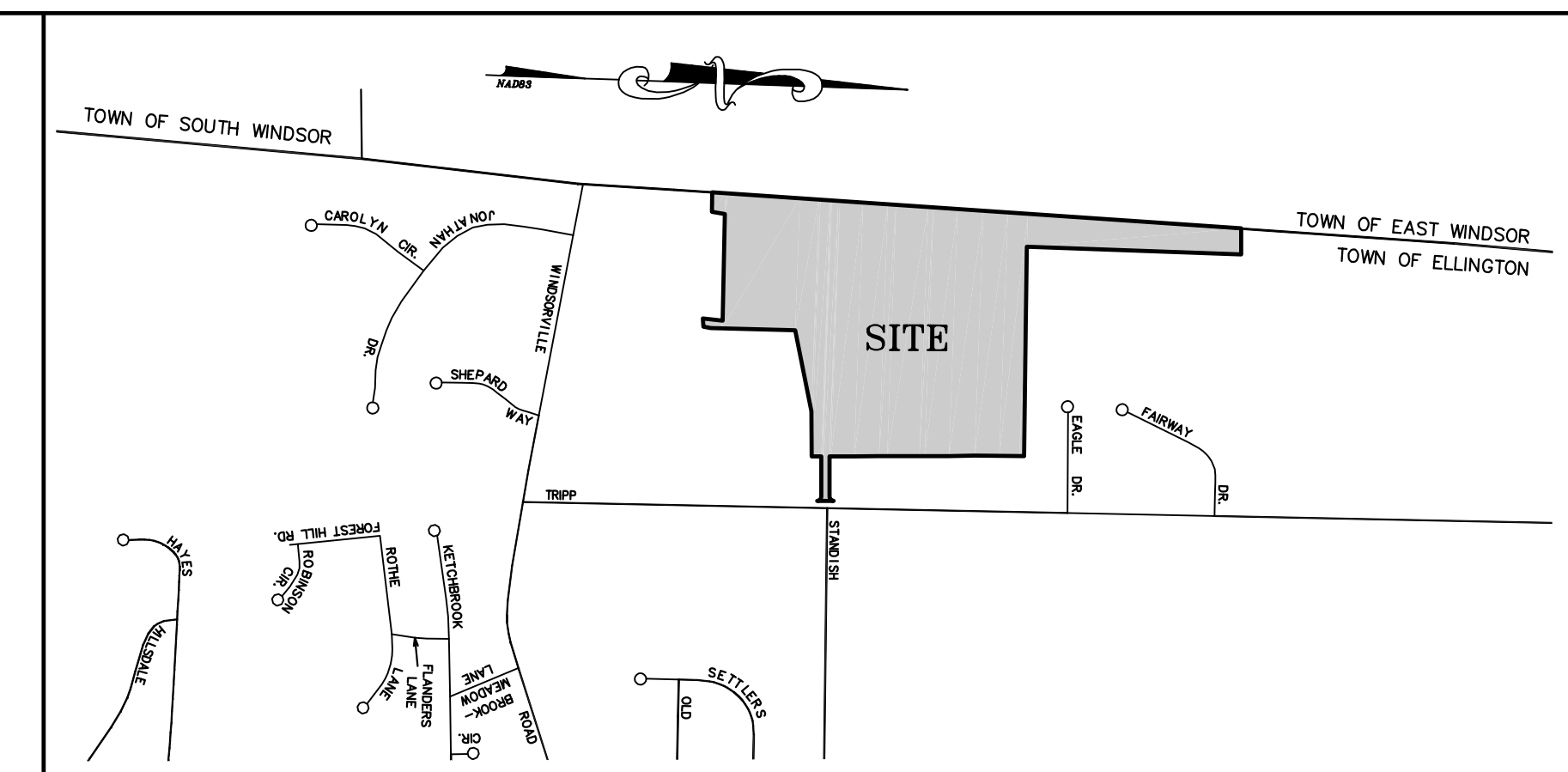
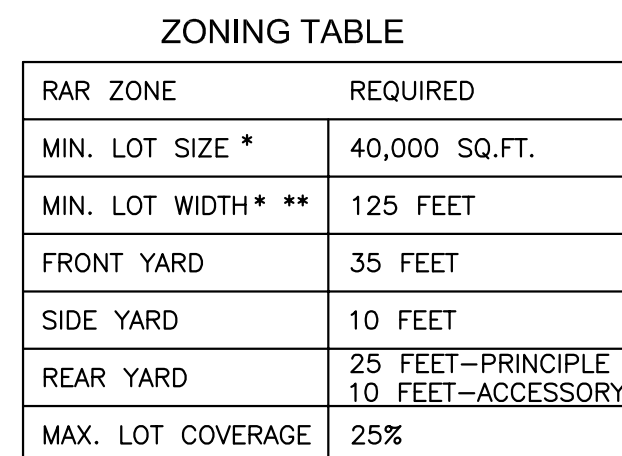




1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PROPERTY AND TOPOGRAPHIC SURVEY AND FIRST SURVEY OF THE PERIMETER BOUNDARY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-3.
2. BEARINGS AND ELEVATIONS DEPicted ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
3. TOPOGRAPHY DEPICTED ON THIS PLAN WAS PROVIDED BY GOLDEN AERIAL SURVEYS.
4. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. RESUBDIVISION PLAN HASTILLO ACRES H ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATED: 1-27-99, REVISED 3-9-99, MAP NO. 9522 H.
 - B. SUBDIVISION PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT" BY JC SOMMERS ASSOCIATES. INC. DATED: MAY, 1994, REVISED: 9/4/1994.
 - C. PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT" BY JC SOMMERS ASSOCIATES INC. DATED: MAY, 1998.
 - D. PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATED: 10-29-01, REVISED 11/02/01. MAP NO. 9522 B.
 - E. "PROPERTY SURVEY/RESURVEY PREPARED FOR SHEPARD FARMS SUBDIVISION WINDSORVILLE ROAD & TRIPP ROAD ELLINGTON, CONNECTICUT" BY DESIGN PROFESSIONALS, INC. DATED: 10/15/02, REVISED: 07/25/03.
 - F. "PLAN PREPARED FOR ADRIAN GROOT II 275 WINDSORVILLE ROAD ELLINGTON, CONN." PREPARED BY MEEHAN & GOODIN. DATED: SEPT. 25, 1989.
 - G. SUBDIVISION PLAN PROPERTY OF HANS HACKNER JR. & ALFRED MEIER ELLINGTON, CONNECTICUT" BY STANLEY ZESTOWICKI L.S. DATED: JUNE 5, 1972.
 - H. RESUBDIVISION PLAN OF WINDSORVILLE MEADOWS PROPERTY OF HANS HACKNER JR. & ALFRED MEIER EAST WINDSOR, CONNECTICUT" BY STANLEY ZESTOWICKI L.S. DATED: APRIL 15, 1972.
5. "PLAN PREPARED FOR CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD MIDDLE, EAST AND TRIPP ROADS EAST WINDSOR AND ELLINGTON, CONN" BY MEEHAN & GOODIN. DATED: 12-18-08-2009. SHEET 3 OF 3.
6. "LOCATION OF RIGHT OF WAY CATHOLIC LIGHT & POWER COMPANY ACROSS THE PROPERTY OF VICTORIA HASTILLO ET AL TOWNS OF EAST WINDSOR & ELLINGTON: COUNTIES OF HARTFORD & TOLLAND: STATE OF CONNECTICUT" DATED: APRIL 1963 SHEET 1-2 OF 2.
7. "SUBDIVISION PLAN EAGLE ESTATES TRIP ROAD ELLINGTON, CONNECTICUT OWNER/APPLICANT ASSOCIATES INC. EDWARD SPAZZARINI 50 POST OFFICE ROAD ENFIELD, CONNECTICUT 06082 ASSESSOR'S #023-003-0000" BY J.R. RUSSO & ASSOCIATES. DATED: 9-19-03, REVISED: 9-22-04.



SHEET INDEX			
SHEET NO.	TITLE	SCALE	DESCRIPTION
1	COVER SHEET	1"=200'	PLAN OVERVIEW
2	RESUBDIVISION MAP	1"=40'	LOTS 1-5,11
3	RESUBDIVISION MAP	1"=40'	LOTS 6-10, DRAINAGE AREA
4	RESUBDIVISION MAP	1"=50'	LOT 6
5	RESUBDIVISION MAP	1"=50'	LOT 6
6	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOTS 1-5, 7-11
7	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOT 6, DRAINAGE AREA
8	EROSION CONTROL PLAN	1"=40'	LOTS 1-5, 7-11
9	EROSION CONTROL PLAN	1"=40'	LOT 6, DRAINAGE AREA
10	PLAN & PROFILE	1"=4' & 40'	STA 0+00-5+00
11	PLAN & PROFILE	1"=4' & 40'	STA 5+00-DRAINAGE OUTLET
12	CONSTRUCTION DETAILS		
13	EROSION CONTROL DETAILS, SOIL DATA & MLSS		

OWNER
HASTILLO PROPERTIES,LLC
425 EAST ROAD
BROAD BROOK, CT 06016

APPLICANT
TYMAC HOLDINGS, LLC
7 AZALEA LANE
ELLINGTON, CT 06029

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF,
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC R. PETERSON L.S. 23430
ERIC R. PETERSON REGISTRATION NO.

CONDITIONAL APPROVAL

COVER SHEET
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=200'	12-01-2020	1 OF 13	10820

3:\Plot\10820\Subdivision\01-21-2021\10820.pdf
10820\dwg\10820-A.dwg

DENSITY CALCULATION:

AREA OF SUBDIVISION: 61.56 Acres
SLOPES > 25%: 0.80 Acres
WETLANDS AND 100-YR FLOODPLAIN: 26.44 Acres

Developable Land = 34.32 Acres

Lot Yield = $34.32 \times 0.5(\text{RAR}) = 17.16$ Lots
The resubdivision proposes 11 lots.

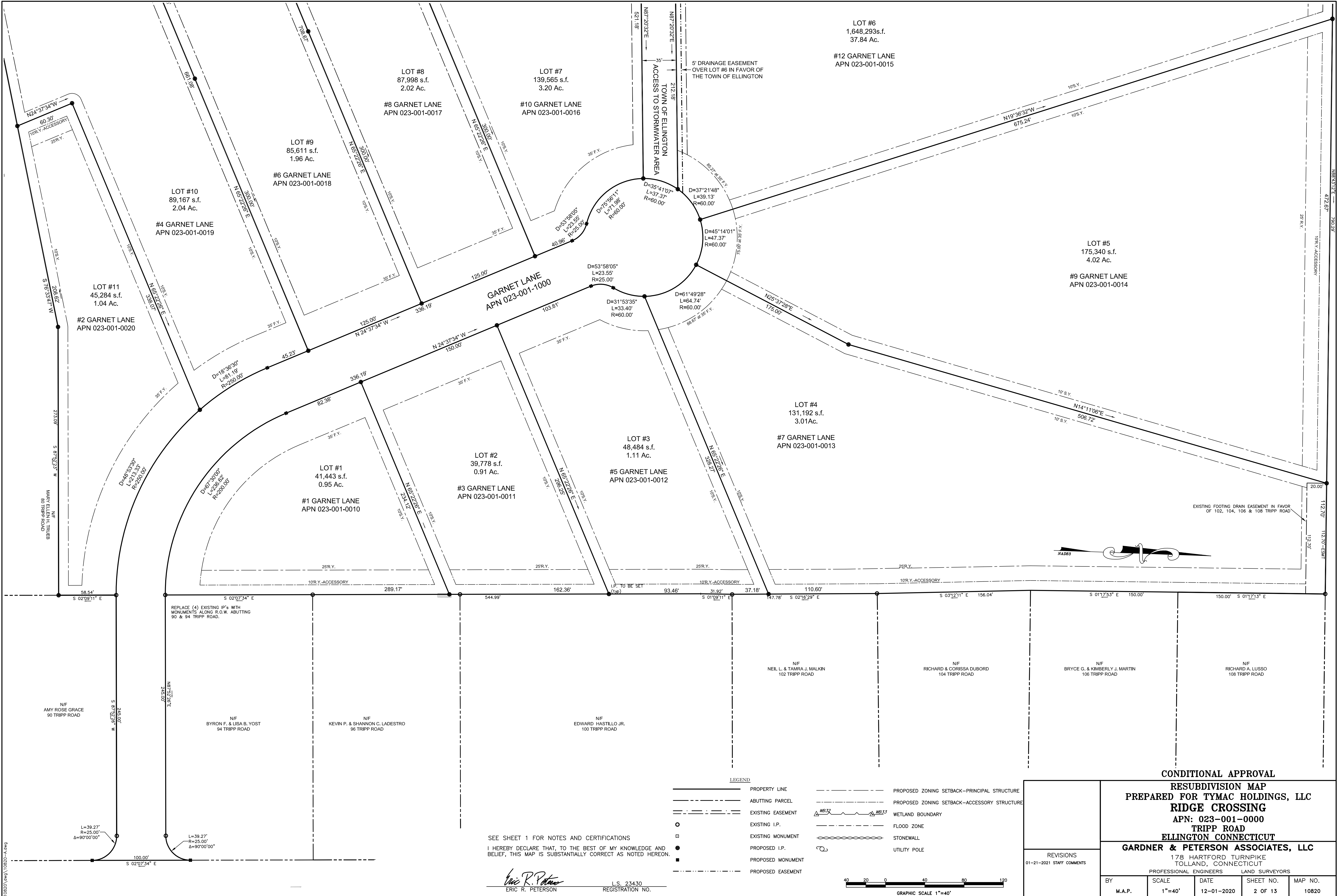
THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED
IN THE FIELD USING THE CRITERIA REQUIRED BY
CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571
AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

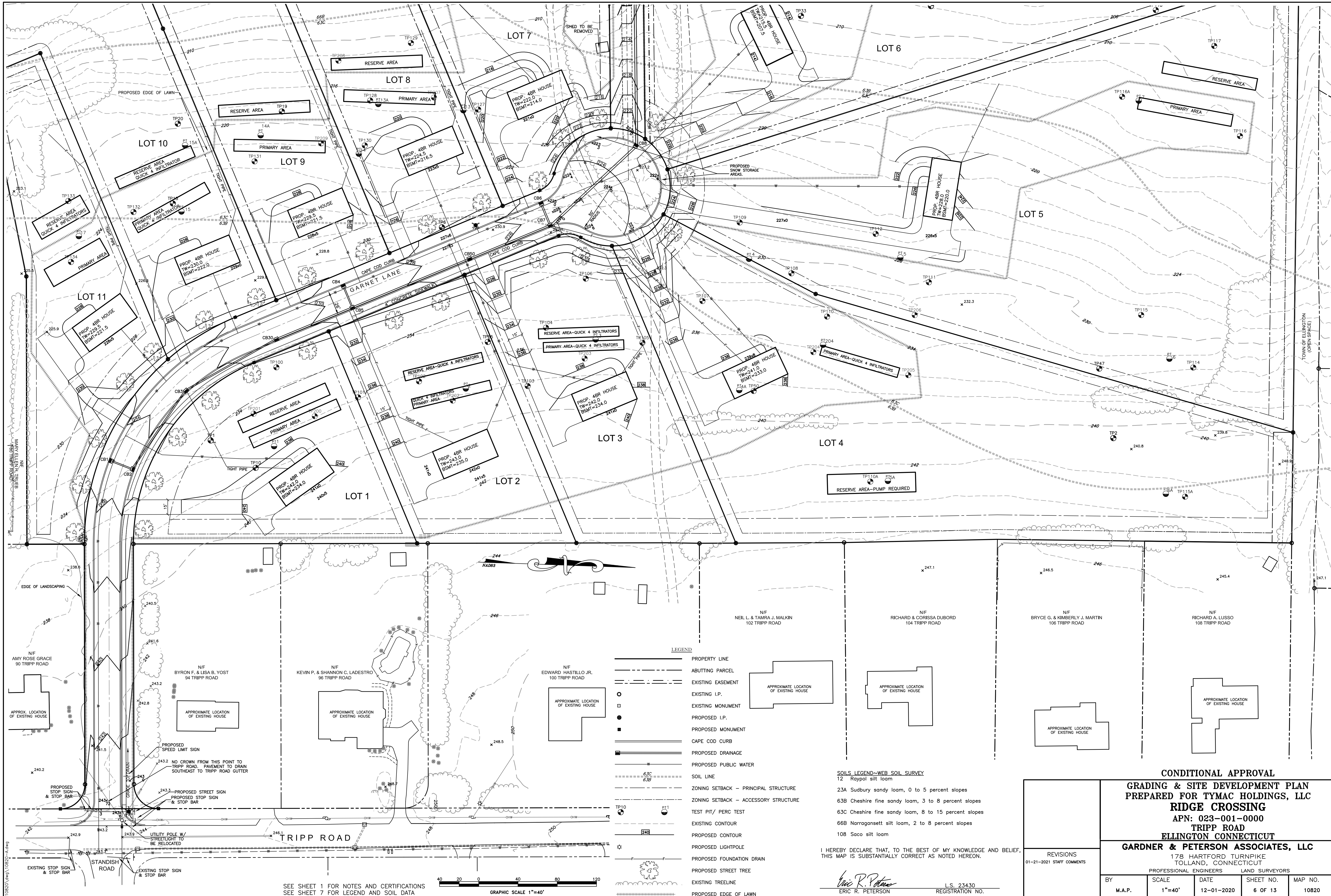
RICHARD ZULICK C.S.S.

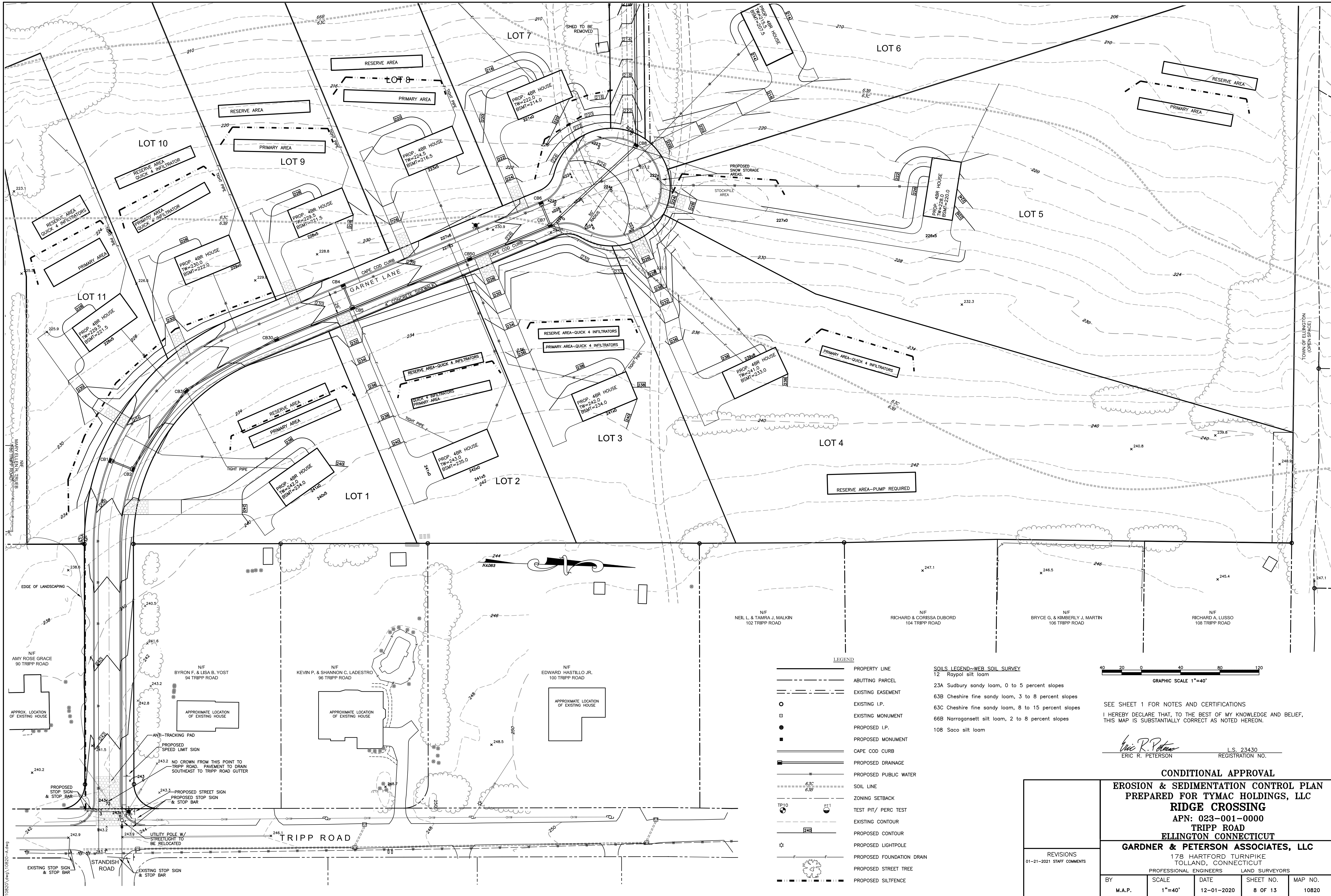
APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE
TOWN OF ELLINGTON ON THIS _____ DAY OF _____ 20____
IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL
STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE
COMPLETED BY _____ 20____.

SECRETARY

CHAIRMAN

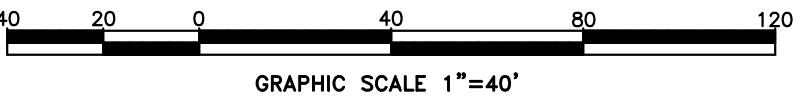






- LEGEND**
- PROPERTY LINE
 - ABUTTING PARCEL
 - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - CAPE COD CURB
 - PROPOSED DRAINAGE
 - PROPOSED PUBLIC WATER
 - SOIL LINE
 - ZONING SETBACK
 - TEST PIT/ PERC TEST
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED LIGHTPOLE
 - PROPOSED FOUNDATION DRAIN
 - PROPOSED STREET TREE
 - PROPOSED SILTFENCE

SOILS LEGEND-WEB SOIL SURVEY
12 Raypol silt loam
23A Sudbury sandy loam, 0 to 5 percent slopes
63B Cheshire fine sandy loam, 3 to 8 percent slopes
63C Cheshire fine sandy loam, 8 to 15 percent slopes
66B Narragansett silt loam, 2 to 8 percent slopes
108 Saco silt loam

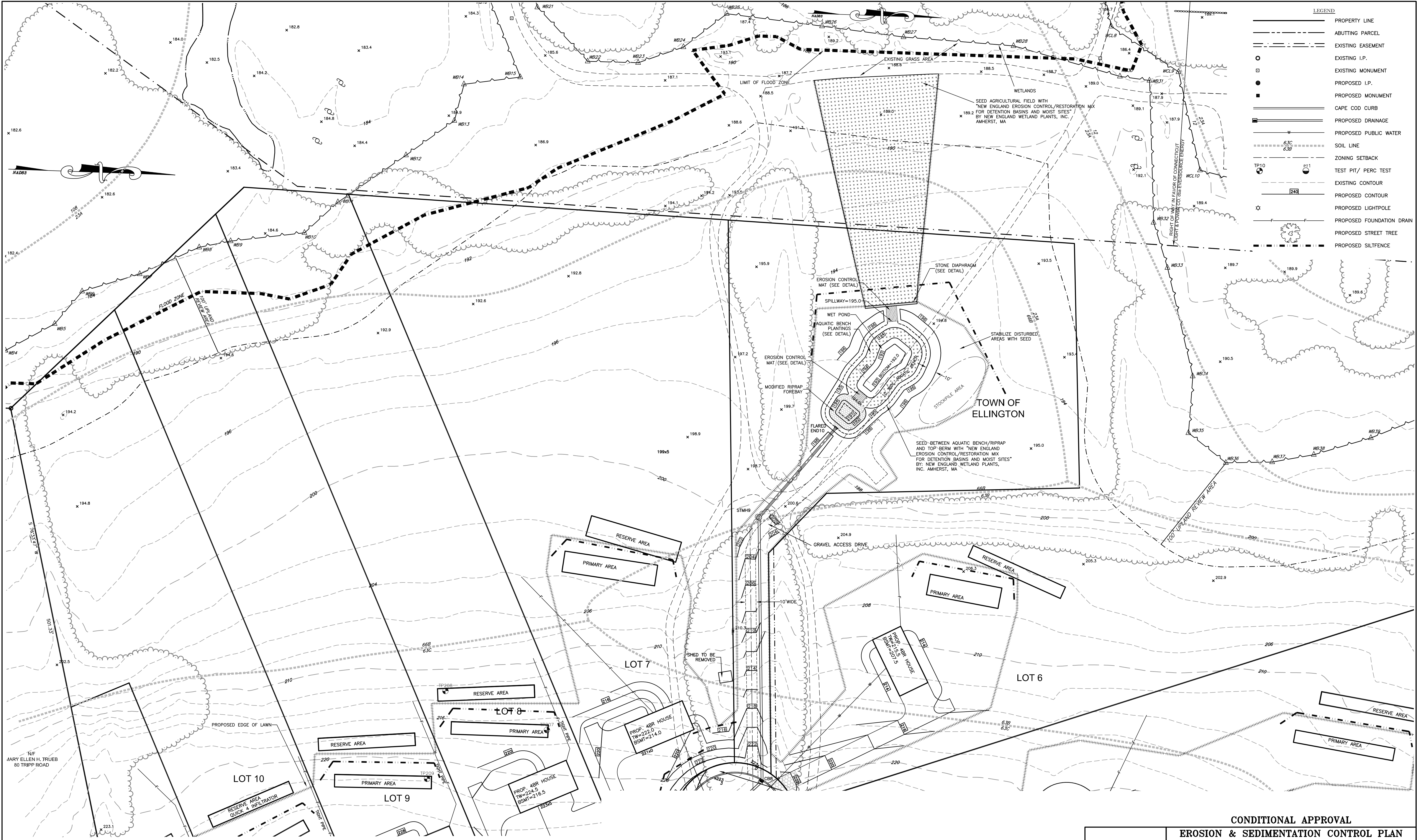


SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF,
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

CONDITIONAL APPROVAL
EROSION & SEDIMENTATION CONTROL PLAN
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

REVISIONS		PROFESSIONAL ENGINEERS			
01-21-2021 STAFF COMMENTS		LAND SURVEYORS			
BY	SCALE	DATE	SHEET NO.	MAP NO.	
M.A.P.	1"=40'	12-01-2020	8 OF 13	10820	



- LEGEND
- PROPERTY LINE
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Eric R. Peterson
ERIC R. PETERSON
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REGISTRATION NO.

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CONDITIONAL APPROVAL
EROSION & SEDIMENTATION CONTROL PLAN
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ELLINGTON CONNECTICUT

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REVISIONS				
01-21-2021 STAFF COMMENTS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	12-01-2020	9 OF 13	10820

10820.dwg 10820-A.dwg