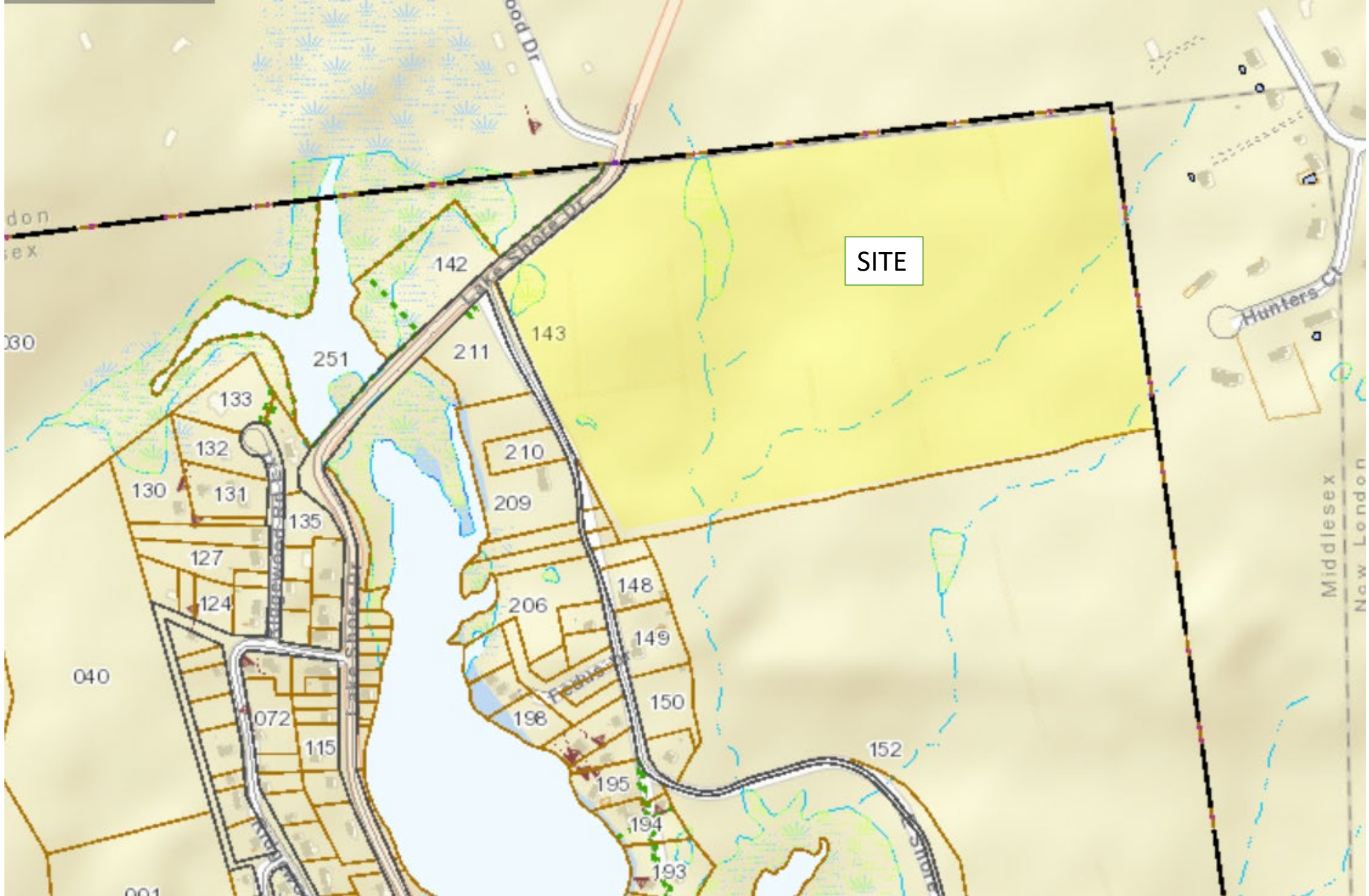
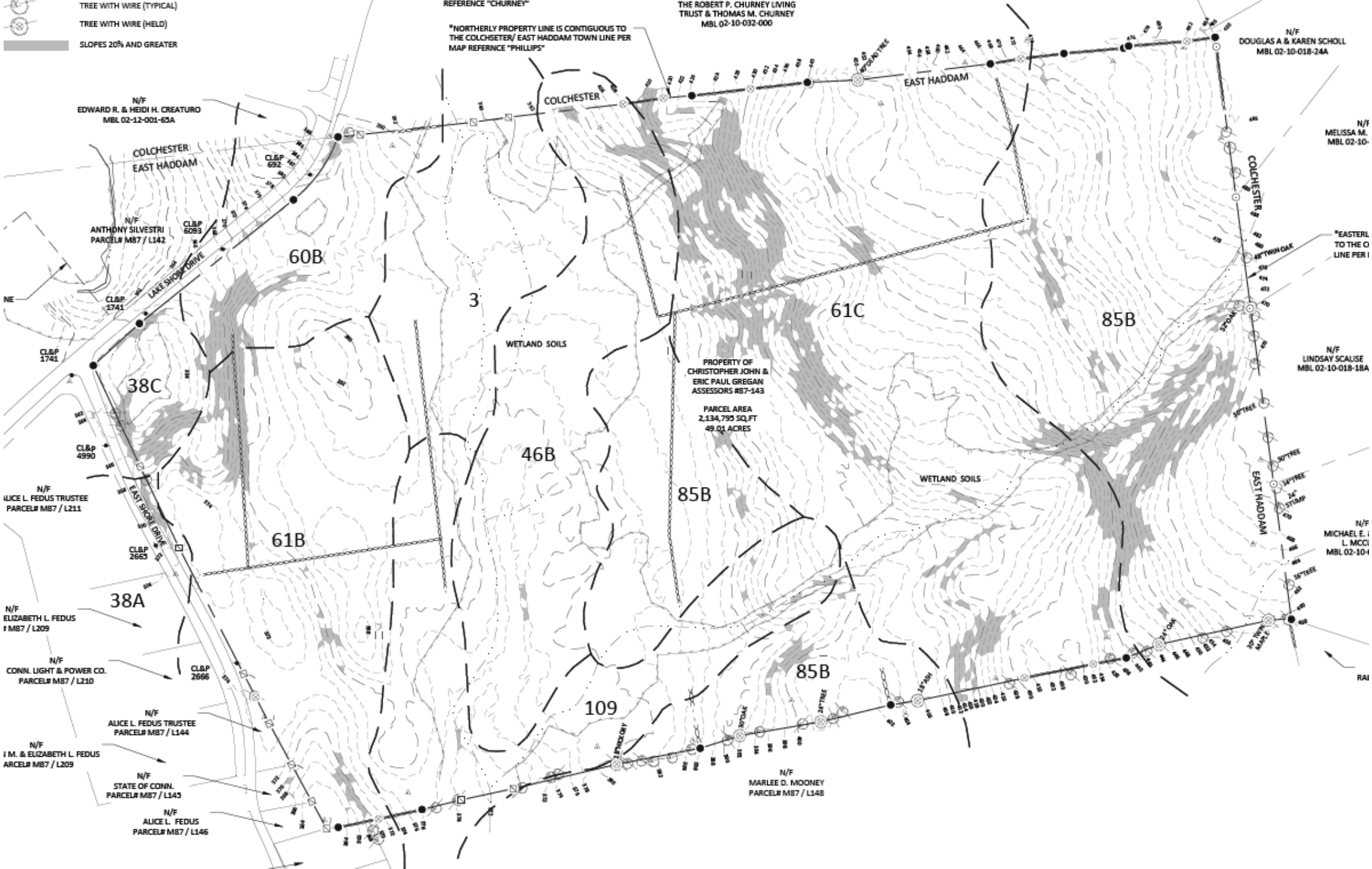
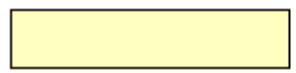

SITE
Lake Shore Dr
Hunters Cl
Middlesex
New London
142
143
211
251
133
132
130
131
135
127
124
210
209
206
148
149
150
198
152
195
194
193
072
115
040
030


TREE WITH WIRE (TYPICAL)
TREE WITH WIRE (HELD)
SLOPES 20% AND GREATER
REFERENCE "CHURNEY"
THE ROBERT P. CHURNEY LIVING TRUST & THOMAS M. CHURNEY MBL 02-10-032-000
"NORTHERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "PHILLIPS"
N/F DOUGLAS A & KAREN SCHOLL MBL 02-10-018-24A
N/F EDWARD R. & HEIDI H. CREATURO MBL 02-12-001-65A
COLCHESTER
EAST HADDAM
CL&P 692
N/F ANTHONY SILVESTRI PARCEL# M87 / L142
CL&P 6093
LAKE SHORE DRIVE
CL&P 1741
60B
3
WETLAND SOILS
61C
85B
38C
PROPERTY OF CHRISTOPHER JOHN & ERIC PAUL GREGAN ASSESSORS #87-143
PARCEL AREA 2,134,795 SQ.FT 49.01 ACRES
46B
85B
WETLAND SOILS
CL&P 4990
N/F ALICE L. FEDUS TRUSTEE PARCEL# M87 / L211
EAST SHORE DRIVE
CL&P 2665
61B
38A
N/F ELIZABETH L. FEDUS # M87 / L209
N/F CONN. LIGHT & POWER CO. PARCEL# M87 / L210
CL&P 2666
109
85B
N/F ALICE L. FEDUS TRUSTEE PARCEL# M87 / L144
N/F M. & ELIZABETH L. FEDUS ARCEL# M87 / L209
N/F STATE OF CONN. PARCEL# M87 / L145
N/F ALICE L. FEDUS PARCEL# M87 / L146
N/F MARLEE D. MOONEY PARCEL# M87 / L148
N/F LINDSAY SCALISE MBL 02-10-018-18A
EAST HADDAM

SUBDIVISION PROCESS KEY



STAGE ONE: IDENTIFYING CONSERVATION AREAS (WETLANDS)



STAGE ONE: IDENTIFYING CONSERVATION AREAS (OPEN SPACE)



STAGE TWO: LOCATING DEVELOPABLE HOUSE SITES (HOUSE)

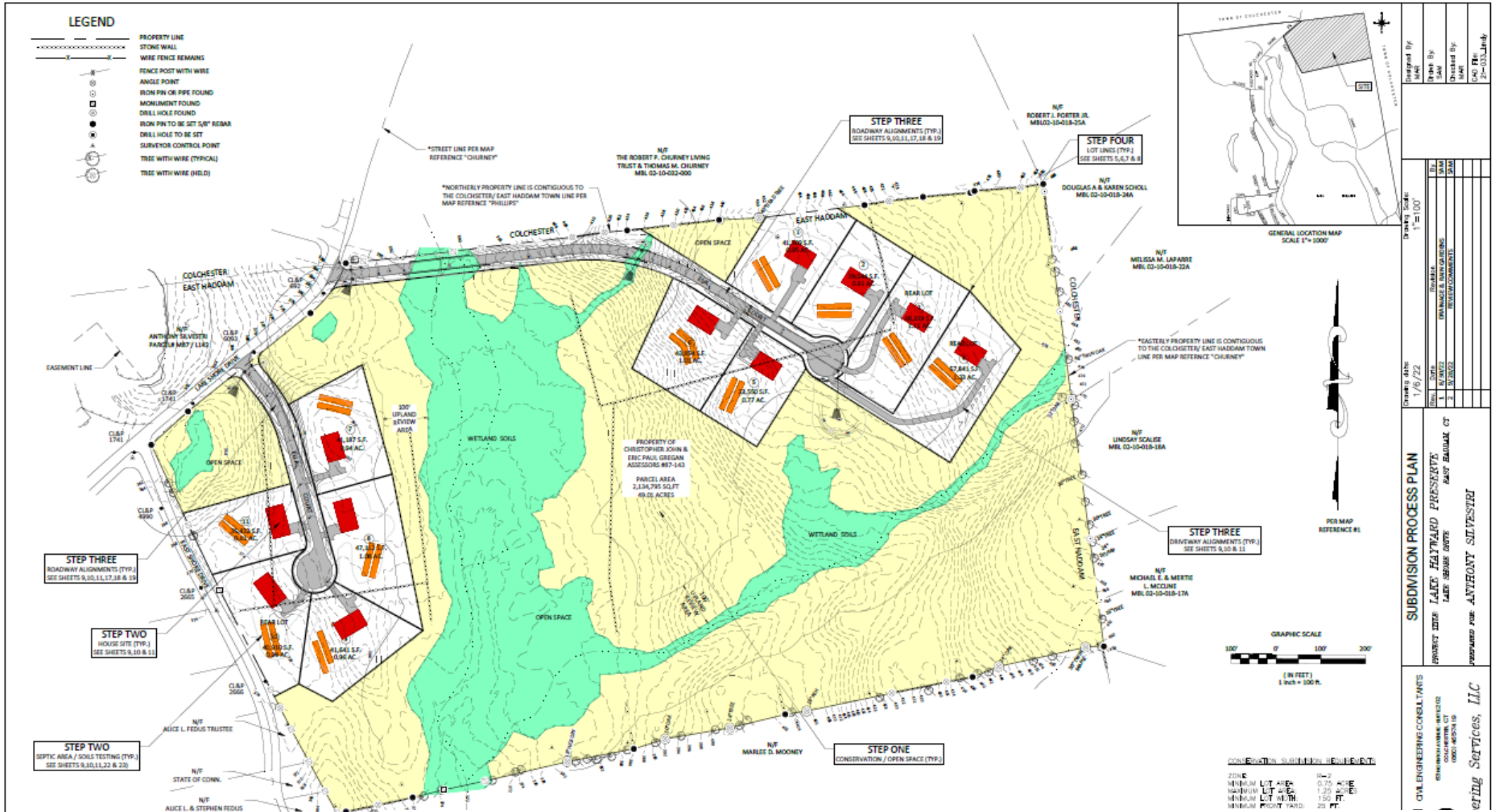


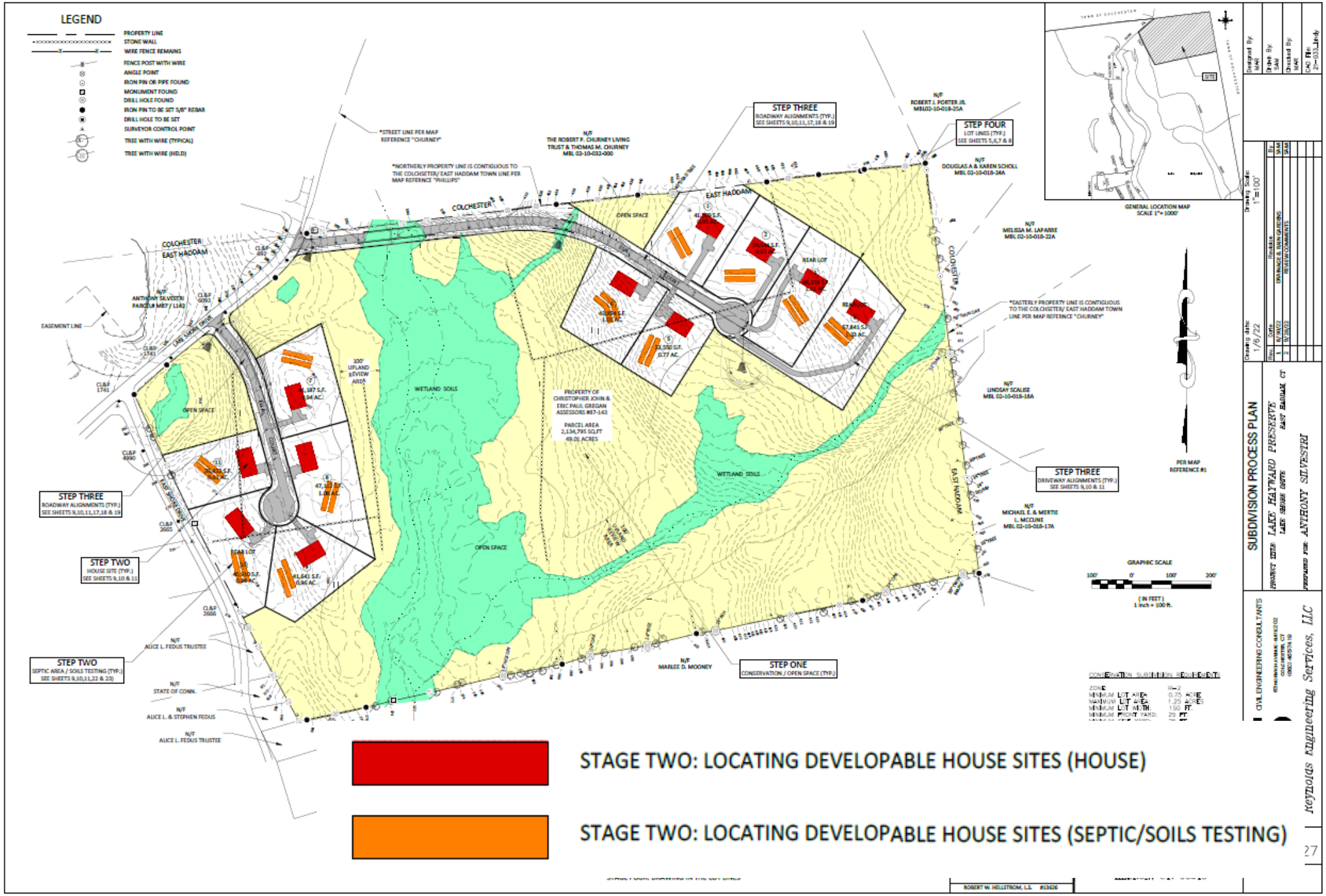
STAGE TWO: LOCATING DEVELOPABLE HOUSE SITES (SEPTIC/SOILS TESTING)

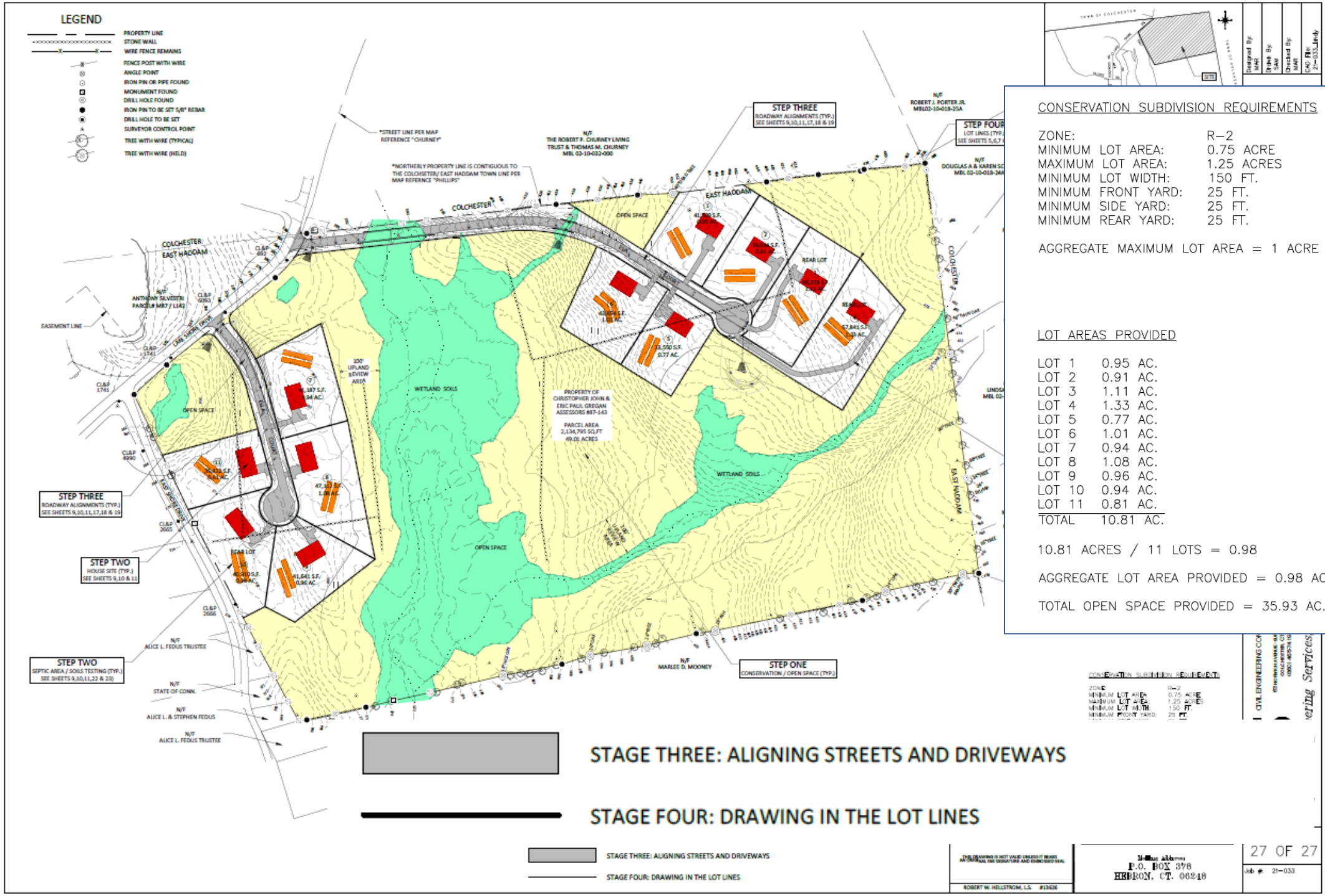


STAGE THREE: ALIGNING STREETS AND DRIVEWAYS

STAGE FOUR: DRAWING IN THE LOT LINES


LEGEND
PROPERTY LINE
STONE WALL
WIRE FENCE REMAINS
FENCE POST WITH WIRE
ANGLE POINT
IRON PIN OR PIPE FOUND
MONUMENT FOUND
DRILL HOLE FOUND
IRON PIN TO BE SET 5/8" REBAR
DRILL HOLE TO BE SET
SURVEYOR CONTROL POINT
TREE WITH WIRE (TYPICAL)
TREE WITH WIRE (HELD)
STEP THREE
ROADWAY ALIGNMENTS (TYP.)
SEE SHEETS 9,10,11,17,18 & 19
STEP FOUR
LOT LINES (TYP.)
SEE SHEETS 5,6,7 & 8
STEP TWO
HOUSE SITE (TYP.)
SEE SHEETS 9,10 & 11
STEP TWO
SEPTIC AREA / SOILS TESTING (TYP.)
SEE SHEETS 9,10,11,22 & 23)
STEP ONE
CONSERVATION / OPEN SPACE (TYP.)
STEP THREE
DRIVEWAY ALIGNMENTS (TYP.)
SEE SHEETS 9,10 & 11
COLCHESTER
EAST HADDAM
OPEN SPACE
WETLAND SOILS
REAR LOT
100' UPLAND REVIEW AREA
PROPERTY OF CHRISTOPHER JOHN & ERIC PAUL GREGAN ASSESSORS #87-143
PARCEL AREA 2,134,795 SQ.FT 49.01 ACRES
*STREET LINE PER MAP REFERENCE "CHURNEY"
*NORTHERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHESTER/ EAST HADDAM TOWN LINE PER MAP REFERENCE "PHILLIPS"
*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHESTER/ EAST HADDAM TOWN LINE PER MAP REFERENCE "CHURNEY"
PER MAP REFERENCE #1
N/F ROBERT J. PORTER JR. MBL02-10-018-25A
N/F THE ROBERT P. CHURNEY LIVING TRUST & THOMAS M. CHURNEY MBL 02-10-032-000
N/F DOUGLAS A & KAREN SCHOLL MBL 02-10-018-24A
N/F MELISSA M. LAPARRE MBL 02-10-018-22A
N/F LINDSAY SCALISE MBL 02-10-018-18A
N/F MICHAEL E. & MERTIE L. MCCUNE MBL 02-10-018-17A
N/F ANTHONY SILVESTRI PARCEL# M87 / L142
N/F ALICE L. FEDUS TRUSTEE
N/F STATE OF CONN.
N/F ALICE L. & STEPHEN FEDUS
N/F ALICE L. FEDUS TRUSTEE
N/F MARLEE D. MOONEY
GENERAL LOCATION MAP SCALE 1"= 1000'
GRAPHIC SCALE
(IN FEET) 1 inch = 100 ft.
CONSERVATION SUBDIVISION REQUIREMENTS:
ZONE R-2
MINIMUM LOT AREA 0.75 ACRE
MAXIMUM LOT AREA 1.25 ACRES
MINIMUM LOT WIDTH 150 FT.
MINIMUM FRONT YARD 25 FT.
Designed By: MAR
Drawn By: SAM
Checked By: MAR
CAD File: 21-033.Undy
Drawing Scale: 1"=100'
Drawing date: 1/6/22
Rev. Date Remarks
1 8/4/22 DRIVEWAYS & MINOR REVISIONS
2 9/19/22 REVISED COMMENTS
SUBDIVISION PROCESS PLAN
PROPERTY LOCATED AT LAKE HAYWARD PRESERVE LAKE HAYWARD DRIVE EAST HADDAM, CT
PREPARED FOR: ANTHONY SILVESTRI
CIVIL ENGINEERING CONSULTANTS
COLCHESTER, CT
(860) 537-5610
ering Services, LLC
STAGE ONE: IDENTIFYING CONSERVATION AREAS (WETLANDS)
STAGE ONE: IDENTIFYING CONSERVATION AREAS (OPEN SPACE)
STAGE FOUR: DRAWING IN THE LOT LINES
ROBERT W. HELLSTROM, L.S. #13626
HEBRON, CT. 06248


LEGEND
PROPERTY LINE
STONE WALL
WIRE FENCE REMAINS
FENCE POST WITH WIRE
ANGLE POINT
IRON PIN OR PIPE FOUND
MONUMENT FOUND
DRILL HOLE FOUND
IRON PIN TO BE SET 5/8" REBAR
DRILL HOLE TO BE SET
SURVEYOR CONTROL POINT
TREE WITH WIRE (TYPICAL)
TREE WITH WIRE (HELD)
STEP THREE
ROADWAY ALIGNMENTS (TYP.)
SEE SHEETS 9,10,11,17,18 & 19
STEP FOUR
LOT LINES (TYP.)
SEE SHEETS 5,6,7 & 8
STEP TWO
HOUSE SITE (TYP.)
SEE SHEETS 9,10 & 11
STEP TWO
SEPTIC AREA / SOILS TESTING (TYP.)
SEE SHEETS 9,10,11,22 & 23
STEP ONE
CONSERVATION / OPEN SPACE (TYP.)
STEP THREE
DRIVEWAY ALIGNMENTS (TYP.)
SEE SHEETS 9,10 & 11
COLCHESTER
EAST HADDAM
OPEN SPACE
WETLAND SOILS
PROPERTY OF CHRISTOPHER JOHN & ERIC PAUL GREGAN ASSESSORS #87-143
PARCEL AREA 2,134,795 SQ.FT 49.01 ACRES
100' UPLAND REVIEW AREA
REAR LOT
*STREET LINE PER MAP REFERENCE "CHURNEY"
*NORTHERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHESTER/ EAST HADDAM TOWN LINE PER MAP REFERENCE "PHILLIPS"
*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHESTER/ EAST HADDAM TOWN LINE PER MAP REFERENCE "CHURNEY"
PER MAP REFERENCE #1
N/F ROBERT J. PORTER JR. MBL02-10-018-25A
N/F THE ROBERT P. CHURNEY LIVING TRUST & THOMAS M. CHURNEY MBL 02-10-032-000
N/F DOUGLAS A & KAREN SCHOLL MBL 02-10-018-24A
N/F MELISSA M. LAPARRE MBL 02-10-018-22A
N/F LINDSAY SCALISE MBL 02-10-018-18A
N/F MICHAEL E. & MERTIE L. MCCUNE MBL 02-10-018-17A
N/F ANTHONY SILVESTRI PARCEL# M87 / L142
N/F ALICE L. FEDUS TRUSTEE
N/F STATE OF CONN.
N/F ALICE L. & STEPHEN FEDUS
N/F ALICE L. FEDUS TRUSTEE
N/F MARLEE D. MOONEY
EASEMENT LINE
LAKE SHORE DRIVE
GENERAL LOCATION MAP SCALE 1"= 1000'
GRAPHIC SCALE
(IN FEET) 1 inch = 100 ft.
SUBDIVISION PROCESS PLAN
LAKE HAYWARD PRESERVE
EAST HADDAM CT
PREPARED FOR: ANTHONY SILVESTRI
CIVIL ENGINEERING CONSULTANTS
reynolds engineering Services, LLC
STAGE TWO: LOCATING DEVELOPABLE HOUSE SITES (HOUSE)
STAGE TWO: LOCATING DEVELOPABLE HOUSE SITES (SEPTIC/SOILS TESTING)



CONSERVATION SUBDIVISION REQUIREMENTS

ZONE:	R–2
MINIMUM LOT AREA:	0.75 ACRE
MAXIMUM LOT AREA:	1.25 ACRES
MINIMUM LOT WIDTH:	150 FT.
MINIMUM FRONT YARD:	25 FT.
MINIMUM SIDE YARD:	25 FT.
MINIMUM REAR YARD:	25 FT.

AGGREGATE MAXIMUM LOT AREA = 1 ACRE

LOT AREAS PROVIDED

LOT 1	0.95 AC.
LOT 2	0.91 AC.
LOT 3	1.11 AC.
LOT 4	1.33 AC.
LOT 5	0.77 AC.
LOT 6	1.01 AC.
LOT 7	0.94 AC.
LOT 8	1.08 AC.
LOT 9	0.96 AC.
LOT 10	0.94 AC.
LOT 11	0.81 AC.
TOTAL	10.81 AC.

10.81 ACRES / 11 LOTS = 0.98

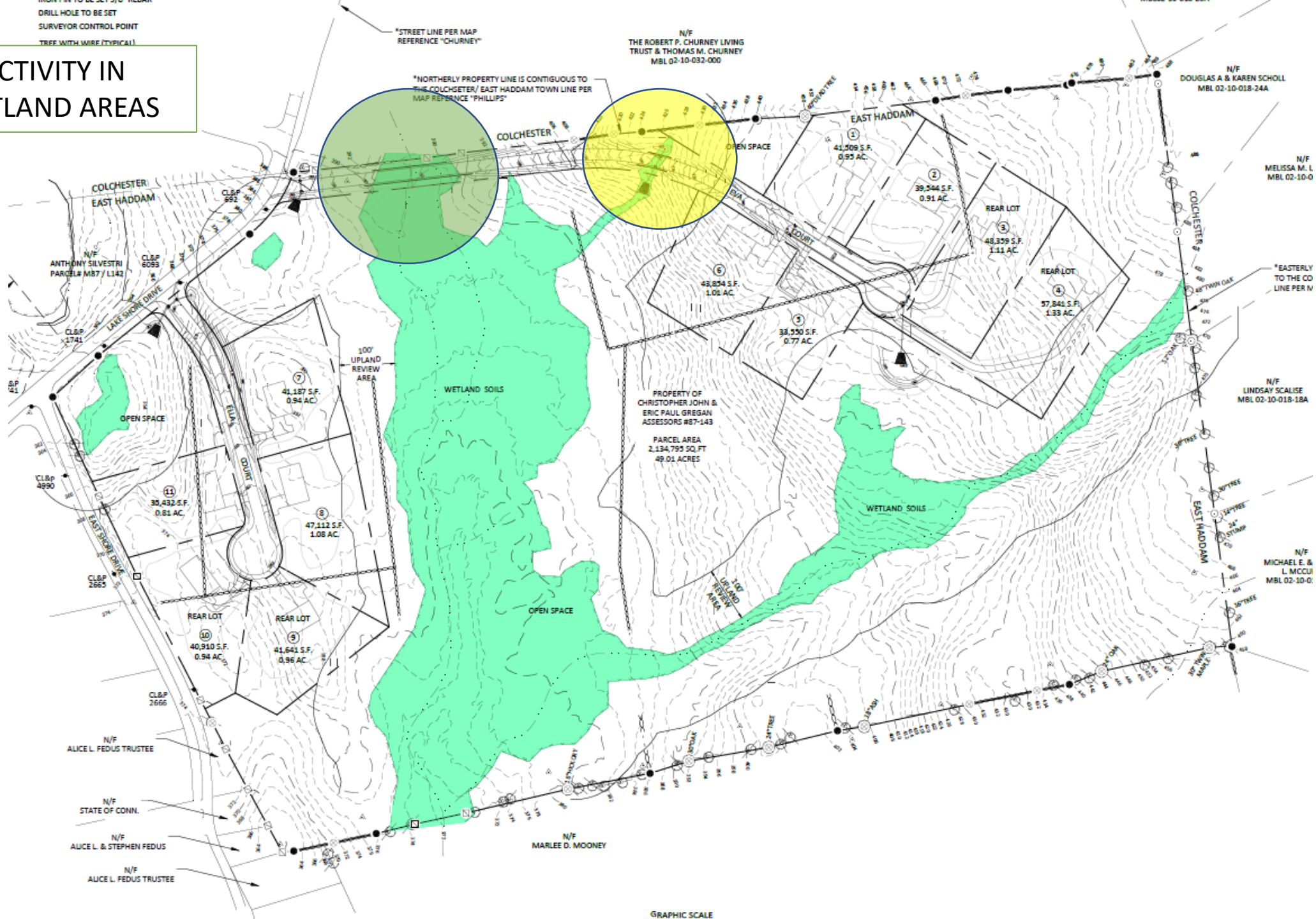
AGGREGATE LOT AREA PROVIDED = 0.98 ACRE

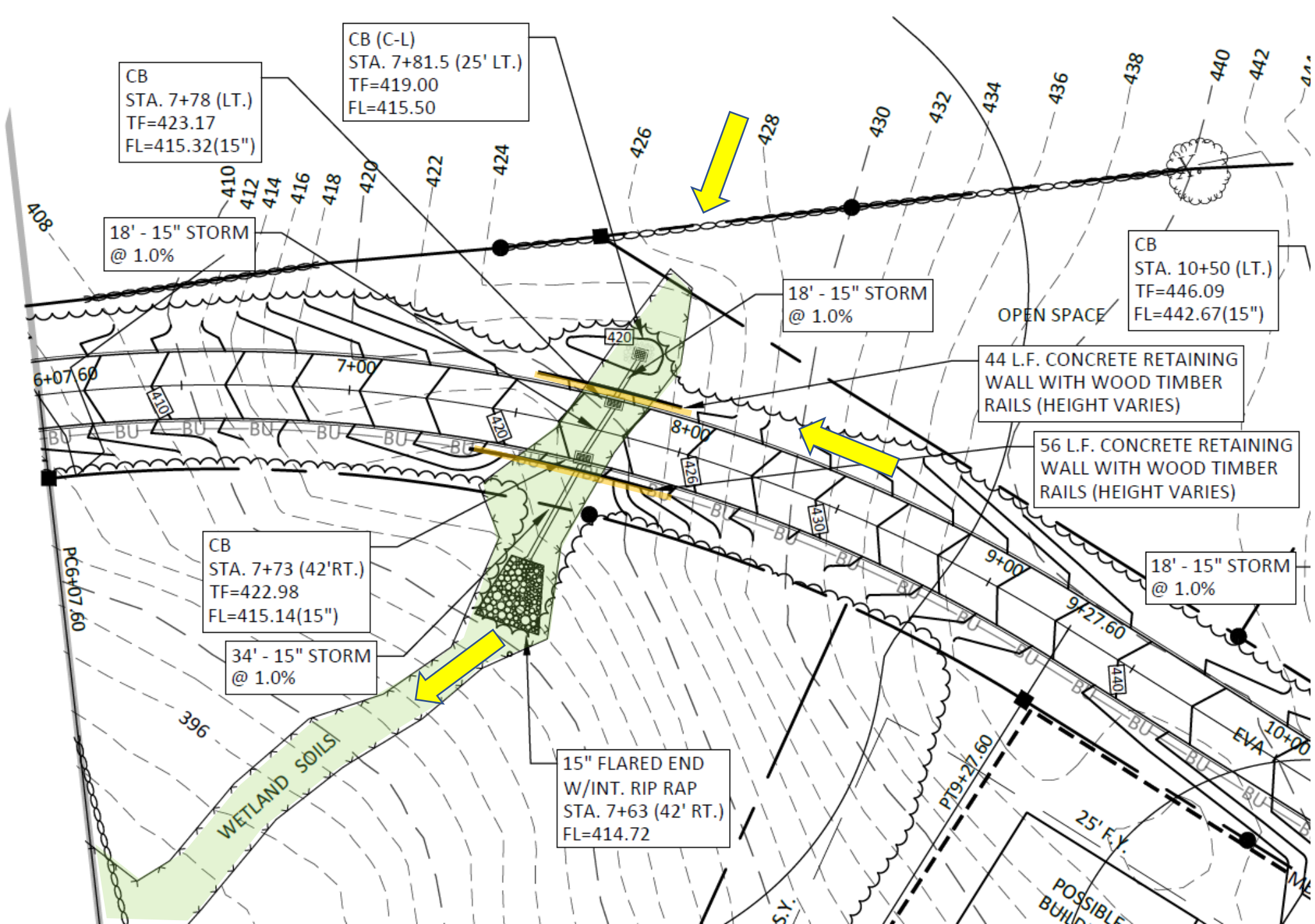
TOTAL OPEN SPACE PROVIDED = 35.93 AC.

Designed By: MAR
Drawn By: JAM
Checked By: MAR
CAD File: 21-033.dwg

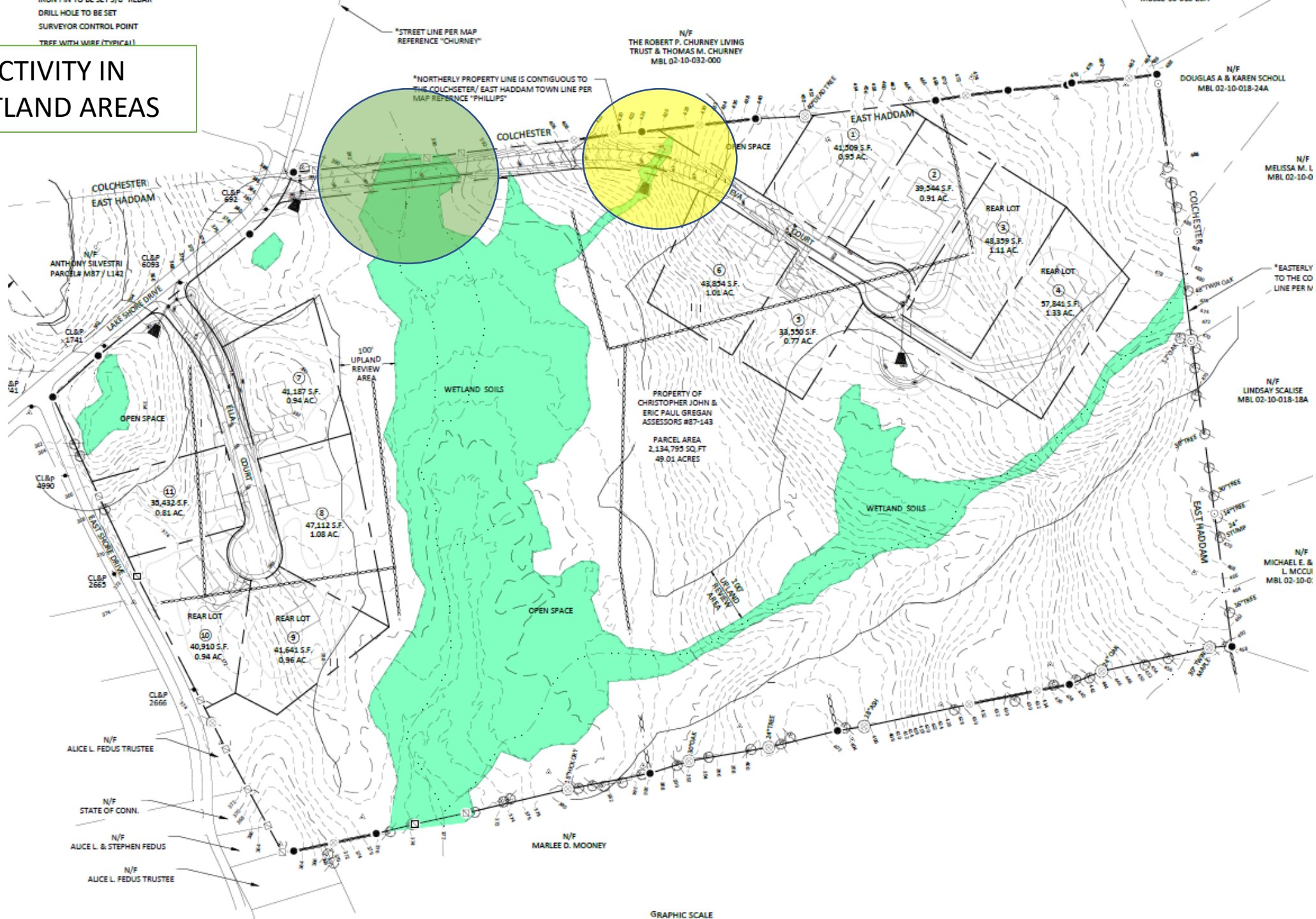
ROBERT W. HELLSTROM, L.S. #13626
P.O. BOX 378
HEBRON, CT. 06248

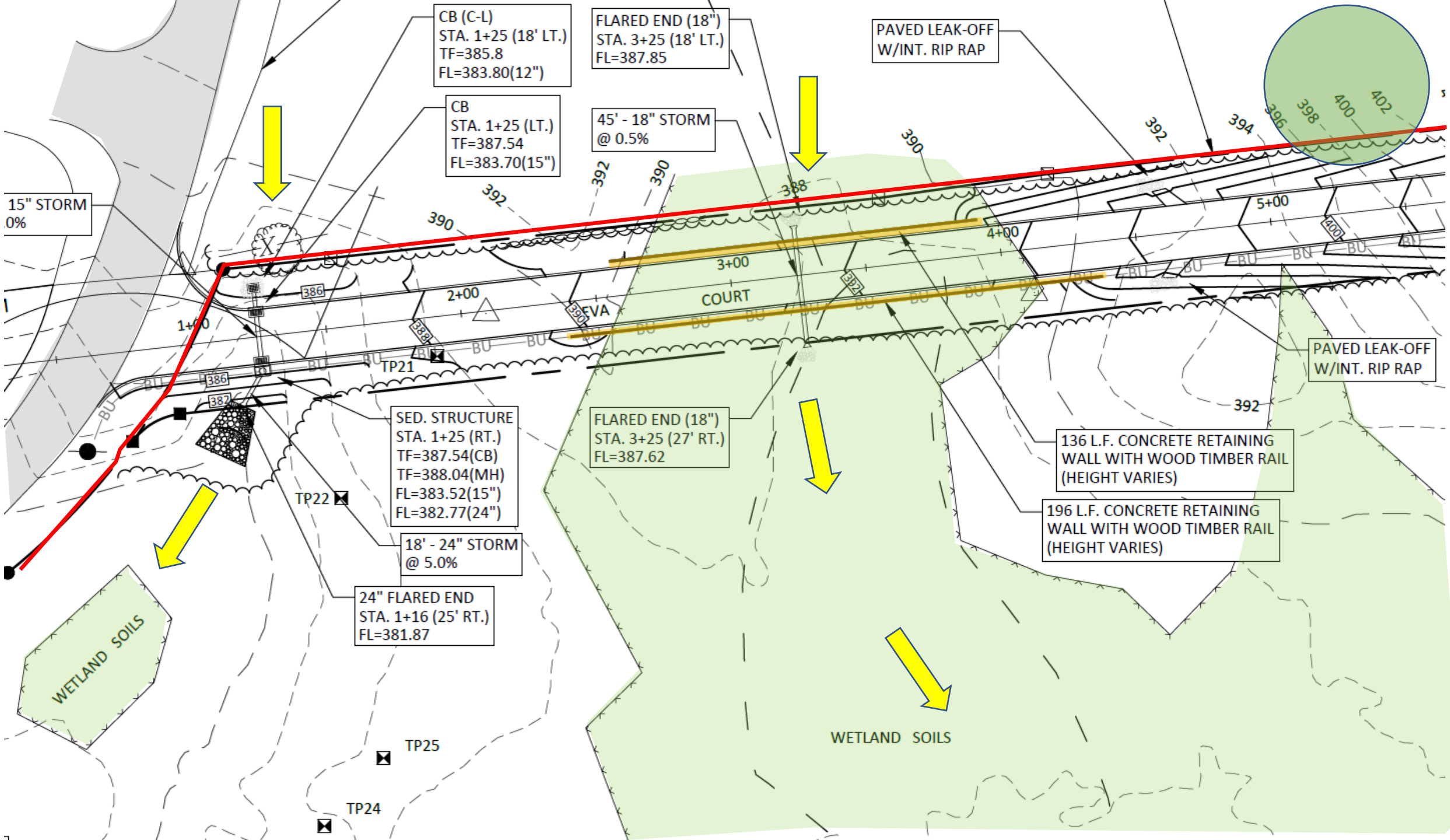
ACTIVITY IN WETLAND AREAS



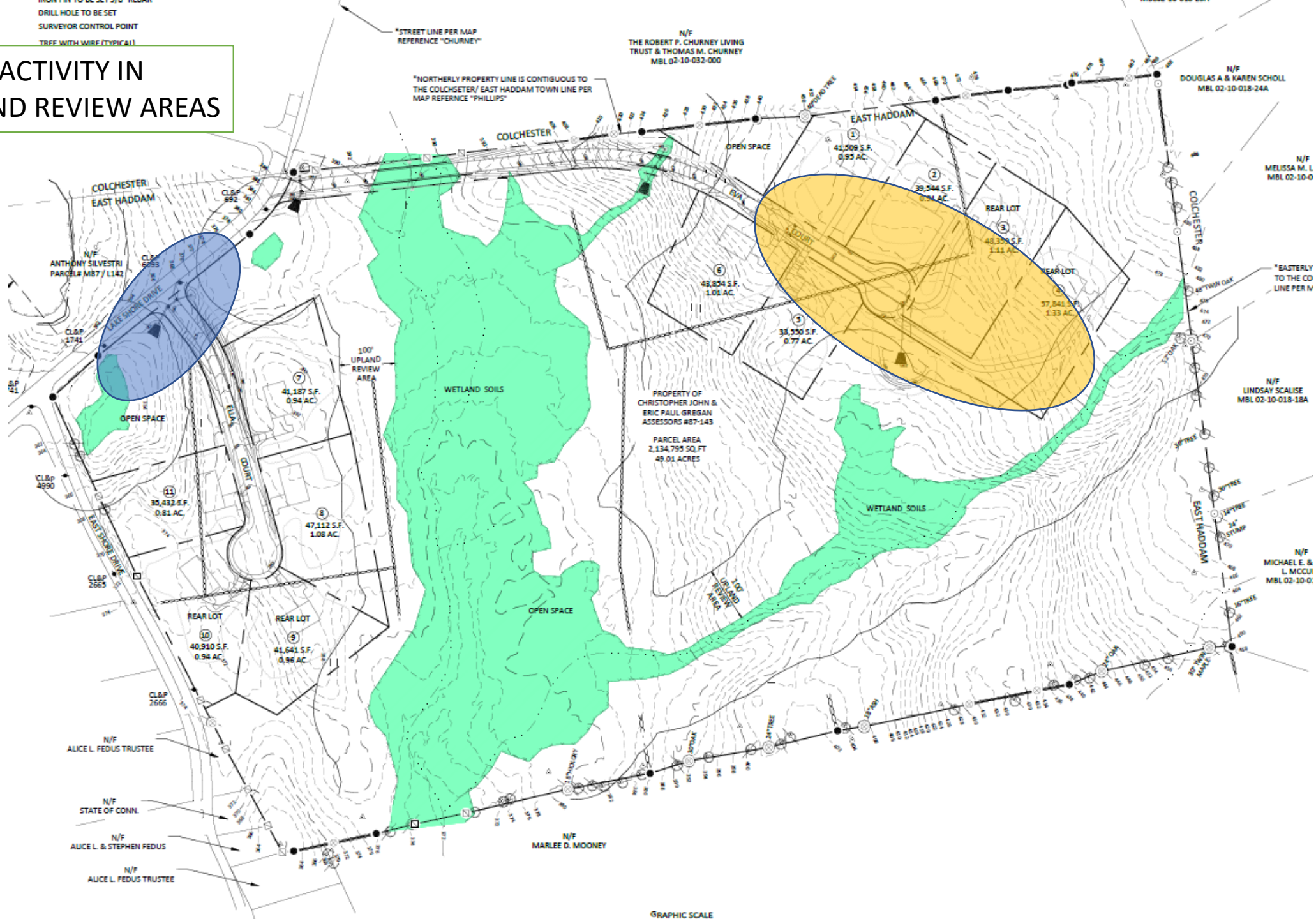

CB (C-L)
STA. 7+81.5 (25' LT.)
TF=419.00
FL=415.50
CB
STA. 7+78 (LT.)
TF=423.17
FL=415.32(15")
18' - 15" STORM
@ 1.0%
18' - 15" STORM
@ 1.0%
CB
STA. 10+50 (LT.)
TF=446.09
FL=442.67(15")
OPEN SPACE
44 L.F. CONCRETE RETAINING
WALL WITH WOOD TIMBER
RAILS (HEIGHT VARIES)
56 L.F. CONCRETE RETAINING
WALL WITH WOOD TIMBER
RAILS (HEIGHT VARIES)
CB
STA. 7+73 (42'RT.)
TF=422.98
FL=415.14(15")
34' - 15" STORM
@ 1.0%
18' - 15" STORM
@ 1.0%
15" FLARED END
W/INT. RIP RAP
STA. 7+63 (42' RT.)
FL=414.72
WETLAND SOILS
PC6+07.60
6+07.60
7+00
8+00
9+00
9+27.60
10+00
PT9+27.60
EVA
25' F.Y.
BU
408
410
412
414
416
418
420
422
424
426
428
430
432
434
436
438
440
442
396

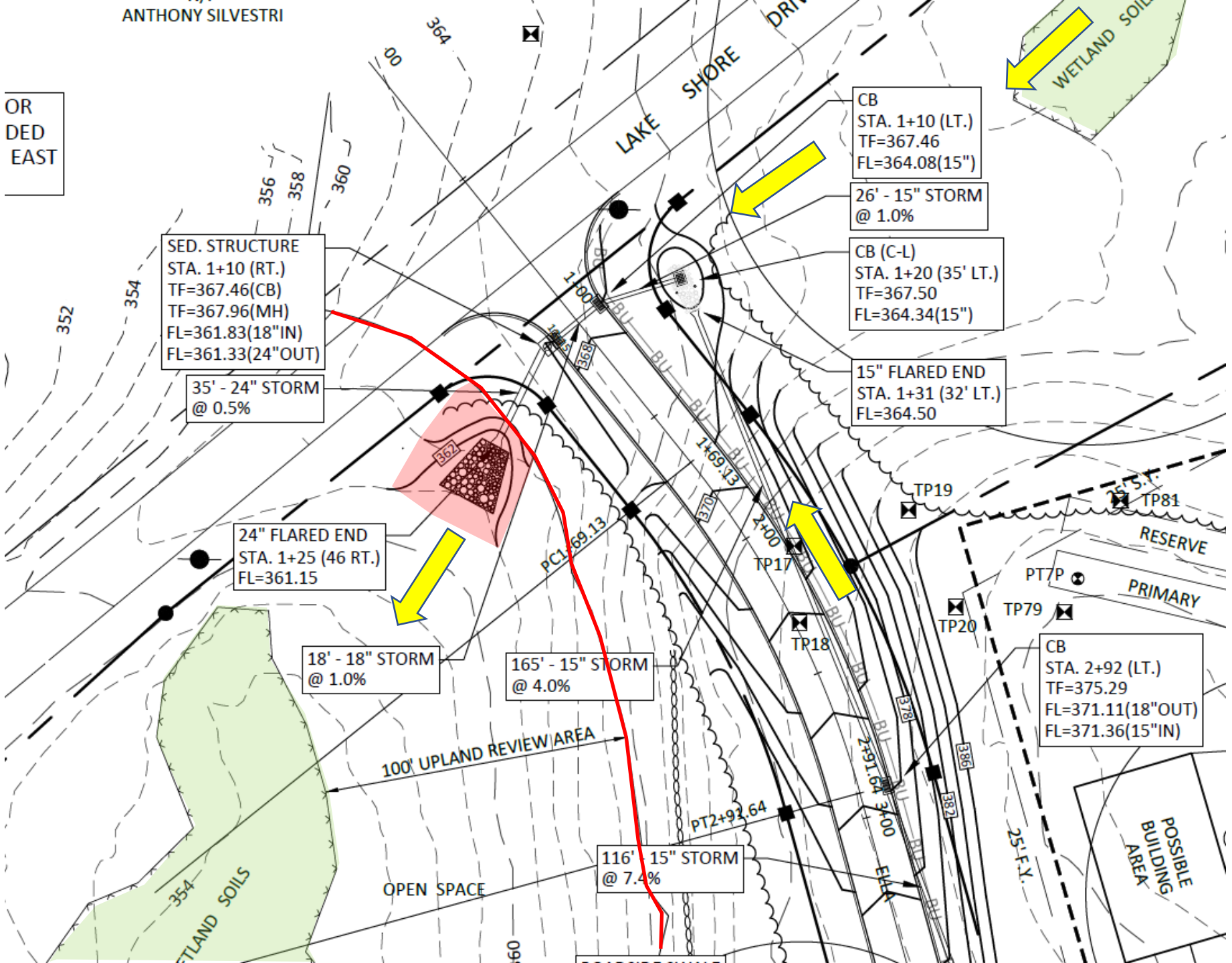
ACTIVITY IN WETLAND AREAS



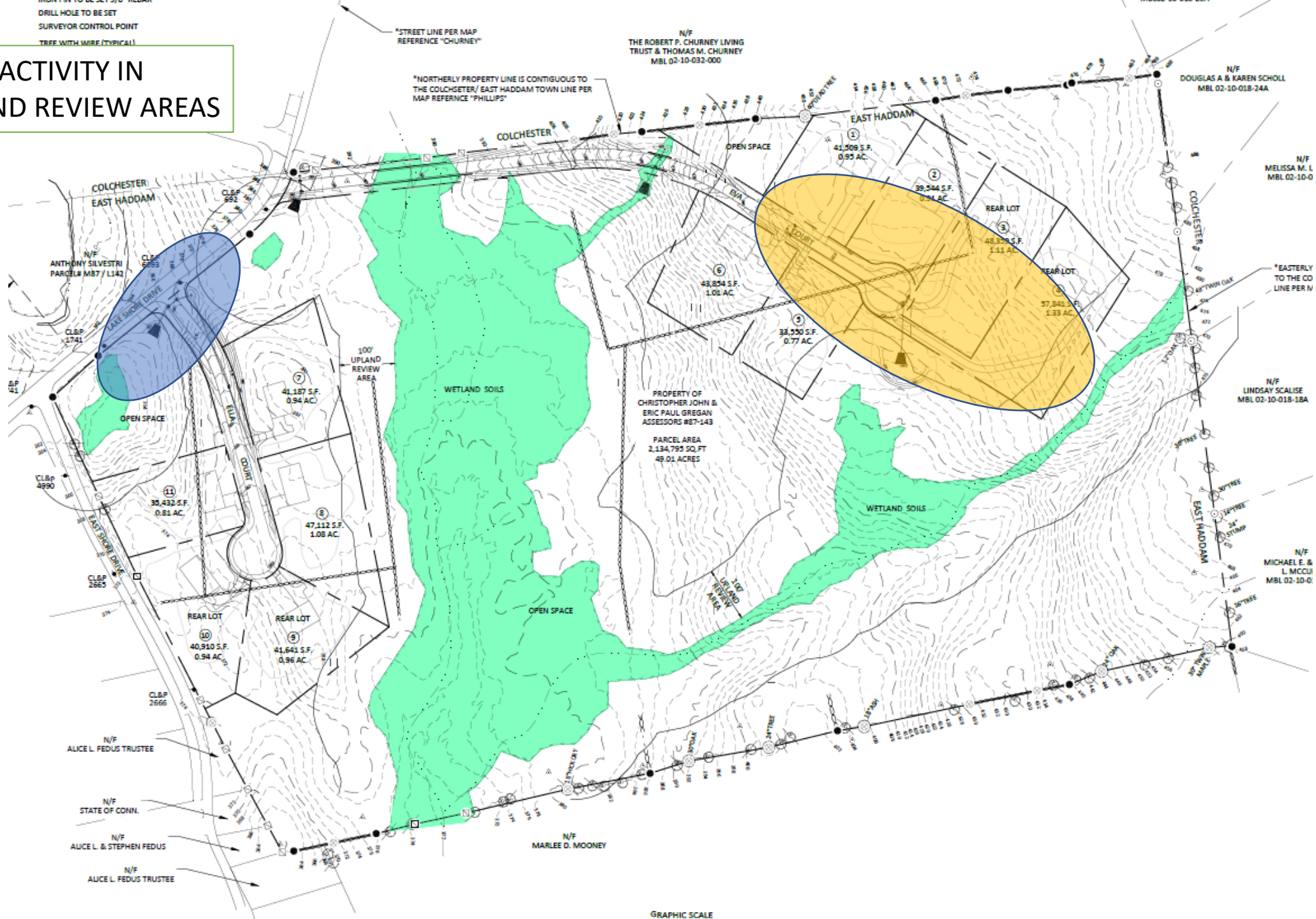

CB (C-L)
STA. 1+25 (18' LT.)
TF=385.8
FL=383.80(12")
FLARED END (18")
STA. 3+25 (18' LT.)
FL=387.85
PAVED LEAK-OFF
W/INT. RIP RAP
CB
STA. 1+25 (LT.)
TF=387.54
FL=383.70(15")
45' - 18" STORM
@ 0.5%
15" STORM
.0%
1+00
2+00
3+00
4+00
5+00
COURT
EVA
TP21
TP22
TP24
TP25
SED. STRUCTURE
STA. 1+25 (RT.)
TF=387.54(CB)
TF=388.04(MH)
FL=383.52(15")
FL=382.77(24")
18' - 24" STORM
@ 5.0%
24" FLARED END
STA. 1+16 (25' RT.)
FL=381.87
FLARED END (18")
STA. 3+25 (27' RT.)
FL=387.62
PAVED LEAK-OFF
W/INT. RIP RAP
136 L.F. CONCRETE RETAINING
WALL WITH WOOD TIMBER RAIL
(HEIGHT VARIES)
196 L.F. CONCRETE RETAINING
WALL WITH WOOD TIMBER RAIL
(HEIGHT VARIES)
WETLAND SOILS
WETLAND SOILS
386
387
388
390
392
394
396
398
400
402
BU

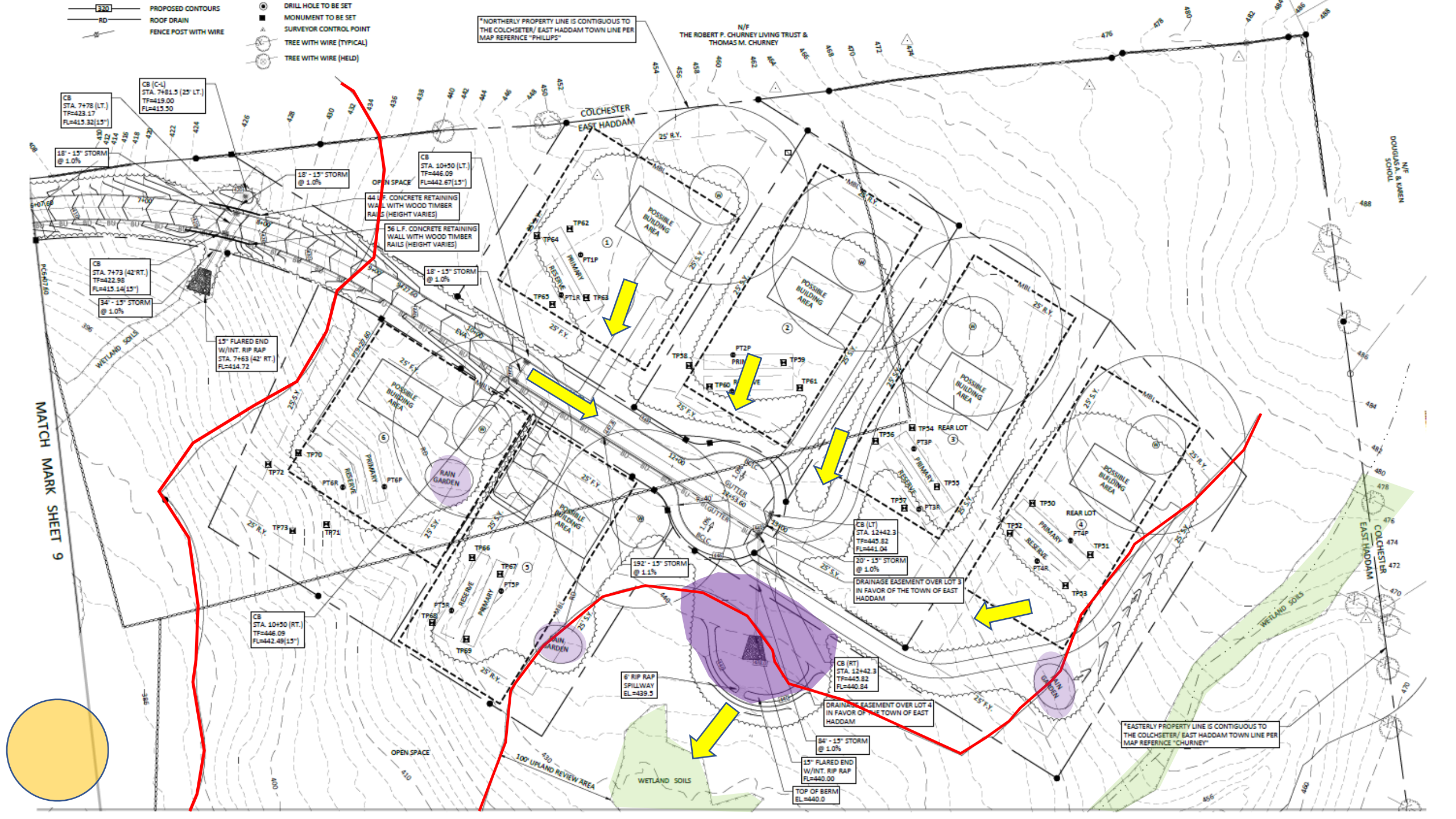
ACTIVITY IN
UPLAND REVIEW AREAS



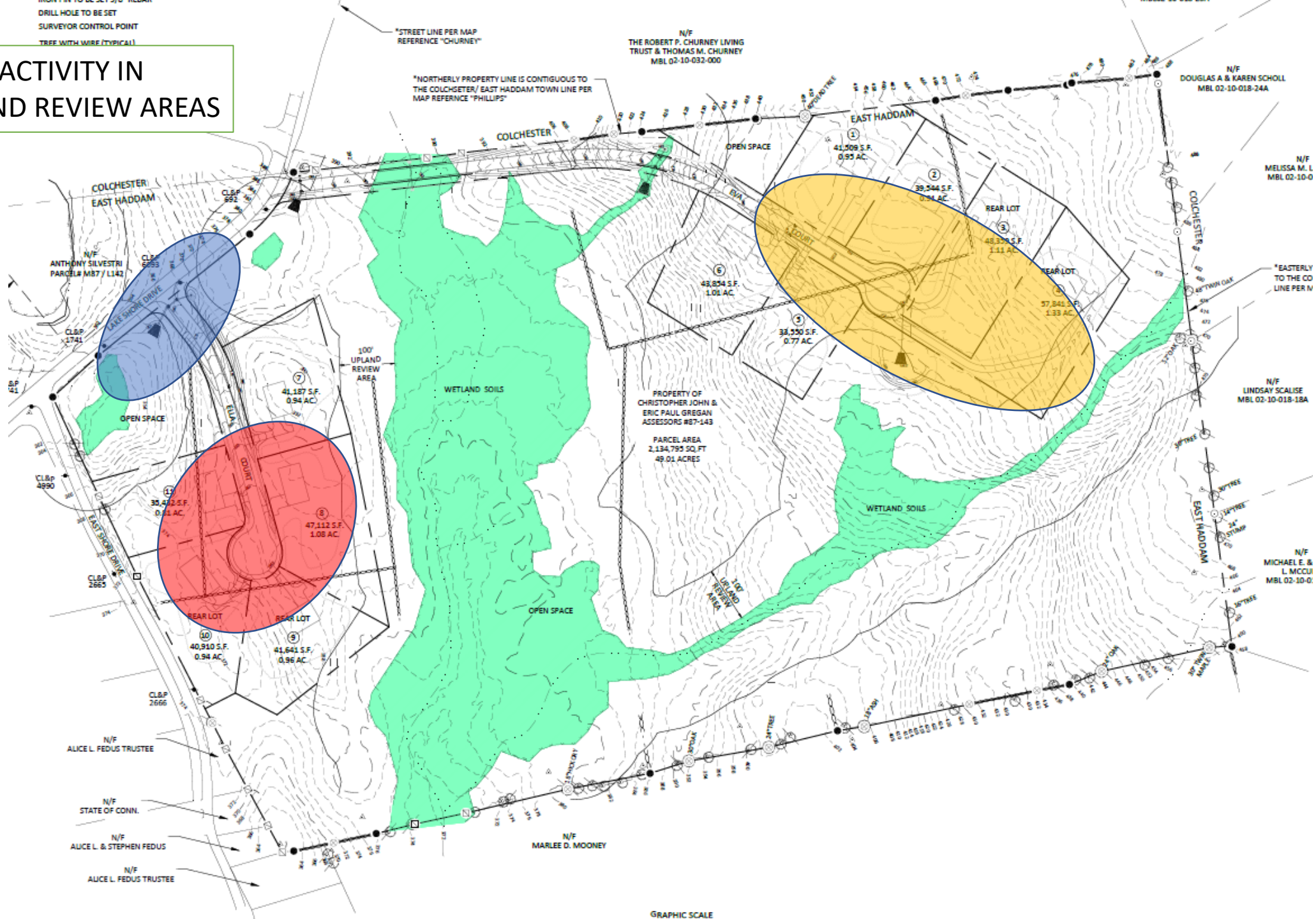

ANTHONY SILVESTRI
LAKE SHORE DRIVE
WETLAND SOILS
CB
STA. 1+10 (LT.)
TF=367.46
FL=364.08(15")
26' - 15" STORM
@ 1.0%
CB (C-L)
STA. 1+20 (35' LT.)
TF=367.50
FL=364.34(15")
15" FLARED END
STA. 1+31 (32' LT.)
FL=364.50
SED. STRUCTURE
STA. 1+10 (RT.)
TF=367.46(CB)
TF=367.96(MH)
FL=361.83(18"IN)
FL=361.33(24"OUT)
35' - 24" STORM
@ 0.5%
24" FLARED END
STA. 1+25 (46 RT.)
FL=361.15
18' - 18" STORM
@ 1.0%
165' - 15" STORM
@ 4.0%
116' - 15" STORM
@ 7.4%
100' UPLAND REVIEW AREA
OPEN SPACE
WETLAND SOILS
PC1+69.13
1+69.13
2+00
2+91.64
PT2+91.64
TP19
TP81
TP17
TP18
TP20
TP79
PT7P
RESERVE
PRIMARY
CB
STA. 2+92 (LT.)
TF=375.29
FL=371.11(18"OUT)
FL=371.36(15"IN)
POSSIBLE BUILDING AREA
25' S.Y.
25' F.Y.
EM44
352
354
356
358
360
362
364
366
368
370
372
374
376
378
380
382
384
386

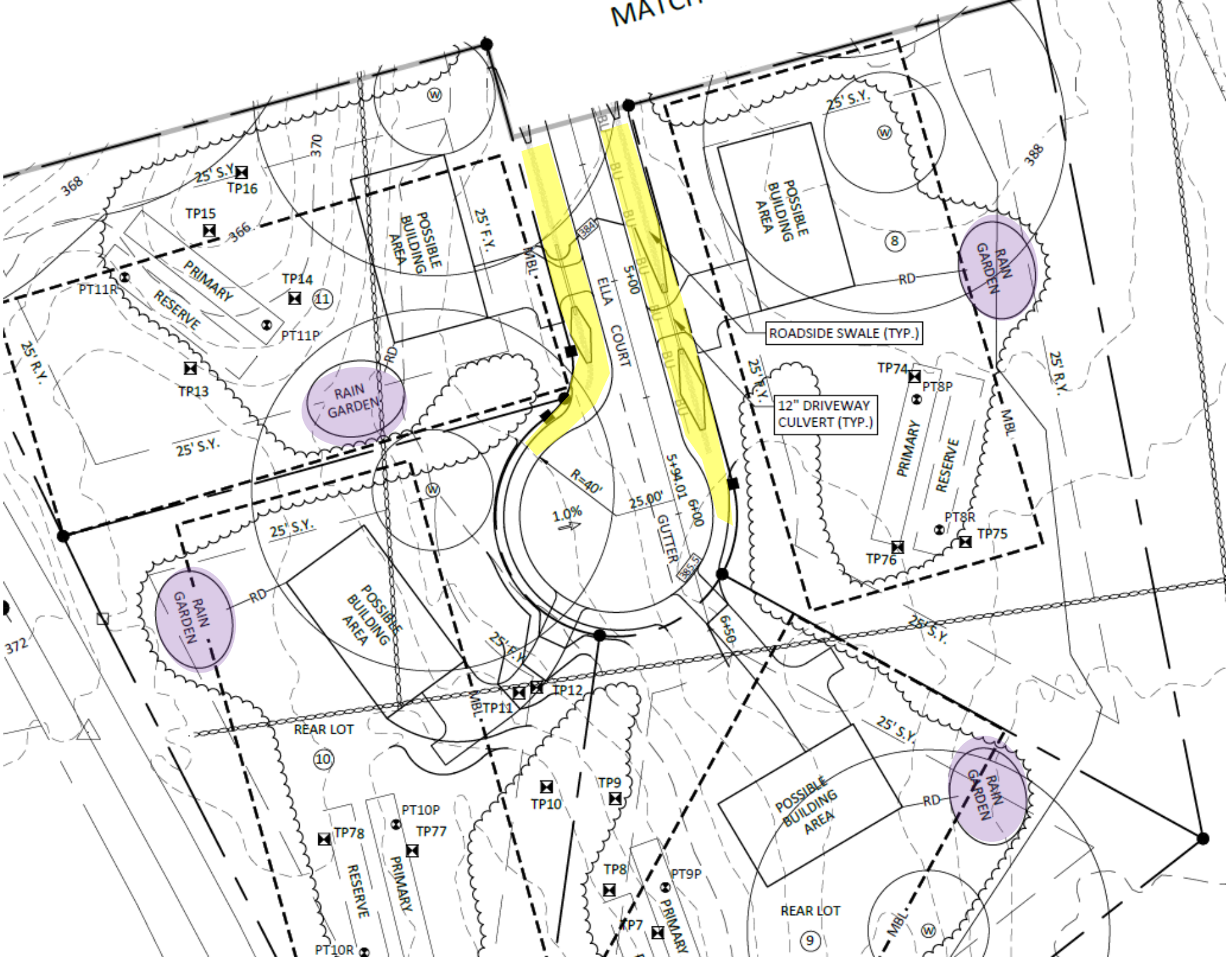
ACTIVITY IN
UPLAND REVIEW AREAS

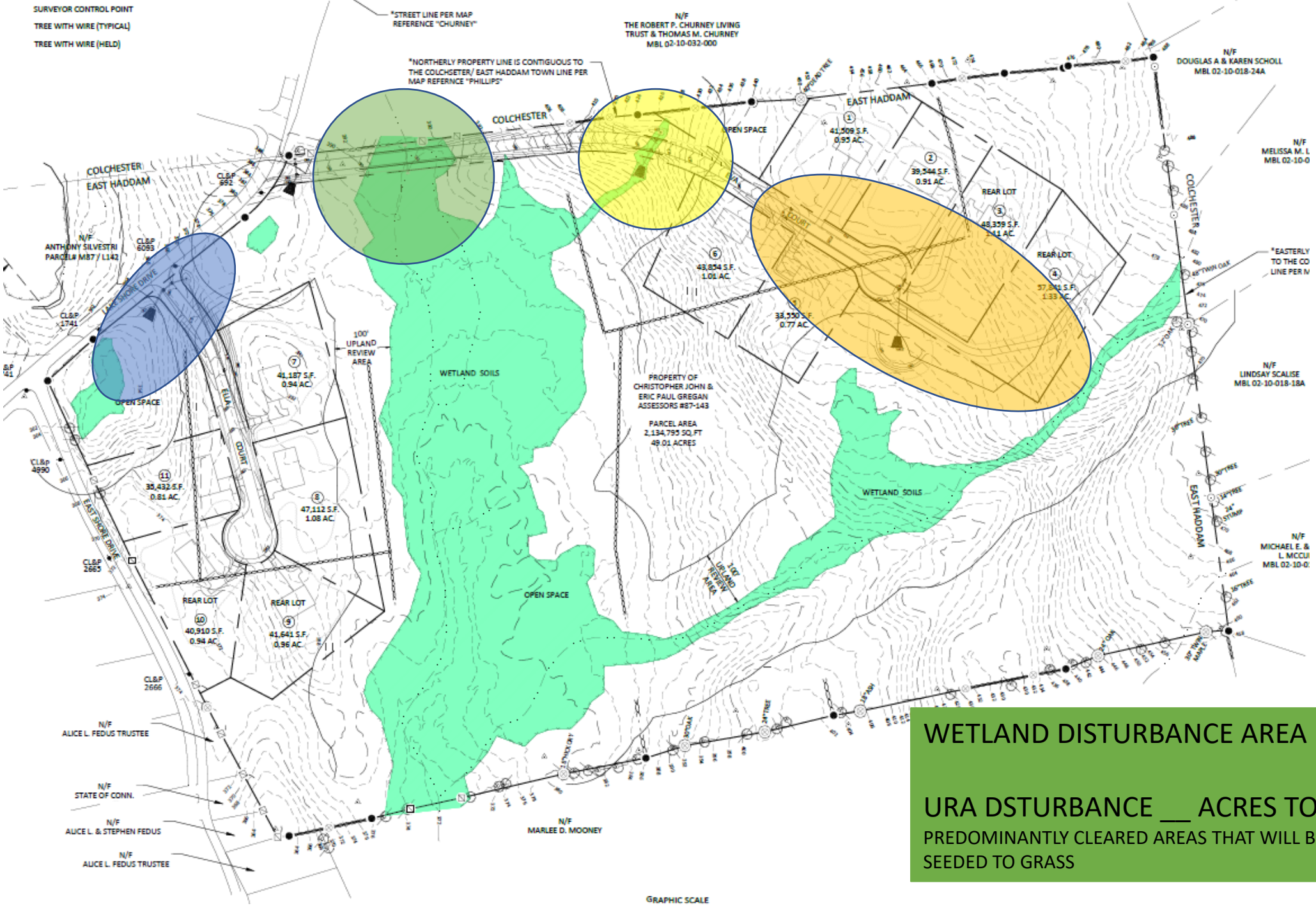



320 PROPOSED CONTOURS
RD ROOF DRAIN
FENCE POST WITH WIRE
DRILL HOLE TO BE SET
MONUMENT TO BE SET
SURVEYOR CONTROL POINT
TREE WITH WIRE (TYPICAL)
TREE WITH WIRE (HELD)
*NORTHERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "PHILLIPS"
N/F THE ROBERT P. CHURNEY LIVING TRUST & THOMAS M. CHURNEY
N/F DOUGLAS A. & KAREN SCHOOL
COLCHESTER
EAST HADDAM
CB STA. 7+78 (LT.) TF=423.17 FL=415.32(15")
CB (C-L) STA. 7+81.5 (25' LT.) TF=419.00 FL=415.50
18" - 15" STORM @ 1.0%
CB STA. 10+50 (LT.) TF=446.09 FL=442.67(15")
OPEN SPACE
44 L.F. CONCRETE RETAINING WALL WITH WOOD TIMBER RAILS (HEIGHT VARIES)
56 L.F. CONCRETE RETAINING WALL WITH WOOD TIMBER RAILS (HEIGHT VARIES)
CB STA. 7+73 (42'RT.) TF=422.98 FL=415.14(15")
34' - 15" STORM @ 1.0%
15" FLARED END W/INT. RIP RAP STA. 7+63 (42' RT.) FL=414.72
WETLAND SOILS
POSSIBLE BUILDING AREA
RAIN GARDEN
PRIMARY
RESERVE
TP62
TP64
PT1P
TP63
PT1R
TP38
PT2P
TP59
TP60
TP61
TP34
REAR LOT
PT3P
TP36
TP35
TP37
PT3R
TP70
TP72
PT6R
PT6P
TP73
TP71
TP66
TP67
PT5P
PT5R
TP68
TP69
CB STA. 10+50 (RT.) TF=446.09 FL=442.49(15")
192' - 15" STORM @ 1.1%
CB (LT) STA. 12+42.3 TF=445.82 FL=441.04
20' - 15" STORM @ 1.0%
DRAINAGE EASEMENT OVER LOT 3 IN FAVOR OF THE TOWN OF EAST HADDAM
TP30
REAR LOT
TP32
PT4P
TP31
PT4R
TP33
CB (RT) STA. 12+42.3 TF=445.82 FL=440.84
DRAINAGE EASEMENT OVER LOT 4 IN FAVOR OF THE TOWN OF EAST HADDAM
6' RIP RAP SPILLWAY EL=439.5
84' - 15" STORM @ 1.0%
15" FLARED END W/INT. RIP RAP FL=440.00
TOP OF BERM EL=440.0
100' UPLAND REVIEW AREA
*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "CHURNEY"
MATCH MARK SHEET 9

ACTIVITY IN UPLAND REVIEW AREAS



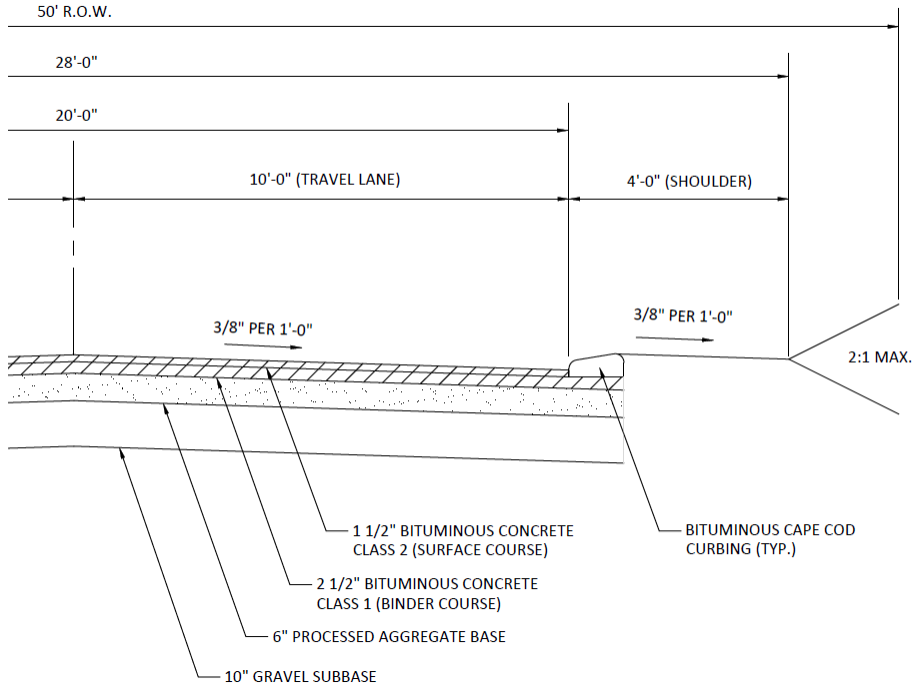

MATCH
25' S.Y.
TP16
TP15
366
370
368
PRIMARY
RESERVE
PT11R
TP14
11
PT11P
POSSIBLE BUILDING AREA
25' F.Y.
MBL
RD
RAIN GARDEN
TP13
25' R.Y.
25' S.Y.
ELLA COURT
5+00
384
BU
388
8
ROADSIDE SWALE (TYP.)
12" DRIVEWAY CULVERT (TYP.)
TP74
PT8P
TP76
PT8R
TP75
5+94.01
6+00
R=40'
1.0%
25.00'
GUTTER
385.3
6+50
372
TP12
TP11
REAR LOT
10
TP10
TP9
PT10P
TP77
TP78
PT10R
TP8
PT9P
TP7
9

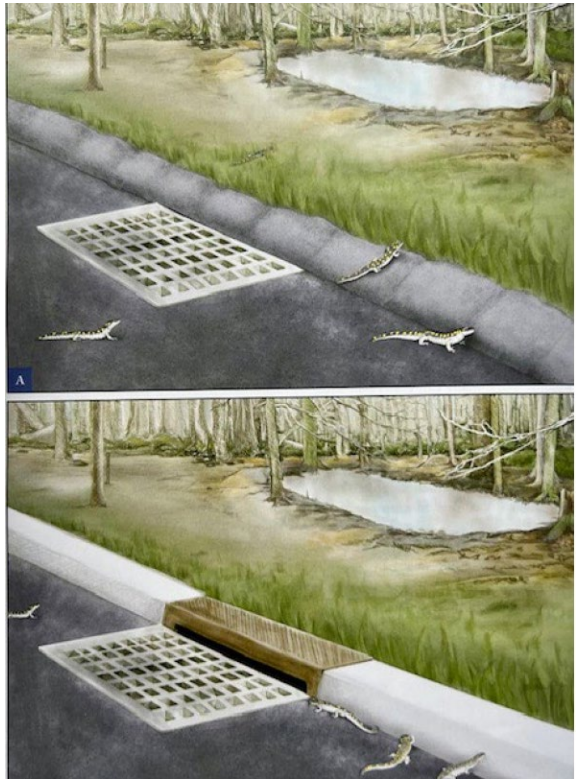


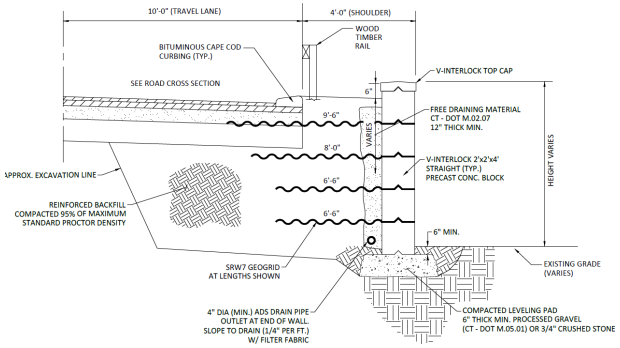
WETLAND DISTURBANCE AREA

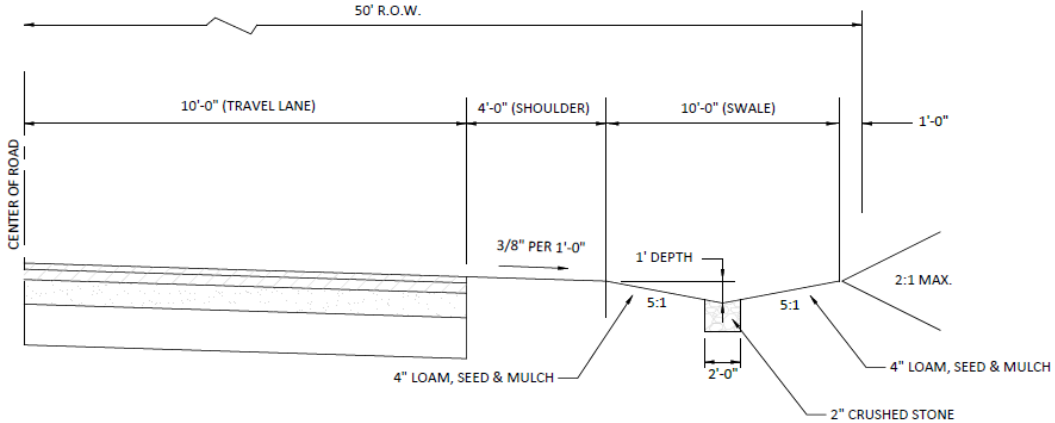
URA DSTURBANCE __ ACRES TOTAL

PREDOMINANTLY CLEARED AREAS THAT WILL BE SEEDED TO GRASS



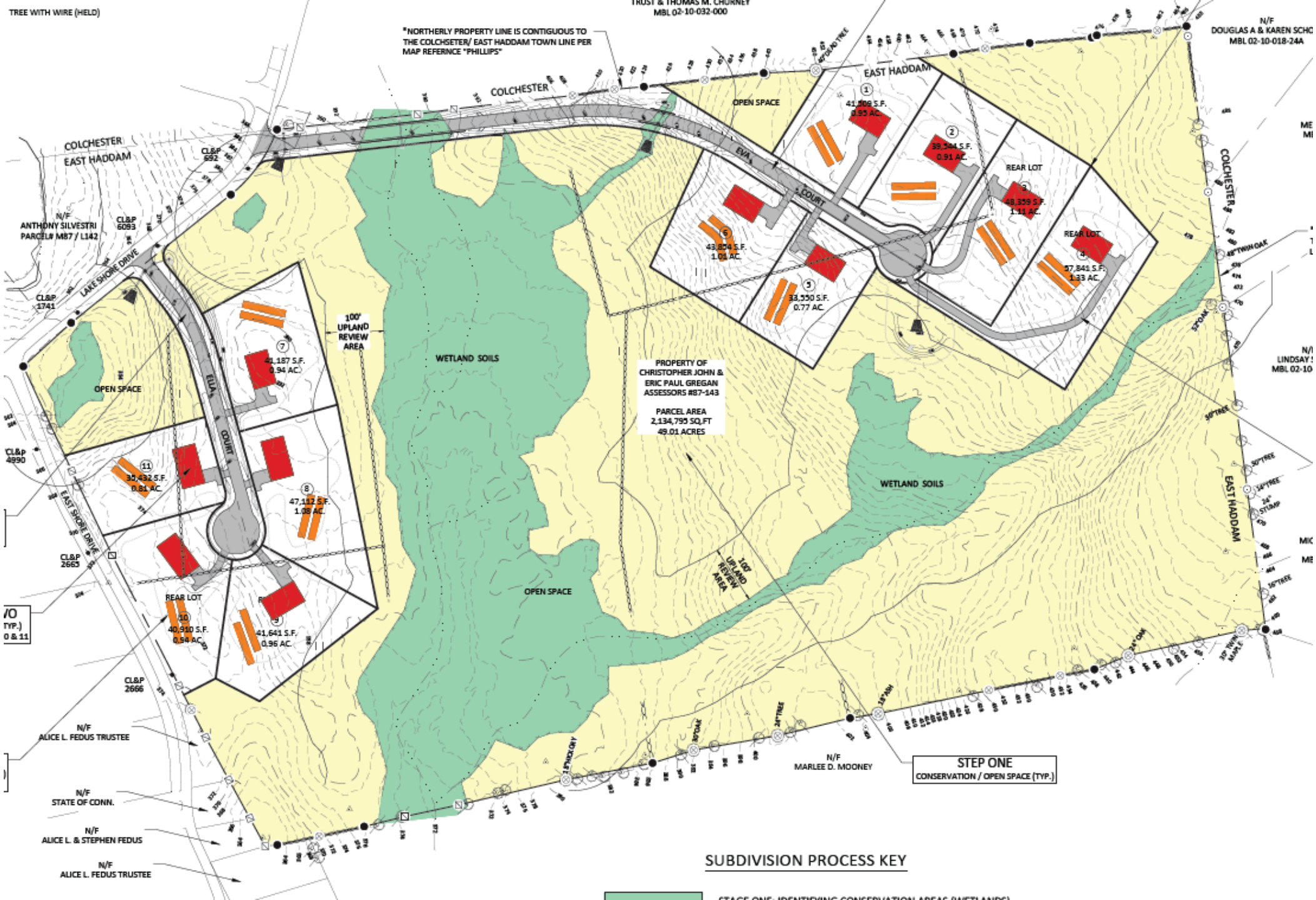






ROADSIDE SWALE DETAIL

NOT TO SCALE


TREE WITH WIRE (HELD)
TRUST & THOMAS M. CHURNEY
MBL 02-10-032-000
*NORTHERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "PHILLIPS"
N/F
DOUGLAS A & KAREN SCHO
MBL 02-10-018-24A
COLCHESTER
EAST HADDAM
OPEN SPACE
EVA
COURT
REAR LOT
41,509 S.F.
0.95 AC.
39,544 S.F.
0.91 AC.
48,359 S.F.
1.11 AC.
43,854 S.F.
1.01 AC.
33,550 S.F.
0.77 AC.
57,841 S.F.
1.33 AC.
CL&P
692
CL&P
6093
N/F
ANTHONY SILVESTRI
PARCEL# M87 / L142
LAKE SHORE DRIVE
CL&P
1741
100'
UPLAND
REVIEW
AREA
WETLAND SOILS
PROPERTY OF
CHRISTOPHER JOHN &
ERIC PAUL GREGAN
ASSESSORS #87-143
PARCEL AREA
2,134,795 SQ.FT
49.01 ACRES
41,187 S.F.
0.94 AC.
35,432 S.F.
0.81 AC.
47,117 S.F.
1.08 AC.
CL&P
4990
EAST SHORE DRIVE
CL&P
2665
REAR LOT
40,910 S.F.
0.94 AC.
41,641 S.F.
0.96 AC.
CL&P
2666
N/F
ALICE L. FEDUS TRUSTEE
N/F
STATE OF CONN.
N/F
ALICE L. & STEPHEN FEDUS
N/F
ALICE L. FEDUS TRUSTEE
N/F
MARLEE D. MOONEY
STEP ONE
CONSERVATION / OPEN SPACE (TYP.)
SUBDIVISION PROCESS KEY