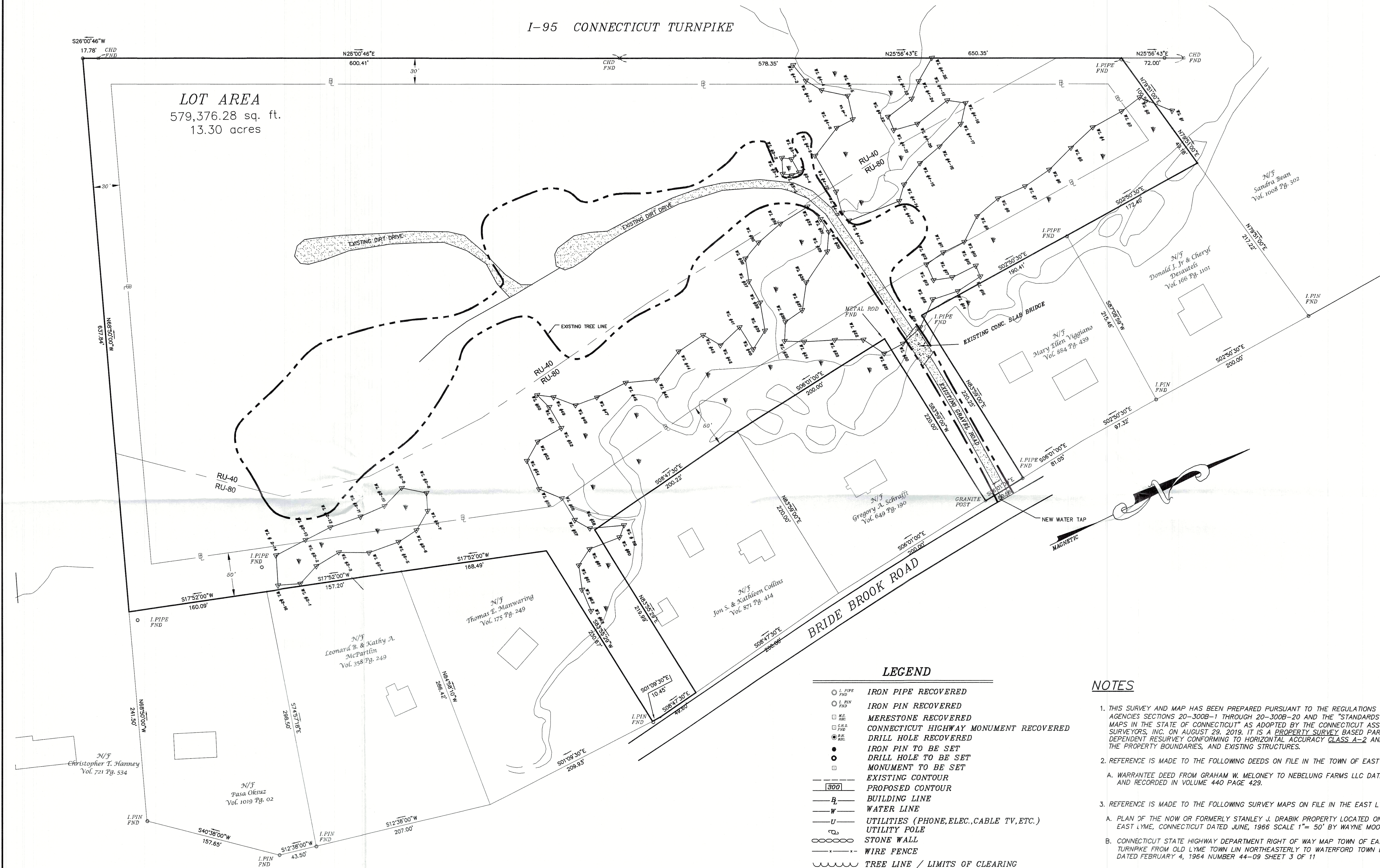


I-95 CONNECTICUT TURNPIKE

LOT AREA
579,376.28 sq. ft.
13.30 acres



LEGEND

- IRON PIPE RECOVERED
- IRON PIN RECOVERED
- MERESTONE RECOVERED
- CONNECTICUT HIGHWAY MONUMENT RECOVERED
- DRILL HOLE RECOVERED
- IRON PIN TO BE SET
- DRILL HOLE TO BE SET
- MONUMENT TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
- UTILITY POLE
- STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS OF CLEARING

NOTES

- THIS SURVEY AND MAP 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 AUGUST 29, 2019. IT IS A PROPERTY SURVEY BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, AND EXISTING STRUCTURES.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:
 - A. WARRANT DEED FROM GRAHAM W. MELONEY TO NEBELUNG FARMS LLC DATED: NOVEMBER 25, 1997 AND RECORDED IN VOLUME 440 PAGE 429.
- REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:
 - A. PLAN OF THE NOW OR FORMERLY STANLEY J. DRABIK PROPERTY LOCATED ON BRIDE BROOK ROAD EAST LYME, CONNECTICUT DATED JUNE, 1966 SCALE 1"= 50' BY WAYNE MOORSE L.S.
 - B. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME CONNECTICUT TURNPIKE FROM OLD LYME TOWN LINE NORTHEASTERLY TO WATERFORD TOWN LINE SCALE 1"= 80' DATED FEBRUARY 4, 1964 NUMBER 44-09 SHEET 3 OF 11
- NORTH ARROW, BEARINGS AND COORDINATES BASED ON MAP REFERENCE 3-A
- WETLANDS DELINEATED IN THE FIELD BY IAN COLE, SOIL SCIENTIST ON MARCH 4, 2025

Received

SEP 30 2025

Town of East Lyme
Land Use

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DRAWN BY: CJC

DATE: JANUARY 9, 2025

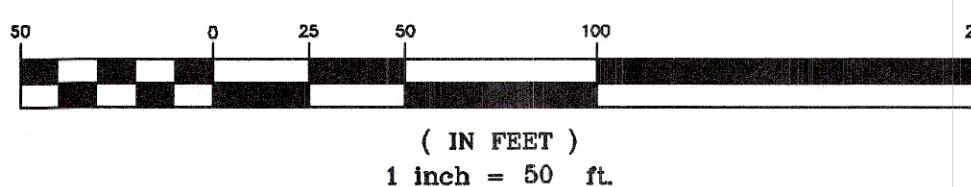
J. ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693

THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

J. ROBERT PFANNER, CONNECTICUT PE, LS No. 9442

GRAPHIC SCALE



TITLE:
PROPERTY SURVEY
PREPARED FOR
NEBELUNG FARMS LLC

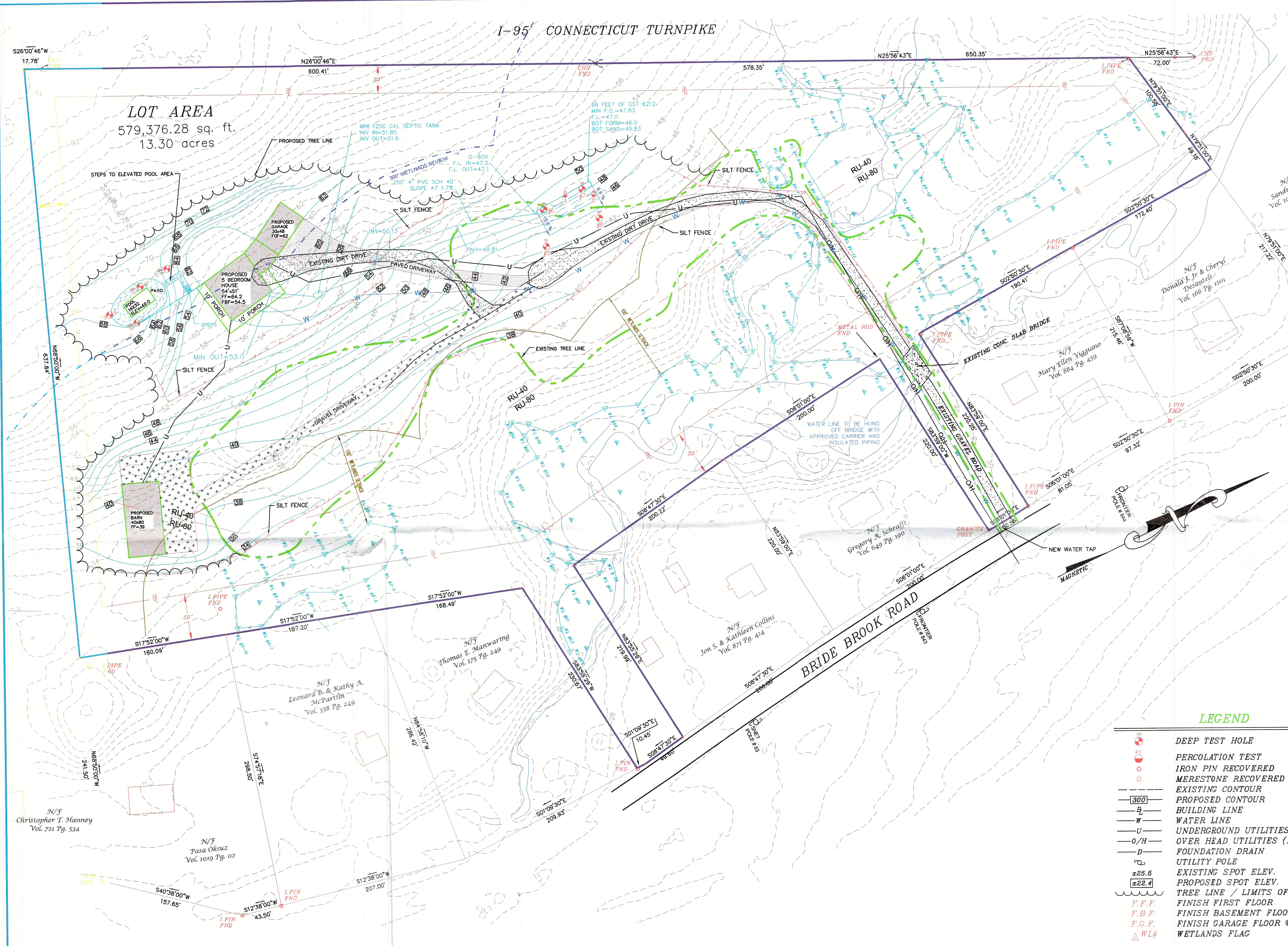
LOCATION: 138 BRIDE BROOK ROAD, EAST LYME, CONNECTICUT

SHEET NUMBER

1
OF
1

24031

FILE COPY



SITE TESTING
NEBELUNG FARMS PROPERTY
NORTH BRIDEBROOK ROAD
OCTOBER 21, 2002

TEST HOLE #1
0 - 8"-topsoil & humus
8 - 30/32"-brown loamy sand
30 - 77"-olive gray/orange tan firm, fine silty sand & stone with silt layers
-ledge ?, no water, max. water 26/28"

TEST HOLE #2
0 - 8"-topsoil & humus
8 - 26/30"-orange/brown loamy sand
26 - 42/48"-tan to olive gray fine to very fine sand/silt, mottled
42 - 91"-gray firm, fine silty sand & stone
-no ledge, no water, max. water 26"

TEST HOLE #3
0 - 8/10"-topsoil & humus
8 - 32/40"-dark brown silt loam
32 - 55/70"-gray/tan firm, fine silty sand & stone
-ledge sloping 55-70" (S-N), no water, max. water 22"

TEST HOLE #4
0 - 10"-topsoil & humus
10 - 36"-brown silt loam
36 - 70"-olive/gray firm, fine silty sand & stone
-ledge 70", no water, max. water 28"

TEST HOLE #5
0 - 30"-topsoil & subsoil
30 - 63"-varying grades sand (med.-fine), some stone 63
- 73"-gray compact fine silty sand & stone
-ledge sloping 63-73", no water, max. water 37/40"

TEST HOLE #6
0 - 8/10"-topsoil & humus
8 - 28/30"-brown sandy loam/silt loam
28 - 44/46"-medium/coarse sand & gravel
44 - 64"-orange/brown med/fine sand & gravel with compact iron precipitate 64 - 89"-gray firm/compact fine silty sand & stone
-no ledge, no water, max. water 38/40"

TEST HOLE #7
0 - 8"-topsoil & humus
8 - 26/30"-silt loam
26 - 50/52"-orange medium to med/fine sand & gravel, firm 50 - 85"-gray compact fine silty sand & stone
-no ledge, no water, max. water 30/32"

TEST HOLE #8
0 - 30/40"-topsoil & mixed fill
30 - 78"-coarse to med/fine sand & gravel, some stone

TEST HOLE #9
0 - 44/55"-mixed fill & organic layer
44 - 93"-medium to med/fine sand & gravel 78 - 88"-gray compact fine silty sand & stone -no ledge, no water, max. water 46/50"

PERCOLATION TEST DATA
8/1/2025 BY RDP

PERC TEST 'A'
PRESOAK @ 10:15
DEPTH OF HOLE=22"

10:45	9 7/8"
10:50	15 3/4"
10:55	17 1/4"
11:00	18 1/2"
11:05	19 1/2"
11:10	21 1/4" DRY
TEST DROP = 3 3/4"	
TIME OF DROP=15 MIN	
PERC RATE=4 MIN/INCH	

PERC TEST 'B'
PRESOAK @ 10:32
DEPTH OF HOLE=24"

11:15	11 1/2"
11:20	15"
11:25	17 1/2"
11:30	19"
11:35	20 1/4"
11:40	21 1/4"
11:45	22 1/8"
11:50	23"
TEST DROP = 4"	
TIME OF DROP=20 MIN	
PERC RATE=5 MIN/INCH	

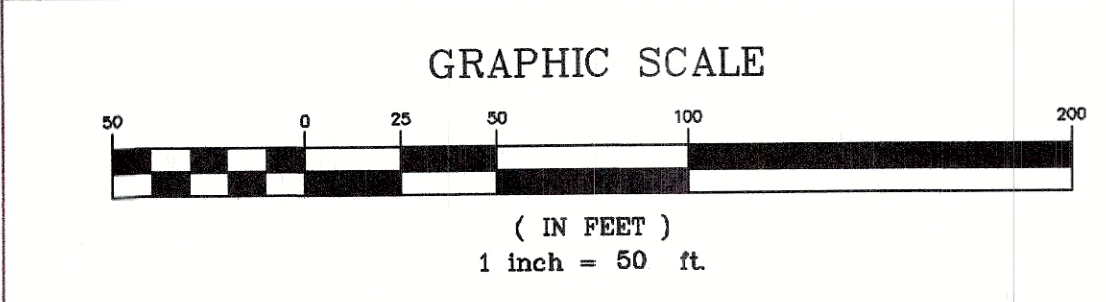
LEGEND

- DEEP TEST HOLE
- PERCOLATION TEST
- IRON PIN RECOVERED
- MERESTONE RECOVERED
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UNDERGROUND UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- OVER HEAD UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- FOUNDATION DRAIN
- UTILITY POLE
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.
- TREE LINE / LIMITS OF CLEARING
- FINISH FIRST FLOOR
- FINISH BASEMENT FLOOR
- FINISH GARAGE FLOOR @ O/H DOOR
- WETLANDS FLAG

DRAWN BY: RDP		DATE: JULY 29, 2025	
NO.	DATE	DESCRIPTION	BY
REVISIONS			

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NANTIC, CONNECTICUT 06357
TEL. 860-739-6216 FAX 860-739-0693



TITLE:
PLOT PLAN
PREPARED FOR
NEBELUNG FARMS LLC

LOCATION: 138 BRIDE BROOK ROAD, EAST LYME, CONNECTICUT

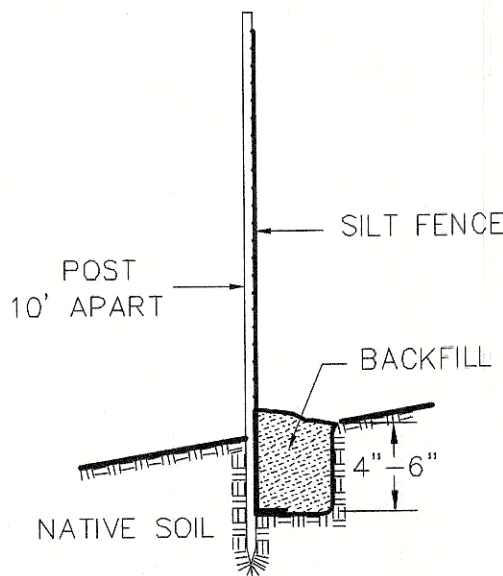
SHEET NUMBER
2 OF **3**
24031

SOIL AND EROSION CONTROL

1. HAY BALES / SILT FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION.
2. ONLY REMOVE TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
3. PERMANENT SEEDING SHOULD BE DONE AS SOON AS POSSIBLE AFTER CONSTRUCTION FINISHES. LIME AND FERTILIZE. RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 15 & AUG. 15 TO OCT. 15.
4. RECOMMENDED SEED (PER CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL) SEED MIX #21 CREEPING RED FESCUE @ 60 LBS/ACRE OR #29 TURF TYPE TALL FESCUE @ 175-250 LBS/ACRE
5. HAY BALES AND SILT FENCE TO REMAIN WHERE PLACED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
6. NO ERODED SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE OR WASH INTO THE DRAINAGE SYSTEM.
7. 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 & COARSE MATTER. MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND

8. ANY HAY BALES OR SILT FENCE REMOVED DURING CONSTRUCTION SHOULD BE REPLACED EACH NIGHT.



TYPICAL SILT FENCE
INSTALLATION

DESIGN NOTES:

1. BASIS OF SANITARY DESIGN = 5 BEDROOM HOUSE WITH 1-10 MIN./IN. PERC. RATE. USE MIN. 1250 GALLON SEPTIC TANK WITH MANTIS AS SHOWN ON EACH LOT.
- TOTAL LEACHING AREA REQUIRED = 660 S.F.
AREA PROVIDED = 66' GST 6212 @ 10.0 S.F./L.F. = 660 S.F.
2. WATER SUPPLY BY ON SITE WELL.
3. SOLID PIPING BETWEEN SEPTIC TANK AND TRENCHES TO BE D3034 SDR 35 PVC WITH MIN 1/4" PER FOOT SLOPE.
4. REMOVE ANY UNSUITABLE MATERIAL WITHIN SEPTIC SYSTEM AND REPLACE WITH "SELECT FILL MATERIAL" THE FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:

- A. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THEN THREE (3) INCH SIEVE.
B. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
C. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
D. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70% - 100%	70% - 100%
#40	10% - 50%	10% - 75%
#100	0% - 20%	0% - 5%
#200	0% - 5%	0% - 2.5%

* THE PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

5. SEPTIC TANKS SHALL HAVE REMOVABLE MANHOLE COVERS TO PROVIDE ACCESS FOR INSPECTION AND CLEANING. SEPTIC TANKS SHALL HAVE A MINIMUM OF 6 INCHES OF COVER. CLEANOUT MANHOLES SHALL BE LOCATED AT A DEPTH NOT GREATER THAN 12 INCHES BELOW FINAL GRADE. EXISTING SEPTIC TANKS THAT EXCEED THE 12-INCH DEPTH SHALL BE RETROFITTED WITH A CLEANOUT RISER(S); RISER RETROFITS ARE NOT REQUIRED FOR NON-CLEANOUT OPENINGS (E.G., BAFFLE OPENINGS) UNLESS THE OPENING PROVIDES ACCESS TO AN EFFLUENT FILTER. NEW TANKS AND EXISTING TANKS (WITHOUT A RISER) DEEPER THAN 24 INCHES BELOW FINISH GRADE SHALL BE PROVIDED WITH 24-INCH MINIMUM INSIDE DIAMETER ACCESS RISERS OVER EACH CLEANOUT MANHOLE OPENING. RISER COVER ASSEMBLIES SHALL BE CONCRETE OR OTHER DURABLE MATERIAL. CLEANOUTS SHALL CONSIST OF A MINIMUM 17-INCH INSIDE DIAMETER OPENING AND SHALL BE LOCATED DIRECTLY OVER THE INLET BAFFLE AND EFFLUENT FILTER (FIGURE 6). IF RISER ASSEMBLIES ARE UTILIZED OVER CLEANOUT OPENINGS, IT IS RECOMMENDED THAT THE COVERS BE LEFT ON THE TANK FOR SAFETY REASONS, AND TO AVOID POTENTIAL ODOR PROBLEMS. SHOULD THE TANK COVER BE REMOVED, A SECONDARY SAFETY LID OR DEVICE SHALL BE PROVIDED. SECONDARY SAFETY LIDS OR DEVICES ARE REQUIRED TO BE UTILIZED FOR SAFETY REASONS EVEN IF THE RISER COVER WEIGHS MORE THAN 59 LBS.

IF A TANK PROVIDES SIDE INLETS, THE MAXIMUM DISTANCE BETWEEN THE INTERIOR WALL SURFACE AND THE CLEANOUT MANHOLE SHALL BE 15 INCHES UNLESS HEAVY-DUTY PIPING (SCHEDULE 40, ASTM D 1785/2665) IS USED OR THE PIPE INSIDE THE TANK IS SUPPORTED. BAFFLE EXTENSIONS SHALL NOT HAVE MORE THAN A 1/4-INCH PER FOOT PITCH. SEPTIC TANK COVERS SHALL BE STEPPED AND PROVIDED WITH HANDLES CONSISTING OF 3/8-INCH COATED REBAR OR APPROVED PLASTIC HANDLES. ASTM C 1227 ALSO ALLOWS OVERSIZED NON-STEPPED COVERS THAT SIT ON TOP OF TANKS IF THE COVERS ARE PREVENTED FROM LATERAL MOVEMENT. APPROVED CONCRETE SEPTIC TANK PRE-CASTERS MAKING SUCH TANK COVERS SHALL PROVIDE DOCUMENTATION ON LATERAL MOVEMENT CONTROL PROVISIONS TO THE DEPARTMENT. BELOW GROUND PLASTIC HANDLES AND PLASTIC RISER COVERS CANNOT BE USED UNLESS PROVISIONS ARE MADE TO ALLOW FOR MANHOLE LOCATION WITH A METAL DETECTOR. SEPTIC TANKS IN PAVED AREAS, AND LARGE (2,000 GALLONS OR GREATER) SEPTIC TANKS EXCEPT FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, SHALL HAVE MANHOLES EXTENDED TO GRADE. WHERE COVERS ARE FLUSH WITH OR ABOVE GRADE, THE LID SHALL WEIGH A MINIMUM OF 59 LBS OR THE COVER SHALL BE PROVIDED WITH A LOCK SYSTEM TO PREVENT UNAUTHORIZED ENTRANCE. RISER AND MANHOLE EXTENSIONS TO GRADE SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT STORM WATER INFILTRATION. POSITIVE DRAINAGE AWAY FROM MANHOLE COVERS IN PAVED AREAS SHALL BE PROVIDED. TANKS THAT EXCEED 15 FEET IN LENGTH SHALL PROVIDE A MINIMUM OF 3 MANHOLES. THE OVERALL LENGTH SHALL NOT BE GREATER THAN 4 TIMES EITHER THE WIDTH OR THE DEPTH.

6. ALL PIPING FROM BUILDING TO SEPTIC TANK SHALL BE PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2665 WITH RUBBER COMPRESSION GASKET COUPLINGS, HARCO MFG., ASTM D 3139 OR SOLVENT WELDED COUPLINGS/ FITTINGS USING PROPER TWO STEP PVC SOLVENT SOLUTION PROCEDURE. PIPE SLOPE TO BE MIN 1/4" PER FOOT.
7. SEPTIC SYSTEM SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR.
8. THE INSTALLER SHALL SUBMIT AS-BUILT SCALE DRAWINGS AND OR TIED AS-BUILT TO THE LEDGE LIGHT HEALTH DISTRICT UPON 30 DAYS OF COMPLETION WITH DISTANCES TO FLOW LINE AT HOUSE, INLET AND OUTLET COVER OF TANK, D-BOXES, CLEANOUTS, END OF LEACHING ROWS, WELL, FOOTING/CURTAIN DRAINS AND BETWEEN TIE POINTS. IN ADDITION, PROVIDE THE NAME OF INSTALLER, DATE, HOUSE LOCATION AND STREET/DIRECTION ARROW.
9. NO GARBAGE GRINDER SHALL BE USED IN THIS HOUSE WITHOUT A CHANGE IN THE SEPTIC TANK SIZE.
10. MLSS CALCULATION: RESTRICTIVE LAYER=35.5", SLOPE=12.7%, NUMBER OF BEDROOMS=5
HYDRALIC FACTOR=20 FLOW FACTOR=2.0, PERC FACTOR=1.0
MLSS=20 x 2.0 x 1.0 = 40 L.F.
11. MAP REFERENCES:

NOTTINGHAM HILLS SUBDIVISION LOT LINE REVISION OF EXISTING LOT 27 & 2 LOT SUBDIVISION OF LOT 27 PREPARED FOR KRISTEN CLARKE P.E. DATED OCTOBER 7, 2021 BY GESICK & ASSOCIATES P.C. CLINTON CT.

LOT LINE REVISION PLAN NOTTINGHAM HILLS SUBDIVISION LOTS 26, 27 & 28 PREPARED FOR:ENGLISH HARBOUR ASSET MANAGEMENT LLC DATED JANUARY 24, 2020 BY GESICK & ASSOCIATES P.C. CLINTON CT.

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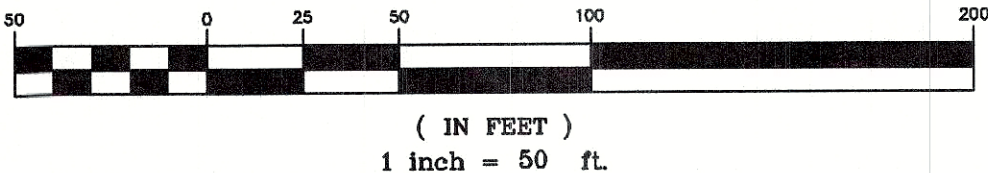
DATE: JULY 29, 2025

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS



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TEL. 860-739-6216 FAX 860-739-0693

GRAPHIC SCALE



TITLE:
PLOT PLAN
PREPARED FOR
NEBELUNG FARMS LLC

LOCATION: 138 BRIDE BROOK ROAD, EAST LYME, CONNECTICUT

SHEET NUMBER

3
OF
3

24031