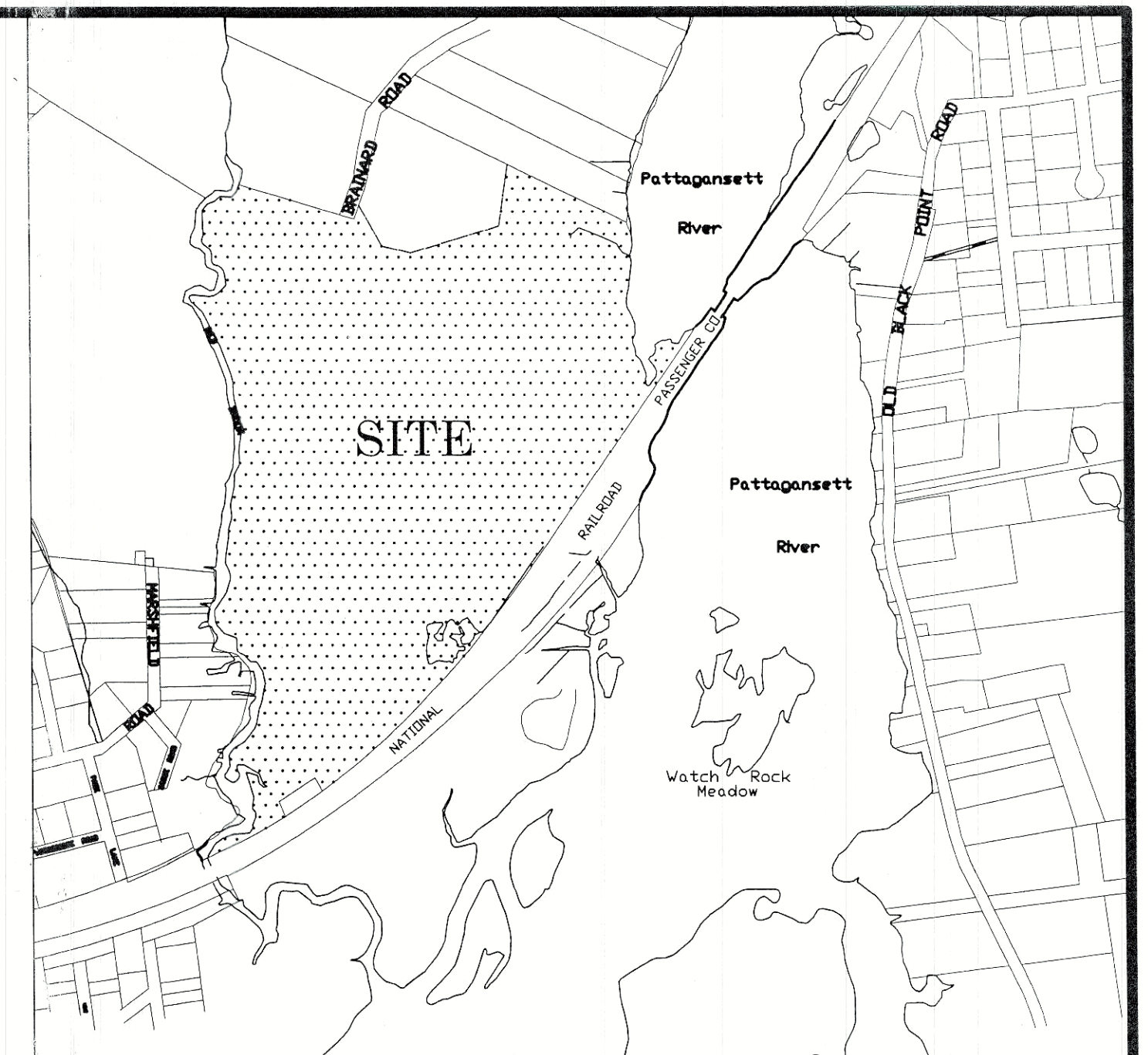
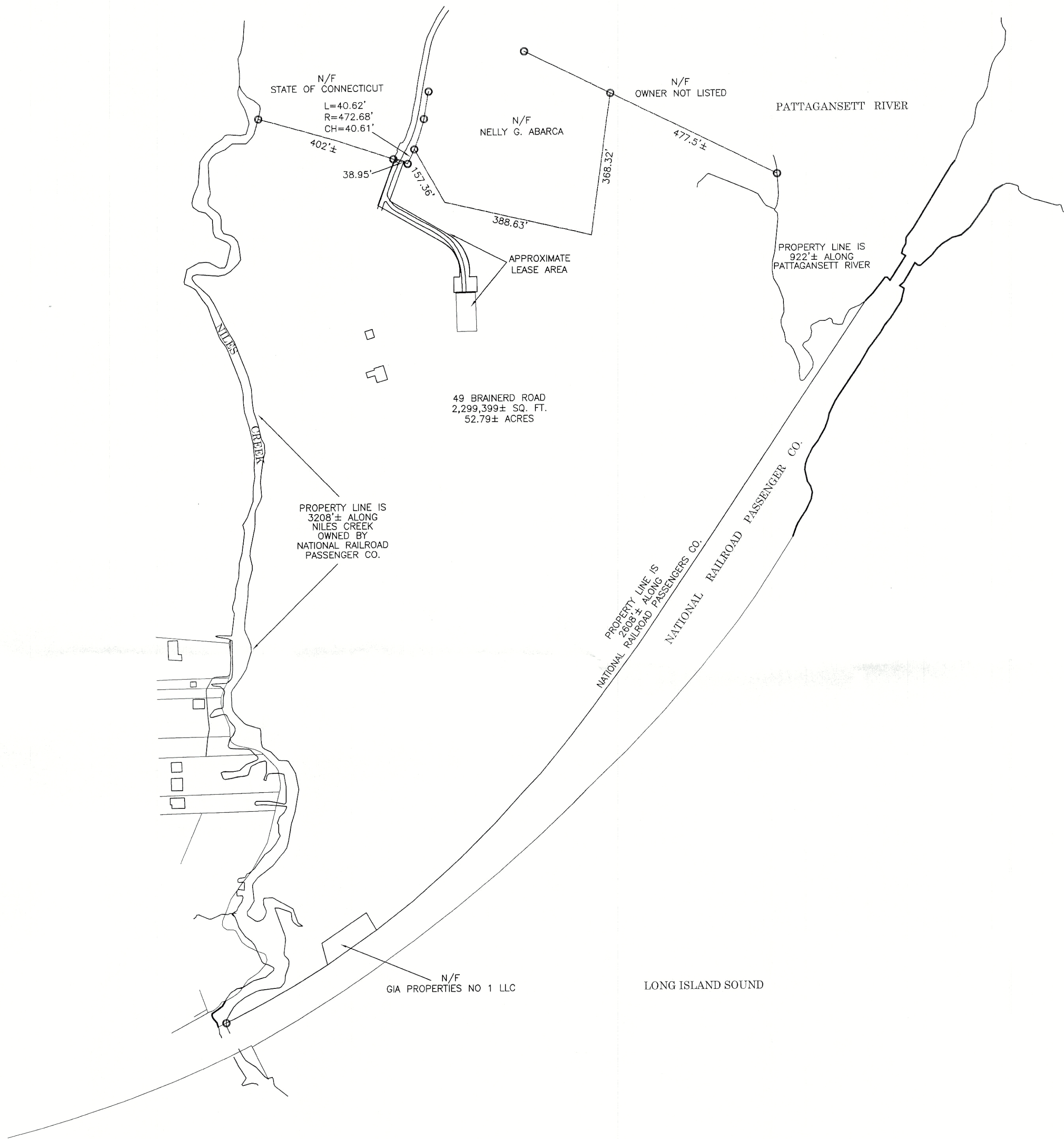
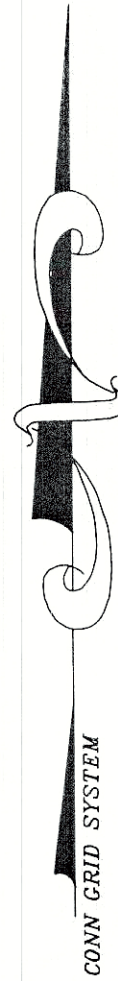


LEGEND

PROPERTY LINE
STREET LINE



- NOTES:
1. 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 COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. MAP REFERENCES
A. "MAP SHOWING CERTAIN PROPERTIES OF THE CRESCENT BEACH LAND COMPANY LOCATED IN THE TOWN OF EAST LYME CONNECTICUT SCALE -1IN = 100FT T.M. RUSSELL FEB. 18, 1963"
B. "MAP OF THE PRELIMINARY AND FINAL PLAN OF A SUBDIVISION TO BE KNOWN AS MINER SUBDIVISION 'BRAINERD ROAD' LOCATED IN THE TOWN OF EAST LYME, CONN. SCALE-1"=50' T.M. RUSSELL, JR. GUILFORD, CONN. MAR. 3, 1967"
C. "PROPERTY SURVEY OF A PORTION OF PROPERTY NOW OR FORMERLY OF ELSIE B. RAVEN BRAINERD RD. E. LYME, CONN. SCALE: 1" = 20' APRIL, 1978 SEABOARD ENGINEERING CORP. NANTIC, CONN."
D. "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS PROPERTY OF CHRISTOPHER SAMUELSEN 49 BRAINERD RD. NANTIC, CT. SCALE: 1" = 40' DATE: AUGUST 8, 2011 CL&P FILE No E1070"
E. TOWN OF EAST LYME, CONNECTICUT GEOGRAPHIC INFORMATION SYSTEM.
 3. THE PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS AND MUTUAL RIGHTS OF WAY AS SET FORTH IN A WARRANTY DEED FROM SARAH I. BRAINERD TO ADDISON G. BRAINERD, DATED MAY 17, 1919 AND RECORDED IN VOLUME 22 AT PAGE 606 OF THE EAST LYME LAND RECORDS.
 4. THE PROPERTY IS SUBJECT TO LEASES, EASEMENTS WITH SBA TOWERS, THE CONNECTICUT LIGHT AND POWER COMPANY, AND THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY, D.B.A. AT&T CONNECTICUT IN VOLUME 1103 PAGE 413 OF THE EAST LYME LAND RECORDS AS WELLAS OTHER EASEMENTS AS RECORDS MAY SHOW.
 5. BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.
- THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

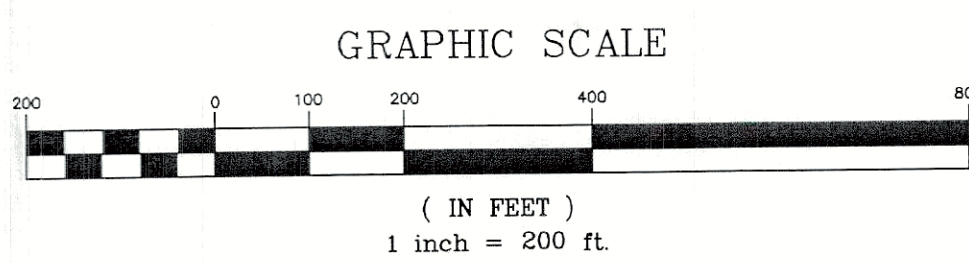
Received
JUL 23 2025
Town of East Lyme
Land Use

COMPILATION PLAN SHOWING
PROPERTY AREA OF
THE RODERICK M CORNISH
REVOCABLE TRUST
49 BRAINERD ROAD
EAST LYME, CONNECTICUT

DATE: JUNE 18, 2025 SHEET 1 OF 3
SCALE: 1" = 200' JOB # 23-087

APPROVED BY THE TOWN OF EAST LYME ZONING OFFICIAL
DATE
APPROVED BY THE TOWN OF EAST LYME DIRECTOR OF PLANNING
DATE
APPROVED BY LEDGE LIGHT HEALTH DISTRICT
DATE

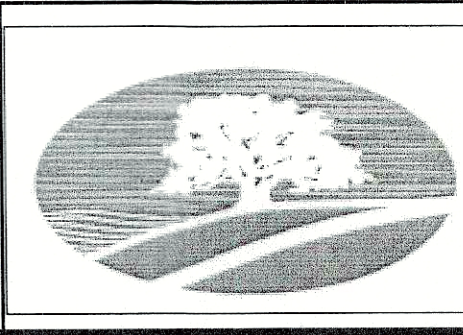
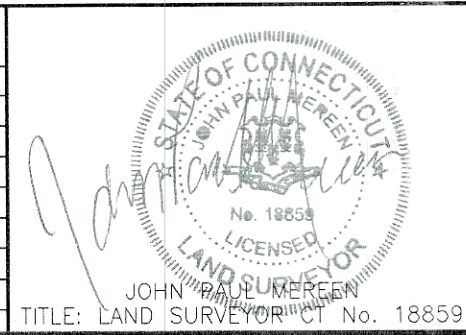
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"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

John Paul Merereen
JOHN PAUL MEREREEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: JUNE 18, 2025

DATE	REVISION



GERWICK - MEREREEN 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. SOIL SURVEY OF NEW LONDON COUNTY CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983, AND WEB SOIL SURVEY (WSS) OF THE USDA NRCS

DEVELOPMENT

PROPOSED DEVELOPMENT WILL ALLOW FOR THE CREATION OF 1 NEW BUILDING LOT AND A LOT FOR AN EXISTING HOUSE ON 52.79+- ACRES WITH ACCESS FROM BRAINARD ROAD. BOTH LOTS WILL HAVE ON SITE WATER AND SEPTIC. BOTH WILL BE CONNECTED TO MUNICIPAL SEWER.

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 WATERFORD 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 WATERFORD, 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 RECONSIBILITY

IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BEGIN FALL/WINTER OF 2025-26. 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 & 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 OR MORE AND SHALL MAINTAIN REPAIR OR REPLACE AS NEEDED.

FILTER BARRIER INSTALLATION & MAINTENANCE

1. DIG A 6" TRENCH ON THE UPHILL 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 ARONUD 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 AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLAND 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 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 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

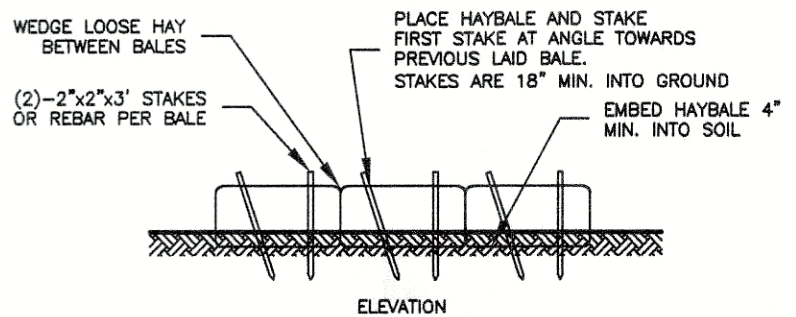
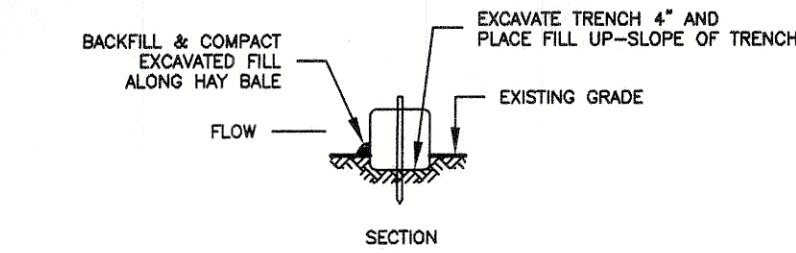
TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2.5 TO 1. PROVIDE SLOPE PROTECTIONS ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER 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:

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

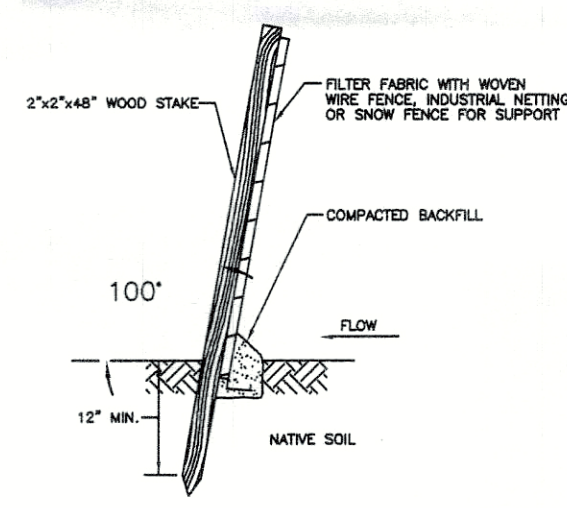
THE RECOMMENDED SEEDING DATES ARE:

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.

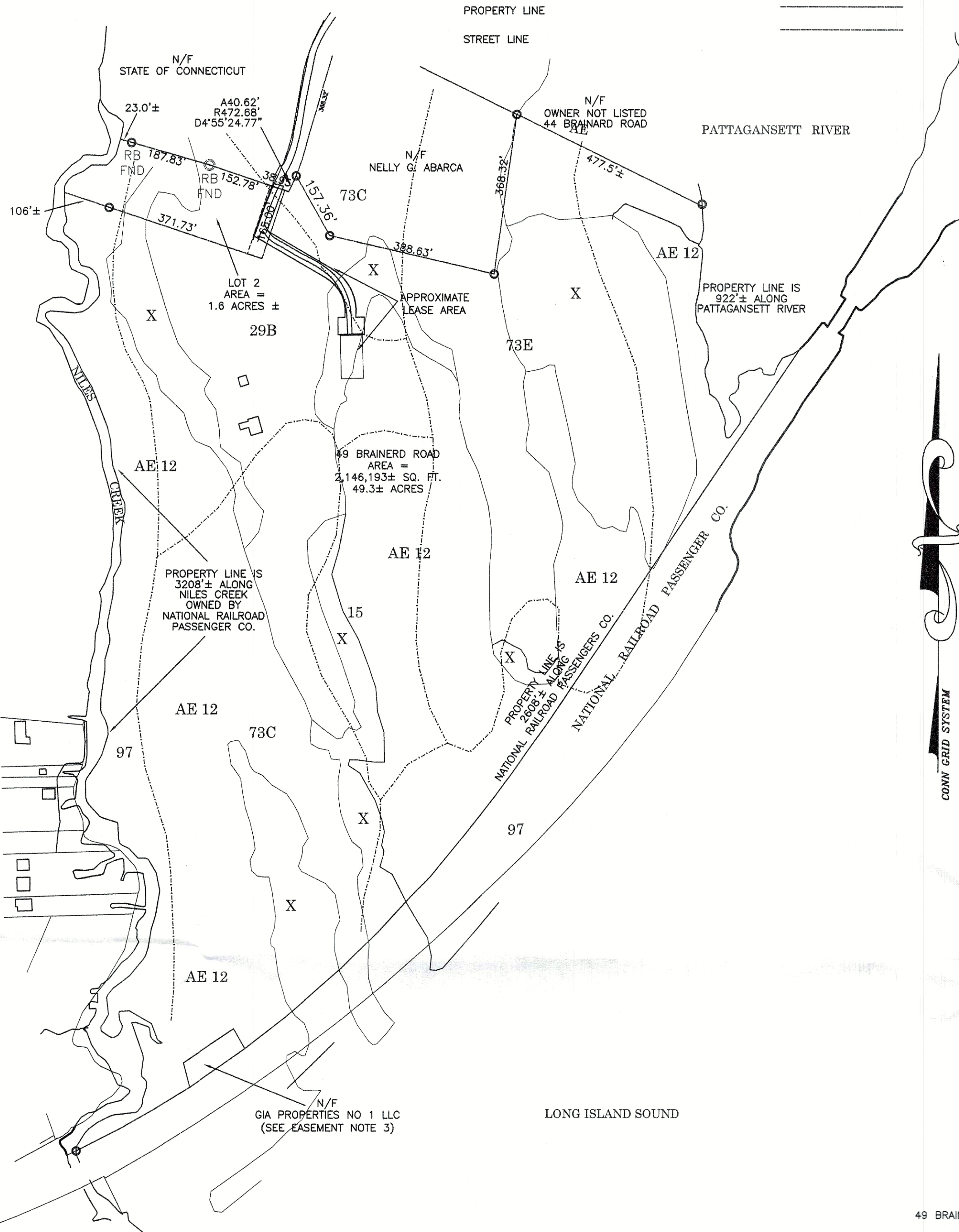


HAY BALE BARRIER DETAIL
NOT TO SCALE



SILT FENCE SECTION
NOT TO SCALE

LEGEND



NOTES:

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B. "MAP OF THE PRELIMINARY AND FINAL PLAN OF A SUBDIVISION TO BE KNOWN AS MINER SUBDIVISION BRAINARD ROAD" LOCATED IN THE TOWN OF EAST LYME, CONN. SCALE-1"=50' T.M. RUSSELL, JR. GUILFORD, CONN. MAR. 3, 1967"
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THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

SUBDIVISION ZONING COMPLIANCE CHART			
ZONE DISTRICT = RU-40			
SUBDIVISION DESIGN= CONVENTIONAL			
ITEM	REQ'D	PROVIDED	
	ADDRESS	LOT 1 49 BRAINARD	LOT 2
LOT AREA	40,000 S.F.	2,146,193± S.F.	69,696 S.F.
FRONTAGE	150.00 FT.	50 FT.*	29.57 FT.*
SIDE YARD	30 FT.	>30 FT.	>30 FT.
FRONT YARD	50 FT.	>50 FT.	>50 FT.
REAR YARD	30 FT.	>30 FT.	.30 FT.
HEIGHT	30 FT	EXISTING	< OR =30 FT
COVERAGE	20%	<20%	<20%

*BACK LOT SEC. 20.8

SOIL TYPES

Map Unit Symbol	Map Unit Name
15	Scarboro muck. 0 to 3 percent slopes
29B	Agawam fine sandy loam. 3 to 8 percent slopes
73C	Charlton-Chatfield complex. 0 to 15 percent slopes, very rocky
73E	Charlton-Chatfield complex. 15 to 45 percent slopes, very rocky
97	Pawcatuck mucky peat. 0 to 2 percent slopes, very frequently flooded

49 BRAINARD ROAD IS SUBJECT TO THE FOLLOWING EASEMENTS:

- 1) ELECTRIC DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED AUGUST 23, 2011 AND RECORDED SEPTEMBER 1, 2011 IN VOLUME 875 PAGE 657 OF EAST LYME LAND RECORDS.
- 2) TELEPHONE DISTRIBUTION EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY dba AT&T CONNECTICUT DATED AUGUST 23, 2011 AND RECORDED SEPTEMBER 1, 2011 IN VOLUME 875 PAGE 652 OF THE EAST LYME LAND RECORDS.
- 3) RESTRICTIONS, RESERVATIONS AND MUTUAL RIGHTS OF WAY AS SET FORTH IN A WARRANTY DEED FROM SARAH F. BRAINARD TO ADDISON G. BRAINARD, DATED MAY 17, 1919 AND RECORDED IN VOLUME 22 PAGE 606 OF THE EAST LYME LAND RECORDS.
- 4) EASEMENT AGREEMENT BY AND BETWEEN CHRISTOPHER SAMUELSEN, TRUSTEE OF THE CHRISTOPHER SAMUELSEN LIVING TRUST DATED MAY 7, 2021 AND SSA TOWERS V. LLC DATED FEBRUARY 24, 2023 AND RECORDED APRIL 5, 2023 IN VOLUME 1094 PAGE 715 OF THE EAST LYME LAND RECORDS.

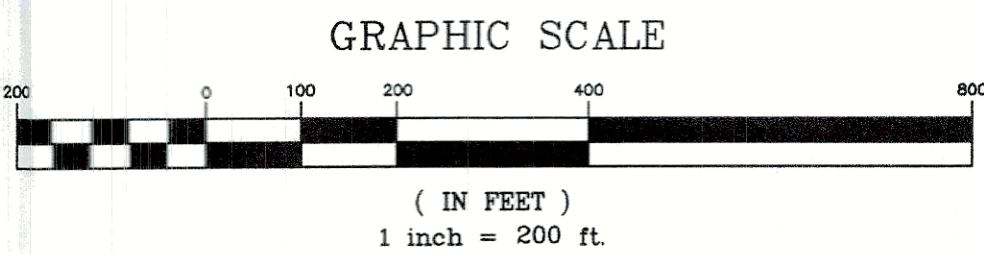
COMPIATION PLAN SHOWING
E & S DETAILS AND NARRATIVE
SOIL TYPES AND FLOOD ZONE AREAS
PROPERTY OF
THE RODERICK M CORNISH
REVOCABLE TRUST
49 BRAINARD ROAD
NIANTIC, CONNECTICUT

DATE: JUNE 18, 2025 SHEET 2 OF 3
SCALE: 1" = 200' JOB # 23-087

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

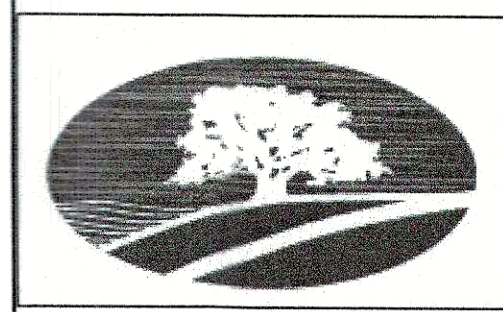
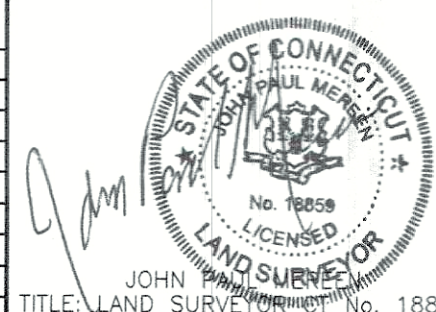
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"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

JOHN PAUL MEREEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: JUNE 18, 2025

DATE	REVISION



LEGEND

PROPERTY LINE	---
STREET PROPERTY LINE	---
EXISTING CONTOUR	---
BUILDING SETBACK	---
UTILITY POLE	○
TEST HOLE	●
PERC TEST HOLE	○
MERESTONE FOUND	□
DRILL HOLE FOUND	○
IRON PIPE FOUND	○
REBAR FOUND	○
WATER VALVE	○
HYDRANT	○
CATCH BASIN	○

TEST HOLES 8-13-24
WITNESSED BY DANIELLE HOLMES
SANITARIAN LEDGE LIGHT HEALTH DISTRICT

TEST PIT # 1-1
0-12" TOPSOIL
12-21/23" ORANGE BROWN FINE SILTY LOAM
21-86" LIGHT GRAY BROWN FINE-MEDIUM SAND
TRACE COBBLES

MOTTLING @ 41"
ROOTS TO 52"

PERCOLATION TEST DATA
TESTED BY: GERWICK-MEREEN LLC
DATE: 10-18-24
DEPTH: 24"
PT: 1

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
0:00	7	-	-
0:10	9 1/4	1 3/8	4.44
0:20	10 1/4	3/4	10.00
0:30	11	3/4	13.33
0:40	11 3/4	5/8	13.33
0:50	12 3/8	5/8	16.00
1:00	13	5/8	16.00

TEST HOLES 5-20-25
WITNESSED BY DANIELLE HOLMES
SANITARIAN LEDGE LIGHT HEALTH DISTRICT

TEST PIT # 5-1 DEPTH 83"
0-7" LEAF LITTER AND TOPSOIL
7-26" ORANGE BROWN FINE SANDY LOAM WITH COBBLES
26-53" COARSE SAND AND GRAVEL (60%)
53-66" YELLOW BROWN FINE SAND
66-83" COARSE YELLOW SAND, TRACE GRAVEL

ROOTS TO 66"
NO GROUNDWATER
NO REFUSAL
NOTE: MOTTLE @ 66" (SAME AS TP 5-4 NO APPARENT REDOX)

TEST PIT # 5-2 DEPTH 90"
0-6" LEAF LITTER AND TOPSOIL
6-28" ORANGE BROWN FINE-MEDIUM SANDY LOAM
28-90" COARSE LAYERS OF SAND AND GRAVEL (65%)
NO GROUNDWATER
NO REFUSAL
NO REDOX

TEST PIT # 5-3
0-7" LEAF LITTER AND TOPSOIL
7-33" ORANGE BROWN FINE SANDY LOAM
33-80" YELLOW BROWN MEDIUM COARSE SAND AND GRAVEL (30%)
ROOTS TO 43"
NO REFUSAL
NO GROUNDWATER
NO APPARENT REDOX

TEST PIT # 5-4
0-6" LEAF LITTER AND TOPSOIL
6-28" ORANGE BROWN FINE SANDY LOAM
28-78" GRAY TO YELLOW BROWN SAND AND GRAVEL
(COMPACT POCKET 23-36")

ROOTS TO 40"
NO REFUSAL
NO GROUNDWATER
MOTTLE @ 45" (GW?)

N/F

STATE OF CONNECTICUT

PERCOLATION TEST DATA
TESTED BY: GERWICK-MEREEN LLC
DATE: 5-8-25
DEPTH: 37"
PT: 5B

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
1:45	31 1/2	7	6.67
1:50	32 1/4	3/4	5.00
1:55	33 1/4	1	8.00
2:00	33 7/8	5/8	8.00
2:05	34 1/2	5/8	8.00
2:10	35 1/8	5/8	8.00
2:15	35 3/4	5/8	8.00
2:20	36 1/4	1/2	10.00

PERCOLATION TEST DATA
TESTED BY: GERWICK-MEREEN LLC
DATE: 5-8-25
DEPTH: 44"
PT: 5A

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
1:20	33	2 3/4	0.73
1:22	35 3/4	2 3/4	1.60
1:24	37	1 1/4	1.60
1:26	38 1/4	1 1/4	2.00
1:28	39 1/4	1	2.00
1:30	40 1/8	7/8	2.29
1:32	41	7/8	2.29
1:34	41 3/4	3/4	2.67
1:36	42 1/2	3/4	2.67
1:38	43	1/2	4.00
1:40	DRY		

49 BRAINERD ROAD

EXISTING HOUSE IS A FOUR BEDROOM HOUSE. BASIS OF DESIGN IS FOR
FOUR BEDROOMS WITH NO TUB OVER 100 GALLONS WITH A PERC RATE OF
10.1-20.0 MIN./IN. SYSTEM AREA REQUIRED IS 787.50 S.F. AND IS SUPPLIED
AS FOLLOWS:

1 ROW OF 58 L.F. OF 62"x18" GEOMATRIX GST 6218 AT 14.0 S.F. PER L.F. = 812 S.F.
TOTAL LEACHING AREA = 812 S.F.

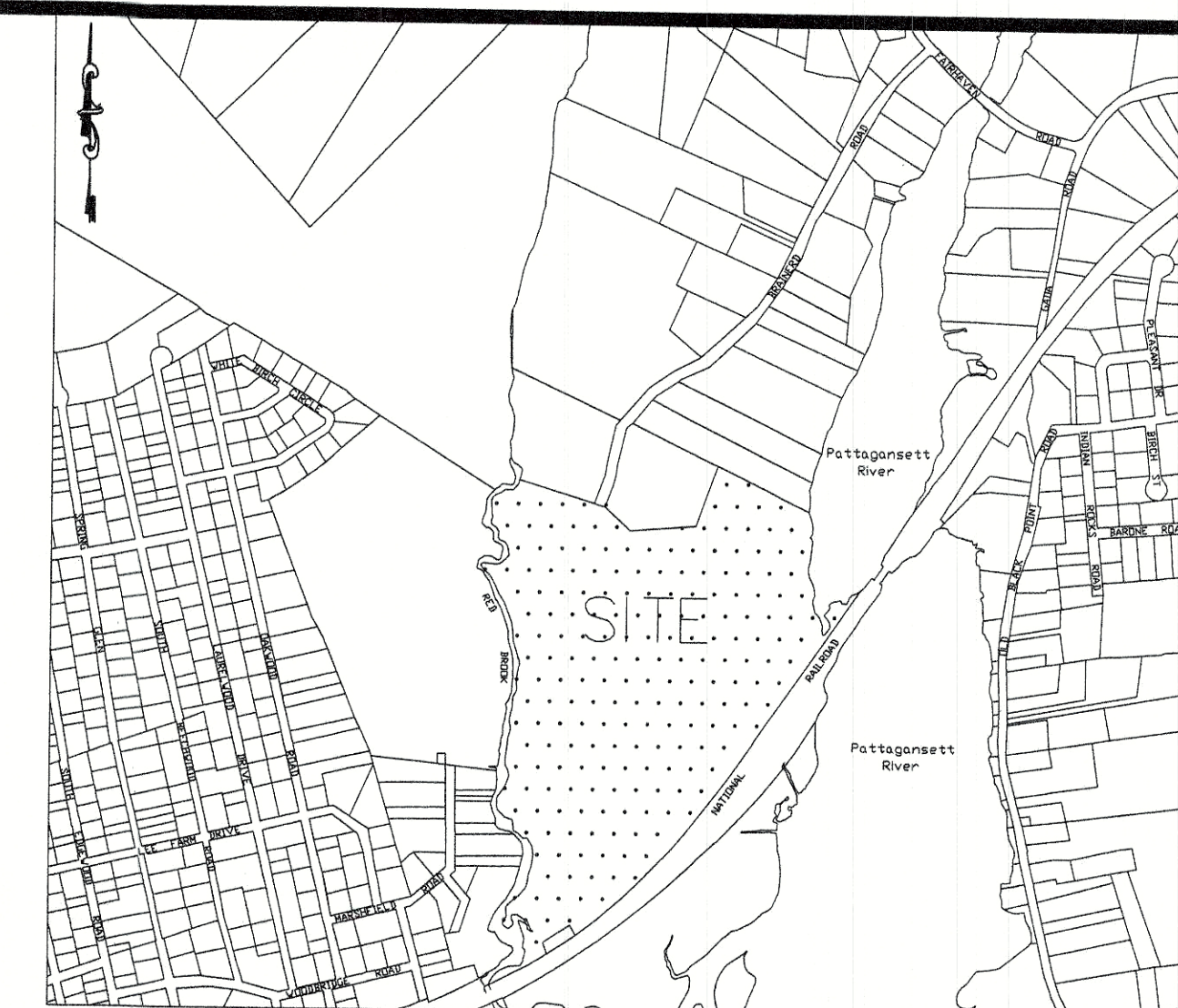
RESTRICTIVE LAYER = 41" HYDRAULIC GRADIENT=10.1-15.0%
MLSS REQUIRED = HF(18) X FF(1.75) X PF(1.25)=39.38"
MLSS SUPPLIED = 58"

LOT 2

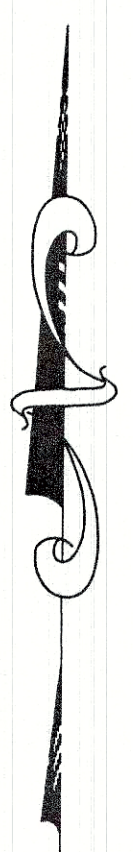
PROPOSED HOUSE IS A FOUR BEDROOM HOUSE. BASIS OF DESIGN IS FOR
FOUR BEDROOMS WITH NO TUB OVER 100 GALLONS WITH A PERC RATE OF
1.0-10.0 MIN./IN. SYSTEM AREA REQUIRED IS 577.50 S.F. AND IS SUPPLIED
AS FOLLOWS:

1 ROW OF 58 L.F. OF 62"x12" GEOMATRIX GST 6212 AT 10.0 S.F. PER L.F. = 580 S.F.
TOTAL LEACHING AREA = 580 S.F.

MLSS NOT REQUIRED



LOCATION MAP
SCALE: 1" = 800' +/-



PATTAGANSSETT RIVER

PROPERTY LINE IS
922'± ALONG
PATTAGANSSETT RIVER

PLAN SHOWING
DETAIL LOT LAYOUT
TWO LOT SUBDIVISION
PROPERTY OF
THE RODERICK M CORNISH
REVOCABLE TRUST
49 BRAINERD ROAD
NIANTIC, CONNECTICUT

SCALE: 1" = 50'
DATE: JUNE 18, 2025

SHEET 3 OF 3
JOB NO. 23-087

APPROVED BY THE TOWN OF EAST LYME ZONING OFFICIAL

DATE

APPROVED BY THE TOWN OF EAST LYME DIRECTOR OF PLANNING

DATE

APPROVED BY LEDGE LIGHT HEALTH DISTRICT

DATE

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE
OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON
THIS MAP.

Richard Snarski
R. Richard Snarski, Certified Soil
Scientist #1975

DATE: JUNE 18, 2025

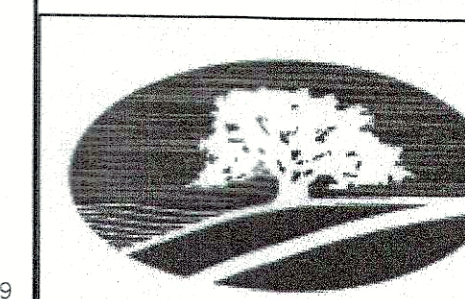
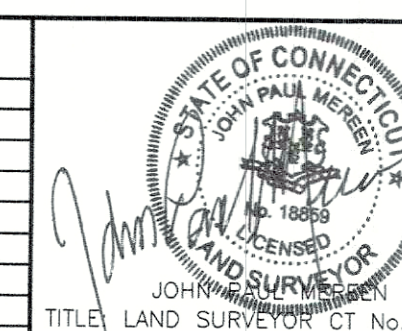
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1
THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM
STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION PLAN
BASED ON A FIRST SURVEY AND CONFORMING TO HORIZONTAL ACCURACY A-2 AND A
TOPOGRAPHIC PLAN CONFORMING TO TOPOGRAPHIC ACCURACY 1-3.

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

John Paul Merien
TITLE: LAND SURVEYOR CT No. 18859

DATE: JUNE 18, 2025

DATE	REVISION



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