CONSERVATION SUBDIVISION

LAKE HAYWARD PRESERVE

LAKE SHORE DRIVE

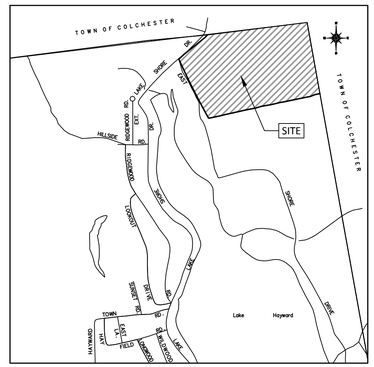
EAST HADDAM, CONNECTICUT

PREPARED FOR

ANTHONY SILVESTRI

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LOCATION MAP

SCALE: 1"=1000'

APPLICANT:
ANTHONY SILVESTRI
34 VILLAGE DRIVE
LEDYARD, CT. 06339

OWNER:
ERIC & CHRIS GREGAN
304 DUNN ROAD
COVENTRY, CT. 06238

NUMBER OF LOTS: 11
ZONE: R-2
TOTAL PARCEL AREA
2,134,794.57 S.F. / 49.01 AC.

APPROVED BY THE EAST HADDAM
PLANNING AND ZONING
COMMISSION/ZONING BOARD OF APPEALS

CHAIRMAN/SECRETARY: _____

DATE: _____

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.

ROB HELLSTROM
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Designed By: MAR
Drawn By: SAM
Checked By: MAR
CAD File: 21-033_Subdivision

Drawing date: 1/6/22
Drawing Scale: AS NOTED

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

COVER SHEET

PROJECT TITLE: LAKE HAYWARD PRESERVE
LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE - SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 1 OF 27

Job #: 21-033

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)

*STREET LINE PER MAP REFERENCE "CHURNEY"

*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
MBL 02-10-032-000

COLCHESTER
EAST HADDAM

L1 N83°44'40"E 202.91'
L2 N83°30'37"E 204.93'
L3
L4 N83°26'07"E 105.17'
N83°32'06"E 101.83'
L5
40" DEAD TREE
N83°04'41"E 237.66'
L6
L7 N84°56'56"E 106.68'
SEE DETAIL 'C'
N85°21'50"E 104.15'
L9
L10

DETAIL 'C'
NOT TO SCALE
N84°56'56"E 106.68'
L8

N/F
ROBERT J. PORTER JR.
MBL02-10-018-25A

N/F
DOUGLAS A & KAREN SCHOLL
MBL 02-10-018-24A

S07°27'53"E 269.97'
S07°27'53"E 200.00'
48" TWIN OAK
*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "CHURNEY"

N/F
MELISSA M. LAPARRE
MBL 02-10-018-22A

COLCHESTER

52" OAK
S07°27'53"E 315.00'
30" TREE
14" TREE
24" STUMP
S07°27'53"E 242.95'
16" TREE

EAST HADDAM

N/F
LINDSAY SCALISE
MBL 02-10-018-18A

N/F
MICHAEL E. & MERTIE L. MCCUNE
MBL 02-10-018-17A

*SEE DETAIL 'D'

L12 S77°34'58"W 199.52'
30" TWIN MAPLE
L13
24" OAK
L14 S78°26'15"W 125.34'
L15 18" ASH
S78°02'22"W 193.99'
24" TREE
S76°21'22"W 127.88'
L16 30" OAK
S80°18'17"W 146.50'
L17 S76°46'55"W 189.32'
18" WICONY
S79°09'26"W 151.22'
L18
L19
L20
L21

N/F
MARLEE D. MOONEY

PROPERTY OF
CHRISTOPHER JOHN & ERIC PAUL GREGAN
ASSESSORS #87-143

PARCEL AREA
2,134,795 SQ.FT
49.01 ACRES

SEE SHEET 25 FOR LAND TO BE DEEDED TO THE TOWN OF EAST HADDAM

EASEMENT LINE

N/F
ANTHONY SILVESTRI
PARCEL# M87 / L142

CL&P 692
CL&P 6093
CL&P 1741
CL&P 4990
CL&P 2665
CL&P 2666

C1 351.54'
LAKE SHORE DRIVE
N51°13'39"E
N47°41'34"E 111.21'
N24°55'32"W 198.12'
N27°35'37"W 160.09'
EAST SHORE DRIVE
N27°06'23"W 251.55'

DETAIL 'B'
NOT TO SCALE
S63°40'30"W 0.47'
18" 48" TO MONN.

*SEE DETAIL 'B'
N27°17'14"W 100.35'
L22
N28°40'57"W 129.72
*SEE DETAIL 'A'

NOTE:
EASTERLY STREET LINE ALONG EAST SHORE DRIVE IS UNDETERMINED

N/F
ALICE L. FEDUS TRUSTEE
N/F
STATE OF CONN.
N/F
ALICE L. & STEPHEN FEDUS
N/F
ALICE L. FEDUS TRUSTEE

DETAIL 'A'
NOT TO SCALE
24.77'
0.64'
N 78°02'30"E
54.95'

*CHD MONUMENT LEANING

DETAIL 'D'
NOT TO SCALE
S07°27'53"E 24.95'
L12
L11

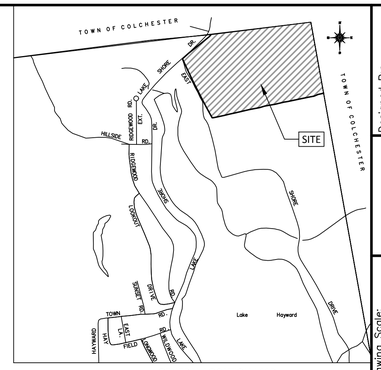
PER MAP REFERENCE #1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N84°03'02"E	39.83'
L2	N81°51'59"E	62.82'
L3	N81°29'51"E	72.81'
L4	N84°59'06"E	50.95'
L5	N82°08'01"E	89.84'
L6	N80°37'50"E	54.96'
L7	N82°59'03"E	77.34'
L8	N66°20'10"E	9.78'
L9	N81°47'56"E	50.62'
L10	S07°27'57"E	17.00'
L11	N72°02'26"W	4.50'
L12	S84°54'11"W	36.75'
L13	S67°44'51"W	62.82'
L14	S79°26'59"W	59.60'
L15	S81°07'01"W	48.83'
L16	S72°18'54"W	73.84'
L17	S77°49'33"W	94.65'
L18	S76°07'11"W	71.52'
L19	S77°48'46"W	79.21'
L20	S78°16'55"W	73.29'
L21	S84°01'11"W	20.78'
L22	N28°36'50"W	82.40'

MAP REFERENCES

1. "SECTION 5 HEATHERWOOD 9 LOT SUBDIVISION PREPARED FOR DON GUIRE LAKE HAYWARD ROAD COLCHESTER, CONNECTICUT SCALE: 1"=40' FEBRUARY, 1987 REV.4/4/89 SHEET 1 OF 4 CENTROPLEX SURVEYING-ENGINEERING P.O. BOX 15 COLCHESTER, CONN."
2. "RESUBDIVISION PLAN SURVEY PREPARED FOR ROGER & LINDA PHILLIPS WEST ROAD COLCHESTER, CONN.",SCALE 1"=100', DATED SEPT. 1989, REVISED TO 4-4-90, SH. 1 OF 11, BY ROLAND J. HARRIS & ASSOC. INC. LAND SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS GRISWOLD CONNECTICUT.
3. "PROPERTY SURVEY PREPARED FOR WEST ROAD ASSOCIATES INC. EAST SHORE DRIVE - EAST HADDAM, CONNECTICUT WEST ROAD - COLCHESTER, CONNECTICUT", SCALE 1"= 200', DATED JANUARY 12, 1987, REVISEDTO OCT, 1 1987, BY DUTCH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS.
4. "PLAN OF SUBDIVISION STEPHEN F. FEDUS AT LAKE SHORE & EAST SHORE DRIVE, EAST HADDAM, CONNECTICUT", SCALE 1"=40', BY CHANDLER PALMER & KING, DATED MAY 1973, ADDITIONS SEPT. 6, 1973.
5. "BOUNDARY SURVEY, PROPERTY OF MARILYN ACKERSON BAILEY, PREPARED FOR ROBERT CHURNEY & TOM CHURNEY, LAKE HAYWARD ROAD COLCHESTER, CONNECTICUT", DATED NOVEMBER 6, 1981, SCALE 1"=100', REISED TO NOV. 13. 1981, BY DUTCH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 21 NORWICH AVENUE, COLCHESTER, CONN.
6. "LAKE HAYWARD PROPERTY OWNER STEPHEN FEDUS", SCALE 1"=40', MAP NO. 238 EAST HADDAM LAND RECORDS.
7. "CONNECTICUT LIGHT & POWER COMPANY BERLIN, CONNECTICUT, JOB: LAKE HAYWARD SUB-STA. SITE TITLE: PLAN SHOWING LAND TO BE ACQUIRED FROM STEVEN F. FEDUS"
8. "PROPERTY DIVISION MAP PROJECT TITLE: 341 LAKE SHORE DRIVE LAKE SHORE DRIVE EAST HADDAM, CONNECTICUT PREPARED FOR: ANTHONY SILVESTRI" BY ROB HELLSTROM LAND SURVEYING LLC HEBRON CT. SCALE: 1"=60' DATE: 11-24-21 REVISED: 3-03-22



GENERAL LOCATION MAP
SCALE 1"= 1000'

GRAPHIC SCALE
100' 0' 100' 200'
(IN FEET)
1 inch = 100 ft.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.84'	250.00'	31°49'08"	N35°19'06"E	137.06'

MAP STANDARD NOTES

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: "A-2"

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

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL

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P.O. BOX 378
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Designed By: MAR
Drawn By: AGS
Checked By: MAR
CAD File: 21-033_bndy

Drawing Scale: 1"= 100'
Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

PROPERTY SURVEY

PROJECT TITLE: LAKE HAYWARD PRESERVE
LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

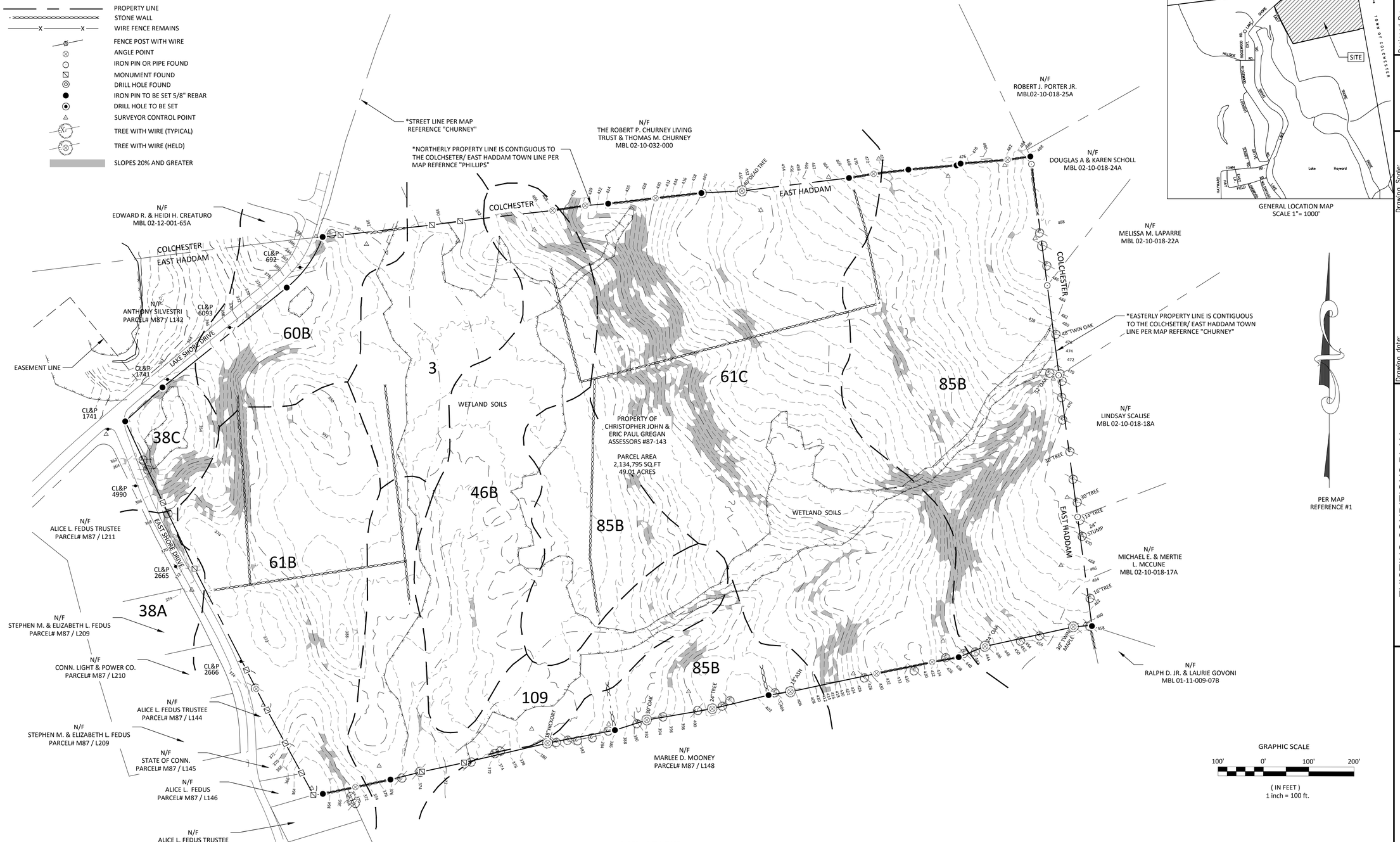
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE - SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 2 OF 27

Job #: 21-033

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)
- SLOPES 20% AND GREATER



GENERAL LOCATION MAP
SCALE 1"= 1000'

GRAPHIC SCALE

100' 0' 100' 200'

(IN FEET)
1 inch = 100 ft.

MAP STANDARD NOTES

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: "A-2"
VERTICAL ACCURACY CLASS: "T-2" (IN ROAD RIGHT OF WAYS ONLY)

SOIL LEGEND
CT USDA-NRCS CERTIFIED DATA

3	RIDGEBURY LEICESTER AND WHITMAN SOILS, 0-8 % SLOPES, EXTREMELY STONEY
38A	HINKLEY LOAMY SAND, 0 - 3% SLOPES
38C	HINKLEY LOAMY SAND, 3 - 15% SLOPES
46B	WOODBRIDGE FINE SANDY LOAM, 0 - 8% SLOPES, VERY STONY
60B	CANTON AND CHARLTON FINE SANDY LOAMS, 3 - 8% SLOPES
61B	CANTON AND CHARLTON FINE SANDY LOAMS, 0 - 8% SLOPES, VERY STONY
61C	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15% SLOPES, VERY STONY
85B	PAXTON AND MONTAUK FINE SANDY LOAMS, 3 - 8% SLOPES, VERY STONY
109	FLUVAQUENTS - UDIFLUVENTS COMPLEX, FREQUENTLY FLOODED

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Designed By: MAR
Drawn By: SAM
Checked By: MAR
CAD File: 21-033_bndy

Drawing Scale: 1" = 100'
Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

EXISTING CONDITIONS PLAN

PROJECT TITLE: *LAKE HAYWARD PRESERVE*
LAKE SHORE DRIVE *EAST HADDAM, CT*

PREPARED FOR: *ANTHONY SILVESTRI*

RES
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE - SUITE 202
COLCHESTER, CT
(860) 465-7419
Reynolds Engineering Services, LLC

Drawing #: 3 OF 27

Job #: 21-033

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)



GENERAL LOCATION MAP
SCALE 1"= 1000'

GRAPHIC SCALE

100' 0' 100' 200'

(IN FEET)
1 inch = 100 ft.

MAP STANDARD NOTES

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   TYPE OF SURVEY: PROPERTY SURVEY
   BOUNDARY DETERMINATION CATEGORY: RESURVEY
   HORIZONTAL ACCURACY CLASS: "A-2"
   VERTICAL ACCURACY CLASS: "T-2" (IN ROAD RIGHT OF WAYS ONLY)

CONSERVATION SUBDIVISION REQUIREMENTS

ZONE:	R-2
MINIMUM LOT AREA:	0.75 ACRE
MAXIMUM LOT AREA:	1.25 ACRES
MINIMUM REAR LOT:	2.00 ACRES
MINIMUM LOT WIDTH:	150 FT.
MINIMUM FRONT YARD:	25 FT.
MINIMUM SIDE YARD:	25 FT.
MINIMUM REAR YARD:	25 FT.

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Drawn By: SAM
Checked By: MAR
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Drawing Scale: 1"= 100'
Drawing date: 1/6/22

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1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

OVERALL LAYOUT PLAN

PROJECT TITLE: LAKE HAYWARD PRESERVE
LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

RES
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE- SUITE 202
COLCHESTER, CT
(860) 465-7419
Reynolds Engineering Services, LLC

Drawing #: 4 OF 27

Job #: 21-033

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
- MONUMENT TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)

*STREET LINE PER MAP REFERENCE "CHURNEY"

*NORTHERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "PHILLIPS"

N8041.30
E4023.92

N/F
EDWARD R. & HEIDI H.
CREATURO

COLCHESTER
EAST HADDAM

N83°44'40"E
202.91'

N81°51'59"E
62.82'

N83°30'37"E
204.93'

EVA

COURT

514.66'
S83°30'37"W

C1
Δ=16°29'37"
R=20.00'
A=5.76'

Δ=47°36'34"
R=25.00'
A=20.77'

Δ=15°18'57"
R=250.00'
A=66.86'

PER MAP
REFERENCE #1

MATCH MARK SHEET 6

N/F
ANTHONY SILVESTRI

SEE SHEET 25 FOR
LAND TO BE DEEDED
TO THE TOWN OF EAST
HADDAM

LAKE SHORE DRIVE

351.54'(TOTAL)

136.57'

N51°13'59"E
100.00'

S38°46'01"E
44.13'

N38°46'01"W
44.13'

114.97'

EASEMENT LINE

N7634.47
E3588.37

N47°41'34"E
111.21'

OPEN SPACE

58,488 SQ.FT
1.34 ACRES

EAST SHORE DRIVE

N24°54'37"W 198.72'(TOTAL)

S74°37'32"W 249.70'

Δ=29°06'54"
R=250.00'
A=127.05'

Δ=10°30'04"
R=250.00'
A=45.82'

Δ=23°51'51"
R=125.00'
A=52.06'

Δ=23°51'51"
R=125.00'
A=52.06'

Δ=23°51'51"
R=125.00'
A=52.06'

Δ=71°08'06"
R=125.00'
A=155.19'

S61°44'30"W
187.96'

25' S.Y.

25' R.Y.

25' F.Y.

25' S.Y.

N15°22'28"W
254.14'

7
41,187 SQ.FT
0.94 ACRES

ELLA COURT

N 15°22'28" W 231.65'(TOTAL)
99.76'

N 15°22'28" W 139.77'

N 15°22'28" W 302.36'(TOTAL)

S74°37'32"W 175.05'

OPEN SPACE
1,487,368 SQ.FT.
34.14 ACRES

MATCH MARK SHEET 7

GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)
1 inch = 40ft.

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Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

SUBDIVISION PLAN

PROJECT TITLE: LAKE HAYWARD PRESERVE
LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

RES
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE SUITE 202
COLCHESTER, CT
(860) 465-7419
Reynolds Engineering Services, LLC

Drawing #: 5 OF 27

Job #: 21-033

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
- MONUMENT TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)

DETAIL 'C'
NOT TO SCALE

N84°56'56"E
106.68'

*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

SEE DETAIL 'C'

N8218.78
E5585.27

N8118.23
E4683.55

N 81°29'51" E 72.81'
N 84°59'06" E 50.95'
29.94'
N83°26'07"E 75.23'
105.17'
N83°32'06"E 101.83'
N 87°08'01" E 89.84'
15.55'
COLCHESTER
EAST HADDAM
N83°04'41"E 162.28'
237.66' (TOTAL)
59.83'
N 80°37'50" E 54.96'
N 82°59'03" E 77.34'
N84°56'56"E 106.68'
N85°21'50"E 104.15'
N 81°47'56" E 50.62'(TOTAL)
35.70'
S07°27'53"E
269.97' (TOTAL)
44.12'

N/F
DOUGLAS A. & KAREN SCHOLL

PER MAP REFERENCE #1

OPEN SPACE
19,699 SQ.FT
0.45 ACRES

25' R.Y.
48.94'
S57°53'25"E 348.94' (TOTAL)
150.00'
25' R.Y.

N32°06'35"E 171.81'
25' S.Y.

1
41,509 SQ.FT
0.95 ACRES

25' S.Y.
S32°06'35"W 274.00'
25' S.Y.

2
39,544 SQ.FT
0.91 ACRES

150.00'
25' R.Y.

25' S.Y.
N32°06'35"E 275.49'
25' S.Y.

A=303.16'
R=450.00'
Δ=38°35'58"
Δ=30°57'37""
R=450.00'
A=243.16'

224.05'

EVA COURT

S57°53'25"E 450.14' (TOTAL)
25' F.Y.
175.00'

Δ=7°38'20"
R=450.00'
A=60.00'

S 24°28'14" W 222.99'
25' S.Y.

S57°53'25"E 150.00'
25' F.Y.

270.10' (TOTAL)

6
43,854 SQ.FT
1.01 ACRES

120.10'
25' F.Y.

25' F.Y.
51.09'

Δ=48°11'23"
R=25.00'
A=21.03'

Δ=81°03'37"
R=50.00'
A=70.75'

REAR LOT
3
48,359 SQ.FT
1.11 ACRES

N 41°07'40" W 173.37'
25' R.Y.

TOTAL LOT
Δ=60°40'14"
R=50.00'
A=52.95'

EASEMENT
Δ=30°00'00"
A=26.18'

S 01°08'45" W
58.31' (TOT.)

A=21.19'
R=50.00'
Δ=24°16'22"

Δ=16°51'27"
R=50.00'
A=14.71'

Δ=31°19'56"
R=50.00'
A=27.34'

25' S.Y.
S32°06'35"W 225.00'
25' S.Y.

5
33,550 SQ.FT
0.77 ACRES

25' S.Y.
S32°06'35"W 324.00'
25' S.Y.

REAR LOT
4
57,841 SQ.FT
1.33 ACRES

25' S.Y.
299.00'
S32°06'35"W

180.18'
N57°53'25"W
330.18' (TOTAL)
150.00'
25' R.Y.

25' S.Y.
207.29'
N 32°06'35" E

Δ=60°00'00"
R=50.00'
A=52.36'

80.00'
25' S.Y.
S 57°53'25" E 149.70'(TOT.)
359.01' (TOT.)
N57°53'25"W

OPEN SPACE
1,487,368 SQ.FT.
34.14 ACRES

DRAINAGE EASEMENT OVER LOT 3 IN FAVOR OF THE TOWN OF EAST HADDAM

DRAINAGE EASEMENT OVER LOT 4 IN FAVOR OF THE TOWN OF EAST HADDAM

*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "CHURNEY"

N/F
MELISSA M. LARARRE

S07°27'52"E 200.00'

COLCHESTER
EAST HADDAM

N/F
LINDSAY SCALISE

S07°27'53"E 315.00'

MATCH MARK SHEET 5

MATCH MARK SHEET 8

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40ft.

ALL RIGHTS RESERVED
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Mailing Address:
P.O. BOX 378
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Designed By: MAR
Drawn By: SAM
Checked By: MAR
CAD File: 21-033_bndy

Drawing Scale: 1"=40'

Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

SUBDIVISION PLAN

PROJECT TITLE: LAKE HAYWARD PRESERVE
EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE, SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 6 OF 27

Job #: 21-033

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
- MONUMENT TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)

MATCH MARK SHEET 5

N74°37'32"E 249.70'

25' S.Y.

29.37'

N7454.78
E3671.82

N25°25'39"W 123.04'

160.95'(TOTAL)

37.91'

25' R.Y.

11
35,432 SQ.FT
0.81 ACRES

S74°37'32"W
215.25'

25' F.Y.

S15°22'28"E 131.89'

231.65'(TOT)

ELLA COURT

Δ=46°26'03"
R=25.00'
A=20.26'

Δ=24°05'41"
R=25.00'
A=10.51'

Δ=137°14'29"
R=50.00'
A=119.79'

Δ=70°51'01"
R=25.00'
A=30.91'

A=218.63'
R=50.00'
Δ=250°31'44"

Δ=69°04'13"
R=50.00'
A=60.28'

N15°22'28"W 162.59'

302.36'(TOTAL)

8
47,112 SQ.FT
1.08 ACRES

Δ=44°12'41"
R=50.00'
A=38.58'

N74°37'32"E 175.05'

S11°08'43"E 356.90'

S61°08'47"E 227.25'

REAR LOT

10
40,910 SQ.FT
0.94 ACRES

REAR LOT

9
41,641 SQ.FT
0.96 ACRES

N07°54'46"E 206.14'

N27°06'23"W 251.55'

EAST SHORE DRIVE

61.62'
N62°42'46"E

85.00'
N62°30'08"W

257.79'
N51°51'17"E

N62°37'14"W 100.55'

*SEE DETAIL 'B'

DETAIL 'B'
NOT TO SCALE
S63°40'30"W 0.47'
53.48'

N28°38'50"W 82.40'

N/F
ALICE L. FEDUS
TRUSTEE

N/F
STATE OF CONN.

N28°40'57"W 129.72'

*SEE DETAIL 'A'

DETAIL 'A'
NOT TO SCALE
74.77'
0.64'
N 78°02'30"E
54.05'

N/F
ALICE L. &
STEPHEN FEDUS

N6810.38
E4003.69

*CHD MONUMENT
LEANING

N/F
ALICE L. FEDUS
TRUSTEE

S84°01'11"W 20.78'
S78°16'55"W 73.29'
S77°48'46"W 79.21'
S76°07'11"W 74.92'
S77°49'33"W 94.65'
S76°46'55"W 90.00'
189.32'(TOTAL)
99.32'
S79°09'26"W 151.22'

N/F
MARLEE D. MOONEY

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40ft.

OPEN SPACE
1,487,368 SQ.FT.
34.14 ACRES

PER MAP
REFERENCE #1

MATCH MARK SHEET 8

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Designed By: MAR
Drawn By: SAM
Checked By: MAR
CAD File: 21-033_bndy

Drawing Scale: 1"=40'
Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

SUBDIVISION PLAN

PROJECT TITLE: *LAKE HAYWARD PRESERVE*
LAKE SHORE DRIVE *EAST HADDAM, CT*

PREPARED FOR: *ANTHONY SILVESTRI*

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE - SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 7 OF 27

Job #: 21-033

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
- MONUMENT TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)

MATCH MARK SHEET 6

MATCH MARK SHEET 7

OPEN SPACE
1,487,368 SQ.FT.
34.14 ACRES

PER MAP
REFERENCE #1

N/F
LINDSAY SCALISE

S07°27'53"E
315.00'

COLCHESTER
EAST HADDAM

*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "CHURNEY"

N/F
MICHAEL E. & MERTTIE L. MCCUNE

S07°27'53"E
242.95'

*SEE DETAIL 'D'

199.52'
S77°34'58"W

62.82'
S67°44'51"W

59.60'
S79°26'59"W

125.34'
S78°26'15"W

193.99'
S78°02'22"W

48.83'
S81°07'01"W

127.88'
S76°21'22"W

146.50'
S80°18'17"W

73.84'
S72°18'54"W

N/F
MARLEE D. MOONEY

S07°27'53"E
24.95'

L12

L11

DETAIL 'D'
NOT TO SCALE

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40ft.

LINE TABLE

LINE	BEARING	DISTANCE
L11	N72°02'26"W	4.50'
L12	S84°54'11"W	36.75'

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SUBDIVISION PLAN

PROJECT TITLE: LAKE HAYWARD PRESERVE
LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 8 OF 27

Job #: 21-033

LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE REMAINS
- PROPOSED CLEARING LIMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ROOF DRAIN
- 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
- 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"

*STREET LINE PER MAP REFERENCE "CHURNEY"

CB (C-L)
STA. 1+25 (18' LT.)
TF=385.8
FL=383.80(12")

CB
STA. 1+25 (LT.)
TF=387.54
FL=383.70(15")

FLARED END (18")
STA. 3+25 (18' LT.)
FL=387.85

45' - 18" STORM
@ 0.5%

PAVED LEAK-OFF
W/INT. RIP RAP

N/F
EDWARD R. & HEIDI H.
CREATURO

18' - 15" STORM
@ 1.0%

COLCHESTER
EAST HADDAM

COURT

TP21

SED. STRUCTURE
STA. 1+25 (RT.)
TF=387.54(CB)
TF=388.04(MH)
FL=383.52(15")
FL=382.77(24")

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)

PER MAP
REFERENCE #1

TP22

18' - 24" STORM
@ 5.0%

24" FLARED END
STA. 1+16 (25' RT.)
FL=381.87

N/F
ANTHONY SILVESTRI

WETLAND SOILS

LAKE SHORE DRIVE

SEE SHEET 25 FOR
LAND TO BE DEEDED
TO THE TOWN OF EAST
HADDAM

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")

TP25

TP24

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%

15" FLARED END
STA. 1+31 (32' LT.)
FL=364.50

TP19

TP81

PT7R

RESERVE

PRIMARY

TP82

25' R.Y.

PT7P

TP79

TP20

TP17

TP18

CB
STA. 2+92 (LT.)
TF=375.29
FL=371.11(18"OUT)
FL=371.36(15"IN)

TP80

RD

RAIN
GARDEN

POSSIBLE
BUILDING
AREA

25' F.V.

25' S.Y.

24" FLARED END
STA. 1+25 (46 RT.)
FL=361.15

EASEMENT LINE

18' - 18" STORM
@ 1.0%

165' - 15" STORM
@ 4.0%

100' UPLAND REVIEW AREA

PT2+92.64

116' - 15" STORM
@ 7.4%

OPEN SPACE

WETLAND SOILS

ROADSIDE SWALE

15" FLARED END
STA. 4+10 (19' LT.)
FL=380.0

EAST SHORE DRIVE

COURT

MATCH MARK SHEET 11

MATCH MARK SHEET 10

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40ft.

Designed By:	Drawn By:	Checked By:	CAD File:
MAR	SAM	MAR	21-033_bndy

Drawing Scale: 1" = 40'

Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

SITE DEVELOPMENT PLAN

PROJECT TITLE: *LAKE HAYWARD PRESERVE*
LAKE SHORE DRIVE *EAST HADDAM, CT*

PREPARED FOR: *ANTHONY SILVESTRI*

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Reynolds Engineering Services, LLC

Drawing #: 9 OF 27

Job #: 21-033

LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE REMAINS
- PROPOSED CLEARING LIMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ROOF DRAIN
- FENCE POST WITH WIRE
- ANGLE POINT
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- 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

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%

18' - 15" STORM
@ 1.0%

OPEN SPACE

CB
STA. 10+50 (LT.)
TF=446.09
FL=442.67(15")

44 L.F. CONCRETE RETAINING WALL WITH WOOD TIMBER RAILS (HEIGHT VARIES)

56 L.F. CONCRETE RETAINING WALL WITH WOOD TIMBER RAILS (HEIGHT VARIES)

18' - 15" STORM
@ 1.0%

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

MBL

25' R.Y.

25' S.Y.

POSSIBLE BUILDING AREA

TP62 TP64 PT1P TP65 PT1R TP63

PRIMARY RESERVE

TP58 PT2P PRIMARY TP59 TP60 RESERVE PT2R TP61

TP54 REAR LOT TP56 PT3P PRIMARY RESERVE TP55 TP57 PT3R

TP50 REAR LOT TP52 PT4P PRIMARY RESERVE PT4R TP51 TP53

TP70 TP72 PT6R PT6P PRIMARY RESERVE TP73 TP71

TP66 TP67 PT5P PRIMARY RESERVE PT5R TP68 TP69

RAIN GARDEN

RD

EVA

COURT

12+00

11+00

10+00

9+00

8+00

7+00

6+07.60

PCS=7+21.60

PTS=7+57.60

BCLC

GUTTER

R=40'

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

192' - 15" STORM
@ 1.1%

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

438.0

100' UPLAND REVIEW AREA

N/F
DOUGLAS A. & KAREN SCHOLL

N/F
MELISSA M. LARARRE

N/F
LINDSAY SCALISE

*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "CHURNEY"

PER MAP REFERENCE #1

MATCH MARK SHEET 9

MATCH MARK SHEET 12

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40ft.

Designed By:	MAR
Drawn By:	SAM
Checked By:	MAR
CAD File:	21-033_bndy

Drawing Scale: 1" = 40'

Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

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LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: *ANTHONY SILVESTRI*

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Drawing #: 10 OF 27

Job #: 21-033



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HEBRON, CT. 06248

Designed By: MAR
Drawn By: SAM
Checked By: MAR
CAD File: 21-033_bndy

Drawing Scale: 1"=40'
Drawing date: 1/6/22

Rev.	Date	Revision	By
1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

SITE DEVELOPMENT PLAN

PROJECT TITLE: LAKE HAYWARD PRESERVE
EAST HADDAM, CT
LAKE SHORE DRIVE

PREPARED FOR: ANTHONY SILVESTRI

CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE - SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 11 OF 27
Job #: 21-033

LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE REMAINS
- PROPOSED CLEARING LIMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 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
- MONUMENT TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)

MATCH MARK SHEET 10

MATCH MARK SHEET 11

PER MAP REFERENCE #1

N/F LINDSAY SCALISE

COLCHESTER
EAST HADDAM

N/F MICHAEL E. & MERTTIE L MCGUNE

*EASTERLY PROPERTY LINE IS CONTIGUOUS TO THE COLCHSETER/ EAST HADDAM TOWN LINE PER MAP REFERNCE "CHURNEY"

WETLAND SOILS

100' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

OPEN SPACE

N/F
MARLEE D. MOONEY

GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)
1 inch = 40ft.

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SITE DEVELOPMENT PLAN

PROJECT TITLE: *LAKE HAYWARD PRESERVE*
LAKE SHORE DRIVE *EAST HADDAM, CT*

PREPARED FOR: *ANTHONY SILVESTRI*

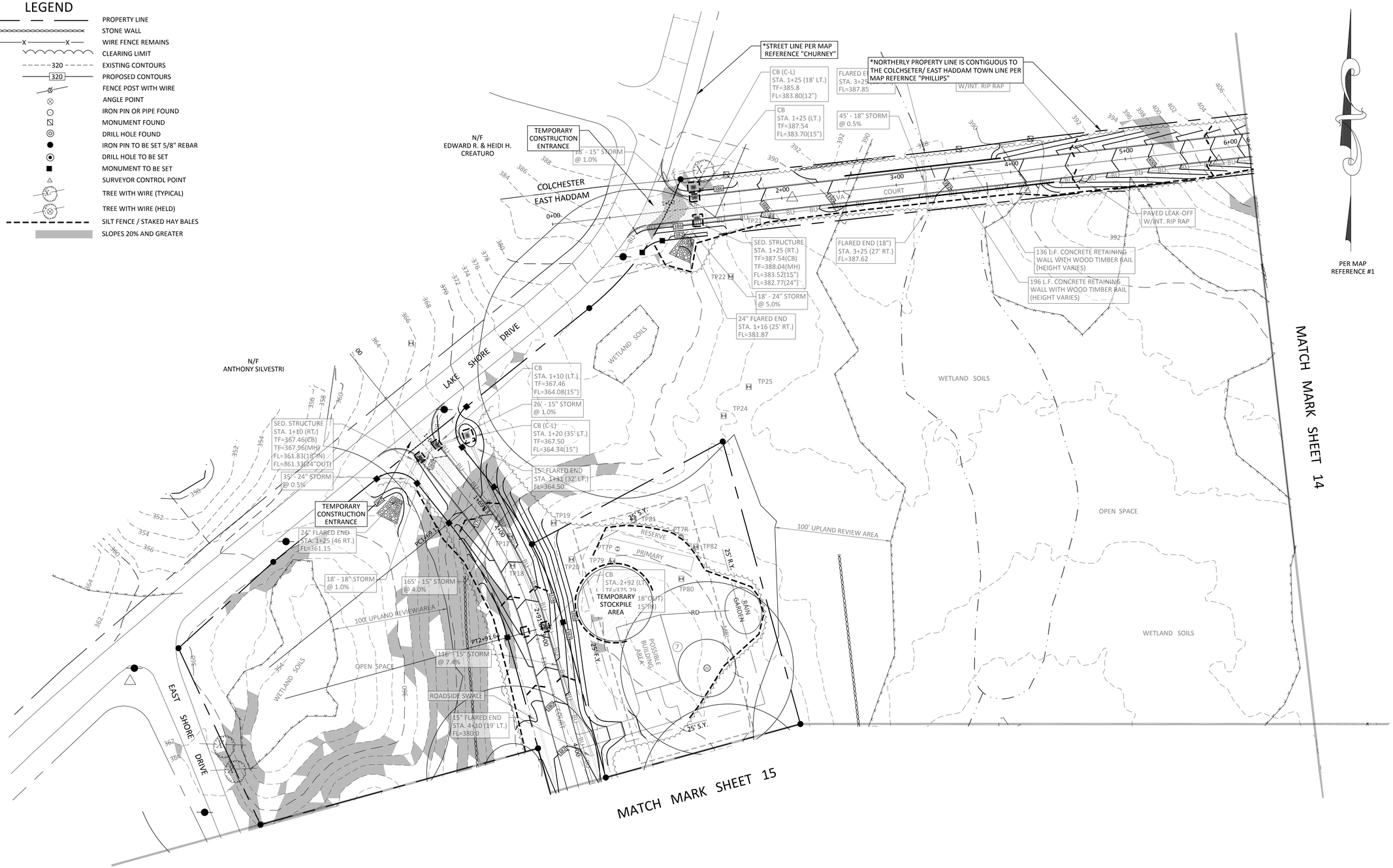
CIVIL ENGINEERING CONSULTANTS
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Reynolds Engineering Services, LLC

Drawing #: 12 OF 27

Job #: 21-033

LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE REMAINS
- CLEARING LIMIT
- 320 EXISTING CONTOURS
- 320 PROPOSED CONTOURS
- 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
- MONUMENT TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)
- SILT FENCE / STAKED HAY BALES
- SLOPES 20% AND GREATER



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EROSION CONTROL PLAN

PROJECT TITLE: *LAKE HAYWARD PRESERVE*
LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: *ANTHONY SILVESTRI*

CIVIL ENGINEERING CONSULTANTS
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Reynolds Engineering Services, LLC

Drawing #: 13 OF 27

Job #: 21-033

LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE REMAINS
- CLEARING LIMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 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
- MONUMENT TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)
- SILT FENCE / STAKED HAY BALES
- SLOPES 20% AND GREATER

*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

PER MAP REFERENCE #1

N/F
DOUGLAS A. & KAREN SCHOLL

N/F
MELISSA M. LARARRE

N/F
LINDSAY SCALISE

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%

18' - 15" STORM
@ 1.0%

OPEN SPACE

CB
STA. 10+50 (LT.)
TF=446.09
FL=442.67(15")

44 L.F. CONCRETE RETAINING WALL WITH WOOD TIMBER RAILS (HEIGHT VARIES)

56 L.F. CONCRETE RETAINING WALL WITH WOOD TIMBER RAILS (HEIGHT VARIES)

18' - 15" STORM
@ 1.0%

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

25' R.Y.

25' S.Y.

25' F.Y.

TEMPORARY STOCKPILE AREA
WHEN NOT IN USE
POSSIBLE BUILDING AREA

POSSIBLE BUILDING AREA

RAIN GARDEN

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

192' - 15" STORM
@ 1.1%

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 13

MATCH MARK SHEET 16

GRAPHIC SCALE
40' 0' 40' 80'
(IN FEET)
1 inch = 40ft.

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1	8/30/22	DRAINAGE & RAIN GARDENS	SAM
2	9/28/22	REVIEW COMMENTS	SAM

EROSION CONTROL PLAN

PROJECT TITLE: LAKE HAYWARD PRESERVE
LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

RES
Reynolds Engineering Services, LLC
CIVIL ENGINEERING CONSULTANTS
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COLCHESTER, CT
(860) 465-7419

Drawing #: 14 OF 27

Job #: 21-033

MATCH MARK SHEET 13

MATCH MARK SHEET 16

PER MAP REFERENCE #1

LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE REMAINS
- CLEARING LIMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FENCE POST WITH WIRE
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- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)
- SILT FENCE / STAKED HAY BALES
- SLOPES 20% AND GREATER

EAST SHORE DRIVE

ELLA COURT

REAR LOT

POSSIBLE BUILDING AREA

RAIN GARDEN

ROADSIDE SWALE (TYP.)

12" DRIVEWAY CULVERT (TYP.)

100' UPLAND REVIEW AREA

WETLAND SOILS

OPEN SPACE

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

GRAPHIC SCALE
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PREPARED FOR: ANTHONY SILVESTRI

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Drawing #: 15 OF 27

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LEGEND

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- STONE WALL
- WIRE FENCE REMAINS
- CLEARING LIMIT
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- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)
- SLOPES 20% AND GREATER

MATCH MARK SHEET 14

MATCH MARK SHEET 15

PER MAP REFERENCE #1

N/F LINDSAY SCALISE

COLCHESTER / EAST HADDAM

WETLAND SOILS

100' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

OPEN SPACE

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Drawing #: 16 OF 27

Job #: 21-033