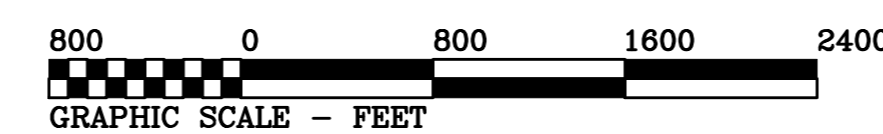
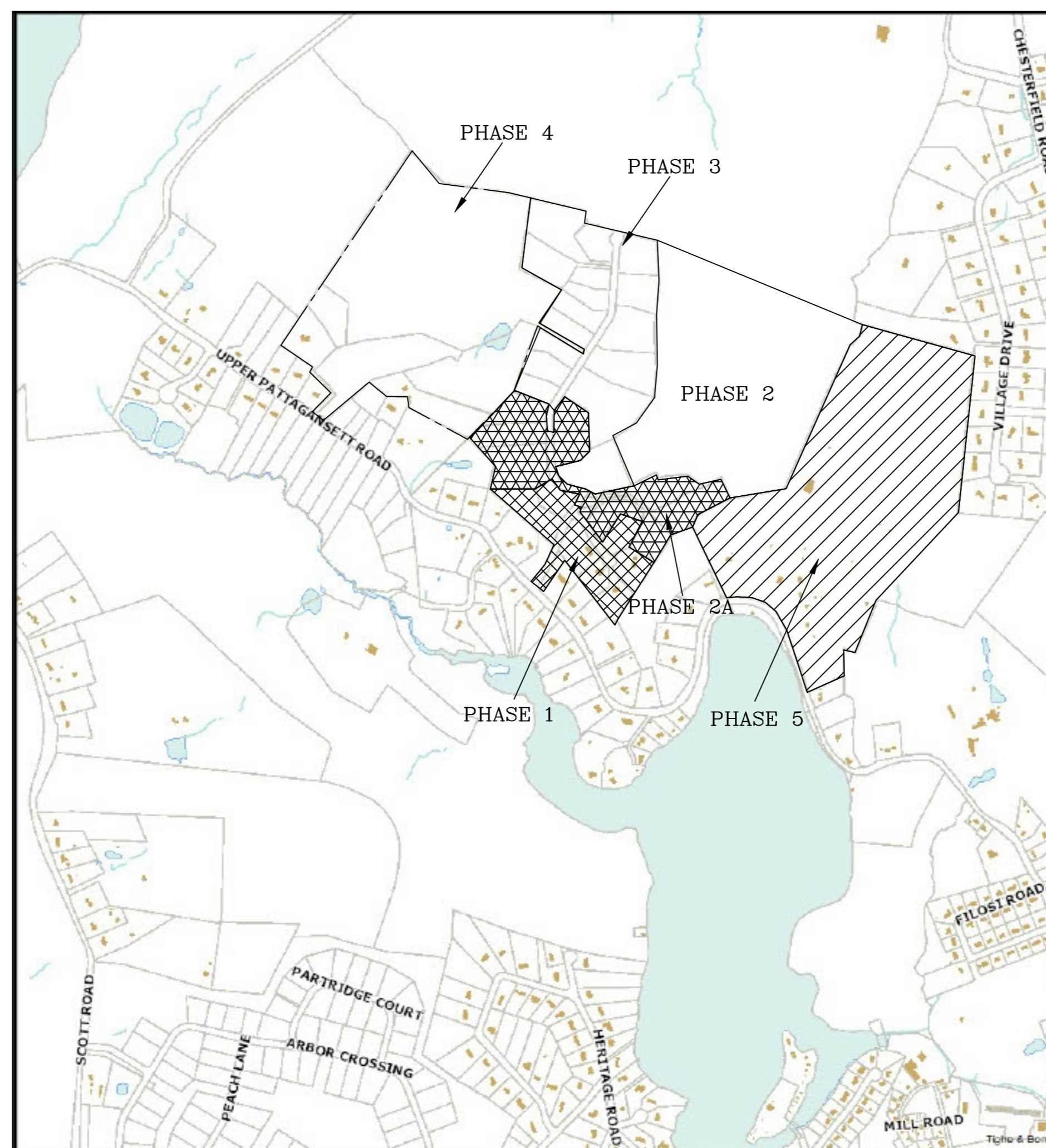


PATTAGANSETT PRESERVE AT NOTTINGHAM HILLS

(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 HOPMAN 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. COONROD"
- F. "PARCEL OF LAND CONVEYED TO CONNECTICUT TRAILS COUNCIL OF GIRL SCOUTS, INC. EAST LYME, CONN. 1" = 80' C. BRANNING 3/20/69"
- G. "PLAN OF PROPERTY OF J. C. PENNY COMPANY, INC. IN THE TOWN OF EAST LYME, CONN. SCALE 1" = 100ft. 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 McSIVER 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 MUMFORD"
- K. "NOTTINGHAM HILLS SUBDIVISION NIANTIC 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 MOSTOWN ROAD EAST LYME, CONNECTICUT J. ROBERT PFANNER & ASSOCIATES P.C. 1" = 300' DATE 4-05-05 LAST REVISED 5-11-05"

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 LLO
18 DRABIK ROAD
EAST LYME CT. 06333

SHEET INDEX:

- SHEET 1 OF 5: COVER SHEET
- SHEET 2 OF 5: SOIL TYPES, WETLANDS, FLOOD ZONE
- SHEET 3 OF 5: PROPOSED LOT LAYOUT
- SHEET 4 OF 5: PROPOSED GREDING
- SHEET 5 OF 5: DETAIL SHEET
- SHEET 5A OF 5: DETAIL SHEET
- SHEET E1 OF 2: ENGINEER DRAINAGE AREA
- SHEET E2 OF 2: ENGINEER BIOFILTER RETENTION POND/RAIN GARDEN LATOUT
- SHEET SL1, SL2 & SL3: SIGHT LINES

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.

**APPROVED BY THE EAST LYME
PLANNING COMMISSION**

CHAIRMAN/SECRETARY _____
APPROVAL DATE _____
FILING DATE _____
EXPIRATION DATE _____

DATE	REVISION
9.28.2021	SHEET INDEX

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



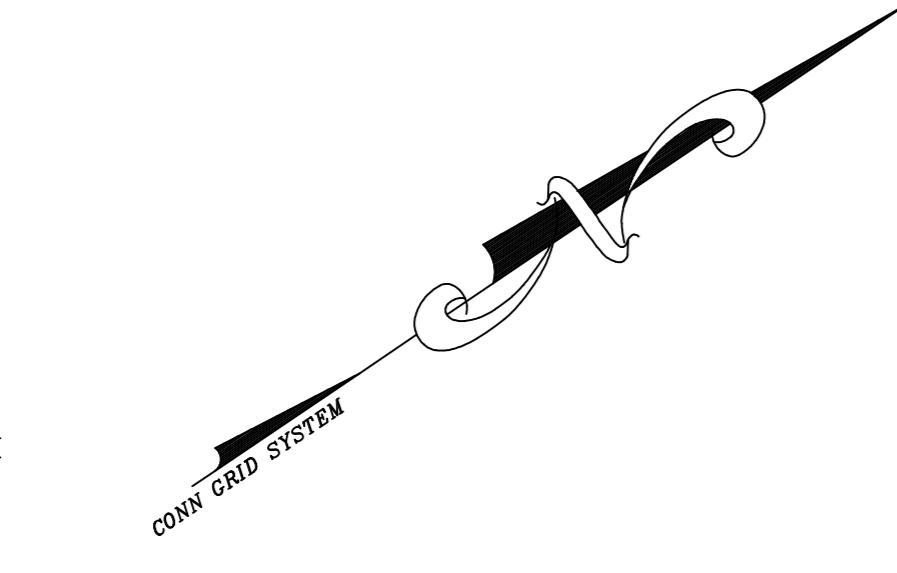
GERWICK - MEREEN L.L.C.
191 BOSTON POST ROAD P.O. BOX 565
EAST LYME, CONNECTICUT 06333
TEL. (860)442-2201 FAX. (860)442-2205

0.2% ANNUAL CHANCE
OF FLOOD HAZARDS
ZONE X
TOWN OF EAST LYME
090096
MAP 09011003386
EFF. 7/18/2011

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

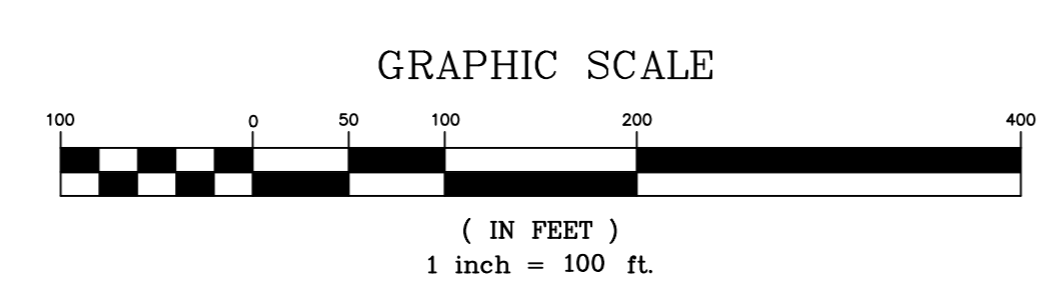
N/F
STATE OF CONNECTICUT
BOARD OF FISHERIES
AND GAME

W



LEGEND

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



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DATE	REVISION
06.27.2021	SOIL SCIENTIST SIGNATURE BLOCK

I RELEASED THE ALIEN WETLAND AND MULTICOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE
OPINION THAT THE WETLAND BOUNDARY SHOWN HEREON IS THE PROPERTY'S TRUE CORRECTLY IN
ALL RESPECTS.
John Paul Meren DATE: AUGUST 3, 2021
N. HARTFORD, CONNECTICUT 06105

**APPROVED BY THE EAST LYME
PLANNING COMMISSION**

CHAIRMAN/SECRETARY _____
APPROVAL DATE _____
FILM DATE _____
EXPIRATION DATE _____

SOIL TYPES

29B	Agwam fine sandy loam, 3 to 8 percent slopes
38C	Hickley loamy sand, 3 to 15 percent slopes
61B	Carton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony
73C	Charlton-Charfield complex, 0 to 15 percent slopes, very rocky
73E	Charlton-Charfield complex, 15 to 45 percent slopes, very rocky
75C	Hollis-Charfield-Rock outcrop complex, 3 to 15 percent slopes
76E	Rock outcrop-Hollis 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

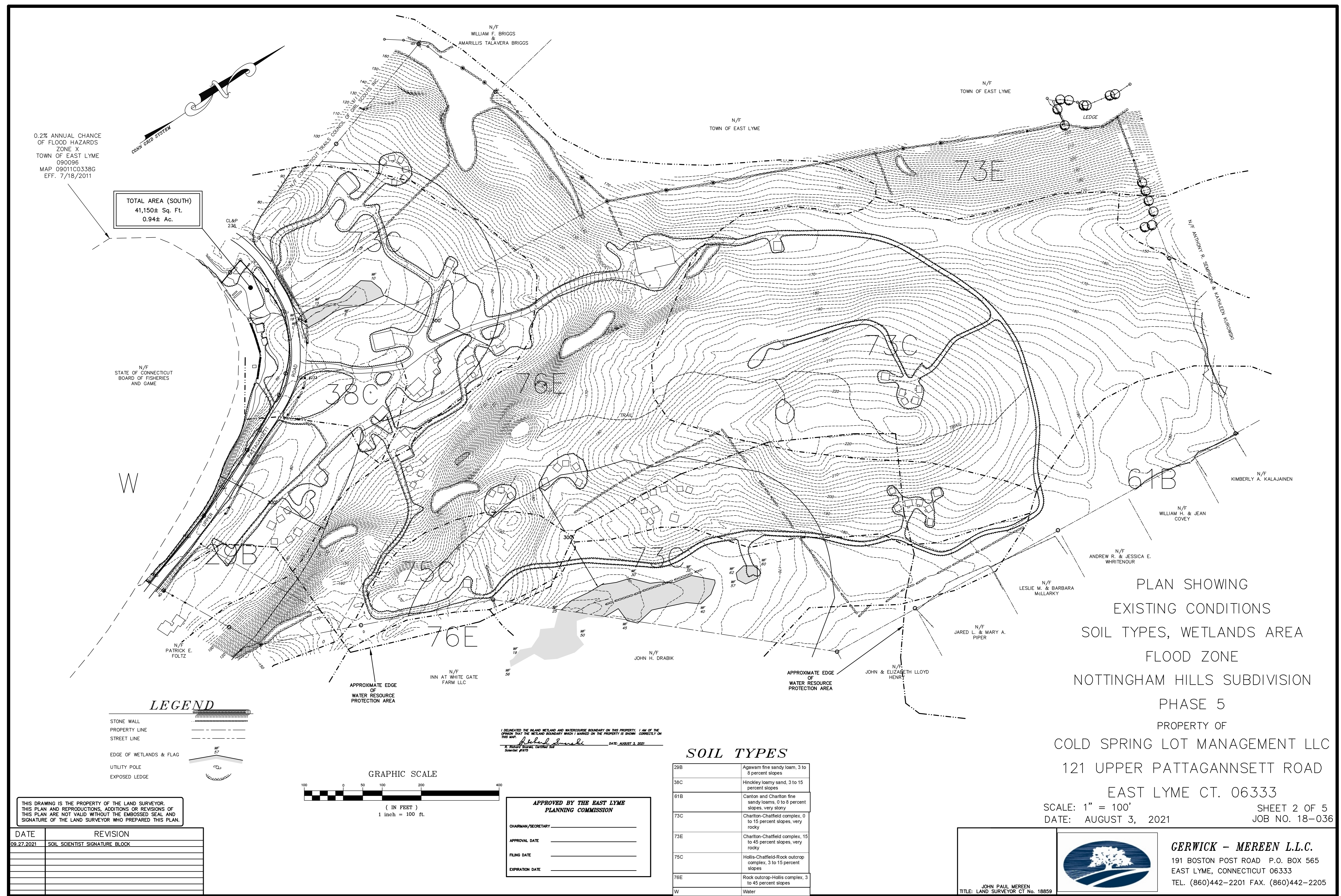
SCALE: 1" = 100'
DATE: AUGUST 3, 2021

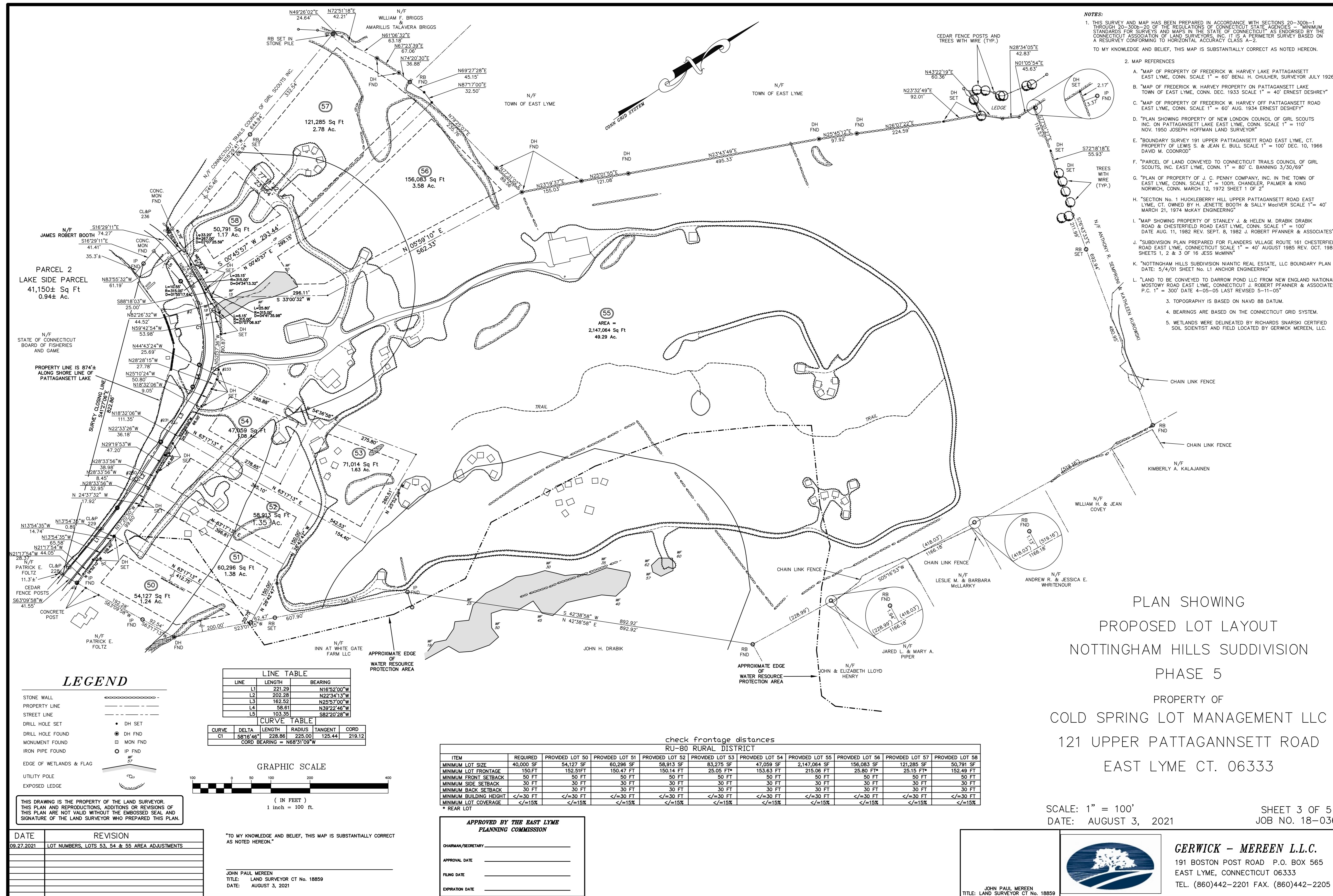
SHEET 2 OF 5
JOB NO. 18-036

JOHN PAUL MEREN
TITLE: LAND SURVEYOR CT No. 18859



GERWICK - MEREN 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-20 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. CHALKER, 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"
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 - "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 MOSTWAY ROAD EAST LYME, CONNECTICUT J. ROBERT PFANNER & ASSOCIATES P.C. 1" = 300' DATE 4-03-00 LAST REVISED 5-11-00"
 - TOPOGRAPHY IS BASED ON NAVD 88 DATUM.
 - BEARINGS ARE BASED ON THE CONNECTICUT GRID SYSTEM.
 - METLANDS WERE DELINEATED BY RICHARDS SNARSKI CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY GERWICK MEREEN, LLC.

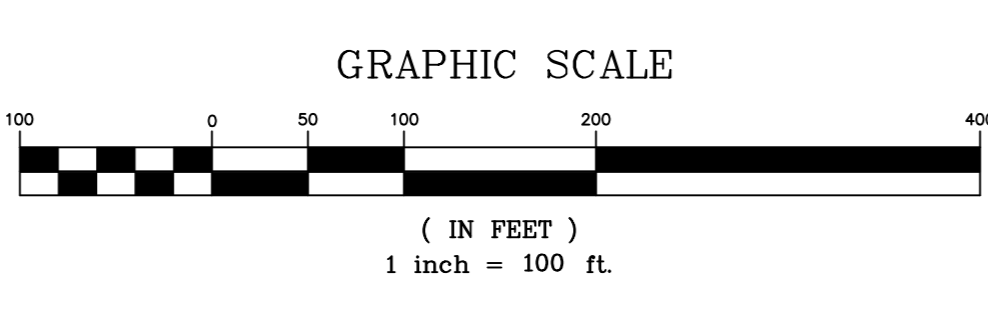
PLAN SHOWING
 PROPOSED LOT LAYOUT
 NOTTINGHAM HILLS SUDDIVISION
 PHASE 5
 PROPERTY OF
 COLD SPRING LOT MANAGEMENT LLC
 121 UPPER PATTAGANSETT ROAD
 EAST LYME CT. 06333

LEGEND

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	221.29	N16°2'00"W
L2	202.78	N22°34'13"W
L3	162.52	N25°37'00"W
L4	58.61	N39°22'46"W
L5	103.35	S88°20'28"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CORD
CT	58°16'46"	228.86	225.00	125.44	219.12



check frontage distances
 RU-80 RURAL DISTRICT

ITEM	REQUIRED	PROVIDED LOT 50	PROVIDED LOT 51	PROVIDED LOT 52	PROVIDED LOT 53	PROVIDED LOT 54	PROVIDED LOT 55	PROVIDED LOT 56	PROVIDED LOT 57	PROVIDED LOT 58
MINIMUM LOT SIZE	40,000 SF	54,127 SF	60,296 SF	58,913 SF	83,275 SF	47,059 SF	2,147,064 SF	156,083 SF	121,285 SF	50,791 SF
MINIMUM LOT FRONTAGE	150 FT	152.51 FT	150.43 FT	150.14 FT	28.05 FT	153.63 FT	215.06 FT	25.80 FT	25.15 FT	152.49 FT
MINIMUM FRONT SETBACK	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT
MINIMUM SIDE SETBACK	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
MINIMUM BACK SETBACK	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
MINIMUM BUILDING HEIGHT	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT
MINIMUM LOT COVERAGE	<= 15%	<= 15%	<= 15%	<= 15%	<= 15%	<= 15%	<= 15%	<= 15%	<= 15%	<= 15%

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DATE	REVISION
09.27.2021	LOT NUMBERS, LOTS 53, 54 & 55 AREA ADJUSTMENTS

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

JOHN PAUL MEREEN
 TITLE: LAND SURVEYOR CT No. 18859
 DATE: AUGUST 3, 2021

APPROVED BY THE EAST LYME PLANNING COMMISSION

CHAIRMAN/SECRETARY _____

APPROVAL DATE _____

PLANNING DATE _____

EXPIRATION DATE _____

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

SHEET 3 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

JOHN PAUL MEREEN
 TITLE: LAND SURVEYOR CT No. 18859

NOTES:

EXPANSION OF CLEARING LIMITS IDENTIFIED ON THESE PLANS MAY/WILL REQUIRE AN ADDITIONAL PERMIT FROM THE EAST LYME INLAND WETLANDS AGENCY. HAND CLEARING ONLY OF DEAD AND DISEASED VEGETATION AS WELL AS BRUSH OF LESS THAN 3" CALIPER IS ALLOWED IN ACCORDANCE WITH THE PERMIT ISSUED FOR THESE PLANS.

CLEARING OF PROPERTY IS NOT ALLOWED DURING THE PERIOD OF MAY 1 THROUGH JULY 30 PER CONSTRUCTION PROTECTION MEASURES AS OUTLINED IN THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION LETTER DATED SEPTEMBER 7, 2021 IN RE: NATIONAL DIVERSITY DATABASE DETERMINATION NUMBER 202109133.

SEE ENGINEERING DRAWINGS FOR DETENTION BASIN AND RAIN GARDEN DETAILS.

CONSTRUCTION PROTECTION MEASURES FOR NDDB:

DO NOT BEGIN TO CUT, CLEAR, REMOVE TREES OR SHRUBS OR DISTURB FOREST FLOOR BETWEEN MAY 1 – JULY 30.

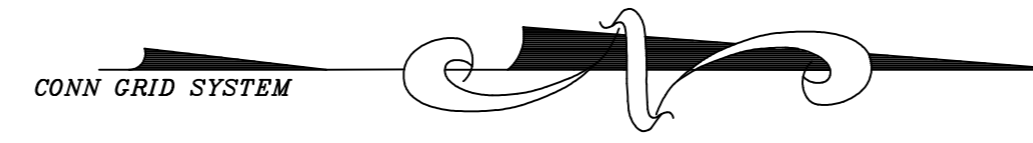
SITE DESIGN PROTECTION MEASURES:

AVOID CREATING COLLISION HAZARDS FOR BIRDS AND BATS. GLASS COLLISIONS INCLUDE RESIDENTIAL WINDOWS INDISCRIMINATELY KILL 1 BILLION BIRDS A YEAR. DEVELOP OR RENOVATE YOUR BUILDING FACADE AND SITE DESIGN STRATEGY TO MAKE THE BUILDING AND SITE STRUCTURES VISIBLE TO BIRDS. BAT COLLISION ARE LESS WELL UNDERSTOOD, BUT SMOOTH VERTICAL SURFACES AFFECT BATS' ABILITIES TO AVOID COLLISIONS.

LIMIT INTERIOR AND EXTERIOR NIGHT LIGHTING. LIGHTING, TEMPORARY OR PERMANENT SHOULD NOT BE DIRECTED TOWARDS SUITABLE BAT HABITATS. SECURITY LIGHTING SHOULD ALWAYS BE DOWN SHIELDED TO KEEP LIGHT WITHIN THE BOUNDARIES OF THE SITE.

TAKE STEPS NECESSARY TO ASSURE THAT CONSTRUCTION IS DESIGNED, BUILT AND OPERATED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE LEED GREEN BUILDING RATING SYSTEM PILOT CREDIT #55. THE USGBC RELEASES REVISED VERSIONS OF THE LEED BUILDING RATING SYSTEM ON A REGULAR BASIS, AND YOU SHOULD REFER TO THE MOST CURRENT VERSION WHEN BEGINNING A NEW BUILDING OR CONSTRUCTION PROJECT OR RENOVATION.

CONN GRID SYSTEM



APPROVED BY THE EAST LYME PLANNING COMMISSION

CHAIRMAN/SECRETARY _____

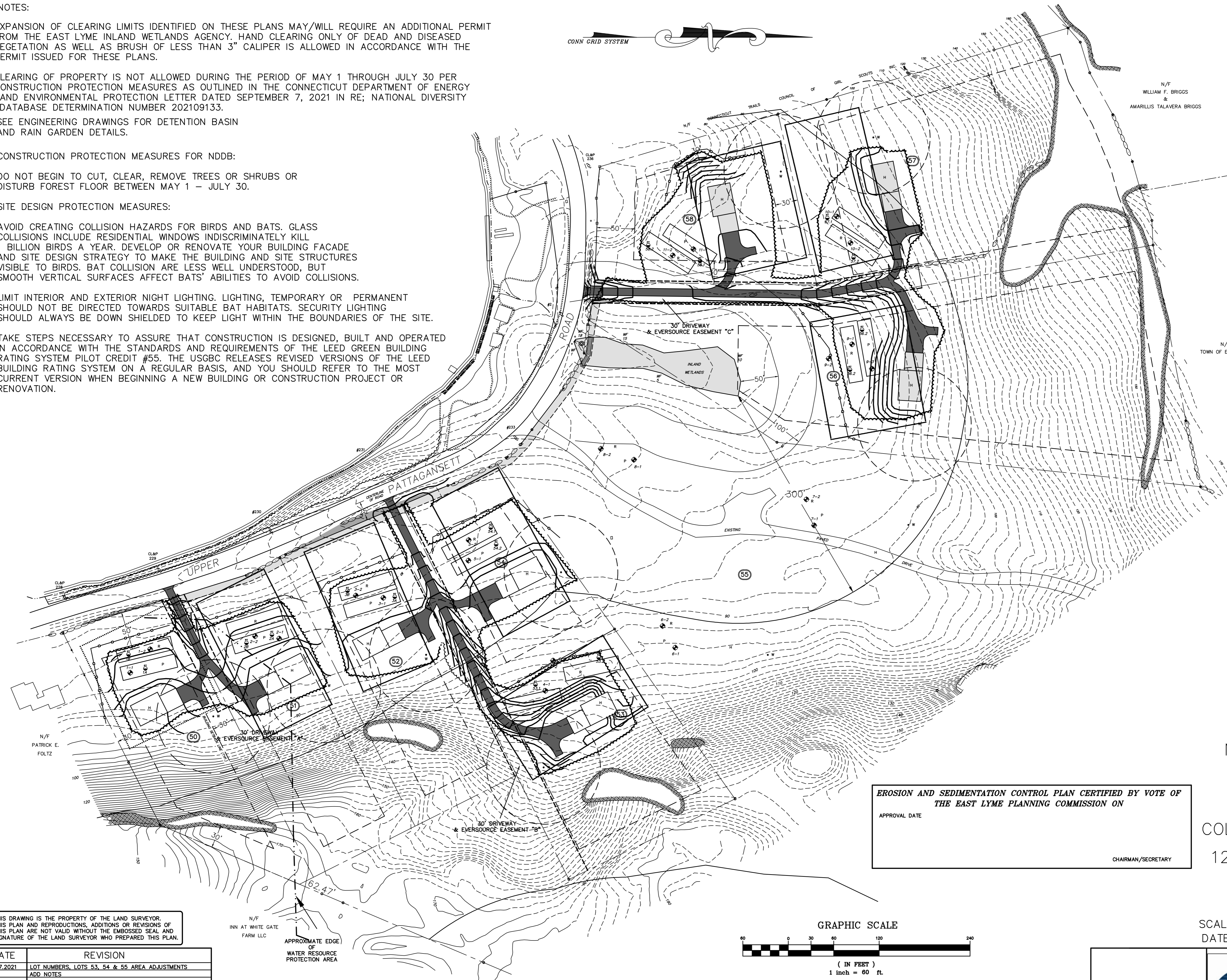
APPROVAL DATE _____

PLAN DATE _____

CONTRACT DATE _____

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- SILT FENCE
- LIMITS OF CLEARING



EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF THE EAST LYME PLANNING COMMISSION ON

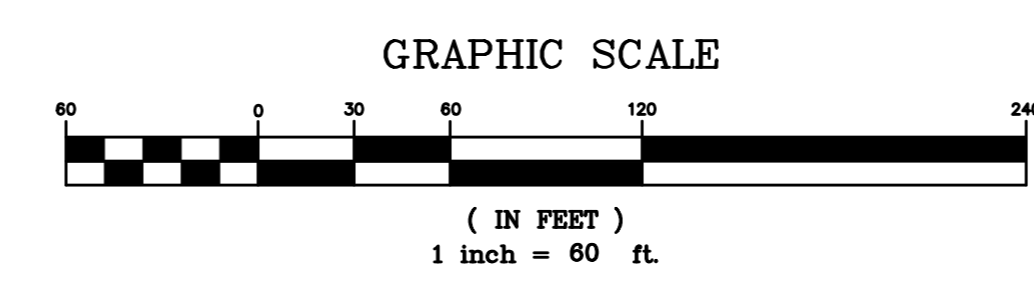
APPROVAL DATE _____

CHAIRMAN/SECRETARY _____

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

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DATE	REVISION
09.27.2021	LOT NUMBERS, LOTS 53, 54 & 55 AREA ADJUSTMENTS ADD NOTES



SCALE: 1" = 60'
 DATE: AUGUST 3, 2021

SHEET 4 OF 5
 JOB NO. 18-036

JOHN PAUL MEREEN
 TITLE: LAND SURVEYOR CT No. 18859

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

REFERENCE IS MADE TO

- 1. CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
2. 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 9 BUILDING LOTS 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 STRIPPING 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-SEEDED 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 ABUTTING THE AREA TO BE BLASTED. PER CT. STATUTE, THE FIRE MARSHAL SHALL MAKE ALL FINAL DETERMINATIONS ON REQUIREMENTS FOR PRE-BLAST CONDITIONS SURVEY.

SEQUENCE OF CONSTRUCTION & CONTRACTORS RESPONSIBILITY

IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BEGIN WINTER/SPRING OF 2022, 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 MEASURES ARE ESPECIALLY 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

- 1. ALL UTILITIES, PUBLIC AND PRIVATE, AS WELL AS ALL STORM WATER BASINS AND STRUCTURES MUST BE STAKED OUT BY A LICENSED CT SURVEYOR.
2. 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.
3. STORMWATER BASINS SHALL ALSO REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN ENGINEER.
4. 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

- 1. DIG A 6" TRENCH ON THE UPWIND SIDE OF THE BARRIER LOCATION.
2. POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POST 1.5 FEET INTO THE GROUND.
3. LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILLED.
4. INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
5. 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.
6. INSPECTIONS AND NECESSARY REPAIRS WILL BE MADE TWICE WEEKLY.

HAY BALE INSTALLATION & MAINTENANCE

- 1. BALES SHALL BE PLACED AROUND ALL PROPOSED CATCH BASINS WITH THE ENDS TIGHTLY ABUTTING EACH OTHER.
2. 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.
3. 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 WETLANDS COMMISSION.
4. 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 OPERATORS IT SHALL BE LOOSENEED 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 PROVIDE 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 WILL 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 SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

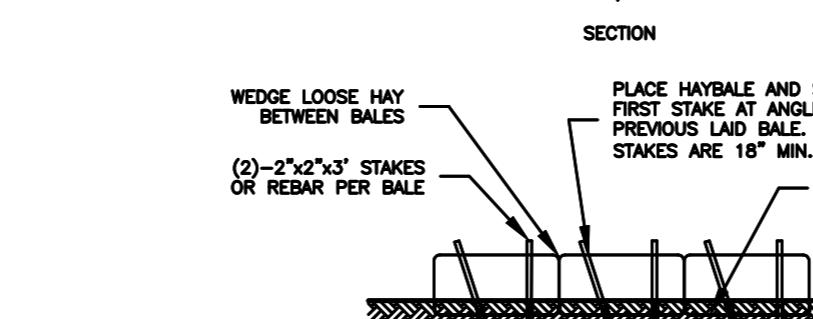
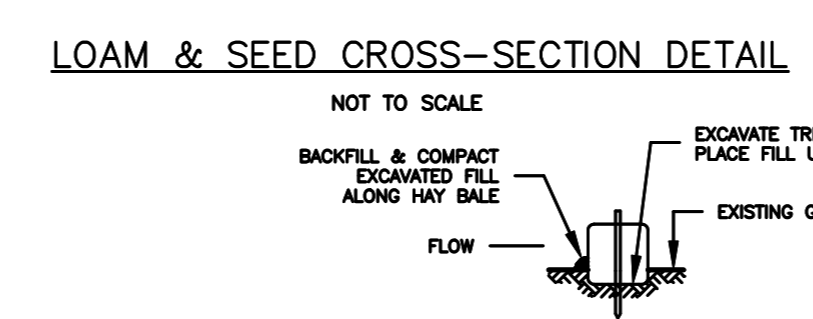
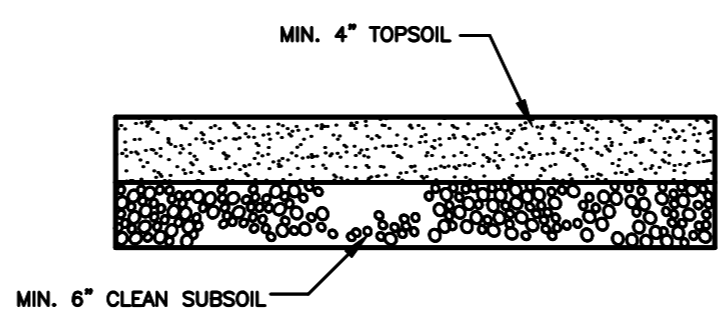
Table with 3 columns: SEED MIXTURE, LB./ACRE, LB./1000 S.F. Includes Kentucky Bluegrass, Creeping Red Fescue, and Perennial Ryegrass.

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.

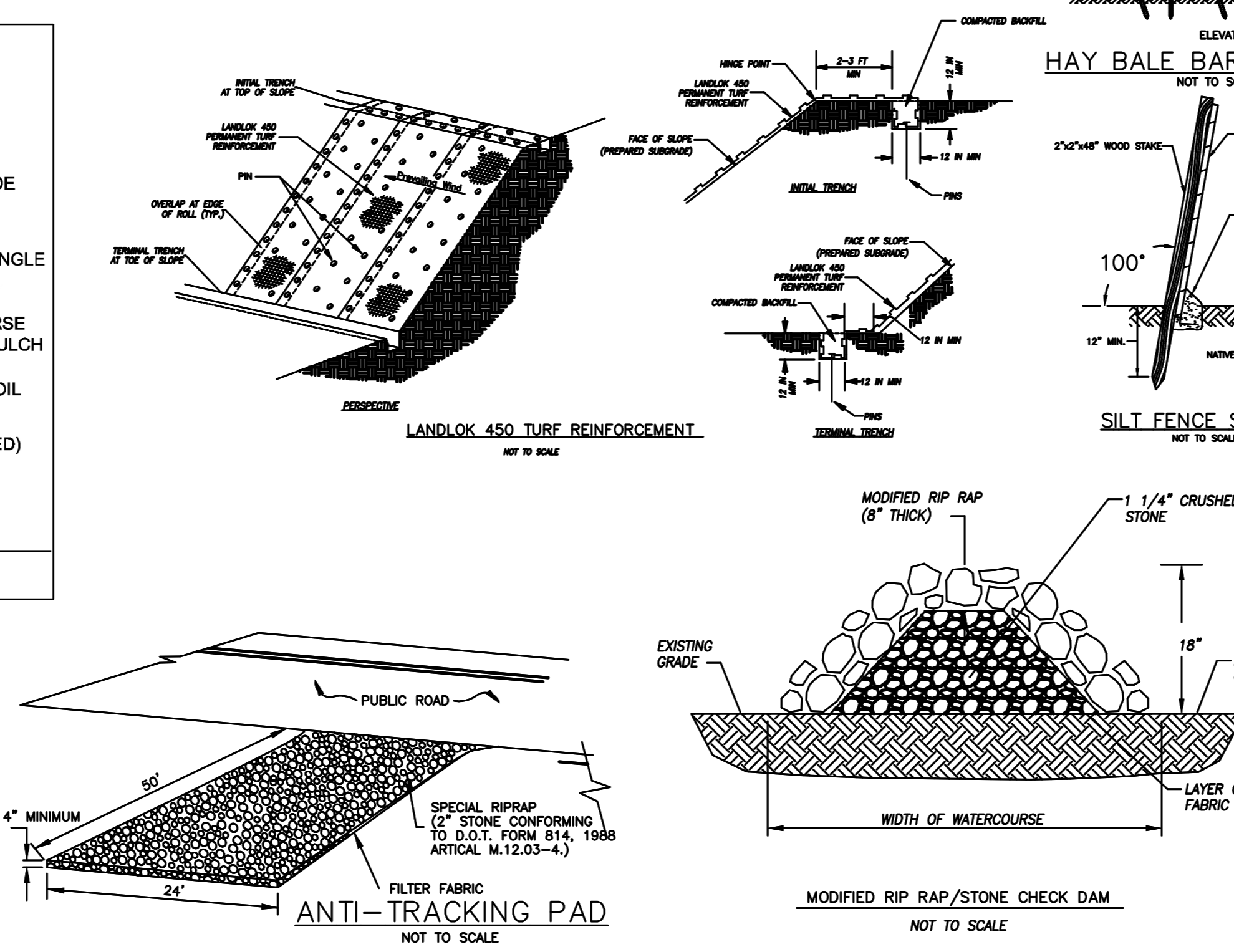
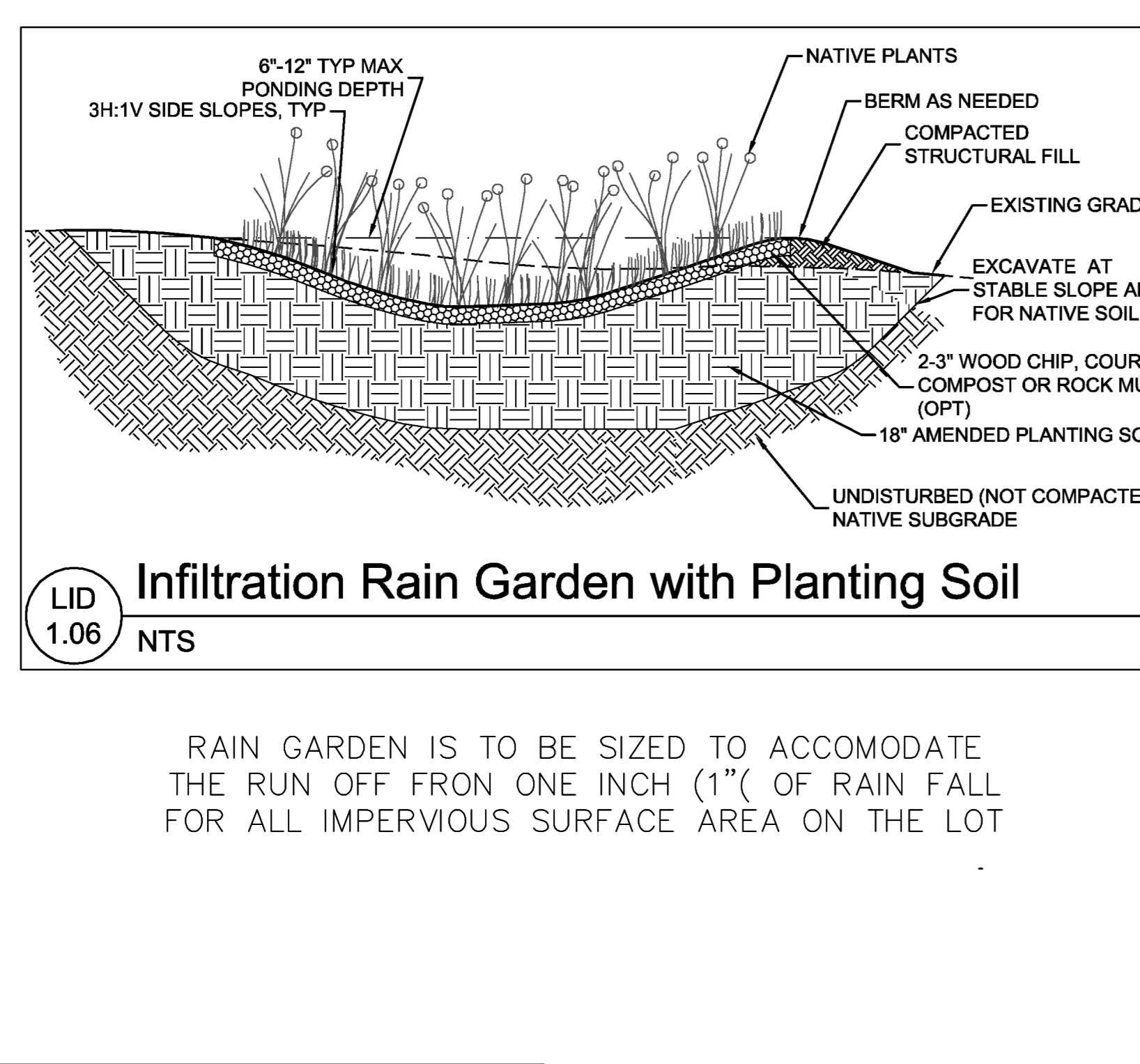
NOTES

- 1. 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)
2. 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.
3. CONTRACTOR SHALL MEET ALL STATE AND LOCAL REQUIREMENTS FOR BLASTING
4. 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 4-1 DEPTH 96", TEST PIT 4-2 DEPTH 82", TEST PIT 4-3 DEPTH 78", TEST PIT 4-4 DEPTH 64", TEST PIT 4-5 DEPTH 50", TEST PIT 4-6 DEPTH 36", TEST PIT 4-7 DEPTH 22", TEST PIT 4-8 DEPTH 8", TEST PIT 4-9 DEPTH 96", TEST PIT 4-10 DEPTH 82", TEST PIT 4-11 DEPTH 68", TEST PIT 4-12 DEPTH 54", TEST PIT 4-13 DEPTH 40", TEST PIT 4-14 DEPTH 26", TEST PIT 4-15 DEPTH 12", TEST PIT 4-16 DEPTH 96", TEST PIT 4-17 DEPTH 82", TEST PIT 4-18 DEPTH 68", TEST PIT 4-19 DEPTH 54", TEST PIT 4-20 DEPTH 40", TEST PIT 4-21 DEPTH 26", TEST PIT 4-22 DEPTH 12".

Table with columns: PERM TEST NO., GRAIN SIZE, SLOPE, DIST. FROM TOP, DIST. FROM BOTTOM, DIST. FROM CENTER, DIST. FROM EDGE, DIST. FROM CORNER, DIST. FROM FACE, DIST. FROM BACK, DIST. FROM SIDE, DIST. FROM END, DIST. FROM START, DIST. FROM FINISH, DIST. FROM BEGINNING, DIST. FROM ENDING, DIST. FROM OPENING, DIST. FROM CLOSING, DIST. FROM ENTRY, DIST. FROM EXIT, DIST. FROM APPROACH, DIST. FROM DEPARTURE, DIST. FROM ARRIVAL, DIST. FROM DEPARTURE, DIST. FROM ARRIVAL, DIST. FROM DEPARTURE, DIST. FROM ARRIVAL.



DETAIL SHEET
NOTTINGHAM HILLS SUDDIVISION
PHASE 5
PROPERTY OF
COLD SPRING LOT MANAGEMENT LLC
121 UPPER PATTAGANSETT ROAD
EAST LYME CT. 06333
SCALE: 1" = 100'
DATE: AUGUST 3, 2021
SHEET 5 OF 5
JOB NO. 18-036

THIS DRAWING IS THE PROPERTY OF THE L.L.C. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE ENGINEER'S SEAL AND SIGNATURE OR BLUE COLORED STAMPED SEAL AND SIGNATURE OF THE LAND SURVEYOR OR ENGINEER WHO PREPARED THIS PLAN.

APPROVED BY THE EAST LYME PLANNING COMMISSION. Includes signature lines for Chairman/Secretary and approval date.

- EROSION & SEDIMENT CONTROL NARRATIVE**
- PRE-CONSTRUCTION**
- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
 - THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER, DEVELOPER, AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK.
 - THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CT.06106.
- DURING CONSTRUCTION**
- THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
 - THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
 - THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED.
 - FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE ONLY WITH THE APPROVAL OF THE ENVIRONMENTAL TOWN PLANNER OR AGENT, I.E. LOCATION OF SILT FENCE, STOCKPILE, DE-WATERING AREA etc.
 - ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN LAWN AND LANDSCAPE AREAS.
 - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT OR WOOD MULCH SHALL BE PLANTED WITH GRASS ON 4 IN. TOPSOIL OR 8" SAND.
 - MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE 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.

**PERC TEST RESULTS
AUGUST 11, 2021**

	54.1		54.2	
	Hole Depth 24"		Hole Depth 24"	
	Measurement	Drop	Measurement	Drop
10:00	Pre Soak		Pre Soak	
11:00	Dry/refill 12"		Dry/refill 12"	
11:10	17.75"	- 5.25"	16"	- 4"
11:20	19"	- 1.25"	18"	- 2"
11:30	21.75"	- 2.75"	20"	- 2"
11:40	X	X	22.75"	- 2.75"
	Rate = 8 min. per inch		Rate = 5 min per inch	
	55.1		55.2	
	Hole Depth 24"		Hole Depth 24"	
	Measurement	Drop	Measurement	Drop
10:15	Pre Soak		Pre Soak	
11:15	Dry/refill 12"		Dry/refill 12"	
11:25	18"	- 6"	17.75"	- 5.75"
11:35	21"	- 3"	20"	- 2.25"
11:45	22.75"	- 2.75"	22"	- 2"
11:55	X	X	X	X
	Rate = 3.6 min. per inch		Rate = 5 min. per inch	
	56.1		56.2	
	Hole Depth 24"		Hole Depth 24"	
	Measurement	Drop	Measurement	Drop
8:00	Pre Soak		Pre Soak	
9:00	Dry/refill 12"		Dry/refill 12"	
9:10	18.5"	- 6.5"	16"	- 4"
9:20	20.5"	- 2"	18"	- 2"
9:30	22.5"	- 2"	20.75"	- 2.75"
9:40	X		22.25"	- 1.50"
9:50	X		X	
	Rate = 5 min. per inch		Rate = 6.6 min. per inch	

	57.1		57.2	
	Hole Depth 24"		Hole Depth 24"	
	Measurement	Drop	Measurement	Drop
12:00	Pre Soak		Pre Soak	
1:30	Dry/refill 12"		Dry/refill 12"	
1:40	18"	- 6"	14"	- 2"
1:50	20"	- 2"	16"	- 2"
2:00	22.25"	- 2.25"	17.75"	- 1.75"
2:10	Dry	- 1.75"	20"	- 2.25"
2:20	X	X	21.25	- 1.25"
	Rate = 5.7 min. per inch		Rate = 8 min per inch	
	58.1		58.2	
	Hole Depth 24"		Hole Depth 24"	
	Measurement	Drop	Measurement	Drop
12:05	Pre Soak		Pre Soak	
1:35	Dry/refill 12"		Dry/refill 12"	
1:45	15.5"	- 3.5"	14.5	- 2.5
1:55	17.25"	- 1.75"	17"	- 2.5"
2:05	19.25"	- 2"	19.25"	- 2.25"
2:15	20.75"	- 1.5"	21.75"	- 1.75"
2:25	22.75"	- 2.0"	X	X
2:35	X			
	Rate = 6.6 min. per inch		Rate = 5.7 min. per inch	

SEPTIC DESIGNS (A)I)
 A) 4 Bedroom House with a 1-10MIN./In. Perk Rate
 B) 1500 Gallon Septic Tank
 C) Geomatrix GST 6218
 D) Total leaching Area Required 680 S.F. Area provided 53" GST 6218 @14 S.F./L.F. = 742 S.F.

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DATE	REVISION

EROSION AND SEDIMENTATION CONTROL PLAN CERTIFIED BY VOTE OF
THE EAST LYME PLANNING COMMISSION ON

CHAIRMAN/SECRETARY

APPROVED BY THE EAST LYME
PLANNING COMMISSION

CHAIRMAN/SECRETARY: _____

APPROVAL DATE: _____

FILED DATE: _____

EXPIRATION DATE: _____

DETAIL SHEET
 NOTTINGHAM HILLS SUDDIVISION
 PHASE 5
 PROPERTY OF
 COLD SPRING LOT MANAGEMENT LLC
 121 UPPER PATTAGANNSETT ROAD
 EAST LYME CT. 06333

DATE: OCTOBER 19, 2021
 SHEET 5A OF 5
 JOB NO. 18-036



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 EAST LYME, CONNECTICUT 06333
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JOHN PAUL MEREEN
 TITLE: LAND SURVEYOR CT No. 18859