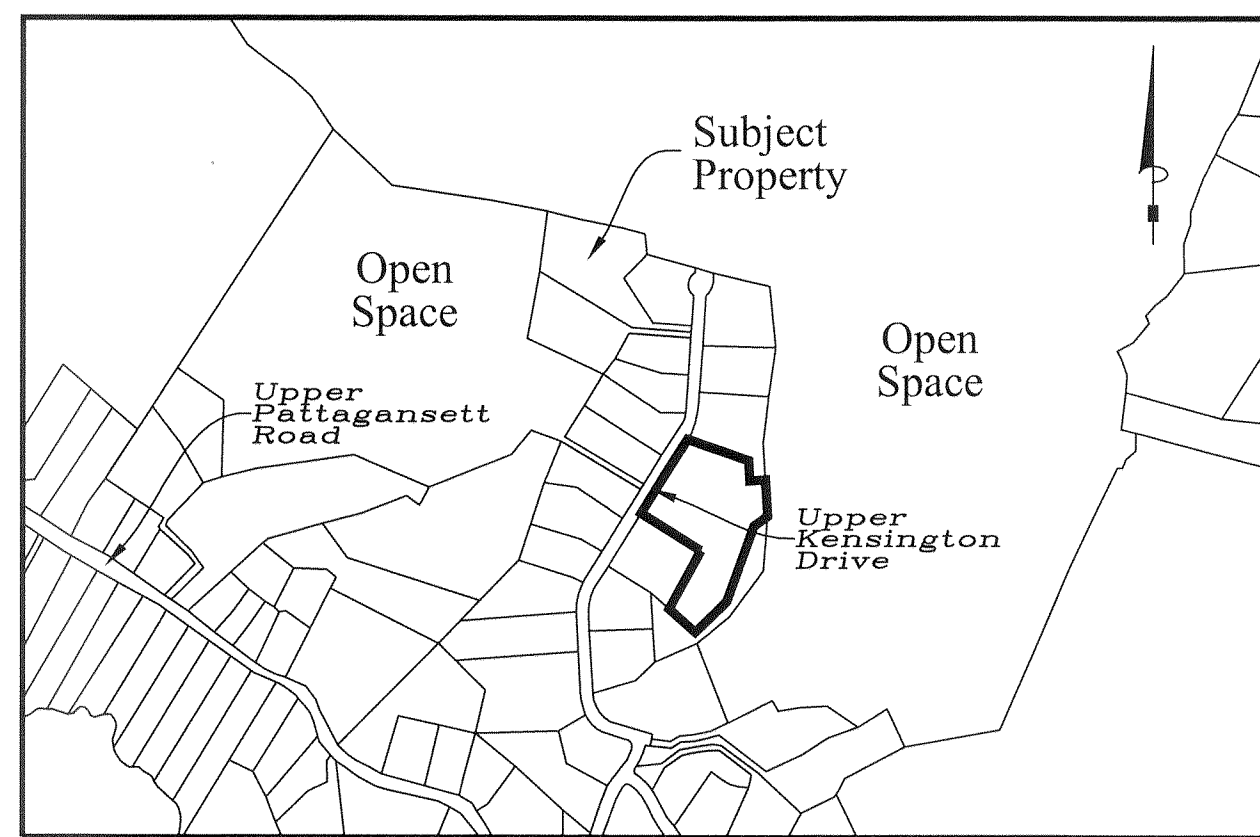


Nottingham Hills Subdivision Lot Line Revision of Existing Lot 27 & 2 Lot Re-Subdivision of Lot 27

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"=80'
2. "LOT LINE REVISION MAP LOT 20 UPPER KENSINGTON DRIVE & 239 UPPER PATTAGANSETT ROAD PREPARED FOR NEW ENGLAND NATIONAL LLC." PREPARED BY J ROBERT PFANNER & ASSOCIATES P.C. DATED APRIL 28, 2006 SCALE 1"=80'
3. "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 PATTAGANSETT ROAD, EAST LYME" PREPARED BY J ROBERT PFANNER & ASSOCIATES P.C. DATED MAY 5, 2014 SCALE 1"=80'
6. "LOT LINE REVISIONS NOTTINGHAM HILLS SUBDIVISION LOTS 19, 20, 21 & 32 PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NH" PREPARED BY GESICK & ASSOCIATES P.C. DATED FEBRUARY 1, 2019 REVISED THRU NOVEMBER 8, 2019 SCALE 1"=100'
7. TOPOGRAPHIC SURVEY OF LOTS 19 & 21 NOTTINGHAM HILLS SUBDIVISION EAST LYME, CONNECTICUT PREPARED FOR PROPERTY OWNER: ENGLISH HARBOUR ASSET MANAGEMENT LLC C/O KRISTEN CLARKE P.E. 375 N. BEND DRIVE MANCHESTER, NEW HAMPSHIRE PREPARED BY GESICK & ASSOCIATES P.C. DATED MARCH 26, 2019 SCALE 1"=80'
8. "LOT LINE REVISION PLAN NOTTINGHAM HILLS SUBDIVISION LOTS 26, 27 & 28 PREPARED FOR: ENGLISH HARBOUR ASSET MANAGEMENT LLC PREPARED BY GESICK & ASSOCIATES P.C. DATED JANUARY 24, 2020 REVISED THRU AUGUST 2, 2021 SCALES - PAGES 1 & 4 = 1"=50' PAGES 2 & 3 = 1"=40'



Location Map

Scale: 1"=800'

Zoning Compliance Chart

ZONE = RU40 (CONSERVATION DESIGN DEVELOPMENT)				
	REQUIRED	REVISED LOT 27	NEW LOT 27-1	NEW LOT 27-2
MINIMUM LOT SIZE	NONE REQUIRED	53,298.11 Sq. Ft.	61,346.21 Sq. Ft.	66,622.72 Sq. Ft.
MINIMUM FRONTAGE	NONE REQUIRED	105.24'	129.74'	126.30'
MINIMUM FRONT YARD	20'	327.1'	257.6'	250.1'
MINIMUM SIDE YARD (NORTH)	15'	26.8'	17.2'	27.0'
MINIMUM SIDE YARD (SOUTH)	15'	29.9'	39.4'	21.8'
MINIMUM REAR YARD	40'	75.4'	N/A	167.0'
MAXIMUM BUILDING COVERAGE	25%	2400 Sq. Ft. (4.5%)	2400 Sq. Ft. (3.9%)	2400 Sq. Ft. (3.6%)
MAXIMUM BUILDING HEIGHT	30'	<30'	<30'	<30'
EXISTING LOT SIZE	N/A	N/A	N/A	N/A

Sheet Index

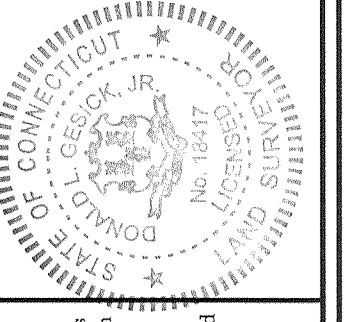
- Sheet 1 - Title Sheet
- Sheet 2 - Existing Conditions Survey
- Sheet 3 - Subdivision Plan & Site Plan (Overview)
- Sheet 4 - Subdivision Plan & Site Plan
- Sheet 5 - Details
- Sheet 6 - Details

Notes

- 1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
 - A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
 - B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #6.
 - C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
 - D. BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #1.
 - E. ELEVATIONS BASED UPON REFERENCE MAP #1.
 - F. CONTOUR INTERVAL = 2'.
 - G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.
- 2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- 4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- 5) KRISTEN CLARKE 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 26, 27 & 28 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.
- 8) WELL AND SEPTIC LOCATIONS / LAYOUT PROVIDED BY KRISTEN CLARKE P.E. MANAGER, ENGLISH HARBOUR ASSET MANAGEMENT LLC. PER DISCUSSIONS WITH LEDGE LIGHT HEALTH DISTRICT.

APPROVED BY THE EAST LYME PLANNING COMMISSION
 Chairman / Secretary _____
 Approval Date _____
 Filing Date _____
 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



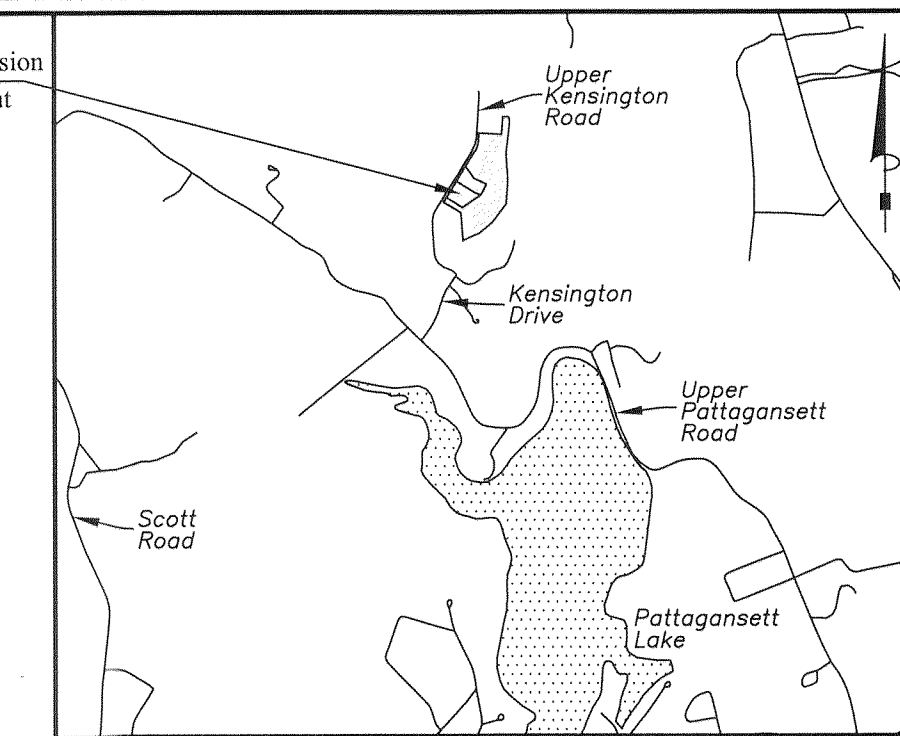
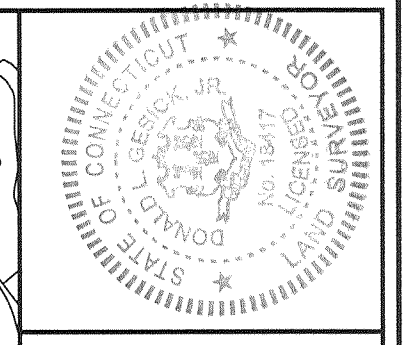
To the best of my knowledge and belief, the information furnished herein is true and correct, and I am not aware of any material omissions or misstatements. I am a duly licensed professional surveyor in the State of Connecticut.

Donald L. Gesick, Jr., L.S.
 Reg. No. 18417

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

Nottingham Hills Subdivision
Lot Line Revision of Existing Lot 27
&
2 Lot Re-Subdivision of Lot 27
Prepared for Kristen Clarke P.E.

Revisions
 6/28/2022 - Per Comments
 Date: October 7th, 2021
 Drawing: 20-037a
 Drawn: P.H.
 Sheet



Location Map
Scale: 1"=2000'

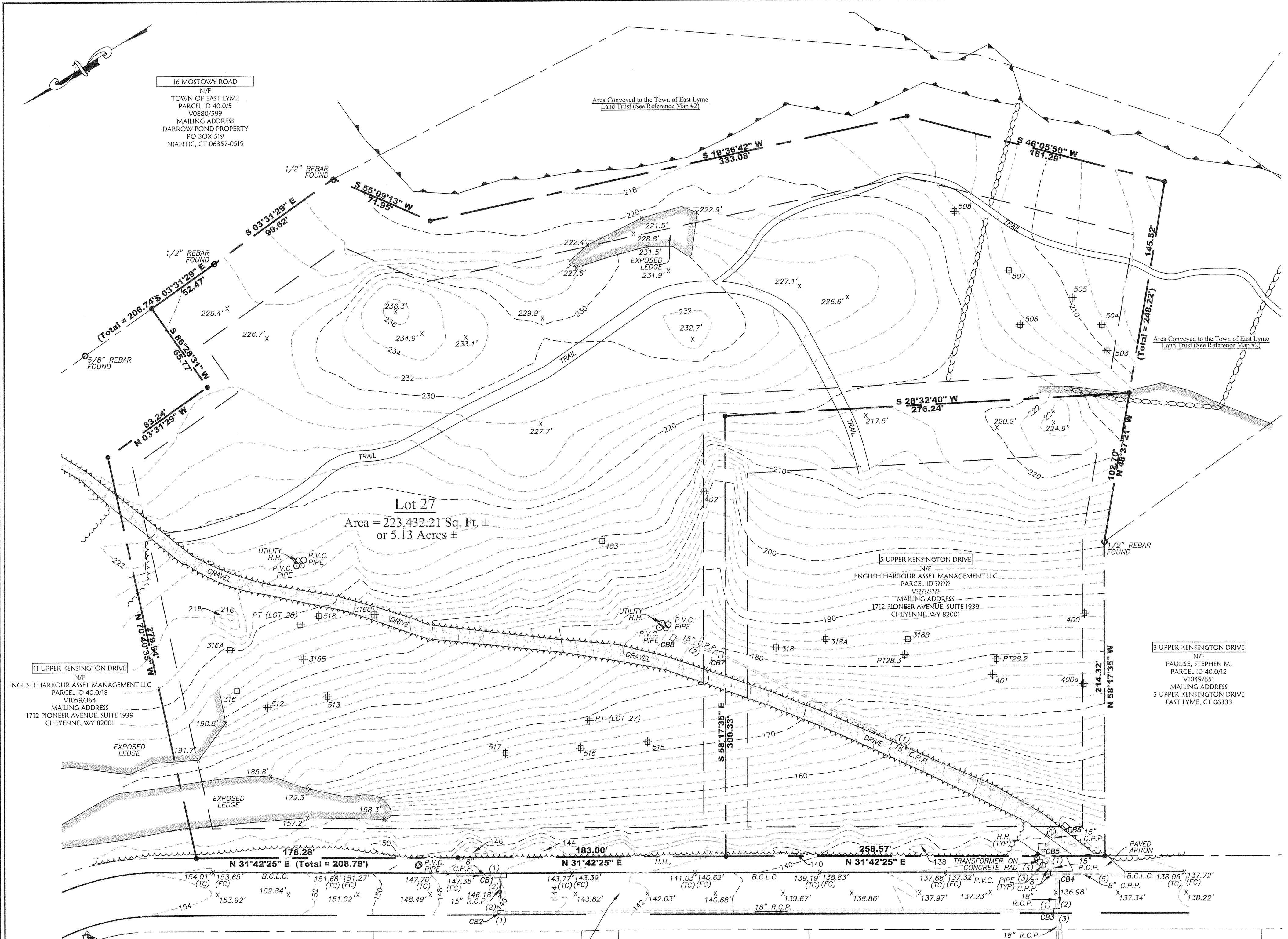
Copies of this survey map not bearing the Land Surveyor's Embossed Seal and belief this map is substantially correct as noted herein.
Donald T. Gesick, Jr., L.S.
No. 5015

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0/5
V0880/599
MAILING ADDRESS
DARROW POND PROPERTY
PO BOX 519
NIANTIC, CT 06357-0519

Area Conveyed to the Town of East Lyme
Land Trust (See Reference Map #2)

Area Conveyed to the Town of East Lyme
Land Trust (See Reference Map #2)

Lot 27
Area = 223,432.21 Sq. Ft. ±
or 5.13 Acres ±



Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER
○	IP / REBAR
□	MON / MERESTONE
⊕	BENCH MARK
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
—	GUY WIRE
⊕	GAS VALVE
⊕	WATER VALVE
⊕	FIRE HYDRANT
□	CATCH BASIN
○	MANHOLE
—	SIGN
○	LIGHT POLE
□	YARD LIGHT
○	WOOD POST
⊕	TEST PIT
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	STUMP
—	HEDGE
—	STONEMALL
—	TREELINE
—	FENCE LINE
—	OVERHEAD WIRES
—	WATER LINE
—	GAS LINE
—	PROPERTY LINE
—	PROPERTY LINE OTHER
—	INDEX CONTOUR
—	INTERMEDIATE CONTOUR
X, X'	SPOT ELEVATION
▨	PLANTED AREA
▨	GRAVEL AREA
▨	EXISTING EASEMENT
▨	EXPOSED LEDGE
N/F	NOW OR FORMERLY
ELEV / EL	ELEVATION
(TYP)	TYPICAL
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C.P.P.	CORRUGATED PLASTIC PIPE
P.V.C.	POLYVINYL CHLORIDE
E.O.P.	EDGE OF PAVEMENT
B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
(FC)	FACE OF CURB
(TC)	TOP OF CURB

- 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 OCTOBER 26, 2018.
 - TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
 - WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #2 TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
 - BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
 - ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988.
 - 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 INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
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 - BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 1/20/2021 THRU 3/20/2021 FIELD SURVEYS.
 - 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.

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OFFICE: 860-669-7799 FAX: 860-669-6833
www.gesicksurveyors.com

Topographic Survey & Existing Conditions
of
Lots 27 & 28 Nottingham Hills Subdivision
East Lyme, Connecticut
Prepared for
Kristen Clarke P.E.

BENCH MARK
MAG NAIL SET IN
CONCRETE PAD
ELEV = 154.67'
DATUM = NAVD 88

Upper Kensington Drive

Catch Basin Information

CB#	Type	Top of Grate	Sump	Invert #1	Invert #2	Invert #3	Invert #4	Invert #5
CB1	Double	145.43'	138.2'	141.1' (8" C.P.P.)	140.1' (15" R.C.P.)	-	-	-
CB2	Type C	145.40'	137.7'	138.4' (18" R.C.P.)	139.7' (15" R.C.P.)	-	-	-
CB3	Type C	136.27'	124.6'	127.8' (18" R.C.P.)	127.8' (18" R.C.P.)	127.3' (18" R.C.P.)	-	-
CB4	Double	136.25'	128.1'	130.4' (15" R.C.P.)	130.0' (18" R.C.P.)	131.1' (8" C.P.P.)	131.1' (8" C.P.P.)	131.1' (8" C.P.P.)
CB5	Flattop	139.54'	133.4'	133.8' (15" C.P.P.)	134.2' (15" R.C.P.)	-	-	-
CB6	Type C	139.25'	136.3'	136.3' (15" C.P.P.)	136.5' (15" C.P.P.)	-	-	-
CB7	Type C	179.63'	174.1'	175.9' (15" C.P.P.)	176.1' (15" C.P.P.)	-	-	-
CB8	Type C	183.65'	178.2'	-	-	-	-	-

Curve Data Table

Number	Delta Angle	Chord Direction	Radius	Arc Length	Chord Length
C1	27°57'10"	N 17°43'50" E	175.00	85.38	84.53

- Reference Maps**
- "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005. SCALE 1"=50'
 - "LOT LINE REVISION PLAN NOTTINGHAM HILLS SUBDIVISION LOTS 26, 27 & 28 PREPARED FOR ENGLISH HARBOUR ASSET MANAGEMENT LLC PREPARED BY GESICK & ASSOCIATES P.C. DATED JANUARY 24, 2020 REVISED THRU AUGUST 2, 2021 SCALES - PAGES 1 & 4 = 1"=50' PAGES 2 & 3 = 1"=40'

Revisions

Date	Description
October 7th, 2021	
20-037a	
P.H.	
Sheet	

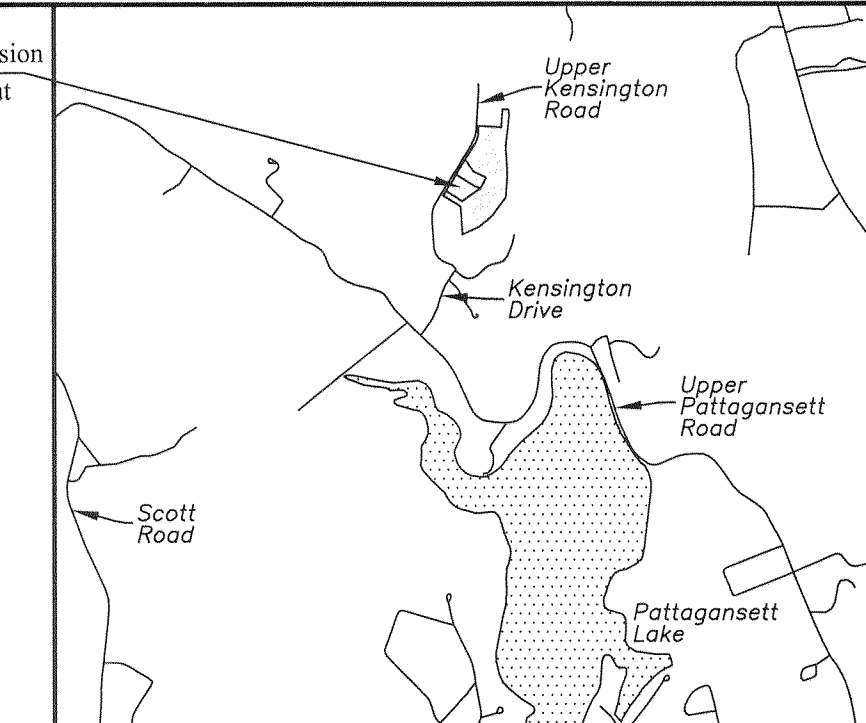
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- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION
- CODE COMPLIANT SEPTIC SYSTEM AREAS FOR REVISED LOTS 26 & 27 TAKEN FROM PREVIOUSLY APPROVED NOTTINGHAM HILLS SUBDIVISION PHASED 3 PLANS. APPLICANT HEREIN HAS ADDED 1500 GALLON SIZE OF SEPTIC TANK THAT WAS NOT INCLUDED OR REFERENCED IN PHASE 3 PLANS.

Reference Maps

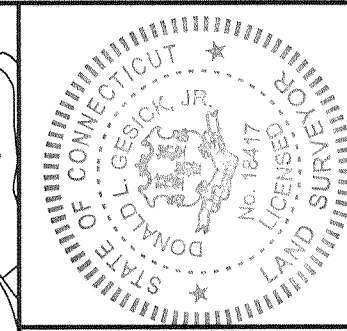
- "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NIANCIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER, & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=60'
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Lots 26, 27 & 28
Nottingham Hills Subdivision
East Lyme, Connecticut



Location Map

Scale: 1"=2000'



Copies of this survey map are being furnished to the land owner and the applicant. This map is to be used for the purposes indicated or implied herein and for whom the survey is prepared, and on behalf of the applicant and the land owner. The land owner and the applicant warrant that the information provided is true and correct and that they are not aware of any other parties or subsequent parties or subsequent parties and their interests.

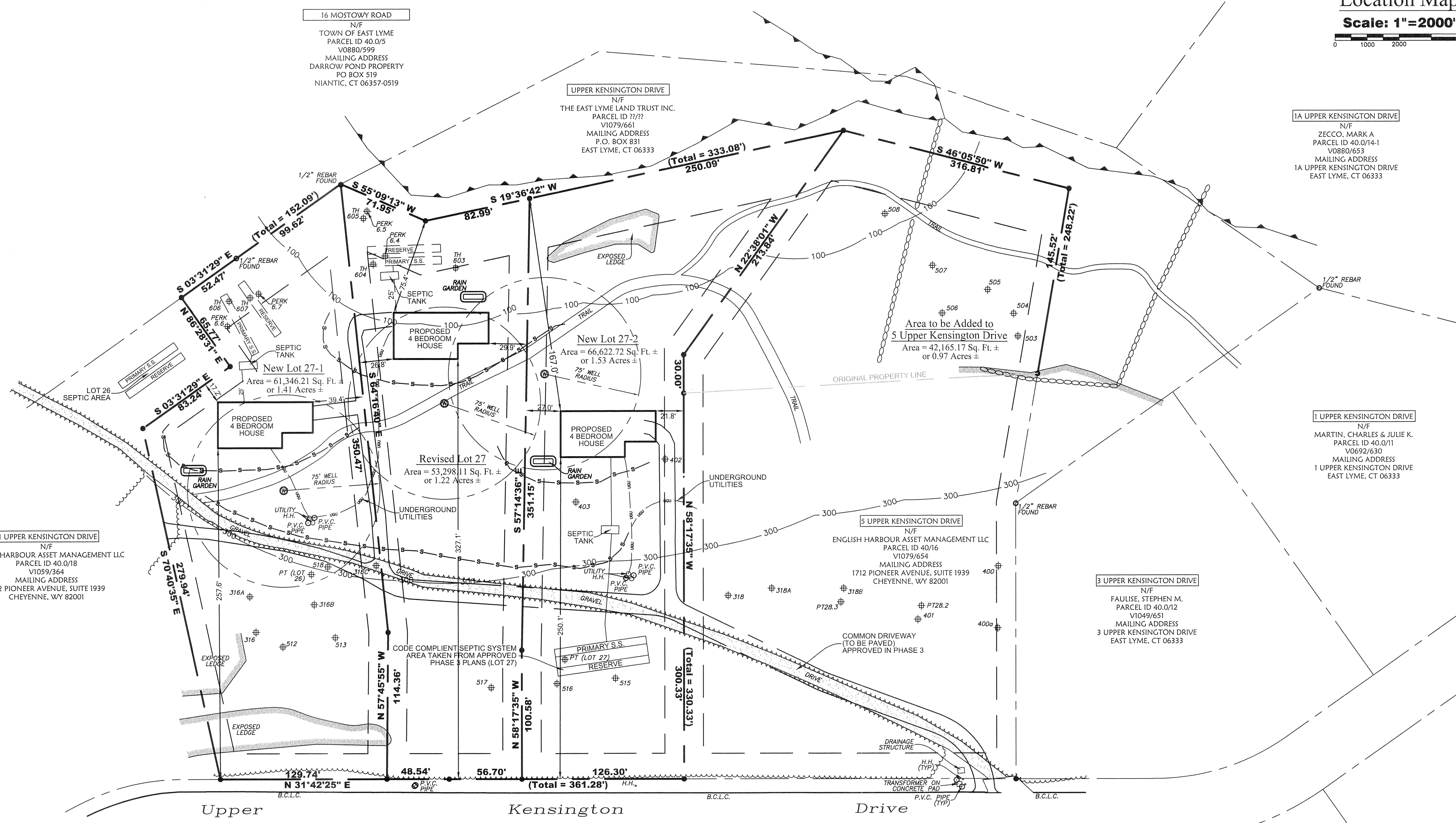
To the best of my knowledge and belief this map is a true and correct representation of the land shown hereon.

Donald T. Gesick, Jr., L.S.
Map No. 10417

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	—▲—	WETLANDS
○	IRON PIPE	—100—	100 FOOT WETLANDS BUFFER
□	MON / MERESTONE	—300—	300 FOOT WETLANDS BUFFER
○	PROPOSED TREE	---	SETBACK LINE
⊙	TEST PIT	--- </td <td>PROPERTY LINE</td>	PROPERTY LINE
○WF-###	WETLANDS FLAG	--- </td <td>PROPERTY LINE OTHER</td>	PROPERTY LINE OTHER
⊙	WELL	--- </td <td>PROPOSED UNDERGROUND UTILITIES</td>	PROPOSED UNDERGROUND UTILITIES
○	POST	—S—S—	SILT FENCE
□	CATCH BASIN	S.S.	SEPTIC SYSTEM
—	TREELINE	N/F	NOW OR FORMERLY
—	HEDGE	ELEV / EL	ELEVATION
—	STONEWALL	H.H.	HANDHOLE
—X.X'—	SPOT ELEVATION	P.V.C.	POLYVINYL CHLORIDE
---	INDEX CONTOUR	(TYP)	TYPICAL
---	INTERMEDIATE CONTOUR	(FC)	FACE OF CURB
		(TC)	TOP OF CURB

11 UPPER KENSINGTON DRIVE
N/F
ENGLISH HARBOUR ASSET MANAGEMENT LLC
PARCEL ID 40.018
V1059/364
MAILING ADDRESS
1712 PIONEER AVENUE, SUITE 1939
CHEYENNE, WY 82001



1A UPPER KENSINGTON DRIVE
N/F
ZECCO, MARK A
PARCEL ID 40.0141
V0880/653
MAILING ADDRESS
1A UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

1 UPPER KENSINGTON DRIVE
N/F
MARTIN, CHARLES & JULIE K.
PARCEL ID 40.011
V0692/630
MAILING ADDRESS
1 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

5 UPPER KENSINGTON DRIVE
N/F
ENGLISH HARBOUR ASSET MANAGEMENT LLC
PARCEL ID 40.016
V1079/654
MAILING ADDRESS
1712 PIONEER AVENUE, SUITE 1939
CHEYENNE, WY 82001

3 UPPER KENSINGTON DRIVE
N/F
FALLISE, STEPHEN M.
PARCEL ID 40.012
V1049/651
MAILING ADDRESS
3 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

Upper Kensington Drive

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
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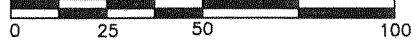
Survey Plan
Nottingham Hills Subdivision
Lot Line Revision of Existing Lot 27
&
2 Lot Re-Subdivision of Lot 27
Prepared for Kristen Clarke P.E.

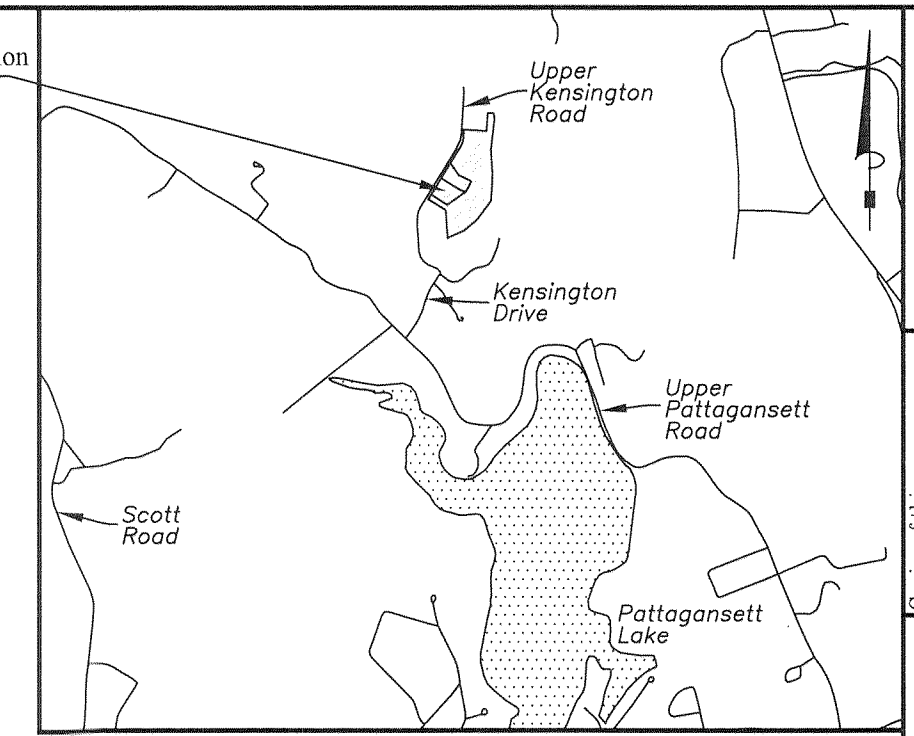
Revisions

01/26/2022	Per Comments
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Date: October 7th, 2021
Drawing: 20-037a
Drawn: P.H.
Sheet

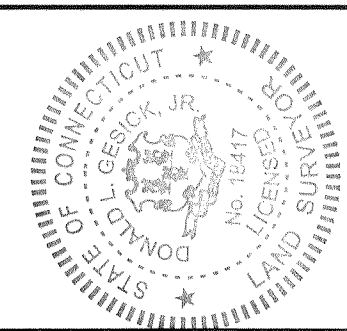
(Overview)
Scale: 1"=50'





Location Map
Scale: 1"=2000'

0 1000 2000 4000



Copies of this survey map not bearing the Land Surveyor's Embossed Seal and listing this map as substantially correct as indicated or implied herein shall be void, and the surveyor shall not be held liable for the additional parties listed on the additional parties listed on the embossed seal or subsequent parties or subsequent portions of the survey.

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

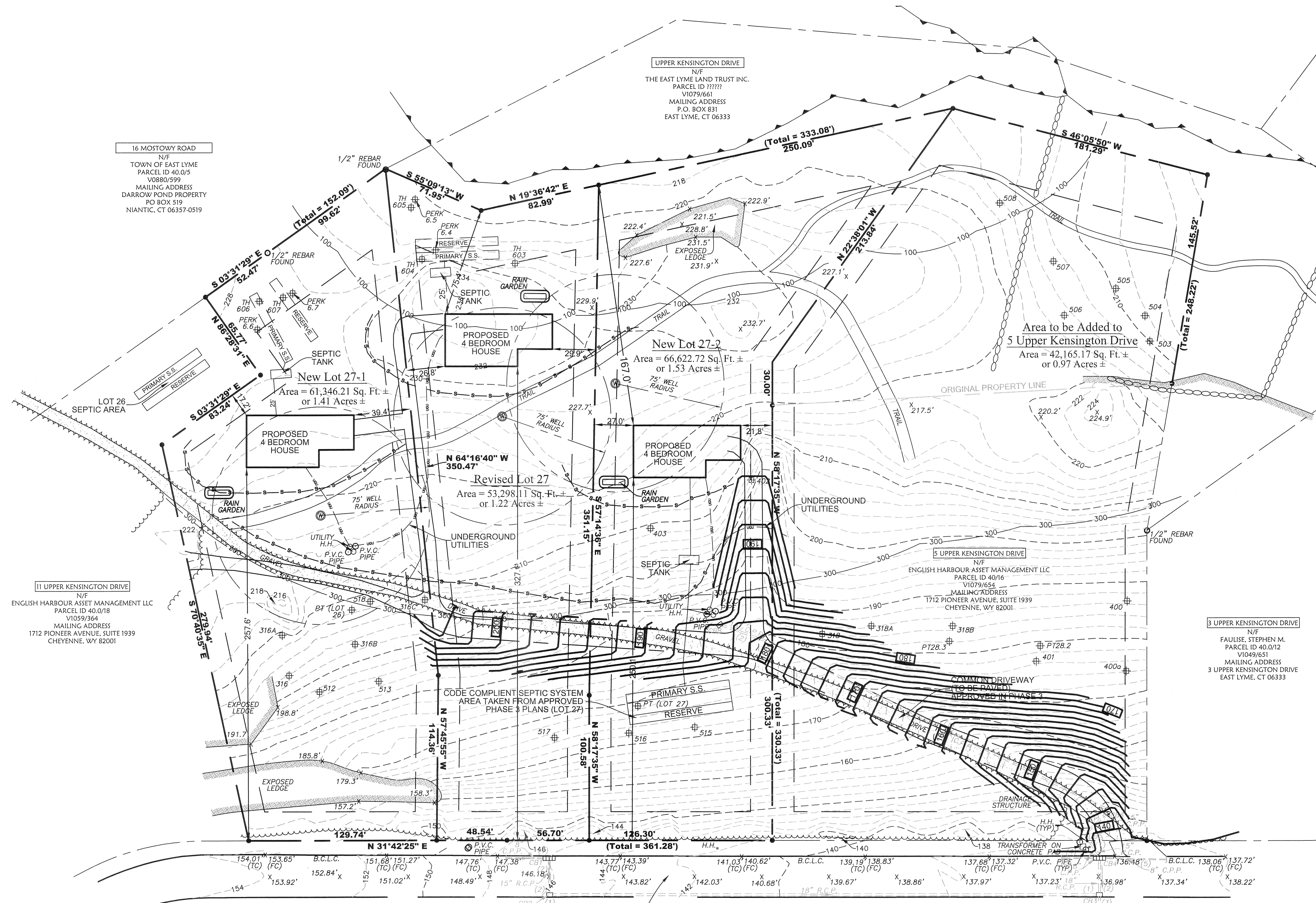
Daniel L. Gesick, Jr., L.S.
Reg. No. 10411

16 MOSTOWY ROAD
N/F
TOWN OF EAST LYME
PARCEL ID 40.0/5
V0880/599
MAILING ADDRESS
DARROW POND PROPERTY
PO BOX 519
NIANTIC, CT 06357-0519

11 UPPER KENSINGTON DRIVE
N/F
ENGLISH HARBOUR ASSET MANAGEMENT LLC
PARCEL ID 40.0/18
V1059/364
MAILING ADDRESS
1712 PIONEER AVENUE, SUITE 1939
CHEYENNE, WY 82001

5 UPPER KENSINGTON DRIVE
N/F
FAULISE, STEPHEN M.
PARCEL ID 40.0/12
V1049/651
MAILING ADDRESS
3 UPPER KENSINGTON DRIVE
EAST LYME, CT 06333

UPPER KENSINGTON DRIVE
N/F
THE EAST LYME LAND TRUST INC.
PARCEL ID 77777
V1079/661
MAILING ADDRESS
P.O. BOX 831
EAST LYME, CT 06333



Legend

- SYMBOL DESCRIPTION**
- PROPERTY CORNER
 - IRON PIPE
 - MON / MERESTONE
 - PROPOSED TREE
 - TEST PIT
 - WF-### WETLANDS FLAG
 - WELL
 - POST
 - CATCH BASIN
 - TREE LINE
 - HEDGE
 - STONE WALL
 - SPOT ELEVATION
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - WETLANDS
 - 100 FOOT WETLANDS BUFFER
 - 300 FOOT WETLANDS BUFFER
 - SETBACK LINE
 - PROPERTY LINE
 - PROPERTY LINE OTHER
 - PROPOSED UNDERGROUND UTILITIES
 - SILT FENCE
 - S.S. SEPTIC SYSTEM
 - N/F NOW OR FORMERLY
 - ELEV / EL ELEVATION
 - H.H. HANDHOLE
 - P.V.C. POLYVINYL CHLORIDE
 - (TYP) TYPICAL
 - (FC) FACE OF CURB
 - (TC) TOP OF CURB

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

Grading Plan
Nottingham Hills Subdivision
Lot Line Revision of Existing Lot 27
&
2 Lot Re-Subdivision of Lot 27
Prepared for Kristen Clarke P.E.

Revisions

6/26/2022 - Per Comments

Date: October 7th, 2021
Drawing: 20-037u
Drawn: P.H.
Sheet

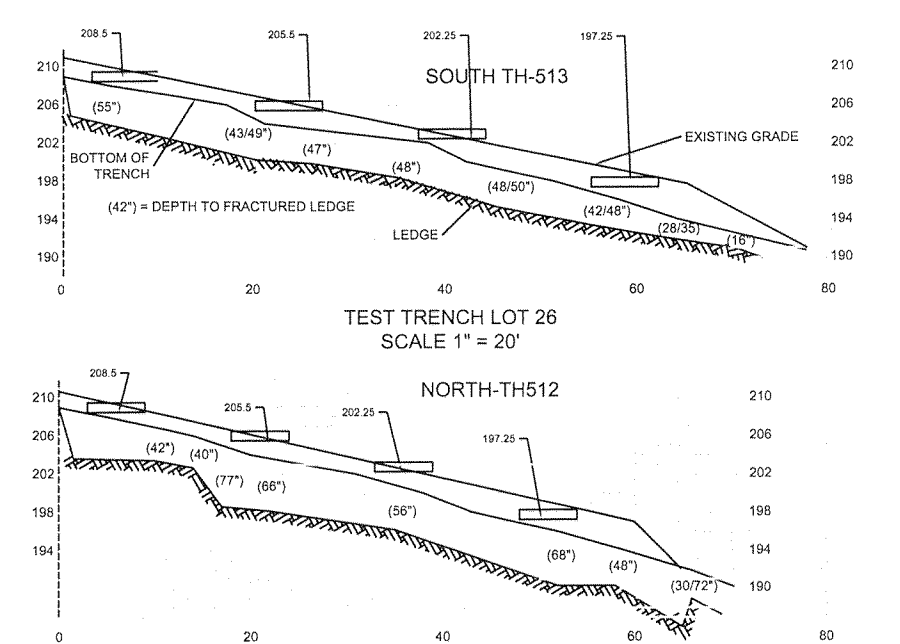
Catch Basin Information

CB#	Type	Top of Grate	Sump	Invert #1	Invert #2	Invert #3	Invert #4	Invert #5
CB1	Double	145.4'	138.2'	141.1' (8" C.P.P.)	140.1' (15" R.C.P.)	-	-	-
CB2	Type C	145.40'	137.7'	139.4' (18" R.C.P.)	139.7' (15" R.C.P.)	-	-	-
CB3	Type C	136.2'	124.6'	127.5' (18" R.C.P.)	127.8' (18" R.C.P.)	127.3' (18" R.C.P.)	-	-
CB4	Double	136.25'	128.1'	130.4' (15" R.C.P.)	130.0' (18" R.C.P.)	131.1' (8" C.P.P.)	131.1' (8" C.P.P.)	131.1' (8" C.P.P.)
CB5	Flattop	139.54'	133.4'	133.8' (15" C.P.P.)	134.2' (15" R.C.P.)	-	-	-
CB6	Type C	139.25'	136.5'	136.6' (15" C.P.P.)	136.5' (15" C.P.P.)	-	-	-
CB7	Type C	179.63'	174.1'	175.9' (15" C.P.P.)	176.1' (15" C.P.P.)	-	-	-
CB8	Type C	183.65'	178.2'	-	179.8' (15" C.P.P.)	-	-	-

Scale: 1"=40'



BENCH MARK
MAG NAIL SET IN
CONCRETE PAD
ELEV = 154.67'
DATUM = NAVD 88



Test Trench Data for Lot 26
From Approved Phase 3 Plans

SITE TESTING - NOTTINGHAM HILLS II
APRIL 1, 3 & 4, 2002

TEST HOLE #316 (LOT 26) (ledge outcrop 25 ft +/- to east)
0 - 6/8" -humus
6 - 26" -orange/brown sandy loam/silt loam
26 - 72" -orange med/fine to fine silty sand & stone, heavy boulders
-boulders, no water, no max. water

SITE TESTING - OCTOBER 29, 2002

TEST HOLE #316-B (Lot 26)
0 - 8/10" -topsoil & humus
8 - 36" -red/brown sandy loam/silt loam
36 - 38/53" -tan firm/compact fine silty sand & stone
-ledge/fractured ledge 38-53" (W-E), no water, max. water ?

TEST HOLE #316-C (Lot 26)
0 - 8" -topsoil & humus
8 - 46" -brown sandy loam/silt loam
46 - 52" -mix fractured ledge with silty sand & stone
-ledge/fractured ledge 30-46-40" (E - W), no water, max. water ?

TEST HOLE #318-B (Lot 28)
0 - 6" -humus
6 - 40" -red/brown silt loam
40 - 67/68" -tan/brown med/fine to fine silty sand & stone
67 - 86" -fractured ledge
-fractured ledge 67", no water, no max. water

SITE TESTING - NOTTINGHAM HILLS SUB, SECTION II
AUGUST 20, 2002

TEST HOLE #316-A (20-30 ft. uphill of TH #316) (Lot 26)
0 - 6" -humus
6 - 30" -orange/brown fine loamy sand/sandy loam
30 - 33/68" -mix fractured rock with med/fine silty sand & stone
-ledge/fractured ledge 33/36", no water, max. water ?

SITE TESTING - NOTTINGHAM HILLS SUB., PHASE III
SEPTEMBER 19, 2005

TEST HOLE #503
0 - 30" -humus & orange/brown sandy loam
30 - 45/57" -tan med/fine to fine silty sand & stone (57°/45°/54" N-S)
45 - 50/76" -gray/brown fine silty sand & stone (65°/50°/676" N-S)
-ledge 65-50-76" (N-S), no water, max. water 65/76"/+/-

TEST HOLE #504
0 - 8" -topsoil & humus
8 - 26/32" -brown silt loam
26 - 63" -tan med/fine to fine silty sand & stone with pockets of dense brown silt
63 - 86" -brown fine silty sand & stone
-ledge 52/48/86" N-S, no water, max. water ?, ledge control

TEST HOLE #505
0 - 22/36" -humus & brown sandy loam/loamy sand
22 - varies -tan med/fine to fine silty sand & stone
-ledge 42-36-18-48" see cross section, no water, max. water ?, ledge control

TEST HOLE #506
0 - 6/8" -topsoil & humus
6 - 30/36" -brown sandy loam
30 - 55" -tan med/fine to fine silty sand & stone
-ledge 44/25/55" see cross section, no water, ledge control

TEST HOLE #507
0 - 6" -topsoil & humus
6 - 30" -orange/brown loamy sand/sandy loam
30 - 55" -tan med/fine to fine silty sand & stone with fractured
ledge at 48" at east end hole
-ledge/fractured ledge 48-55", no water, max. water ?, ledge control

TEST HOLE #508
0 - 8" -humus
8 - 28" -brown sandy loam/loamy sand
28 - varies -tan med/fine to fine silty sand & stone with fractured
ledge west end 28/32"
-ledge/fractured ledge 28-63-52", no water, max. water 24/26" at east end of hole

SITE TESTING - SEPTEMBER 30, 2005

TEST HOLE #512
0 - 10' -topsoil & humus
10 - 34" -orange/brown sandy loam with silt layer at low edge
34 - 88" -gray/tan med/fine to fine silty sand & stone
88 - 123" -dark tan/brown med/fine to fine silty sand & stone
-no ledge, no water, max. water 88", mottled in silt layer at base of subsoil

SITE TESTING - OCTOBER 3, 2005

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

SITE TESTING - NOTTINGHAM HILLS SUB., SECTION III
OCTOBER 7, 2005

TEST HOLE #515
0 - 28" -loamy sand fill
28 - 36" -humus
36 - 58" -orange/brown loamy sand
58 - 87" -brown/tan med/fine to fine silty sand & stone
87 - 118" -dark firm/compact fine silty sand & stone
-no ledge, no water, max. water 87"

TEST HOLE #516
0 - 33" -fill
33 - 42" -humus
42 - 60" -orange/brown loamy sand
60 - 109" -orange/tan to brown/gray med/fine to fine silty sand & stone
109-149" -dark gray/brown fine silty sand & stone
-no ledge, no water, max. water 109"

TEST HOLE #518
0 - 6/8" -topsoil & humus
6 - 36" -orange/brown loamy sand
36 - 62" -tan med/fine to fine silty sand & stone
62 - 79" -east end mix fractured & decomposed stone sloping down to west
-fractured & decomposed ledge 62" sloping down to west, no water,
ledge control

- 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 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.

LOT #	PERC. RATE	SLOPE	MAX. GW	FF	PF	MLSS
26	8.0	34	36.1-42	2.0	1.2	38.4
27	10.0	30	48.1-60.0	2.0	1.2	24.0

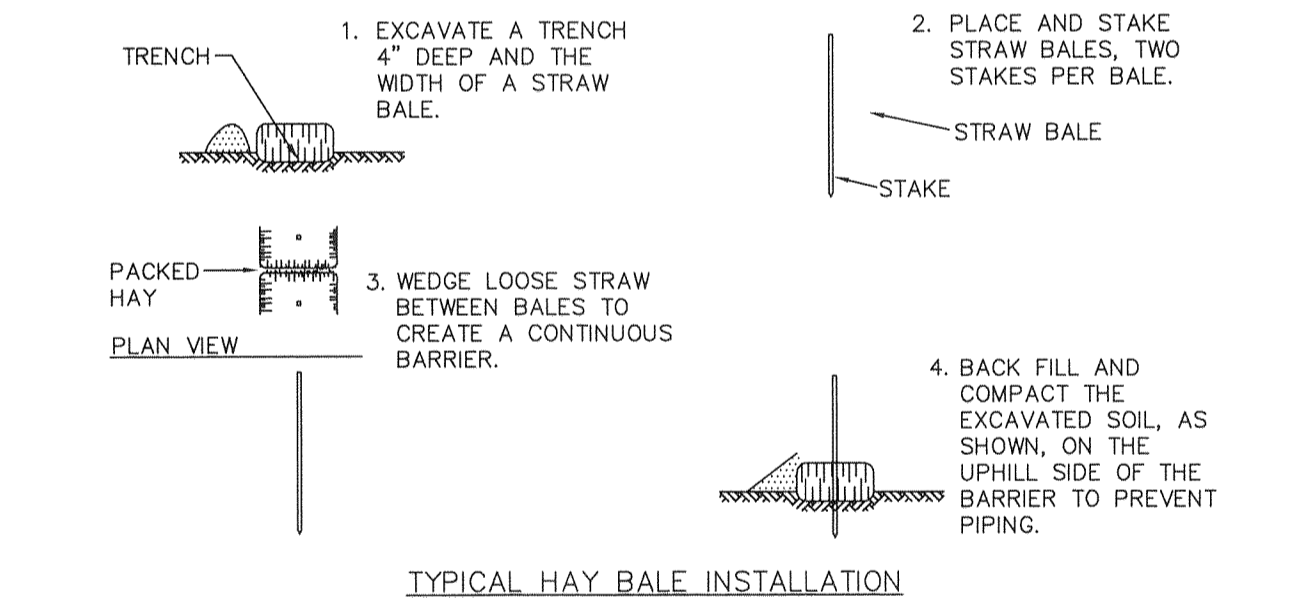
- PRE-CONSTRUCTION**
- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
 - THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER, DEVELOPER, AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK.
 - THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CT.06106.
 - THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
 - THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
 - THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED.
 - 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.

DURING CONSTRUCTION

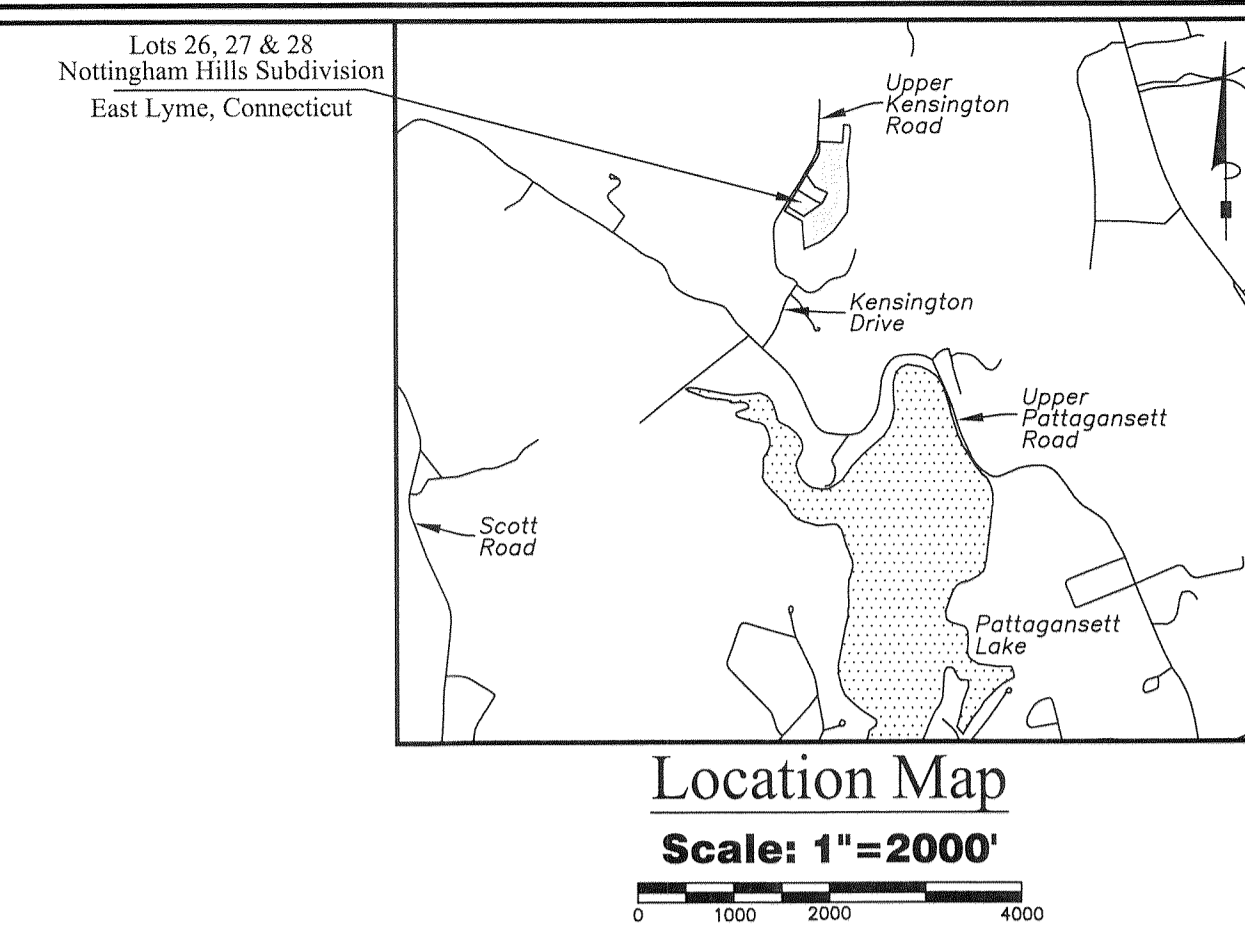
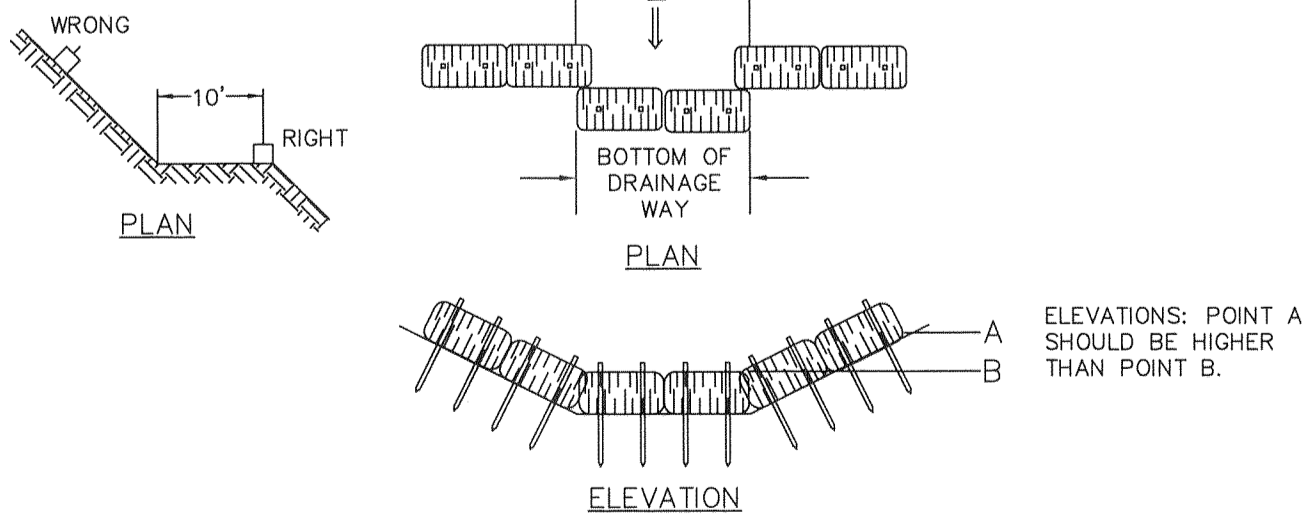
SOIL AND EROSION CONTROL

- 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 FERTILIZER. 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 & COURSE 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.



CONNECTICUT STATE SURVEYORS

Professional Seal of Donald L. Clarke, Jr., L.S., No. 1841

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

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GESICK & ASSOCIATES, P.C.

SURVEYORS & PLANNERS

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