CONSERVATION SUBDIVISION

LAKE HAYWARD PRESERVE

LAKE SHORE DRIVE

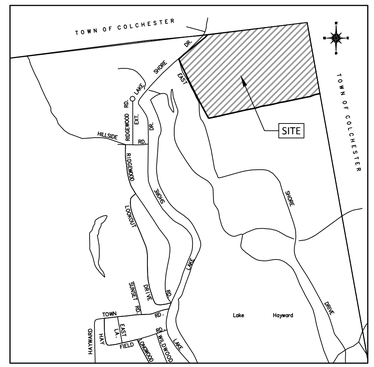
EAST HADDAM, CONNECTICUT

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.

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.

INLAND WETLANDS INDENTIFIED BY
JOSEPH R. THEROUX
CERTIFIED FORESTER / SOIL SCIENTIST
P.O. BOX 32 VOLUNTOWN, CT.

"THE SUBDIVISION REGULATIONS OF THE EAST HADDAM PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS"

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

CHAIRMAN/SECRETARY: _____

DATE: _____

APPROVED BY THE EAST HADDAM
INLAND WETLANDS AND
WATERCOURSES COMMISSION

CHAIRMAN/SECRETARY: _____

DATE: _____

ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT., 06248
(860) 228-9853
hellstromsurveying@yahoo.com
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Mailing Address:
P.O. BOX 378
HEBRON, CT. 06248

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
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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 28

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

CL&P 692

C1

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'

DETAIL 'C'
NOT TO SCALE

L8 N84°56'56"E 106.68'

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

N85°21'50"E 104.15'

L9

L10

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

S07°27'53"E 269.97'

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

COLCHESTER

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"

52" OAK

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

S07°27'53"E 315.00'

30" TREE

EAST HADDAM

30" TREE

14" TREE

24" STUMP

S07°27'53"E 242.95'

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

16" TREE

*SEE DETAIL 'D'

L12

S77°34'58"W 199.52'

30" TWIN MAPLE

L13

52" OAK

L14

S78°26'15"W 125.34'

L15 18" ASH

S78°02'22"W 193.99'

L16 30" OAK

S80°18'17"W 146.50'

24" TREE

S76°21'22"W 127.88'

18" WILLOW

S79°09'26"W 151.22'

L17

S76°46'55"W 189.32'

L18

L19

L20

L21

L22

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 6093

LAKE SHORE DRIVE

N51°13'39"E 351.54'

CL&P 1741

N47°41'34"E 111.21'

CL&P 1741

N24°55'34"W 198.12'

CL&P 4990

N27°35'37"W 160.09'

EAST SHORE DRIVE

CL&P 2665

N27°06'23"W 251.55'

CL&P 2666

N27°17'14"W 100.35'

N28°40'57"W 129.72

*SEE DETAIL 'A'

*SEE DETAIL 'B'

N/F
ALICE L. FEDUS TRUSTEE

NOTE:
EASTERLY STREET LINE ALONG EAST SHORE DRIVE IS UNDETERMINED

N/F
STATE OF CONN.

N/F
ALICE L. & STEPHEN FEDUS

N/F
ALICE L. FEDUS TRUSTEE

DETAIL 'B'
NOT TO SCALE

S63°40'30"W 0.47'

18" 48" TO MONN.

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

GENERAL LOCATION MAP
SCALE 1"= 1000'

TOWN OF COLCHESTER

TOWN OF EAST HADDAM

SITE

SHORE DR

LAKE SHORE DR

HILLCREST RD

ARGONOG RD

EXT

RD

SHORE DR

TURNPIKE

SHORE DR

LAKE

SHORE DR

TOWN

LINE

FIELD

RD

RIVERSIDE

DR

LAKE

WARREN

TRL

Lake

Hayward

SHORE

DR

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'

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

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.

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ROBERT W. HELLSTROM, L.S. #13626

ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT., 06248
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hellstromsurveying@yahoo.com
www.RHLSCT.com

Mailing Address:
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HEBRON, CT. 06248

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
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4	7/24/23	REVIEW COMMENTS	SAM

PROPERTY SURVEY

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

PREPARED FOR: ANTHONY SILVESTRI

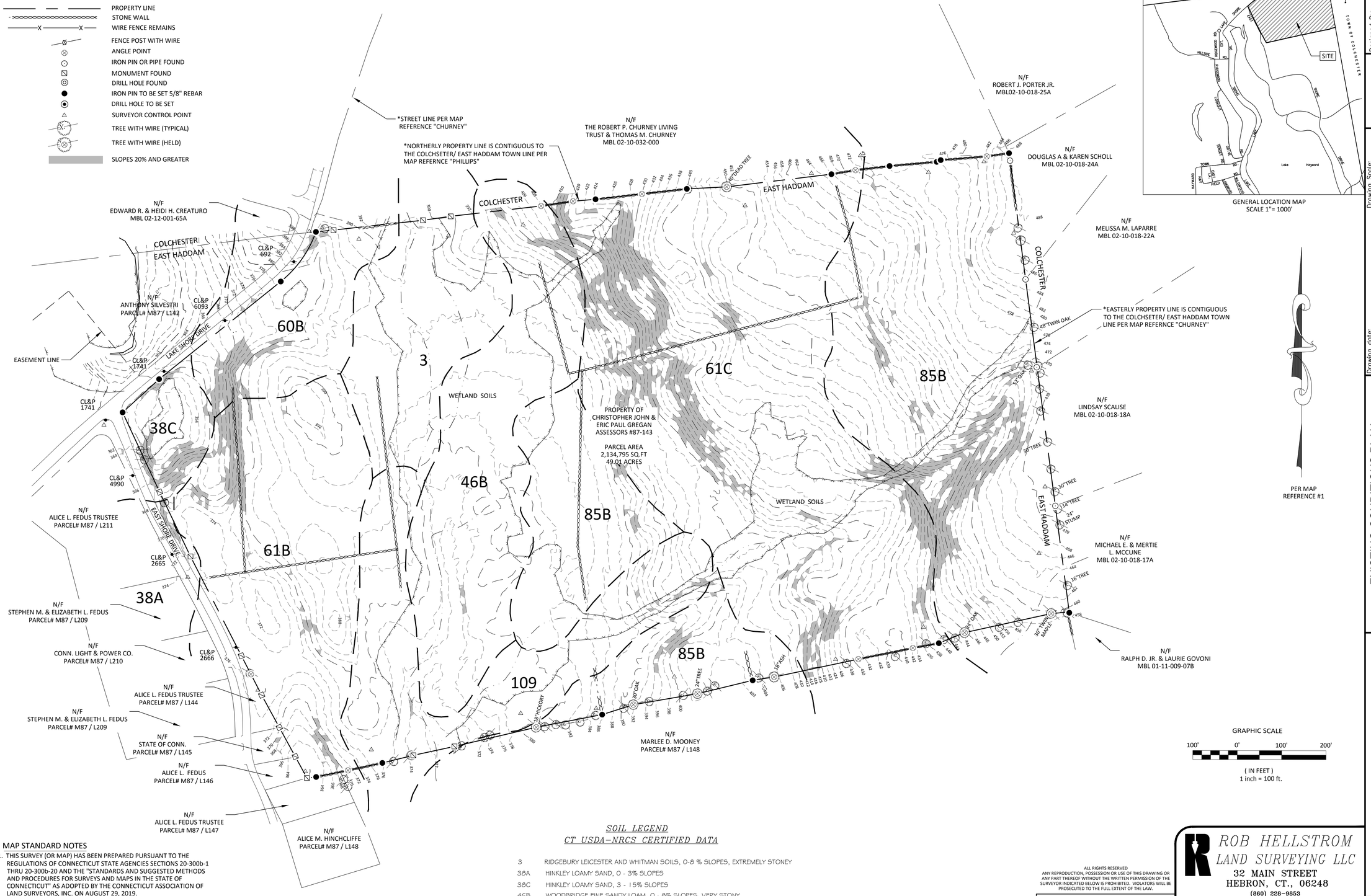
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE - SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 2 OF 28

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

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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)

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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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
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Reynolds Engineering Services, LLC

Drawing #: 3 OF 28

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LEGEND

- PROPERTY LINE
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- WIRE FENCE REMAINS
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- DRILL HOLE TO BE SET
- SURVEYOR CONTROL POINT
- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)



GRAPHIC SCALE

100' 0' 100' 200'

(IN FEET)
1 inch = 100 ft.

MAP STANDARD NOTES

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   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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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 28

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"

N/F
THE ROBERT P. CHURNEY LIVING TRUST & THOMAS M. CHURNEY
MBL 02-10-032-000

N8041.30
E4023.92

N/F
EDWARD R. & HEIDI H. CREATURO
MBL 02-12-001-65A

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=46°29'37"
R=30.00'
A=24.34'

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

SEE SHEET 26 FOR LAND TO BE DEEDED TO THE TOWN OF EAST HADDAM

N/F
ANTHONY SILVESTRI
PARCEL# M87 / L142

LAKE SHORE DRIVE

351.54'(TOTAL)
136.57'

N51°13'59"E 100.00'

S38°46'01"E 44.13'

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

S61°44'30"W 187.96'

25' S.Y.

25' R.Y.

N15°22'28"W 254.14'

Δ=29.64'
R=30.00'
A=30.00'

Δ=23.51'
R=15.00'
A=15.00'

Δ=23.51'
R=15.00'
A=15.00'

Δ=23.08'
R=25.00'
A=23.08'

7
41,187 SQ.FT
0.94 ACRES

25' F.Y.

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

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)

25' S.Y.

S74°37'32"W 175.05'

S74°37'32"W 249.70'

EAST SHORE DRIVE

N24°54'37"W 198.72'(TOTAL)
168.80'

N/F
ALICE L. FEDUS TRUSTEE
PARCEL# M87 / L211

MATCH MARK SHEET 7

GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)
1 inch = 40ft.

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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
3	6/27/23	REVIEW COMMENTS	SAM
4	7/24/23	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 28

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
MBL 02-10-032-000

SEE DETAIL 'C'

N/F
ROBERT J. PORTER JR.
MBL 02-10-018-25A

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'

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

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

PER MAP
REFERENCE #1

OPEN SPACE
19,699 SQ.FT
0.45 ACRES

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

25' S.Y.
N32°06'35"E 275.49'
25' S.Y.

150.00'
25' R.Y.

N 41°07'40" W 173.37'
25' R.Y.

25' S.Y.
S32°06'35"W 324.00'
25' S.Y.

224.05'
A=303.16'
R=450.00'
Δ=38°35'58"
Δ=30°57'37""
R=450.00'
A=243.16'

EVA COURT
S57°53'25"E 450.14' (TOTAL)
25' F.Y.
175.00'
S57°53'25"E 150.00'
25' F.Y.
270.10' (TOTAL)
120.10'
25' F.Y.

Δ=7°38'20"
R=450.00'
A=60.00'
S 24°28'14" W 222.99'
25' S.Y.

6
43,854 SQ.FT
1.01 ACRES

25' S.Y.
S32°06'35"W 225.00'
25' S.Y.

5
33,550 SQ.FT
0.77 ACRES

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

25' S.Y.
207.29'
N 32°06'35" E

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

51.09'
25' F.Y.

Δ=48°11'23"
R=25.00'
A=21.03'
Δ=48°11'23"
R=25.00'
A=21.03'
Δ=16°51'27"
R=50.00'
A=14.71'
Δ=31°19'56"
R=50.00'
A=27.34'
Δ=60°00'00"
R=50.00'
A=52.36'

Δ=83°19'23"
R=50.00'
A=72.72'
Δ=10°13'09"
R=400.00'
A=71.36'

A=21.19'
R=20.00'
Δ=60°40'14"

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.)

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

REAR LOT
3
48,359 SQ.FT
1.11 ACRES

REAR LOT
4
57,841 SQ.FT
1.33 ACRES

299.00'
S32°06'35"W

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
MBL 02-10-018-22A

S07°27'53"E 200.00'

COLCHESTER
EAST HADDAM

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

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.

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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 28

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'

N/F
ALICE L. FEDUS TRUSTEE
PARCEL# M87 / L211

S15°22'28"E 131.89'

25' F.Y.

ELLA COURT

231.65'(TOT)

N15°22'28"W 302.36'(TOTAL)

162.59'

Δ=46°26'03"
R=25.00'
A=20.26'

Δ=24°05'41"
R=25.00'
A=10.51'

Δ=70°31'44"
R=25.00'
A=30.77'

Δ=137°14'29"
R=50.00'
A=119.79'

A=218.63'
R=50.00'
Δ=250°31'44"

Δ=69°04'13"
R=50.00'
A=60.28'

Δ=44°12'41"
R=50.00'
A=38.58'

8
47,112 SQ.FT
1.08 ACRES

25' R.Y.

S11°08'43"E 356.90'

N74°37'32"E 175.05'

25' S.Y.

PER MAP
REFERENCE #1

MATCH MARK SHEET 8

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

REAR LOT
10
40,910 SQ.FT
0.94 ACRES

S61°08'47"E 227.25'

N/F
STEPHEN M. & ELIZABETH L. FEDUS
PARCEL# M87 / L209

N07°54'46"E 206.14'

REAR LOT
9
41,641 SQ.FT
0.96 ACRES

N27°06'23"W 251.55'

EAST SHORE DRIVE

257.79'
N51°51'17"E

61.62'
N62°42'46"E

85.00'
N62°30'08"W

N/F
CONN. LIGHT & POWER CO.
PARCEL# M87 / L210

N27°12'14"W 100.55'

*SEE DETAIL 'B'

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

N/F
STEPHEN M. & ELIZABETH L. FEDUS
PARCEL# M87 / L209

N28°38'50"W 82.40'

N/F
ALICE L. FEDUS TRUSTEE
PARCEL# M87 / L144

N/F
STATE OF CONN.
PARCEL#
M87 / L145

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. FEDUS
PARCEL# M87 / L146

N6810.38
E4003.69

*CHD MONUMENT
LEANING

N/F
ALICE L. FEDUS
TRUSTEE
PARCEL# M87 / L148

S84°01'11"W 20.78'

73.29'
S78°16'55"W

79.21'
S77°48'46"W

74.92'
S76°07'11"W

94.65'
S77°49'33"W

90.00'
S76°46'55"W

189.32'(TOTAL)

99.32'

151.22'
S79°09'26"W

N/F
MARLEE D. MOONEY
PARCEL# M87 / L148

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

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SUBDIVISION PLAN

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

PREPARED FOR: *ANTHONY SILVESTRI*

CIVIL ENGINEERING CONSULTANTS
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COLCHESTER, CT
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RES
Reynolds Engineering Services, LLC

Drawing #: 7 OF 28

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
MBL 02-10-018-18A

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
MBL 02-10-018-17A

S07°27'53"E
242.95'

*SEE DETAIL 'D'

N/F
RALPH D. JR. &
LAURIE GOVONI
MBL 01-11-009-07B

199.52'
S77°34'58"W

59.60'
S79°26'59"W

62.82'
S67°44'51"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
PARCEL# M87 / L148

DETAIL 'D'
NOT TO SCALE

S07°27'53"E
24.95'
L12
L11

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

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

RES
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE SUITE 202
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Drawing #: 8 OF 28

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)

GUIDRAIL LOCATIONS

EVA COURT

STA. 0+90 RT. TO STA. 1+50 RT.
STA. 2+25 RT. TO STA. 6+00 RT.
STA. 7+00 RT. TO STA. 8+25 RT.
STA. 2+50 LT. TO STA. 4+00 LT.
STA. 7+50 LT. TO STA. 8+00 LT.

SEE SHEET 26 FOR LAND TO BE DEEDED TO THE TOWN OF EAST HADDAM

N/F EDWARD R. & HEIDI H. CREATURO

N/F ANTHONY SILVESTRI

COLCHESTER EAST HADDAM

EVA COURT

LAKE SHORE DRIVE

EAST SHORE DRIVE

EASEMENT LINE

SIGHT LINE > 200'

*STREET LINE PER MAP REFERENCE "CHURNEY"

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

PER MAP REFERENCE #1

24" CULVERT END (FE#2A)
STA. 3+20 (18' LT.)
FL=388.00

CB
STA. 3+25 (LT.)
TF=391.31
FL=387.90

24" CULVERT END (FE#2)
STA. 3+25 (18' LT.)
FL=388.00

8' - 24" STORM
@ 1.0%

CB (C-G)
STA. 1+25 (18' LT.)
TF=385.8
FL=383.80(15")

18' - 24" STORM
@ 1.0%

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

34' - 24" STORM
@ 1.0%

CB
STA. 4+70 (LT)
TF=396.71
FL=390.62

18' - 15" STORM
@ 1.0%

CB
STA. 4+70(RT.)
TF=396.71
FL=390.80

18' - 15" STORM
@ 1.0%

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

CB
STA. 3+25 (RT.)
TF=391.31
FL=387.72

145' - 15" STORM
@ 2.0%

24" CULVERT END (FE#3A)
STA. 3+20 (19' RT.)
FL=387.66

136 L.F. CONCRETE RETAINING WALL WITH RB 350 METAL BEAM RAIL (SEE DETAIL)

18' - 15" STORM
@ 5.0%

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

24" CULVERT END (FE#3)
STA. 3+25 (19' RT.)
FL=387.66

196 L.F. CONCRETE RETAINING WALL WITH RB 350 METAL BEAM RAIL (SEE DETAIL)

6' - 24" STORM
@ 1.0%

CB
STA. 1+10 (LT.)
TF=367.46
FL=364.08(15")

26' - 15" STORM
@ 1.0%

CB (C-G)
STA. 1+20 (35' LT.)
TF=367.50
FL=364.34(15")

SED. STRUCTURE
STA. 1+10 (RT.)
TF=367.46(CB)
TF=367.96(MH)
FL=363.90(15" IN)
FL=361.33(15"OUT)

35' - 15" STORM
@ 0.5%

15" FLARED END (FE#7)
STA. 1+31 (32' LT.)
FL=364.50

15" FLARED END (FE#6)
STA. 1+25 (46 RT.)
FL=361.15

18' - 15" STORM
@ 1.0%

165' - 15" STORM
@ 4.0%

100' UPLAND REVIEW AREA

116' - 15" STORM
@ 7.4%

BEGIN CURB
STA. 3+75

ROADSIDE SWALE

15" FLARED END (FE#8)
STA. 4+10 (19' LT.)
FL=380.0

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

RESERVE

PRIMARY

POSSIBLE BUILDING AREA

RAIN GARDEN

25' R.Y.

25' F.V.

25' S.Y.

RD

TABLE

WETLAND SOILS

OPEN SPACE

TP17 TP18 TP19 TP20 TP21 TP22 TP24 TP25 TP79 TP80 TP81 TP82 PT7P PT7R PT2+92.64

MATCH MARK SHEET 10

MATCH MARK SHEET 11

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

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SITE DEVELOPMENT PLAN

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LAKE SHORE DRIVE EAST HADDAM, CT

PREPARED FOR: ANTHONY SILVESTRI

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Drawing #: 9 OF 28

Job #: 21-033

LEGEND

- PROPERTY LINE
- STONE WALL
- WIRE FENCE REMAINS
- PROPOSED CLEARING LIMIT
- 320 EXISTING CONTOURS
- 320 PROPOSED CONTOURS
- RD ROOF DRAIN
- FENCE POST WITH WIRE
- ANGLE POINT
- IRON PIN OR PIPE FOUND
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- IRON PIN TO BE SET 5/8" REBAR
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- MONUMENT TO BE SET
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- TREE WITH WIRE (TYPICAL)
- TREE WITH WIRE (HELD)

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N/F
THE ROBERT P. CHURNEY LIVING TRUST &
THOMAS M. CHURNEY
MBL 02-10-032-000

PER MAP REFERENCE #1

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

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

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

COLCHESTER
EAST HADDAM

CB
STA. 7+78 (LT.)
TF=423.17
FL=415.32(15")

CB (C-G)
STA. 7+81.5 (25' LT.)
TF=419.00
FL=415.50

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 RB 350 METAL BEAM RAILS (SEE DETAIL)

56 L.F. CONCRETE RETAINING WALL WITH RB 350 METAL BEAM RAILS (SEE DETAIL)

18' - 15" STORM
@ 1.0%

SED. STRUCTURE
STA. 7+73 (RT.)
TF=422.98(CB)
TF=423.48(MH)
FL=415.14(15")

34' - 15" STORM
@ 1.0%

15" FLARED END (FE#4)
W/INT. RIP RAP
STA. 7+63 (42' RT.)
FL=414.72

WETLAND SOILS

POSSIBLE BUILDING AREA

TP62 TP64 TP1P TP65 TP1R TP63

TP58 PT2P PRIMARY TP59 TP60 RESERVE PT2R TP61

TP54 REAR LOT TP56 PT3P PRIMARY TP55 RESERVE TP57 PT3R

TP50 REAR LOT TP52 PT4P PRIMARY TP51 RESERVE PT4R TP53

TP70 TP72 PT6R PRIMARY PT6P RESERVE

RAIN GARDEN

TP73 TP71

TP66 TP67 PT5P PRIMARY TP68 PT5R RESERVE TP69

CB
STA. 10+50 (RT.)
TF=446.09
FL=442.49(15")

242' - 15" STORM
@ 0.7%

GRAVEL ACCESS & MAINTENANCE DRIVE

6' RIP RAP SPILLWAY EL.=439.5

LEVEL SPREADER

CB (LT)
STA. 12+92.3
TF=445.24
FL=441.04

18' - 15" STORM
@ 1.1%

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

SED STR. (RT.)
STA. 12+92.3
TF=445.24(CB)
TF=445.74(MH)
FL=440.84

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

84' - 15" STORM
@ 1.0%

15" FLARED END (FE#5)
W/INT. RIP RAP
FL=440.00

TOP OF BERM
EL.=440.5

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

100' UPLAND REVIEW AREA

MBL

25' R.Y.

25' S.Y.

25' F.Y.

RB

BCLC

EVA COURT

MATCH MARK SHEET 9

MATCH MARK SHEET 12

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

GUIDRAIL LOCATIONS
EVA COURT
STA. 0+90 RT. TO STA. 1+50 RT.
STA. 2+25 RT. TO STA. 6+00 RT.
STA. 7+00 RT. TO STA. 8+25 RT.
STA. 2+50 LT. TO STA. 4+00 LT.
STA. 7+50 LT. TO STA. 8+00 LT.

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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
3	6/27/23	REVIEW COMMENTS	SAM
4	7/24/23	REVIEW COMMENTS	SAM

SITE DEVELOPMENT 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 #: 10 OF 28

Job #: 21-033



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

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SITE DEVELOPMENT PLAN

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

PREPARED FOR: *ANTHONY SILVESTRI*

CIVIL ENGINEERING CONSULTANTS
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Mailing Address:
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Drawing #: 11 OF 28

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
MBL 02-10-018-18A

COLCHESTER
EAST HADDAM

N/F
MICHAEL E. & MERTTIE L. MCGUNE
MBL 02-10-018-17A

WETLAND SOILS

100' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

OPEN SPACE

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

N/F
MARLEE D. MOONEY
PARCEL# M87 / L148

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*

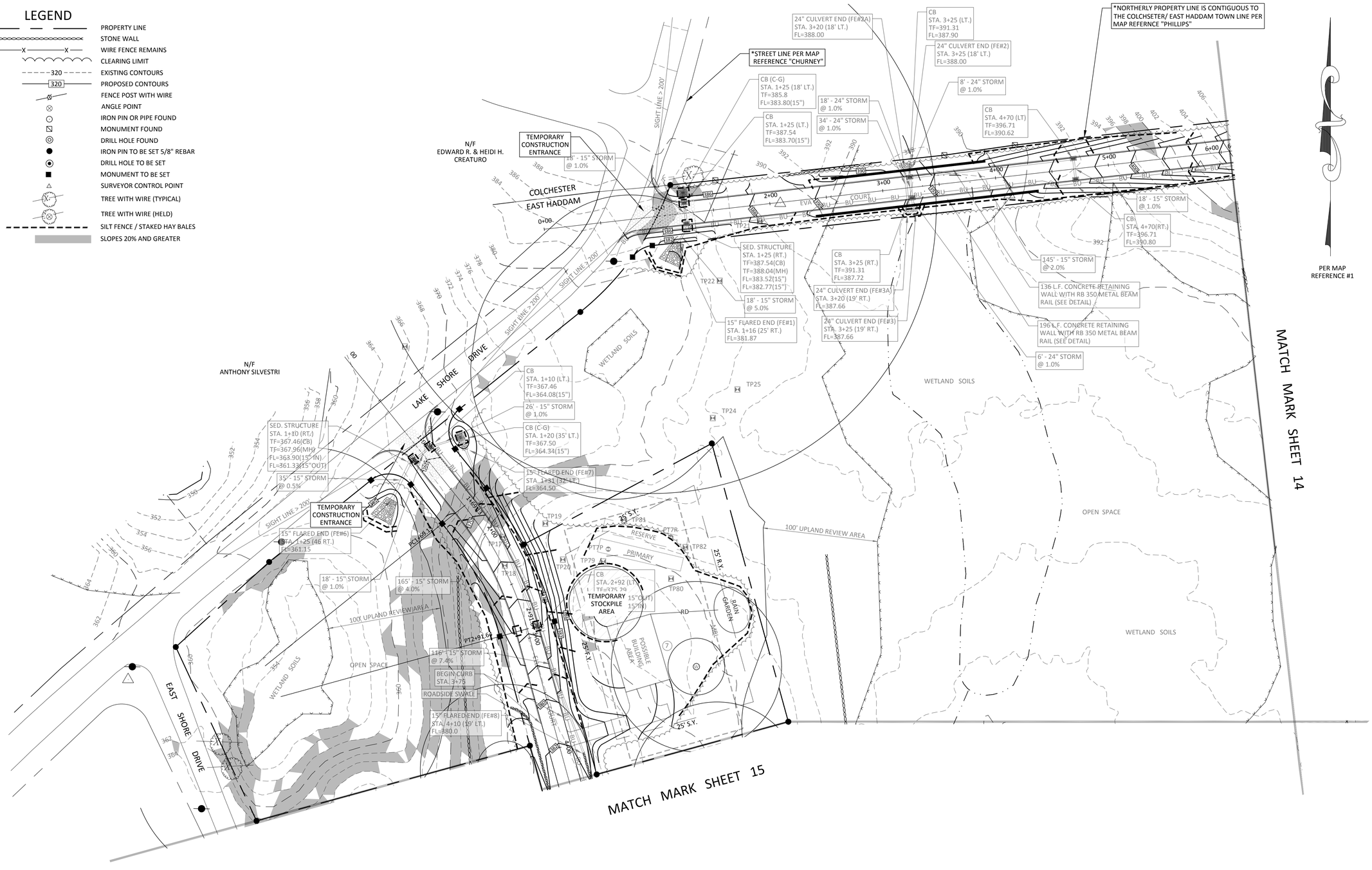
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE - SUITE 202
COLCHESTER, CT
(860) 465-7419
RES
Reynolds Engineering Services, LLC

Drawing #: 12 OF 28

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



GRAPHIC SCALE

40' 0' 40' 80'

(IN FEET)
1 inch = 40ft.

EROSION CONTROL MATTING IS REQUIRED ON ALL SLOPES OF 3H TO 1V OR GREATER

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4	7/24/23	REVIEW COMMENTS	SAM

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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COLCHESTER, CT
(860) 465-7419
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Reynolds Engineering Services, LLC

Drawing #: 13 OF 28

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

*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

PER MAP REFERENCE #1

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

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

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

COLCHESTER
EAST HADDAM

CB
STA. 7+78 (LT.)
TF=423.17
FL=415.32(15")

CB (C-G)
STA. 7+81.5 (25' LT.)
TF=419.00
FL=415.50

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 RB 350 METAL BEAM RAILS (SEE DETAIL)

56 L.F. CONCRETE RETAINING WALL WITH RB 350 METAL BEAM RAILS (SEE DETAIL)

18' - 15" STORM
@ 1.0%

SED. STRUCTURE
STA. 7+73 (RT.)
TF=422.98(CB)
TF=423.48(MH)
FL=415.14(15")

34' - 15" STORM
@ 1.0%

15" FLARED END (FE#4)
W/INT. RIP RAP
STA. 7+63 (42' RT.)
FL=414.72

WETLAND SOILS

25' R.Y.

25' S.Y.

25' F.Y.

POSSIBLE BUILDING AREA

TEMPORARY STOCKPILE AREA

RAIN GARDEN

PRIMARY

RESERVE

TP62 TP64 TP65 TP63 TP58 TP59 TP60 TP61 TP56 TP54 TP55 TP57 TP50 TP52 TP51 TP53 TP72 TP73 TP71 TP66 TP67 TP68 TP69

PT1P PT1R PT2P PT2R PT3P PT3R PT4P PT4R PT5P PT6P

REAR LOT

CB (LT)
STA. 12+92.3
TF=445.24
FL=441.04

18' - 15" STORM
@ 1.1%

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

242' - 15" STORM
@ 0.7%

GRAVEL ACCESS & MAINTENANCE DRIVE

6' RIP RAP SPILLWAY
EL.=439.5

LEVEL SPREADER

SED STR. (RT.)
STA. 12+92.3
TF=445.24(CB)
TF=445.74(MH)
FL=440.84

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

84' - 15" STORM
@ 1.0%

15" FLARED END (FE#5)
W/INT. RIP RAP
FL=440.00

TOP OF BERM
EL.=440.5

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.

EROSION CONTROL MATTING IS REQUIRED ON ALL SLOPES OF 3H TO 1V OR GREATER

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4	7/24/23	REVIEW COMMENTS	SAM

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

Drawing #: 14 OF 28

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
- 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

EROSION CONTROL MATTING IS REQUIRED ON ALL SLOPES OF 3H TO 1V OR GREATER

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

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EROSION CONTROL 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 #: 15 OF 28

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)
- SLOPES 20% AND GREATER

MATCH MARK SHEET 14

MATCH MARK SHEET 15

PER MAP REFERENCE #1

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

COLCHESTER
EAST HADDAM

N/F
MICHAEL E. & MERTTIE L. MCGUNE
MBL 02-10-018-17A

WETLAND SOILS

OPEN SPACE

100' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

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

N/F
MARLEE D. MOONEY
PARCEL# M87 / L148

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

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EROSION CONTROL PLAN

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

PREPARED FOR: *ANTHONY SILVESTRI*

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Job #: 21-033