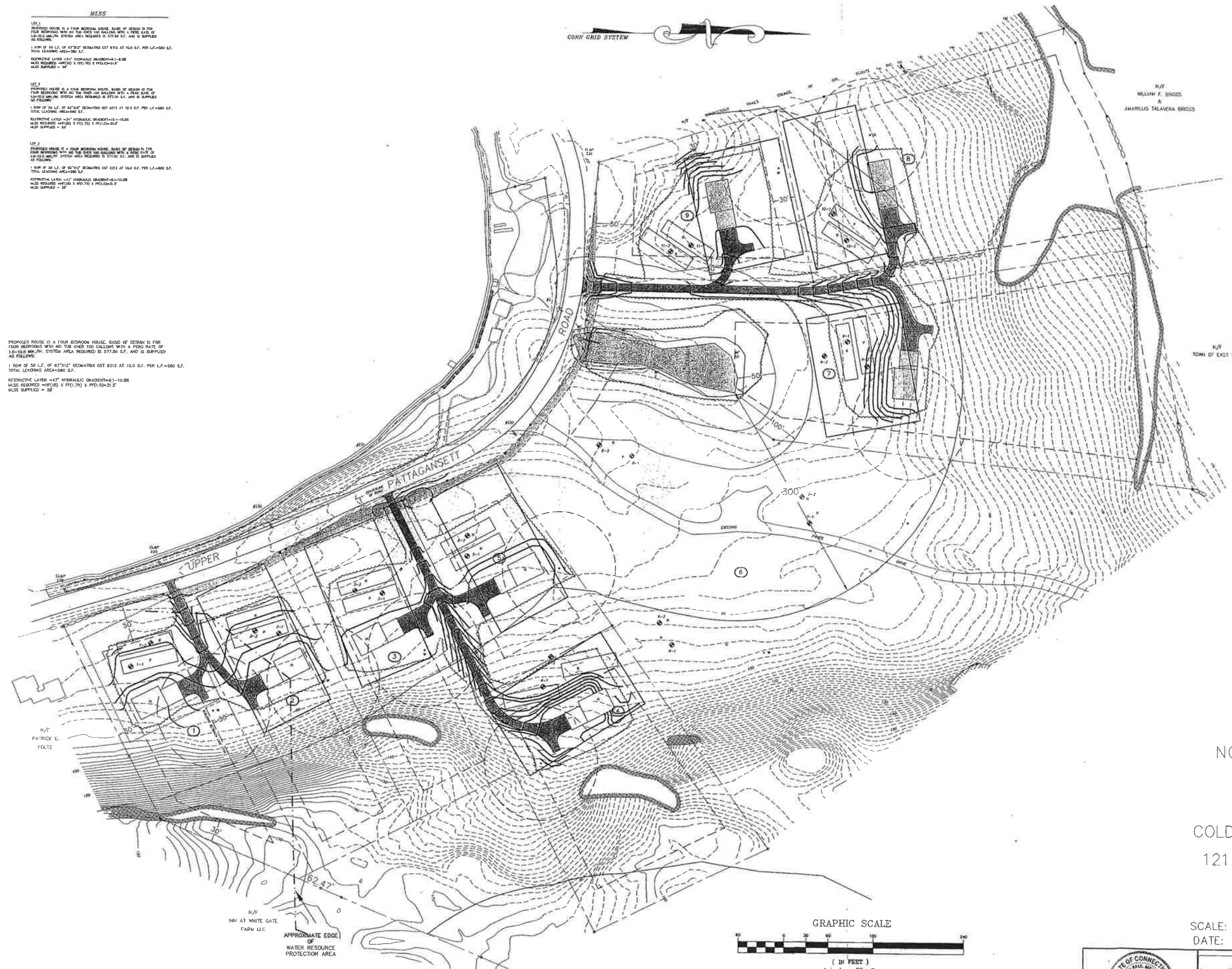
LOT 2  
PROPOSED HOUSE IS A FOUR BEDROOM HOUSE, BASIS OF DESIGN IS FOR  
FOUR BEDROOMS WITH TWO FULL BATHS, ONE GARAGE WITH A PERGOLA, 2-1/2  
CARS, 1000 S.F. STITCH AREA REQUIRED IS 577.50 S.F., AND IS SUPPLIED  
AS FOLLOWS:  
1 ROW OF 50 L.F. OF 42"X12" GEOMATIX GGT 474 AT 10.0 S.F. PER L.F.=500 S.F.  
TOTAL LEAKING AREA=500 S.F.  
RESTRICTIVE LAYER =1" HYDRALIC GRADIENT=1-10.0%  
MSS REQUIRED =11(10) X 1(10) X 1(10)=1100 S.F.  
MSS SUPPLIED = 50

LOT 3  
PROPOSED HOUSE IS A FOUR BEDROOM HOUSE, BASIS OF DESIGN IS FOR  
FOUR BEDROOMS WITH TWO FULL BATHS, ONE GARAGE WITH A PERGOLA, 2-1/2  
CARS, 1000 S.F. STITCH AREA REQUIRED IS 577.50 S.F., AND IS SUPPLIED  
AS FOLLOWS:  
1 ROW OF 50 L.F. OF 42"X12" GEOMATIX GGT 474 AT 10.0 S.F. PER L.F.=500 S.F.  
TOTAL LEAKING AREA=500 S.F.  
RESTRICTIVE LAYER =1" HYDRALIC GRADIENT=1-10.0%  
MSS REQUIRED =11(10) X 1(10) X 1(10)=1100 S.F.  
MSS SUPPLIED = 50

PROPOSED HOUSE IS A FOUR BEDROOM HOUSE, BASIS OF DESIGN IS FOR  
FOUR BEDROOMS WITH TWO FULL BATHS, ONE GARAGE WITH A PERGOLA, 2-1/2  
CARS, 1000 S.F. STITCH AREA REQUIRED IS 577.50 S.F., AND IS SUPPLIED  
AS FOLLOWS:  
1 ROW OF 50 L.F. OF 42"X12" GEOMATIX GGT 474 AT 10.0 S.F. PER L.F.=500 S.F.  
TOTAL LEAKING AREA=500 S.F.  
RESTRICTIVE LAYER =1" HYDRALIC GRADIENT=1-10.0%  
MSS REQUIRED =11(10) X 1(10) X 1(10)=1100 S.F.  
MSS SUPPLIED = 50

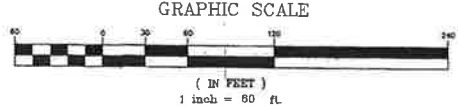


APPROVED BY THE EAST LYME PLANNING COMMISSION	
CHAIRMAN/SECRETARY	_____
APPROVING DATE	_____
FIELD DATE	_____
EXPIRATION DATE	_____



PLAN SHOWING  
 GRADING AND E&S  
 NOTTINGHAM HILLS SUDDIVISION  
 PHASE 5  
 PROPERTY OF  
 COLD SPRING LOT MANAGEMENT LLC  
 121 UPPER PATTAGANSETT ROAD  
 EAST LYME CT. 06333

SCALE: 1" = 60'  
 DATE: AUGUST 3, 2021  
 SHEET 4 OF 5  
 JOB NO. 18-036



**GERWICK - MEREEN L.L.C.**  
 191 BOSTON POST ROAD P.O. BOX 565  
 EAST LYME, CONNECTICUT 06333  
 TEL. (860)442-2201 FAX. (860)442-2205

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR.  
 THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF  
 THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND  
 SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

**REFERENCE IS MADE TO**

- CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
- NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY, SOIL MAP-STATE OF CONNECTICUT

**DEVELOPMENT**

PROPOSED DEVELOPMENT WILL ALLOW FOR THE CREATION OF 1 ADDITIONAL BUILDING LOT ON 63.86 ACRES WITH ACCESS FROM UPPER PATTAGANSETT ROAD. THE LOTS WILL BE SERVED BY ON SITE WATER AND SEPTIC.

**GENERAL DEVELOPMENT PLAN**

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUES BY THE TOWN OF EAST LYME PLANNING AND ZONING COMMISSION, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES. LOCATION OF THE EXTERIOR CLEARING LIMITS SHALL BE STAKED OUT BY A LICENSED SURVEYOR UNLESS OTHERWISE ALLOWED BY THE TOWN EROSION CONTROL AGENT.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF EAST LYME ZONING ENFORCEMENT OFFICER TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON CERTIFICATION WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE "FILTER BARRIER INSTALLATION & MAINTENANCE" AND THE "HAY BALE INSTALLATION & MAINTENANCE" SECTIONS OF THIS NARRATIVE.

ALL SHIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 3 TO 1. A HAY BALE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

THE PROPOSED PLANTING SCHEDULE IS TO BE ADHERED TO DURING THE PLANTING OF DISTURBED AREAS THROUGHOUT THE PROPOSED CONSTRUCTION SITE.

FINAL STABILIZATION OF THE SITE IS TO FOLLOW THE PROCEDURES OUTLINED IN PERMANENT VEGETATIVE COVER. IF NECESSARY A TEMPORARY VEGETATIVE COVER IS TO BE PROVIDED UNTIL A PERMANENT COVER CAN BE APPLIED.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO THE SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RE-SEEDING AND REESTABLISHED.

ONCE STABILIZATION HAS BEEN COMPLETED AND CERTIFICATION THEREOF OBTAINED IN WRITING FROM THE ZONING ENFORCEMENT OFFICER OF THE TOWN OF EAST LYME, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND ALL ASPECTS OF ALL CONSTRUCTION ELEMENTS/DESIGNS, AS WELL AS THE EROSION & SEDIMENTATION CONTROL PLANS. SHOULD THE CONTRACTOR NOT UNDERSTAND ANY ASPECTS IT IS HIS/HER RESPONSIBILITY TO SEEK CLARIFICATION FROM THE APPROPRIATE AUTHORITY.

ANY REQUIRED BLASTING FOR PUBLIC OR LOT DEVELOPMENT SHALL REQUIRE A PRE-BLAST CONDITION SURVEY FOR, AT A MINIMUM, FOR ALL PROPERTIES ADJACENT TO THE AREA TO BE BLASTED. PER CT. STATUTE, THE FIRE MARSHAL SHALL MAKE ALL FINAL DETERMINATIONS ON REQUIREMENTS FOR PRE-BLAST CONDITION SURVEY.

**SEQUENCE OF CONSTRUCTION & CONTRACTORS RESPONSIBILITY**

IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BEGIN SPRING/SUMMER OF 2021. PRIOR TO THE START OF CONSTRUCTION THE DEVELOPER IS TO SCHEDULE A PRE CONSTRUCTION MEETING WITH TOWN STAFF, THE CONTRACTOR AND PROJECT ENGINEER TO DISCUSS IMPORTANT SITE ISSUES INCLUDING SCHEDULING, SITE ACCESS, CONSTRUCTION METHODS, AND INSPECTIONS PROCEDURES.

THE PROPOSED EROSION AND SEDIMENTATION CONTROLS HAVE BEEN DEVELOPED SPECIFICALLY WITH THE INTENT TO PRESERVE WATER QUALITY THROUGHOUT THE CONSTRUCTION PROCESS. ALL PROPOSED MEASURES SHOULD BE VIEWED BY THE CONTRACTOR AS A MINIMUM, AND IN NO CASE SHALL THEY BE TREATED AS A COMPLETE SOLUTION. ALL E&S PLANS ARE HIGHLY DEPENDENT ON CONSTRUCTION PRACTICES AND WEATHER EVENTS THAT ARE BEYOND THE CONTROL OF ANY PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ANY AND ALL MEASURES TO CONTROL WATER QUALITY WITH RESPECT TO EROSION AND SEDIMENTATION THAT MAY AFFECT RESOURCES OR DOWN GRADIENT PROPERTIES. ALL CLEARING FOR PHASES INTENDED TO BE MINIMUM NEEDED FOR CURRENT CONSTRUCTION. THE CONTRACTOR SHALL BE ESPECIALLY CAREFUL TO AVOID SIGNIFICANT DISTURBANCE OF PROPOSED SEPTIC SYSTEM AREAS DURING CONSTRUCTION. SIGNIFICANT DISTURBANCE OF THESE AREAS MAY NEGATIVELY IMPACT THE VIABILITY OF THE LOT WHICH, IS DISTURBED SHALL BE THE CONTRACTORS LIABILITY. THE CONTRACTOR SHALL MAKE WEEKLY INSPECTIONS OF ALL DISTURBED AREAS AND CONTROL ELEMENTS AS WELL AS AFTER ANY RAINFALL OF 1/2" OR MORE AND SHALL MAINTAIN REPAIR OR REPLACE AS NEEDED.

**CONSTRUCTION STAKE OUTS, AS-BUILTS AND INSPECTIONS**

- ALL UTILITIES, PUBLIC AND PRIVATE, AS WELL AS ALL STORM WATER BASINS AND STRUCTURES MUST BE STAKED OUT BY A LICENSED CT SURVEYOR.
- AS-BUILTS ARE REQUIRED FOR ALL UTILITIES, BASINS AND STRUCTURES AND MUST BE COMPLETED BY A CT LICENSED SURVEYOR. UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO BEING BACK FILLED.
- STORMWATER BASINS SHALL ALSO REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN ENGINEER.
- THE TOWN OF EAST LYME WILL ALSO REQUIRE TOWN INSPECTIONS FOR MANY COMPONENTS WHICH THE CONTRACTOR AND OWNER MUST COORDINATE WITH THE TOWN

**FILTER BARRIER INSTALLATION & MAINTENANCE**

- DIG A 6" TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
- POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POST 1.5 FEET INTO THE GROUND.
- LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
- INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
- SEDIMENT DEPOSITS ARE TO BE REMOVED WHEN THEY REACH A HEIGHTS OF ONE FOOT BEHIND THE BARRIER AND ARE TO BE DEPOSITED IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
- INSPECTIONS AND NECESSARY REPAIRS WILL BE MADE TWICE WEEKLY.

**HAY BALE INSTALLATION & MAINTENANCE**

- BALES SHALL BE PLACED AROUND ALL PROPOSED CATCH BASINS WITH THE ENDS TIGHTLY ABUTTING EACH OTHER.
- EACH BALE SHALL BE SECURELY ANCHORED WITH AT LEAST 2 STAKES AND GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER FROM PASSING BETWEEN THE BALES.
- INSPECT BALES AFTER EACH STORM AND REPAIR OR REPLACE PROMPTLY AS NEEDED. REMOVE SEDIMENT BEHIND THE BALES WHEN IT HAS REACHED HALF THE HEIGHT AND DEPOSIT IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLAND COMMISSION.
- INSPECTIONS AND NECESSARY REPAIRS WILL BE MADE TWICE WEEKLY.

**TEMPORARY VEGETATIVE COVER**

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILES HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS PER 1000 S.F. SHALL BE USED. RYE GRASS COVER APPLIED AT A RATE OF 1 LB PER 1000 S.F. SHALL PROMOTE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

**PERMANENT VEGETATIVE COVER**

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2.5 TO 1. PROVIDE SLOPE PROTECTIONS ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION SHALL BE REMOVED AS WELL AS DEBRIS. APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F. APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDING BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

SEED MIXTURE	LB /ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	45	1.00

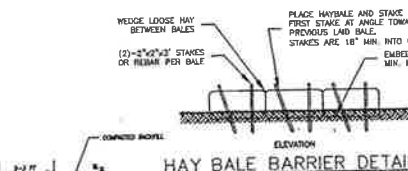
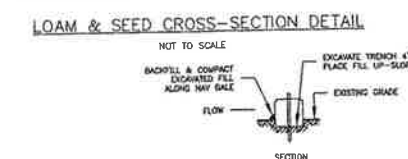
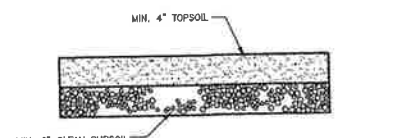
THE RECOMMENDED SEEDING DATES ARE:

APRIL 1 - JUNE 5 AND AUGUST 1 - SEPTEMBER 15

FOLLOWING SEEDING, FIRM SEED BED WITH A ROLLER, MULCH WITH WEED FREE STRAW IMMEDIATELY FOLLOWING SEEDING. IF A PERMANENT VEGETATIVE STAND CANNOT BE ESTABLISHED BY SEPTEMBER 30, APPLY A TEMPORARY COVER ON THE TOPSOIL.

**NOTES**

- ALL EXISTING UTILITIES ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG" SHALL BE NOTIFIED AT LEAST 5 DAYS PRIOR TO ANY CONSTRUCTION. (1-800-922-4455)
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, PRIOR TO CONSTRUCTION. ARRANGEMENTS WITH THE TOWN PLANNING AND ZONING, AND CONSERVATION DEPARTMENTS SHALL BE MADE FOR A PRE-CONSTRUCTION MEETING. SAID MEETING SHALL BE AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTORS, ON SITE SUPERVISOR, AS WELL AS THE APPLICANT SHALL BE PRESENT AT SAID MEETING.
- CONTRACTOR SHALL MEET ALL STATE AND LOCAL REQUIREMENTS FOR BLASTING.
- THE CONTRACTOR SHALL KEEP ALL ADJACENT PUBLIC ROADS FREE OF DIRT AND OTHER DEBRIS. ROADS SHALL BE INSPECTED AND CLEANED AT A MINIMUM OF ONCE DAILY. TRUCKS ENTERING OR LEAVING THE SITE WITH MATERIAL LOADS SHALL MAINTAIN COVERS OVER THEIR LOADS.



**TEST PIT 6-1 DEPTH 86"**

DEPTH	SOIL TYPE	WATER
0-6"	LEAF LITTER & TOPSOIL	
6-27"	LIGHT ORANGE BROWN MED-COARSE SANDY LOAM	
27-85"	LIGHT YELLOW TO GRAY BROWN MED-COARSE SANDY LOAM	
ROOTS TO 91"		
NO REFUSAL		
NO GROUND WATER		

**TEST PIT 6-2 DEPTH 92"**

DEPTH	SOIL TYPE	WATER
0-6"	LEAF LITTER & TOPSOIL	
6-23"	LIGHT ORANGE BROWN FINE SANDY LOAM	
23-82"	LIGHT YELLOW TO GRAY BROWN MED-COARSE SANDY LOAM, TRACE GRAVEL	
ROOTS TO 53"		
NO REFUSAL		
NO GROUND WATER		

**TEST PIT 6-3 DEPTH 76"**

DEPTH	SOIL TYPE	WATER
0-6"	TOPSOIL	
6-26"	LIGHT BROWN FINE SANDY LOAM	
26-78"	COARSE SAND & GRAVEL (APPROX. 40% GRAVEL)	
REFUSAL @ 78" (LARGE BOULDER ?)		
ROOTS TO 53"		
NO GROUND WATER		

**TEST PIT 6-4 DEPTH 86"**

DEPTH	SOIL TYPE	WATER
0-7"	LEAF LITTER & TOPSOIL	
7-40"	LIGHT BROWN VERY FINE SILTY SAND	
40-74"	COARSE SAND & GRAVEL (APPROX. 40% GRAVEL)	
STANDING WATER @ 74"		
ROOTS TO 59"		
NO REFUSAL		
REDOX @ 33"		

**TEST PIT 6-5 DEPTH 76"**

DEPTH	SOIL TYPE	WATER
0-7"	LEAF LITTER & TOPSOIL	
7-40"	LIGHT BROWN FINE SANDY LOAM	
40-74"	COARSE SAND & GRAVEL (APPROX. 50% GRAVEL)	
STANDING WATER @ 65"		
ROOTS TO 43"		
REDOX @ 37"		

**TEST PIT 6-6 DEPTH 50"**

DEPTH	SOIL TYPE	WATER
0-9"	LEAF LITTER & TOPSOIL	
9-25"	YELLOW BROWN FINE SANDY LOAM	
STANDING WATER @ 25"		
ROOTS TO WATERLINE		
NO REFUSAL		
NO APPARENT REDOX ABOVE WATER LINE		
*STAND PIPES OF ADDITIONAL TEST PITS IN ALT. LOCATION		

**TEST PIT 6-7 DEPTH 84"**

DEPTH	SOIL TYPE	WATER
0-9"	LEAF LITTER & TOPSOIL	
9-16"	ORANGE BROWN FINE SANDY LOAM	
16-32"	YELLOW BROWN FINE SANDY LOAM	
32-52"	GRAY BROWN FINE SILTY SAND - MOTTLED	
52-83"	COMPACT YELLOW TO GRAY BROWN MED-COARSE SAND, TRACE GRAVEL	
ROOTS TO 48"		
NO REFUSAL		
NO GROUND WATER		
REDOX @ 36"		

**TEST PIT 6-8 DEPTH 78"**

DEPTH	SOIL TYPE	WATER
0-10"	LEAF LITTER & TOPSOIL	
10-23"	ORANGE BROWN FINE SANDY LOAM	
23-38"	YELLOW BROWN FINE SANDY LOAM	
38-78"	YELLOW BROWN FINE SAND WITH GRAVEL	
ROOTS TO 42"		
NO GROUND WATER		
NO REFUSAL		
REDOX @ 38"		

**TEST PIT 6-9 DEPTH 88"**

DEPTH	SOIL TYPE	WATER
0-8"	LEAF LITTER & TOPSOIL	
8-22"	ORANGE BROWN FINE SANDY LOAM	
22-68"	LIGHT YELLOW TO GRAY BROWN MED-COARSE SAND, TRACE GRAVEL	
MANY ROCKS PRESENT		
ROOTS TO 56"		
NO GROUND WATER		
NO REFUSAL		
REDOX @ 68" ?		
NO REDOX		

**TEST PIT 6-10 DEPTH 68"**

DEPTH	SOIL TYPE	WATER
0-9"	LEAF LITTER & TOPSOIL	
9-23"	ORANGE BROWN FINE SANDY LOAM	
23-68"	LIGHT YELLOW TO GRAY BROWN MED-COARSE SAND, TRACE GRAVEL	
COMPACT @ 47" (RESTRICTIVE)		
ROOTS TO 58"		
NO GROUND WATER		
NO REFUSAL		
POSSIBLE REFUSAL @ 68"		
MANY ROCKS PRESENT		

**TEST PIT 1-1 DEPTH 95"**

DEPTH	SOIL TYPE	WATER
0-8"	LEAF LITTER & TOPSOIL	
8-27"	LIGHT YELLOW BROWN FINE SANDY LOAM	
27-85"	COARSE SAND & GRAVEL	
NO REFUSAL		
NO GROUND WATER		

**TEST PIT 1-2 DEPTH 95"**

DEPTH	SOIL TYPE	WATER
0-9"	LEAF LITTER & TOPSOIL	
9-30"	LIGHT YELLOW BROWN FINE SANDY LOAM	
30-85"	COARSE SAND & GRAVEL (APPROX. 25% GRAVEL)	
ROOTS TO 70"		
NO GROUND WATER		
NO REFUSAL		
NO GROUND WATER		
REDOX @ 24-30" (NOT GROUND WATER)		

**TEST PIT 1-3 DEPTH 87"**

DEPTH	SOIL TYPE	WATER
0-6"	TOPSOIL	
6-41"	YELLOW BROWN FINE SANDY LOAM	
41-87"	COARSE SAND & GRAVEL (APPROX. 25% GRAVEL)	
ROOTS TO 54"		
NO GROUND WATER		
NO REFUSAL		
REDOX @ 34"		

**TEST PIT 1-4 DEPTH 86"**

DEPTH	SOIL TYPE	WATER
0-7"	LEAF LITTER & TOPSOIL	
7-40"	LIGHT BROWN VERY FINE SILTY SAND	
40-74"	COARSE SAND & GRAVEL (APPROX. 40% GRAVEL)	
STANDING WATER @ 74"		
ROOTS TO 59"		
NO REFUSAL		
REDOX @ 33"		

**TEST PIT 1-5 DEPTH 76"**

DEPTH	SOIL TYPE	WATER
0-7"	LEAF LITTER & TOPSOIL	
7-40"	LIGHT BROWN FINE SANDY LOAM	
40-74"	COARSE SAND & GRAVEL (APPROX. 50% GRAVEL)	
STANDING WATER @ 65"		
ROOTS TO 43"		
REDOX @ 37"		

**TEST PIT 1-6 DEPTH 50"**

DEPTH	SOIL TYPE	WATER
0-9"	LEAF LITTER & TOPSOIL	
9-25"	YELLOW BROWN FINE SANDY LOAM	
STANDING WATER @ 25"		
ROOTS TO WATERLINE		
NO REFUSAL		
NO APPARENT REDOX ABOVE WATER LINE		
*STAND PIPES OF ADDITIONAL TEST PITS IN ALT. LOCATION		

**TEST PIT 1-7 DEPTH 84"**

DEPTH	SOIL TYPE	WATER
0-9"	LEAF LITTER & TOPSOIL	
9-16"	ORANGE BROWN FINE SANDY LOAM	
16-32"	YELLOW BROWN FINE SANDY LOAM	
32-52"	GRAY BROWN FINE SILTY SAND - MOTTLED	
52-83"	COMPACT YELLOW TO GRAY BROWN MED-COARSE SAND, TRACE GRAVEL	
ROOTS TO 48"		
NO REFUSAL		
NO GROUND WATER		
REDOX @ 36"		

**TEST PIT 1-8 DEPTH 78"**

DEPTH	SOIL TYPE	WATER
0-10"	LEAF LITTER & TOPSOIL	
10-23"	ORANGE BROWN FINE SANDY LOAM	
23-38"	YELLOW BROWN FINE SANDY LOAM	
38-78"	YELLOW BROWN FINE SAND WITH GRAVEL	
ROOTS TO 42"		
NO GROUND WATER		
NO REFUSAL		
REDOX @ 38"		

**TEST PIT 1-9 DEPTH 88"**

DEPTH	SOIL TYPE	WATER
0-8"	LEAF LITTER & TOPSOIL	
8-22"	ORANGE BROWN FINE SANDY LOAM	
22-68"	LIGHT YELLOW TO GRAY BROWN MED-COARSE SAND, TRACE GRAVEL	
MANY ROCKS PRESENT		
ROOTS TO 56"		
NO GROUND WATER		
NO REFUSAL		
REDOX @ 68" ?		
NO REDOX		

**TEST PIT 1-10 DEPTH 68"**

DEPTH	SOIL TYPE	WATER
0-9"	LEAF LITTER & TOPSOIL	
9-23"	ORANGE BROWN FINE SANDY LOAM	
23-68"	LIGHT YELLOW TO GRAY BROWN MED-COARSE SAND, TRACE GRAVEL	
COMPACT @ 47" (RESTRICTIVE)		
ROOTS TO 58"		
NO GROUND WATER		
NO REFUSAL		
POSSIBLE REFUSAL @ 68"		
MANY ROCKS PRESENT		

**PERM. TEST #1**

DEPTH	SOIL TYPE	WATER
0-6"	TOPSOIL	
6-26"	LIGHT BROWN FINE SANDY LOAM	
26-78"	COARSE SAND & GRAVEL (APPROX. 40% GRAVEL)	
REFUSAL @ 78" (LARGE BOULDER ?)		
ROOTS TO 53"		
NO GROUND WATER		

**PERM. TEST #2**

DEPTH	SOIL TYPE	WATER
0-7"	LEAF LITTER & TOPSOIL	
7-40"	LIGHT BROWN FINE SANDY LOAM	
40-74"	COARSE SAND & GRAVEL (APPROX. 50% GRAVEL)	
STANDING WATER @ 74"		
ROOTS TO 59"		
NO REFUSAL		