

- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 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 Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Survey Type: Resubdivision Map.
 - Boundary Determination Category: Resurvey
 - Total Resubdivided area = 1.931 acres.
 - Zone = RU-40.
 - Owner of record: Andia & Pellumb Likollari.
67 Arbor Crossing
East Lyme, CT 06333
See Volume 1104, Page 766
 - Parcel shown is a portion of Lot #23-4 on Assessors Map #35.0. Per assessors office, no lot number has been assigned for this lot yet.
 - Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09011C Panel 0319G Effective Date: 7/18/2011.
 - North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.

- MAP REFERENCE:**
- "Hathaway Farm - 3 Lot Re-Subdivision - Hathaway Farms, LLC
Scott Road - East Lyme, Connecticut - Scale: 1" = 40' -
Date: 07 September 2023 - Sheet 3 of 3 - Prepared by: May Engineering, LLC". On file in the East Lyme Land Records as Map #DRB-369.

DATE	DESCRIPTION

Received
MAY 17 2024
Town of East Lyme
Land Use



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Greg A. Glaude 5/16/2024
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - ⊙ DH DRILL HOLE FOUND
 - ⊕ UTILITY POLE
 - CB CATCH BASIN
 - ⊖ STONE WALL

APPROVED BY THE EAST LYME PLANNING COMMISSION

CHAIRMAN/SECRETARY: _____

APPROVAL DATE: _____

FILING DEADLINE: _____

EXPIRATION DATE: _____

RESUBDIVISION MAP
PREPARED FOR
ANDIA LIKOLLARI & PELLUMB LIKOLLARI
SCOTT ROAD
EAST LYME, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 5/15/2024 DRAWN: RGS
SCALE: 1" = 30' DESIGN: ---
SHEET: 1 OF 3 CHK BY: GG
DWG. No: CLIENT FILE JOB No: 24064

K:\Projects\2024\01_2024\01_2024.dwg May 16, 2024 12:52 PM

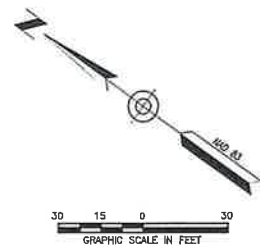


TABLE OF ZONING REQUIREMENTS			
ZONE = Ru-40			
	REQUIRED	LOT 6	LOT 7
Lot Area	40,000 S.F.	42,871 S.F.	41,239 S.F.
Lot Frontage	150'	153.37'	150.05'
Lot Width	150'	153.54'	150.05'
Front Yard Setback	50'	69.2'	74.3'
Side Yard Setback	30'	38.8'	34.7'
Rear Yard Setback	30'	173.6'	171.0'
Building Height	30' Max.	<30'	<30'
Contiguous Buildable Area	20,000 S.F.	20,241 S.F.	20,241 S.F.

RAIN GARDENS

WATER QUALITY VOLUME RAINFALL EVEN 1" WQV RAINFALL

WHERE:

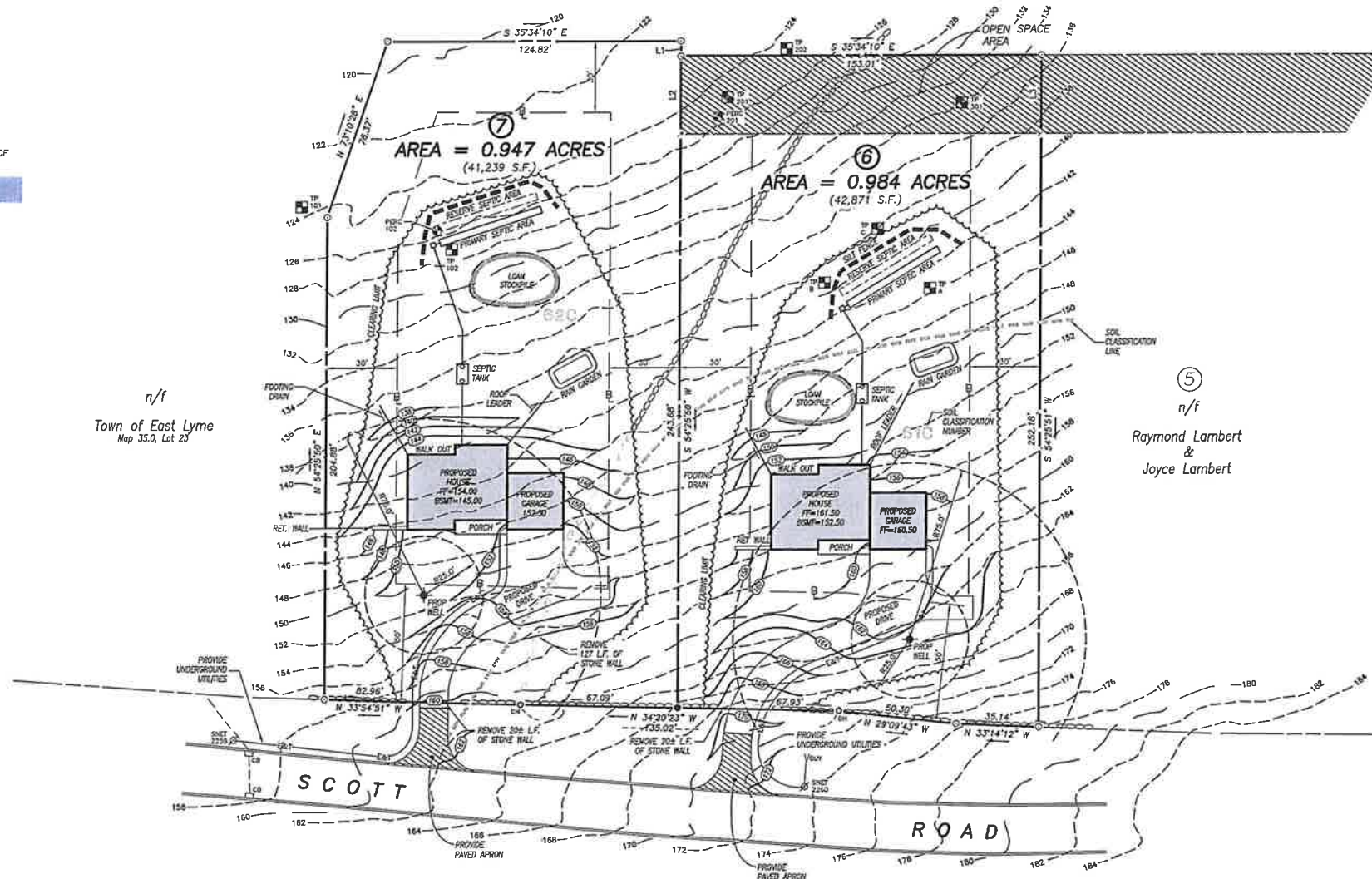
- P = DESIGN PRECIPITATION, INCHES (1" FOR WATER QUALITY STORM)
- A = DRAINAGE AREA (ACRES) ROOF AREA 2,400 SF >> 0.055 AC
- V = RUNOFF VOLUME CF
- V = (1"/12)FT X 2400 SF = 200 CF

RAIN GARDEN SIZE 10-FOOT WIDE X 20-FOOT LONG X 1-FOOT DEEP = 200 CF
TYPICAL ROOF AREA 1,778 SF REQUIRED RAIN GARDEN SIZE 148 CF

Figure 4-4 Residential Rain Gardens

Typical Residential Rain Gardens (Web and WQA at Planning Unit)

n/f
Town of East Lyme
Map 35.0, Lot 23



5
n/f
Raymond Lambert &
Joyce Lambert

NOTES:

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 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category: Resurvey
- Total Resubdivided area = 1.931 acres.
- Zone = RU-40.
- Owner of record: Andia & Pellumb Likollari.
67 Arbor Crossing
East Lyme, CT 06333
See Volume 1104, Page 766
- Parcel shown is as a portion of Lot #23-4 on Assessors Map #35.0. Per assessors office, no lot number has been assigned for this lot yet.
- Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09011C Panel 0319G Effective Date: 7/18/2011.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCE:

- "Hathaway Farm - 3 Lot Re-Subdivision - Hathaway Farms, LLC Scott Road - East Lyme, Connecticut - Scale: 1" = 40' - Date: 07 September 2023 - Sheet 3 of 3 - Prepared by: May Engineering, LLC". On file in the East Lyme Land Records as Map #DRB-369.

DATE	DESCRIPTION

IMPROVEMENT LOCATION SURVEY
SITE DEVELOPMENT PLAN
PREPARED FOR

**ANDIA LIKOLLARI &
PELLUMB LIKOLLARI**

SCOTT ROAD
EAST LYME, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

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DATE: 5/15/2024	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: NET
SHEET: 2 OF 3	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 24064

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- ⊕ UTILITY POLE
- CB CATCH BASIN
- STONE WALL

LINE	BEARING	DISTANCE
L1	S 54°25'50" W	6.25'
L2	S 54°25'50" W	33.00'
L3	S 54°25'51" W	33.00'



Norman E. Thibeault, Jr.
NORMAN E. THIBEALT, JR., P.E.
LIC #EN 0022834

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

Greg A. Glaude
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 5/16/2024

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

SOIL TYPES:

61C-Canton and Charlton soils, 8 to 15 percent slopes, very stony

Included with these soils in mapping are areas of moderately well drained Sutton soils in slight depressions on the landscape, and poorly drained Leicester soils in depressions and drainage ways. Also included are areas of moderately deep, somewhat excessively drained and well drained Charlfield soils where bedrock is 20 to 40 inches below the surface. Shallow, somewhat excessively drained and well drained Hollis soils are in small areas where bedrock is 10 to 20 inches below the surface. Minor components make up about 20 percent of the mapping unit.

62C Canton and Charlton soils, 3 to 15 percent slopes, extremely stony

Included with these soils in mapping are areas of moderately well drained Sutton soils in slight depressions on the landscape, and poorly drained Leicester soils in depressions and drainage ways. Also included are areas of moderately deep, somewhat excessively drained and well drained Charlfield soils where bedrock is 20 to 40 inches below the surface. Shallow, somewhat excessively drained and well drained Hollis soils are in small areas where bedrock is 10 to 20 inches below the surface. Minor components make up about 20 percent of the map unit. Slope: gently sloping to steeply sloping. Landscape: hills on uplands. Surface cover: 3 to 15 percent stony. Size of map unit: Areas commonly range from 3 to 100 acres.

DEVELOPMENT SCHEDULE (Individual Lots):

- 1. Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, licensed in the State of Connecticut. Once the limits of clearing are flagged, they shall be reviewed and approved by an agent of the Town.
2. Install and maintain erosion and sedimentation control devices as shown on these plans. All erosion control devices shall be inspected by an agent of the Town. Any additional erosion control devices required by the Town's Agent shall be installed and inspected prior to any construction on site. (See silt fence installation notes.)
3. Install construction entrance.
4. Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be confined to areas adjacent to the proposed building, septic system and driveway. Topsoil will be stockpiled on site and utilized during final grading.
5. Begin construction of the house, septic system and well.
6. Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion.
7. The site will be graded so that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN:

- 1. All site construction shall be governed by CT Department of Transportation Form 818, latest revisions thereto.
2. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
3. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Thompson will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
4. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
5. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
6. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
7. 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.

SILT FENCE INSTALLATION AND MAINTENANCE:

- 1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment falls to be retained by the fence because:
- the fence has been overtopped, undercut or bypassed by runoff water,
- the fence has been moved out of position (knocked over), or
- the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

- 1. Bales shall be placed as shown on the plans with the ends of the bales 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 at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the inland wetlands commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment falls to be retained by the barrier because:
- the barrier has been overtopped, undercut or bypassed by runoff water,
- the barrier has been moved out of position, or
- the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and fill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 60% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

- 1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 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 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retil compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

TEST HOLE DATA - September 2, 2023

Ledge Light Health District

Table with 3 columns: TEST PIT, DEPTH, PROFILE. Contains soil test data for pits 101, 102, 201, 202, and 301.

TEST HOLE DATA - March 19, 2024

Ledge Light Health District

Table with 3 columns: TEST PIT, DEPTH, PROFILE. Contains soil test data for pits A, B, and C.

CONNECTICUT RAIN GARDENS SUGGESTED PLANT LIST

PERENNIALS

- A. Swamp Milkweed (Asclepias incarnata)
B. New York aster (Aster novae-belgii)
C. Astilbe (Astilbe spp.)
D. Tickseed sunflower (Bidens aristosa)
E. Joe Pye weed (Eupatorium fistulosum)
F. Rose mallow (Hibiscus moscheutos)
G. Iris (Iris versicolor)
H. Cardinal flower (Lobelia cardinalis)

GRASSES

- P. Creeping bentgrass (Agrostis stolonifera)
Q. Meadow fxtail (Alopecurus pratensis)
R. Blue joint (Calamagrostis Canadensis)
S. Tussock sedge (Carex stricta)

SHRUBS

- 1. Red chokeberry (Aronia arbutifolia)
2. Buttonbush (Cephalanthus occidentalis)
3. Summersweet clethra (Clethra alnifolia)
4. Silky dogwood (Cornus amomum)
5. Gray dogwood (Cornus racemosa)
6. Red oar dogwood (Cornus sericea)
7. Inkberry (Ilex glabra)
8. Winterberry (Ilex verticillata)
9. Spicebush (Lindera oostivale benzoin)

One or more trees can be added to a rain garden, depending upon its size. Caution should be used though, as a tree can quickly take over the garden and create a different look. Remember, most trees will grow very large unless they are purposely kept small. If a tree is desired, the following types are recommended:

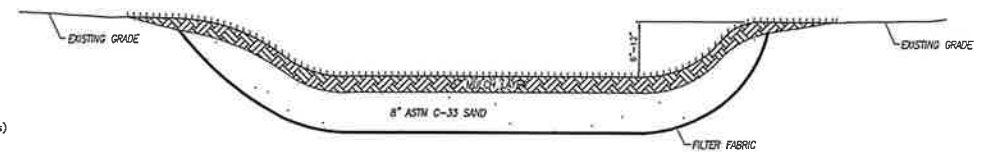
TREES

- 20. River birch (Betula nigra)
21. Red maple (Acer rubrum)
22. Sweetgum (Liquidambar styraciflua)
23. Swamp white oak (Quercus bicolor)
24. Pin oak (Quercus palustris)

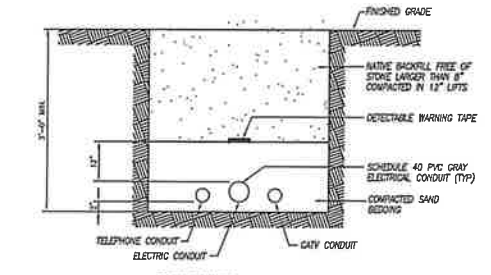
- I. Spiked gay feather (Liatris spicata)
J. Sensitive fern (Onoclea sensibilis)
K. Cinnamon fern (Osmunda cinnamomea)
L. Royal fern (Osmunda regalis)
M. Marsh fern (Thelypteris palustris)
N. Spiderwort (Tradescantia virginiana)
O. Black-Eyed Susan (Rudbeckia hirta)

- 10. Pinxterbloom azalea (Rhododendron perilymenoides)
11. Swamp azalea (Rhododendron viscosum)
12. Ederberry (Sambucus canadensis)
13. Lowbush blueberry (Vaccinium angustifolium)
14. Highbush blueberry (Vaccinium corymbosum)
15. Withered (Viburnum cassinoides)
16. Arrowwood (Viburnum dentatum)
17. Nannyberry (Viburnum lentago)
18. Black haw (Viburnum prunifolium)
19. American cranberry (Viburnum trilobum)

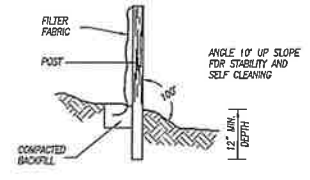
- 25. Larch (larix laricina)
26. Cottonwood (Populus deltoides)
27. Shadblow (Amelanchier spp.)
28. Green ash (Fraxinus pennsylvanica)



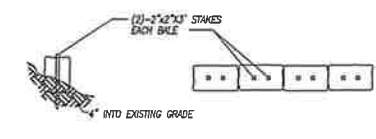
RAIN GARDEN SECTION NOT TO SCALE



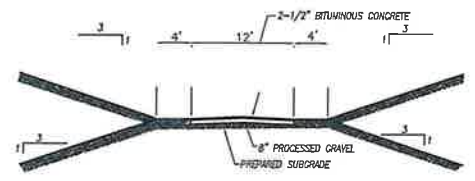
UNDERGROUND UTILITY TRENCH NOT TO SCALE



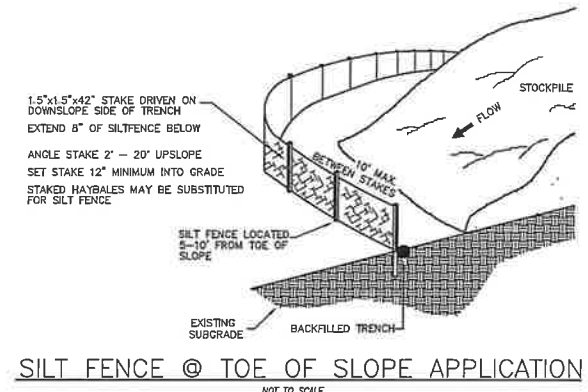
SILT FENCE NOT TO SCALE



HAYBALE BARRIER NOT TO SCALE



PAVED DRIVE DETAIL NOT TO SCALE



SILT FENCE @ TOE OF SLOPE APPLICATION NOT TO SCALE

MLSS CALCULATIONS

Lot 6
Depth to restrictive layer = 34 in.
Slope % = 23.0 %
Number of Bedrooms = 3
Percolation rate = 7.0 min/in
Max. depth into exist. grade = 16 in.
System Size = 495 s.f.

Hydraulic Factor = 18.00
Flow Factor = 1.50
Perc Factor = 1.00
18.00 x 1.50 x 1.00 = 27.00'
MLSS = 27.00'

Lot 7

Depth to restrictive layer = 31 in.
Slope % = 17.0 %
Number of Bedrooms = 3
Percolation rate = 4.4 min/in
Max. depth into exist. grade = 7 in.
System Size = 495 s.f.

Hydraulic Factor = 18.00
Flow Factor = 1.50
Perc Factor = 1.00
18.00 x 1.50 x 1.00 = 27.00'
MLSS = 27.00'

Percolation rate faster than 5.0 min. per inch. GW separation Increased to 24 inch.

Table with 2 columns: DATE, DESCRIPTION. Includes a REVISIONS section.

DETAIL SHEET
PREPARED FOR
ANDIA LIKOLLARI & PELLUMB LIKOLLARI
SCOTT ROAD
EAST LYME, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
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Table with 2 columns: DATE, DRAWN, SCALE, SHEET, DWG. No.; DESCRIPTION, DESIGN, CHK BY, JOB No.

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