

LOCATION / COVER SHEET  
HATHAWAY FARM SUBDIVISION PHASE I

PROPERTY OF  
EAST LYME LAND TRUST, INC.  
SCOTT ROAD  
EAST LYME, CONNECTICUT

SCALE: 1" = 50' SHEET 1 OF 3  
DATE: DECEMBER 7, 2022 JOB NO. 20-080

APPROVED BY THE EAST LYME  
PLANNING COMMISSION

CHAIRMAN/SECRETARY \_\_\_\_\_

APPROVAL DATE \_\_\_\_\_

FILING DATE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

EROSION AND SEDIMENT CONTROL PLAN  
CERTIFIED BY VOTE OF EAST LYME  
PLANNING COMMISSION ON \_\_\_\_\_

DATE \_\_\_\_\_

CHAIRMAN/SECRETARY \_\_\_\_\_

RU-40 RURAL DISTRICT				
ITEM	REQUIRED	LOT 1	LOT 2	LOT 3
MINIMUM LOT SIZE	40,000 SQ. FT.	41,488 SQ. FT.	49,900 SQ. FT.	210,392 SQ. FT.
MINIMUM LOT FRONTAGE	150 FT.	150.02 FT.	150.14 FT.	749.92 FT.
MINIMUM FRONT SETBACK	50 FT.	53 FT.	57 FT.	58 FT.
MINIMUM SIDE SETBACK(N)	30 FT.	37 FT.	41 FT.	631 FT.
MINIMUM SIDE SETBACK(S)	30 FT.	48 FT.	41 FT.	54 FT.
MINIMUM BACK SETBACK	30 FT.	193 FT.	184 FT.	184 FT.
MAXIMUM BUILDING HEIGHT	30 FT.	<30 FT.	<30 FT.	<30 FT.
MAXIMUM COVERAGE	25%	8.6%	8.7%	1.7%
EXISTING LOT	122.14 AC	NA	NA	NA

- SHEETS:
1. COVER & LOCATION
  2. LOT LAYOUT AND TEST HOLE INFORMATION
  3. OVERALL PROPERTY LOCATION
  4. SITE DEVELOPMENT PLAN 1
  5. SITE DEVELOPMENT PLAN 2
  6. SITE DEVELOPMENT PLAN 3
  7. SITE DEVELOPMENT PLAN 4

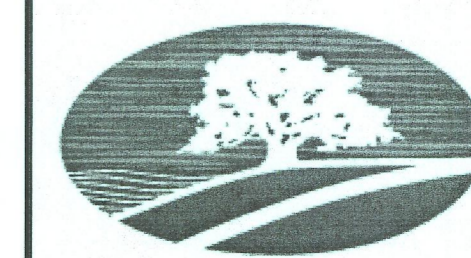
THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

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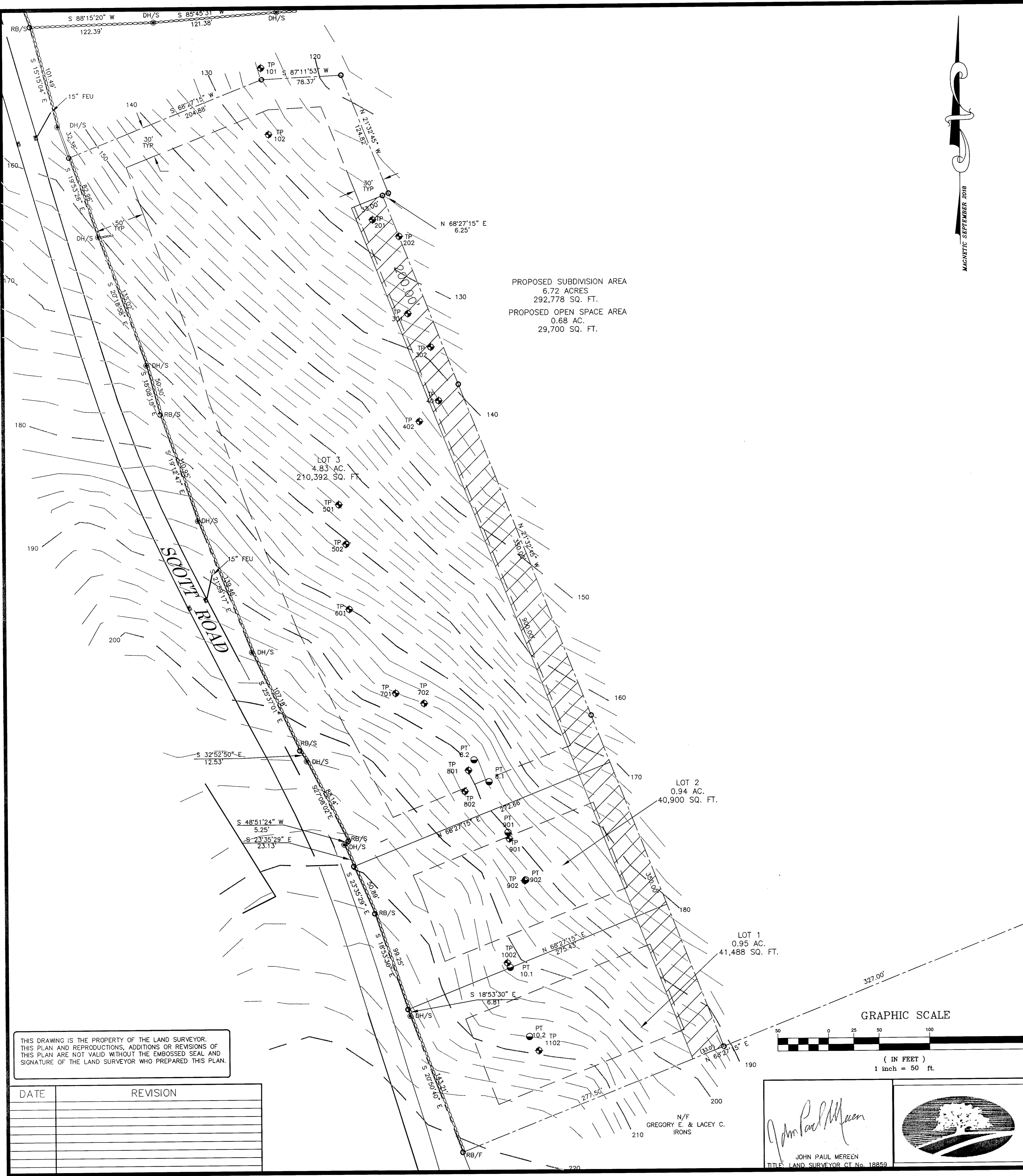
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

*John Paul Merereen*  
JOHN PAUL MEREREEN  
TITLE: LAND SURVEYOR CT No. 18859  
DATE: DECEMBER 7, 2022

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GERWICK - MEREREEN L.L.C.  
191 BOSTON POST ROAD P.O. BOX 565  
EAST LYME, CONNECTICUT 06333  
TEL. (860)442-2201 FAX. (860)442-2205



PROPOSED SUBDIVISION AREA  
6.72 ACRES  
292,778 SQ. FT.  
PROPOSED OPEN SPACE AREA  
0.68 AC.  
29,700 SQ. FT.

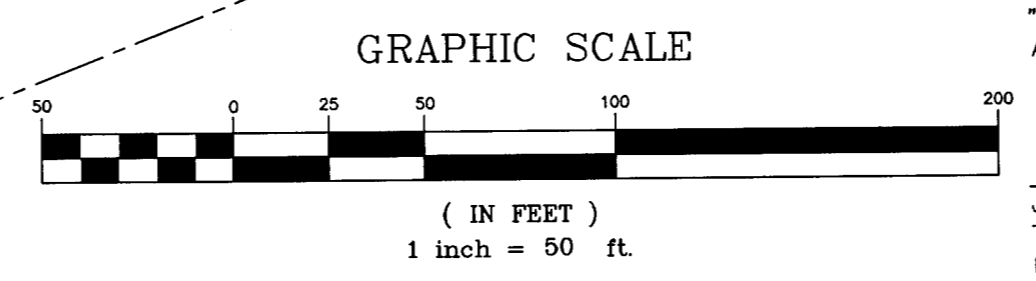
LOT 3  
4.83 AC.  
210,392 SQ. FT.

LOT 2  
0.94 AC.  
40,900 SQ. FT.

LOT 1  
0.95 AC.  
41,488 SQ. FT.

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**NOTES:**

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- TOPOGRAPHY HEREON IS BASED ON SDCOG GIS SITE AND SHALL BE FIELD VERIFIED PRIOR ANY DESIGN OR DEVELOPMENT OF THE PROPOSED PARCELS.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

3. MAP REFERENCES:
- "PROPERTIES OF SHEFFIELD TRUSTEES COMPRISING THE YALE ENGINEERING CAMP IN THE TOWN OF EAST LYME, CONN. MAP TRACED FROM AERIAL SURVEYS BOUNDARIES CORRECTED TO JAN. 1937, NOV. 1937, MARCH 1939, OCT. 1940 APPROXIMATE SCALE 1" = 860 FEET"
  - "BOUNDARY SURVEY OF THE BURCH HEIRS TRACT YALE ENGINEERING CAMP EAST LYME, CONN. SEPT. 1928-29 SCALE 1" = 200 FEET DRAWN BY H. CRANFELD SEPT. 1940 CLASS D CONN. TECHNICAL COUNCIL MAP CODE 1945 C. S. FARRHAM JAN. 1947 ORIGINAL DRAWN BY H. KRANICHFELD SEPT. 1940 AT ENG. CAMP"
  - "ANDREW DOMBROVSKY TRACT LOCALLY CALLED ROGERS AND MACK FARMS PURCHASED BY SHEFFIELD TRUSTEES MARCH 10, 1920 SCALE 1" = 100 FT. DRAWN BY A. B. HARDING JR. SEPT. 20, 1940 CLASS D CONN. TECHNICAL COUNCIL MAP CODE 1945 C. J. FORHAM JAN. 1947"
  - "SUNRISE TRAIL SUBDIVISION SECTION 5 PROPERTY OF LEWIS B. & JUNE BULL EAST LYME, CONNECTICUT SCALE: 1" = 40' MARCH, 1967 DICESARE-BENTLEY-WELLING"
  - "PLOT PLAN PROPERTY OF EDWARD ROY ON PATTAGANSETT LAKE EAST, LYME, CONN. SCALE: 1" = 20' DATE: 3-10-71 ANGUS L. McDONALD, L.S."
  - "WOODSIDE FINAL SUBDIVISION PROPERTY OF PETER C. LOCARNO UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SHEET 1 OF 3 SCALE 1" = 40' NOV. 11, 1975 FREDERICK M. HAYES ASSOCIATES, INC., P.C. MARLBOROUGH, CONN."
  - "PLAN RIGHT OF WAY ACROSS LAND OF STEPHEN & ANNA HATHAWAY ET. AL. TO PROPERTY OF EDWARD ROY ON PATTAGANSETT LAKE EAST LYME, CONN. SCALE: 1" = 50' NOV. 1975 CICEL BANNING CLASS "C" MAP"
  - "MAP SHOWING BOUNDARY LINES OF PORTION OF LAND OF STEPHEN G. HATHAWAY ET. AL. UPPER PATTAGANSETT RD. & HATHAWAY RD. EAST LYME, CONN. SCALE 1" = 50' DATE 12/20/77 RICHARD W. GATES LAND SURVEYOR"
  - "RESUBDIVISION LOT #9 MEADOW WOOD HATHAWAY ROAD EAST LYME, CONNECTICUT DATE 5/9/77 SCALE 1" = 40' PROPERTY OF LEWIS B. & JUNE S. BULL REVISED SEPT. 6, 1978 FREDERICK M. HAYES, INC., P.C."
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  - "MAP SHOWING REVISED PROPERTY LINES PROPERTY LOCATED AT 105-107-109 SCOTT ROAD EAST LYME, CT PREPARED BY MICHAEL & PATRICIA GIANNATTASIO SCALE 1" = 40' OCT. 27, 1999 REV. 11/16/1999 DAVID M. COONROD L.L.S."
  - "RECORD SUBDIVISION PLAN PROPERTY OF ANNA H. HATHAWAY AND STEPHEN G. HATHAWAY HATHAWAY ROAD & UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SCALE: 1" = 50' DATE: MARCH 27, 2001 REVISED TO 6/27/01 SHEETS 1, 2, 3 & 4 OF 4 STEIN SURVEY LLC"
  - "RESUBDIVISION HATHAWAY FROM UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SCALE 1" = 40' MARCH 24, 2002 SHEETS 2, 3, & 4 J. ROBERT PFANNER & ASSOC."
  - "LOT LINE REVISION PREPARED FOR COVE LANDING ASSOC. LOCATION 13 & 15 HATHAWAY ROAD - EAST LYME, CT. DATE: FEBRUARY 4, 2009 REV. 3/3/09 SCALE: 1" = 40 FT. J. ROBERT PFANNER & ASSOCIATES"
  - "PROPERTY SURVEY MAP DEPICTING LOT DIVISION PREPARED FOR JEFFREY AHLQUEST 111 SCOTT ROAD EAST LYME, CONNECTICUT JULY 28, 2020 SCALE 1" = 40' HARRY E. COLE & SON"

TEST CONDUCTED 11/6/2021 SCOTT ROAD  
TEST CONDUCTED BY KRISTEN CLARK PE, MANAGER  
HATHAWAY FARM LLC

PERK TEST	PRE-SOAK	HOLE DEPTH	REFILL DRY HOLE
10.1	10:15 AM	24"	12"
10.2	10:05 AM	24"	12"
9.1	12:00 NOON	24"	12"
9.2	12:05 PM	24"	12"
8.1	8:00 AM	24"	12"
8.2	8:10 AM	24"	12"

TIME	MEASUREMENT	DROP
11:25 AM	16.0"	-4"
11:35 AM	19.5"	-3.5"
11:45 AM	21.75"	-2.25"
11:55 AM	23.25"	-1.5"
RATE = 1.5" MIN PER INCH NO MLSS		

TIME	MEASUREMENT	DROP
11:20 AM	14.5"	-2.5"
11:30 AM	16.0"	-1.5"
11:40 AM	17.75"	-1.75"
11:50 AM	19.75"	-2"
12:00 NOON	21.0"	-1.25"
RATE = 1.25" MIN PER INCH NO MLSS		

TIME	MEASUREMENT	DROP
1:25 PM	14.75"	-2.75"
1:35 PM	17.0"	-2.25"
1:45 PM	18.0"	-1.0"
1:55 PM	20.25"	-1.25"
2:05 PM	21.50"	-1.25"
RATE = 1.25" MIN PER INCH NO MLSS		

TIME	MEASUREMENT	DROP
1:30 PM	14.5"	-2.5"
1:40 PM	16.0"	-1.5"
1:50 PM	17.75"	-1.75"
2:00 PM	19.75"	-2"
2:10 PM	21.0"	-1.25"
RATE = 1.25" MIN PER INCH NO MLSS		

TIME	MEASUREMENT	DROP
9:25 AM	18.0"	-5"
9:35 AM	20.5"	-2.5"
9:45 AM	22.5"	-2"
9:55 AM	25.0"	-2.5"
RATE = 1.5" MIN PER INCH NO MLSS		

TIME	MEASUREMENT	DROP
9:20 AM	18.00"	-7"
9:30 AM	22.0"	-4"
9:40 AM	25.0"	-3"
RATE = 1.25" MIN PER INCH NO MLSS		

PRESENT: BRIGID WHITE, D. HOLMES

TP	DEPTH	REFUSAL?
TP 10.01	73"	0-4 LEAF LITTER AND TS
TP 10.02	73"	0-4 LEAF LITTER AND TS
TP 9.01	79"	0-7 LEAF LITTER & TS
TP 9.02	79"	0-7 LEAF LITTER & TS
TP 8.01	80"	0-8 LEAF LITTER & TS
TP 8.02	80"	0-8 LEAF LITTER & TS

PLAN SHOWING  
LOT LAYOUT & TEST HOLE INFORMATION  
HATHAWAY FARM SUBDIVISION PHASE I  
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SCOTT ROAD  
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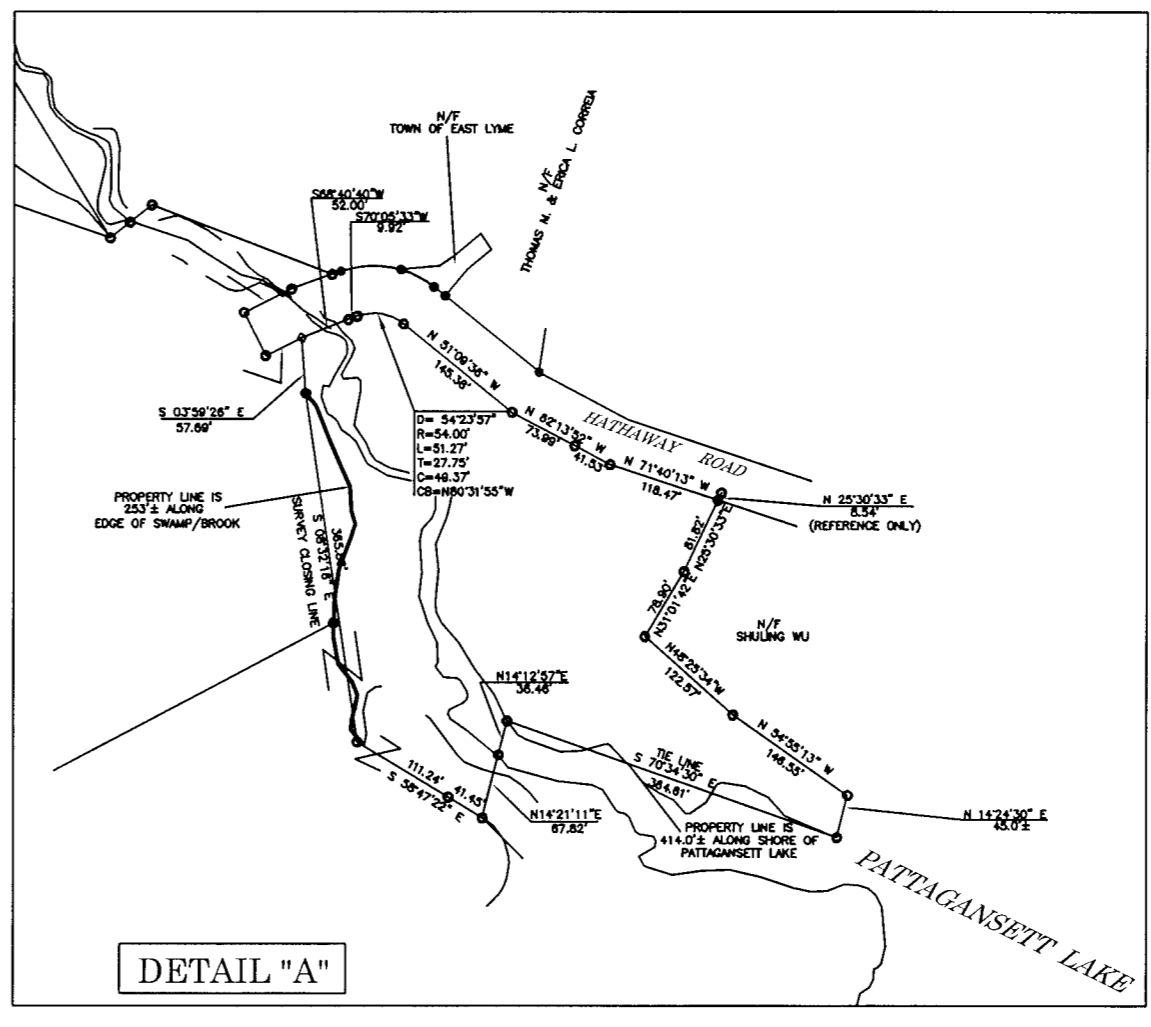
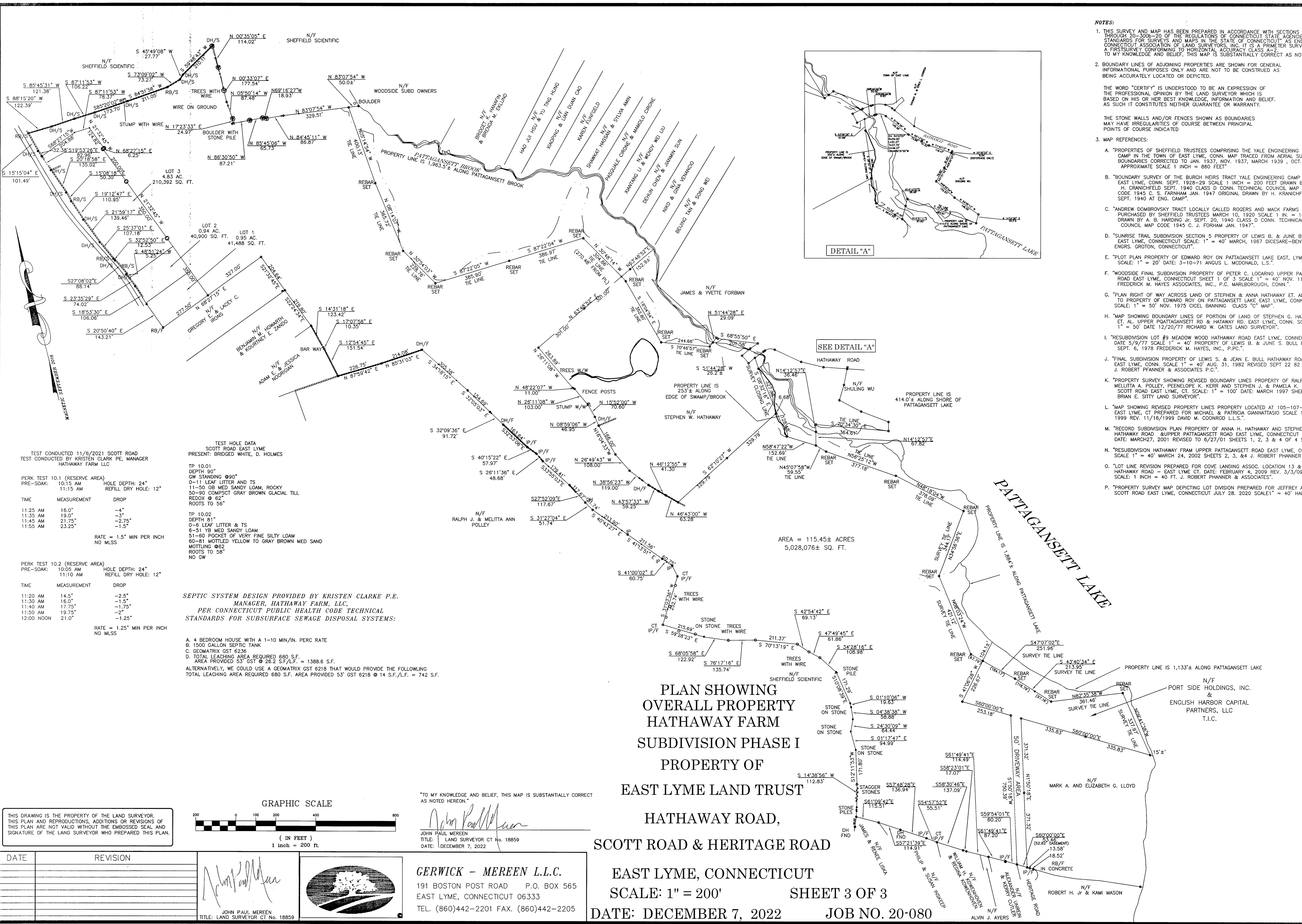
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*John Paul Merein*  
JOHN PAUL MEREEN  
TITLE: LAND SURVEYOR CT No. 18859  
DATE: DECEMBER 7, 2022

**GERWICK - MEREEN L.L.C.**  
191 BOSTON POST ROAD P.O. BOX 565  
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TEL. (860)442-2201 FAX. (860)442-2205

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N/F  
GREGORY E. & LACEY C.  
IRONS



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TEST CONDUCTED 11/6/2021 SCOTT ROAD TEST CONDUCTED BY KRISTEN CLARK PE, MANAGER HATHAWAY FARM LLC

PERK TEST	MEASUREMENT	DROP
10.1 (RESERVE AREA)		
PRE-SOAK:	10:15 AM HOLE DEPTH: 24"	
	11:15 AM REFILL DRY HOLE: 12"	
TIME	MEASUREMENT	DROP
11:25 AM	16.0"	-4"
11:35 AM	19.0"	-3"
11:45 AM	21.75"	-2.75"
11:55 AM	23.25"	-1.5"
RATE = 1.5" MIN PER INCH NO MLSS		

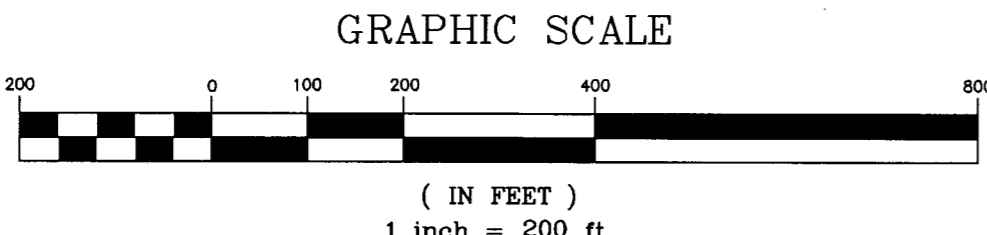
TEST HOLE DATA SCOTT ROAD EAST LYME PRESENT: BRIDGED WHITE, D. HOLMES

TP 10.01	DEPTH 90"
GW STANDING @ 90"	0-11 LEAF LITTER AND TS
	11-50 OB MED SANDY LOAM, ROCKY
	50-90 COMPACT GRAY BROWN GLACIAL TILL
	REDOX @ 62"
	ROOTS TO 56"
TP 10.02	DEPTH 81"
	0-6 LEAF LITTER & TS
	6-51 YB MED SANDY LOAM
	51-60 POCKET OF VERY FINE SILTY LOAM
	60-81 MOTTLED YELLOW TO GRAY BROWN MED SAND
	MOTTLING @ 62"
	ROOTS TO 58"
	NO GW

SEPTIC SYSTEM DESIGN PROVIDED BY KRISTEN CLARKE P.E. MANAGER, HATHAWAY FARM, LLC, PER CONNECTICUT PUBLIC HEALTH CODE TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS:

- 4 BEDROOM HOUSE WITH A 1-10 MIN/IN. PERC RATE
- 1500 GALLON SEPTIC TANK
- GEOMATRIX GST 6236
- TOTAL LEACHING AREA REQUIRED 680 S.F. AREA PROVIDED 53' GST @ 28.2 S.F./L.F. = 1388.6 S.F. ALTERNATIVELY, WE COULD USE A GEOMATRIX GST 6218 THAT WOULD PROVIDE THE FOLLOWING TOTAL LEACHING AREA REQUIRED 680 S.F. AREA PROVIDED 53' GST @ 16 S.F./L.F. = 742 S.F.

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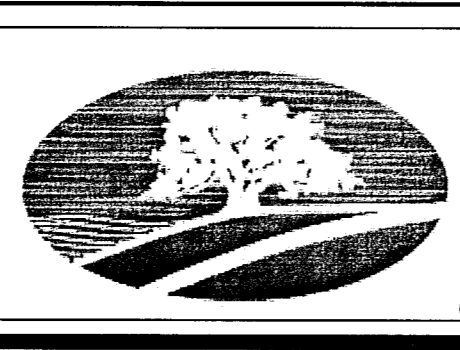
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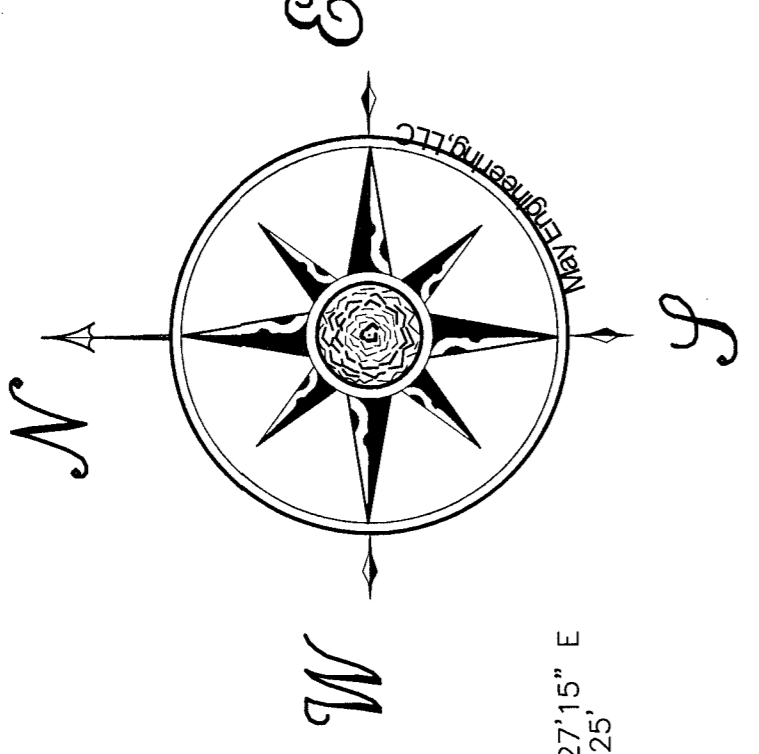
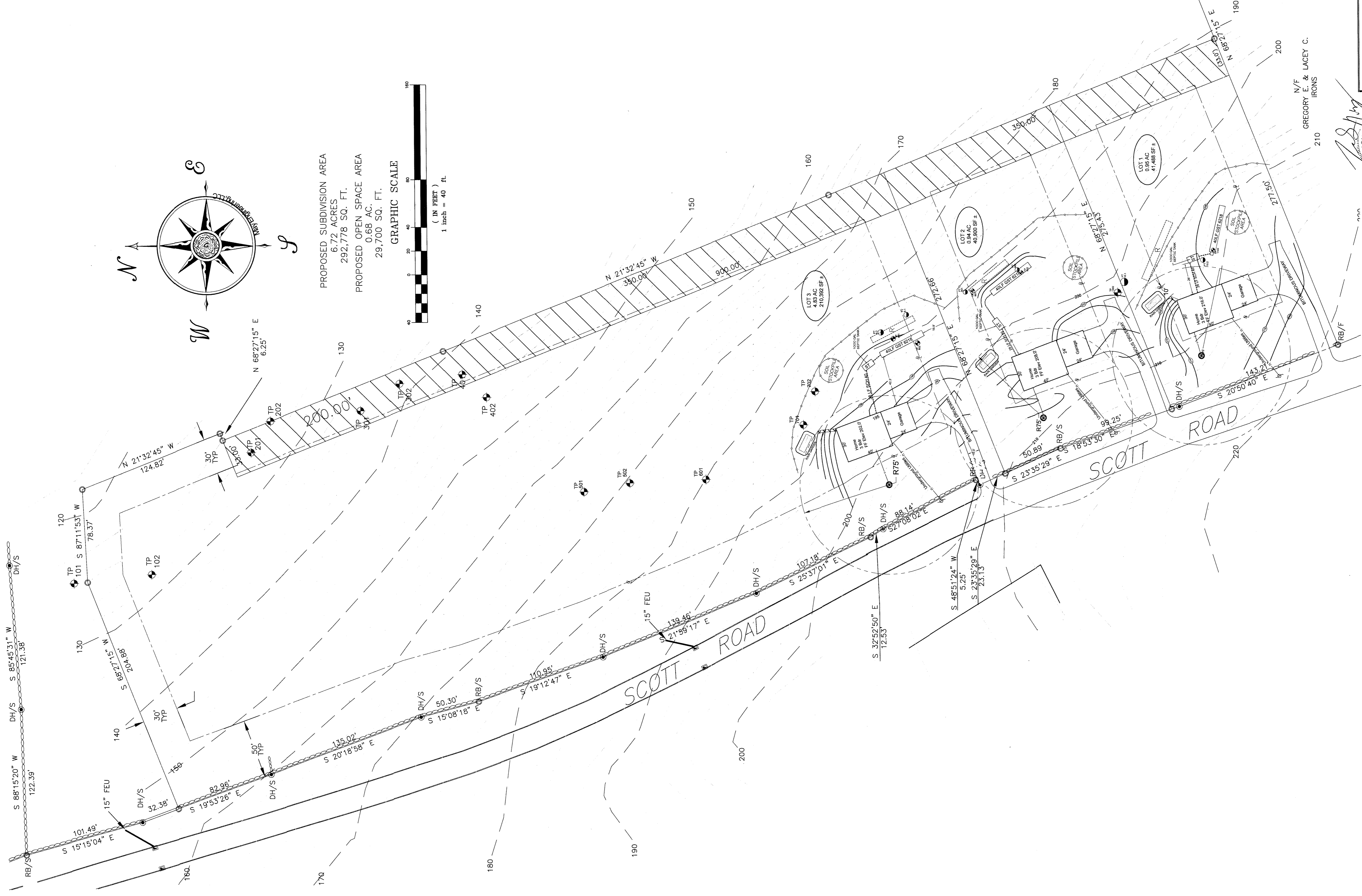
PLAN SHOWING  
OVERALL PROPERTY  
HATHAWAY FARM  
SUBDIVISION PHASE I  
PROPERTY OF  
EAST LYME LAND TRUST  
HATHAWAY ROAD,  
SCOTT ROAD & HERITAGE ROAD  
EAST LYME, CONNECTICUT  
SCALE: 1" = 200'  
DATE: DECEMBER 7, 2022

SHEET 3 OF 3  
JOB NO. 20-080

DATE	REVISION

JOHN PAUL MEREEN  
TITLE: LAND SURVEYOR CT No. 18859

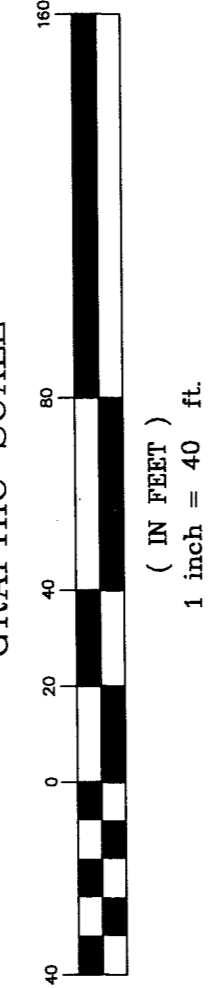




PROPOSED SUBDIVISION AREA  
6.72 ACRES  
292,778 SQ. FT.

PROPOSED OPEN SPACE AREA  
0.68 AC.  
29,700 SQ. FT.

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



**May Engineering LLC**  
Civil Engineering and Site Planning  
1297 RT 163 Oakdale, CT 06370  
860 884-9671



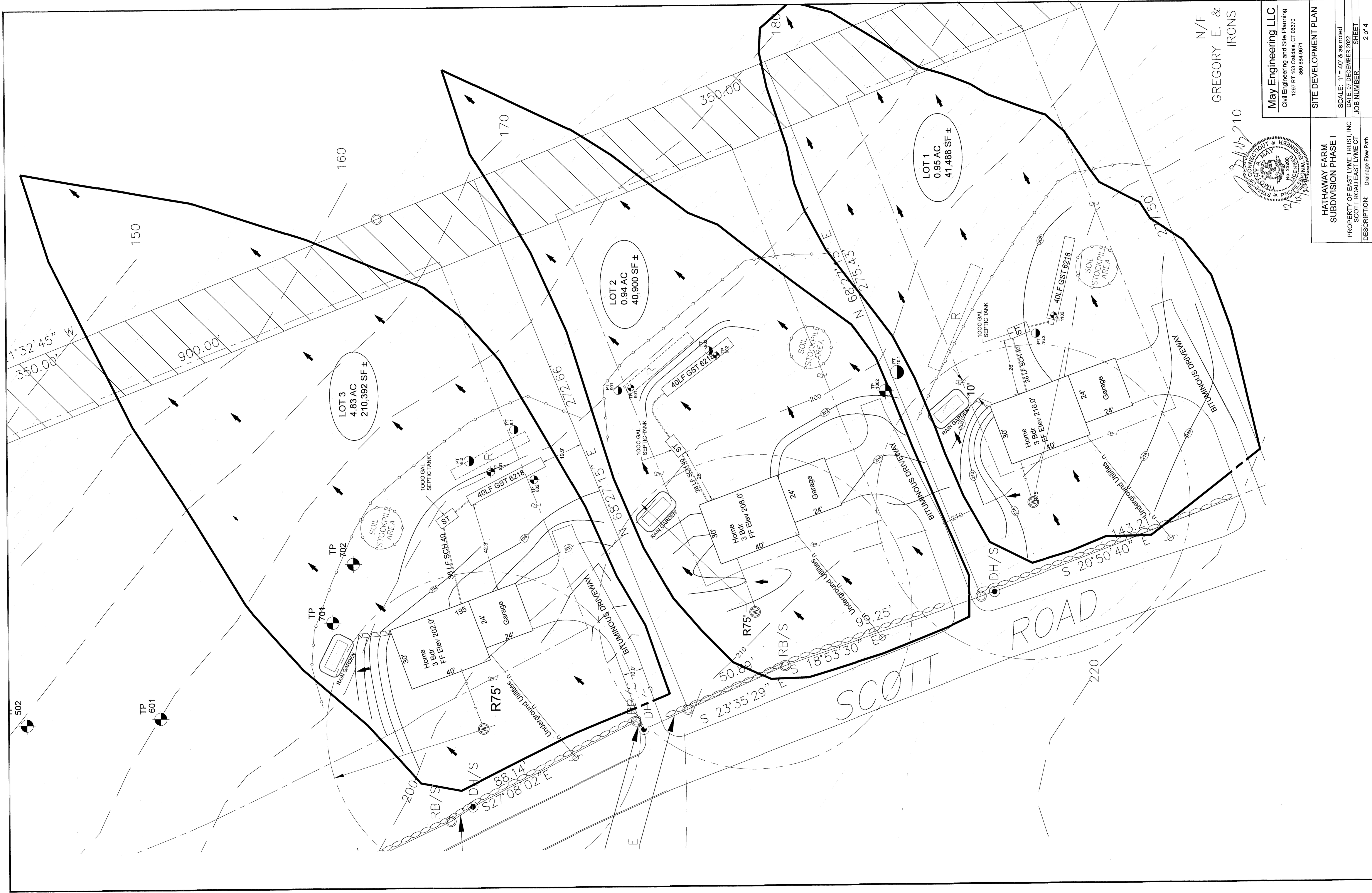
<b>SITE DEVELOPMENT PLAN</b>	
SCALE: 1" = 40' & as noted	SHEET 1 of 4
DATE: 07 DECEMBER 2022	
JOB NUMBER	

**HATHAWAY FARM  
SUBDIVISION PHASE I**

PROPERTY OF EAST LYME TRUST, INC  
SCOTT ROAD EAST LYME CT

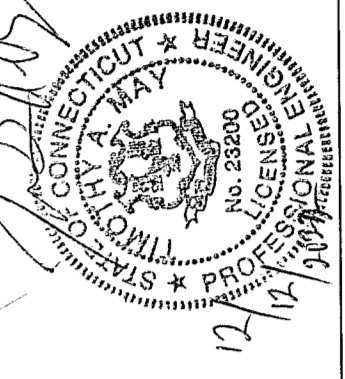
DESCRIPTION: LOT LAYOUT PLAN

- Legend:
- Monument Corner
  - Utility Pole
  - Utility Line
  - Erosion Control Silt Fence
  - Wetlands
  - Proposed Grading
  - Existing Spot Grade
  - Proposed Spot Grade



N/F  
GREGORY E. &  
IRONS

2/17/21

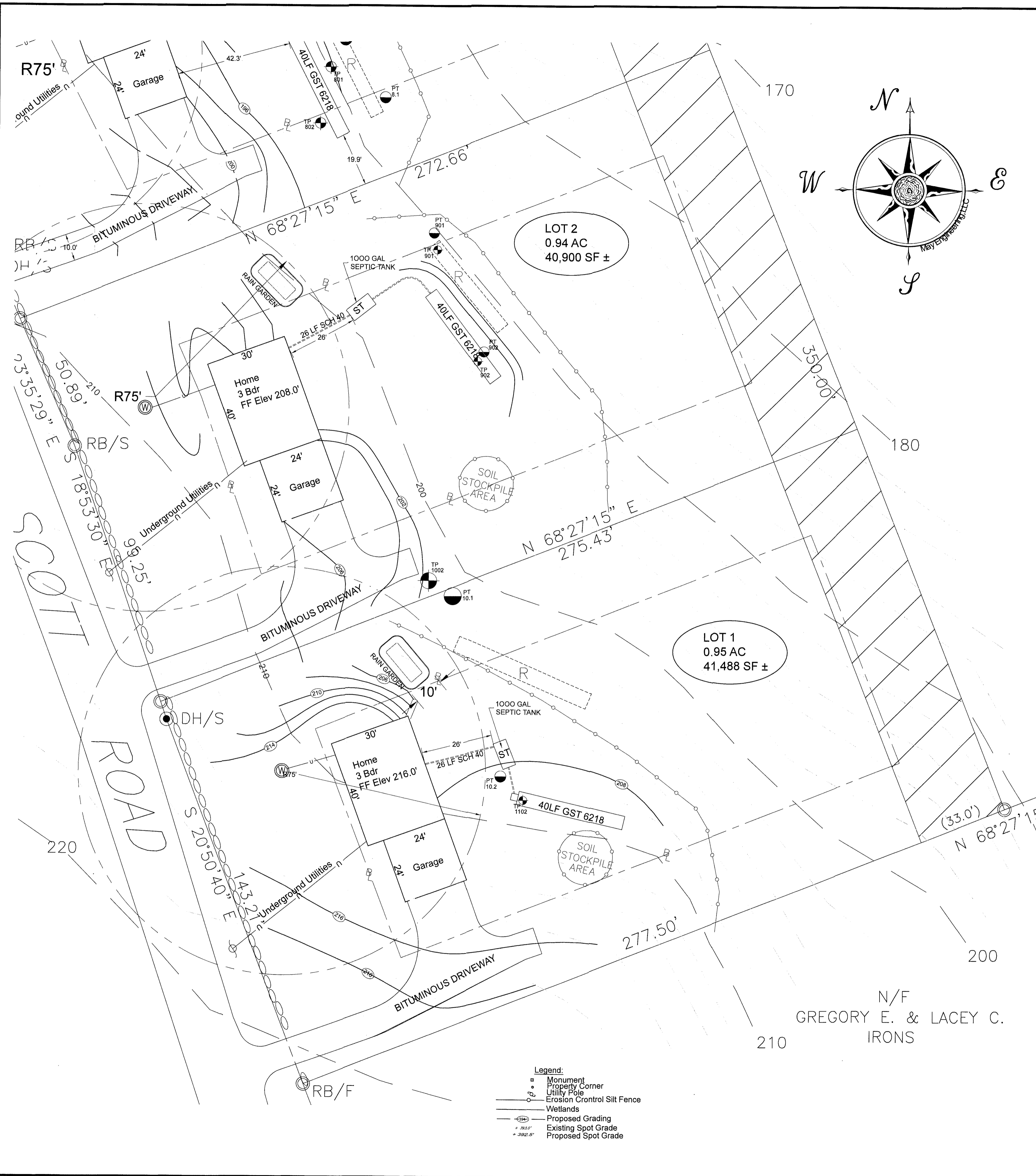


**May Engineering LLC**  
Civil Engineering and Site Planning  
1297 RT 163 Oakdale, CT 06370  
860.884.9571

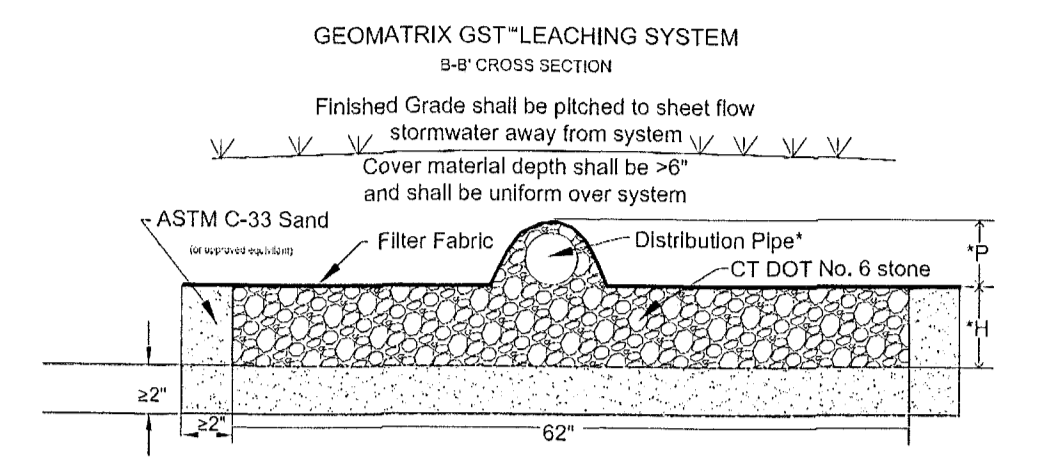
SITE DEVELOPMENT PLAN	
SCALE: 1" = 40' as noted	SHEET
DATE: 07 DECEMBER 2022	
JOB NUMBER	2 of 4

**HATHAWAY FARM  
SUBDIVISION PHASE I**  
PROPERTY OF EAST LYME TRUST, INC  
SCOTT ROAD EAST LYME CT

DESCRIPTION: Drainage Flow Path



- SANITARY DESIGN CRITERIA**
- LOT 1**
- A. PROPOSED THREE BEDROOM, NO TUBS GREATER THAN 100 GALLONS IN SIZE
  - B. 1,000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
  - C. DESIGN PERCOLATION RATE: 10 MIN/IN.
  - D. MINIMUM LEACHING SYSTEM SPREAD  
HF = 18 RESTRICTIVE LAYER = MOTTLES AT 42"; 12%  
FF = 1.5 THREE BEDROOM HOME  
PF = 1.0 PERC. RATE UP TO 10MIN/INCH  
MLSS HF X FF X PF = 18 X 1.5 X 1.0 = 27 LF (40' PROVIDED)
  - E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 495 SF.  
GST 8218 LEACHING SYSTEM DESIGN:  
EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 14 SF/LF  
MINIMUM LENGTH OF TRENCH REQUIRED: 495SF / 14 SF/LF = 35 LF
  - F. EFFECTIVE LEACHING AREA PROVIDED:  
(1) 40' long 60" wide trenches - 14 SF/LF x 40 LF = 560 SF PROVIDED
  - G. 100% RESERVE AREA REQUIRED AND PROVIDED.
  - H. A BENCH MARK MUST BE SET IN THE AREA OF THE SYSTEM PRIOR AT THE TIME OF CONSTRUCTION.
- LOT 2**
- A. PROPOSED THREE BEDROOM, NO TUBS GREATER THAN 100 GALLONS IN SIZE
  - B. 1,000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
  - C. DESIGN PERCOLATION RATE: 10 MIN/IN.
  - D. MINIMUM LEACHING SYSTEM SPREAD  
HF = 16 RESTRICTIVE LAYER = MOTTLES AT 49"; SLOPE 10%  
FF = 1.5 THREE BEDROOM HOME  
PF = 1.0 PERC. RATE UP TO 10MIN/INCH  
MLSS HF X FF X PF = 16 X 1.5 X 1.0 = 24 LF (40' PROVIDED)
  - E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 495 SF.  
GST 8218 LEACHING SYSTEM DESIGN:  
EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 14 SF/LF  
MINIMUM LENGTH OF TRENCH REQUIRED: 495SF / 14 SF/LF = 35 LF
  - F. EFFECTIVE LEACHING AREA PROVIDED:  
(1) 40' long 60" wide trenches - 14 SF/LF x 40 LF = 560 SF PROVIDED
  - G. 100% RESERVE AREA REQUIRED AND PROVIDED.
  - H. A BENCH MARK MUST BE SET IN THE AREA OF THE SYSTEM PRIOR AT THE TIME OF CONSTRUCTION.

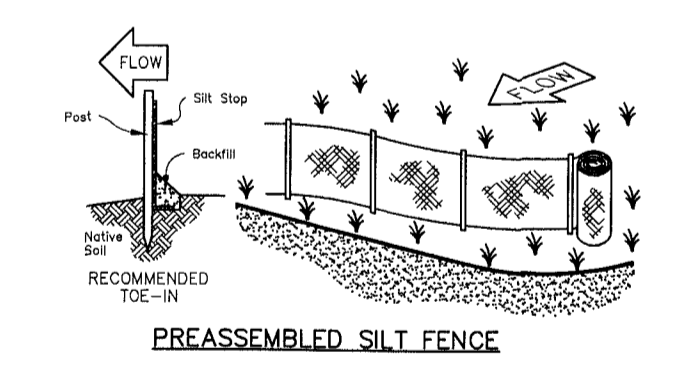


- \*H= 6" (GST8206)
  - \*P= 2" - 5.5"
  - 12" (GST8212)
  - 18" (GST8218)
  - 24" (GST8224)
  - 30" (GST8230)
  - 36" (GST8236)
- \*F= min. 1.0, ASTM D-3381, SDR 35 pipe for gravity applications  
0.75" min. LD, ASTM D-2688, SDR 49 PVC pipe for pressure applications

TEST CONDUCTED 11/9/2021 SCOTT ROAD  
TEST CONDUCTED BY ANITA CLARK PE, MANAGER  
HATHAWAY FARM LLC

PERK TEST	MEASUREMENT	DROP	HOLE DEPTH	REFILL DRY HOLE
10.1	10:15 AM	-4"	24"	12"
10.2	10:05 AM	-2.5"	24"	12"
9.1	12:00 NOON	-2.5"	24"	12"
8.2	12:20 PM	-1.5"	24"	12"
8.1	8:00 AM	-2.5"	24"	12"
8.0	8:15 AM	-1.5"	24"	12"

PERCENTAGE OF WETTED SOIL:  
 TP 10.1 DEPTH 8" 0-1" LEAF LITTER AND TS  
 TP 10.2 DEPTH 8" 0-4" LEAF LITTER AND TS  
 TP 9.1 DEPTH 8" 0-3" LEAF LITTER & TS  
 TP 8.2 DEPTH 8" 0-7" LEAF LITTER & TS  
 TP 8.1 DEPTH 8" 0-7" LEAF LITTER & TS  
 TP 8.0 DEPTH 8" 0-7" LEAF LITTER & TS



**SOIL EROSION & SEDIMENTATION CONTROL NOTES**

E & S plan is based on Connecticut Guidelines for Soil Erosion and Sediment Control

Install Erosion Control silt fence as depicted on this plan  
 All disturbed areas shall have erosion control installed down gradient to stop soil migration. After each rainfall event erosion control shall be inspected and repairs to insure silt fence integrity to stop silt migration off site.

Unnecessary clearing of any vegetation or ground cover will be avoided. Any disturbed area left unvegetated will be covered with a hay or straw mulch to minimize erosion material.

Following final grading, all disturbed areas will be covered with 6" loam and seeded as described below. If final grading occurs past October 15, disturbed areas will be seeded with winter rye- grass and mulched with hay or straw at a rate of 1.5 - 2 tons per acre.

Seed Mixture Seeding Rate	% by WT. Lbs./Ac.
Red Fescue	75-100
Colonial Bentgrass-Exeter	5
Perennial Ryegrass	5
Birdsfoot Trefoil-Empire	15

Any proposed vegetation which has not survived one growing season will be replaced.

All suitable material excavated for roadway construction to be used elsewhere on site. Unsuitable material will be removed from the site and deposited in a suitable location.

All construction activity to occur between March 15 and October 15 to avoid adverse impacts on down stream flows.

Less than (1/2) of an acre of disturbance is proposed for this site plan.

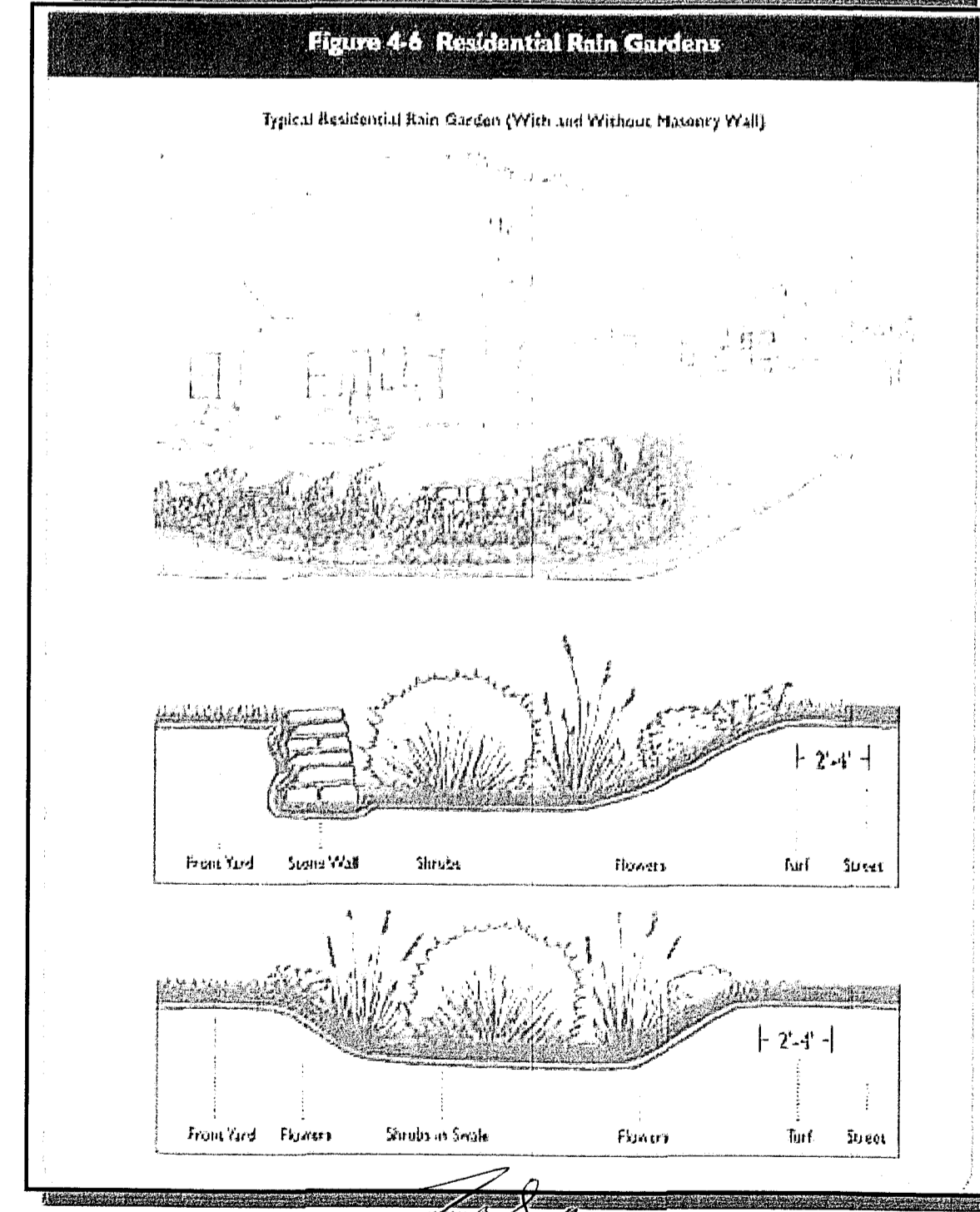
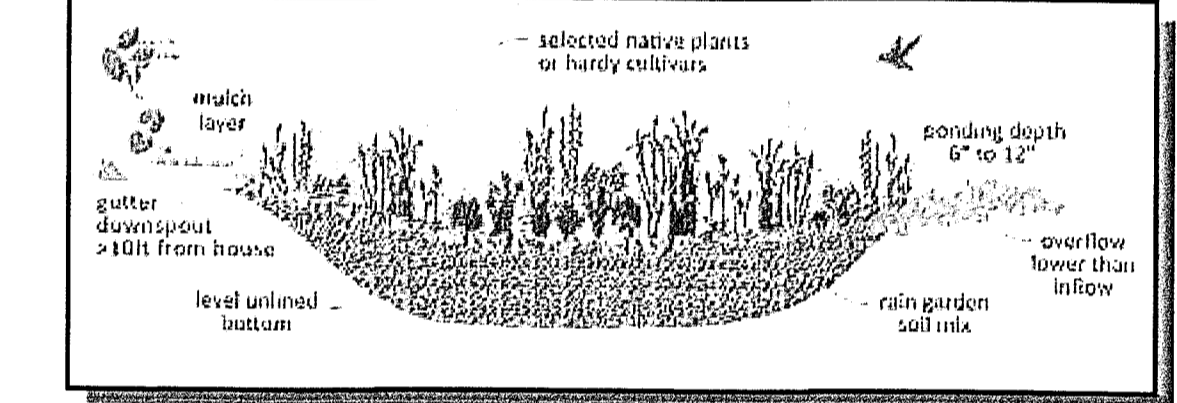
**Rain Gardens**

Water Quality Volume rainfall event 1" WQV rainfall

where:

- P = design precipitation, inches (1" for water quality storm)
- A = drainage area (acres) roof area 2,400 sf >> 0.055 ac
- V = runoff volume CF
- V = (1"/12")R x 2400 sf = 200 CF

Rain Garden size 10-feet wide X 20-feet long x 1-foot deep = 200CF  
 Typical Roof Area 1,775 sf, required rain garden size 148 CF



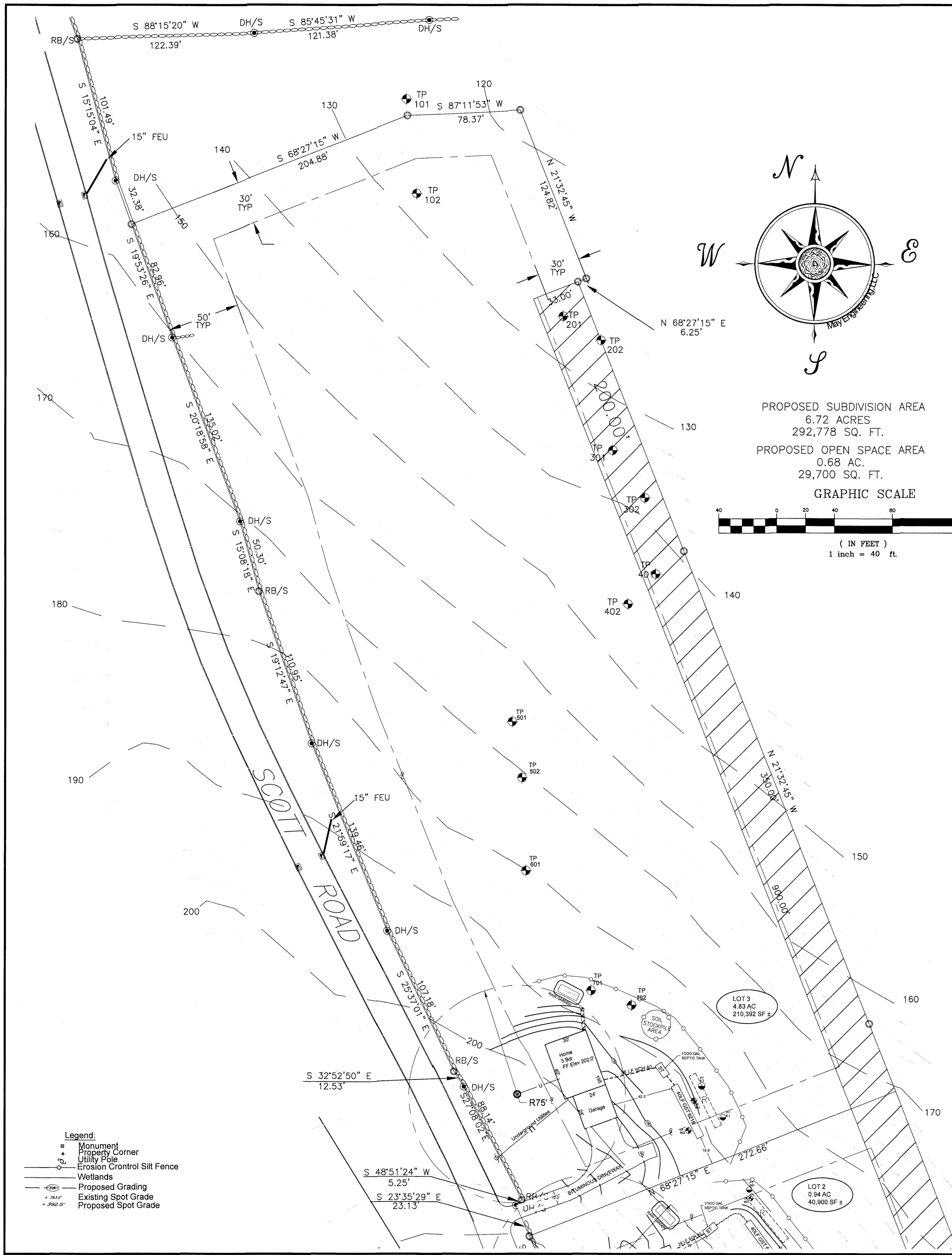
**May Engineering LLC**  
 Civil Engineering and Site Planning  
 1297 RT 163 Oakdale, CT 06370  
 860 884-9871

**HATHAWAY FARM SUBDIVISION PHASE I**

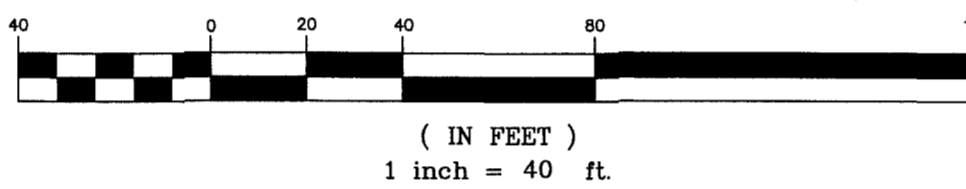
PROPERTY OF EAST LYME TRUST, INC  
 SCOTT ROAD EAST LYME CT

**SITE DEVELOPMENT PLAN**

SCALE: 1" = 20'  
 DATE: 07 DECEMBER 2022  
 JOB NUMBER: [ ] SHEET: [ ]  
 DESCRIPTION: LOT 3 LAYOUT PLAN 3 of 4



PROPOSED SUBDIVISION AREA  
6.72 ACRES  
292,778 SQ. FT.  
PROPOSED OPEN SPACE AREA  
0.68 AC.  
29,700 SQ. FT.  
GRAPHIC SCALE



- SANITARY DESIGN CRITERIA
- PROPOSED THREE BEDROOM. NO TUBS GREATER THAN 100 GALLONS IN SIZE.
  - 1,000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
  - DESIGN PERCOLATION RATE: 10 MIN/IN.
  - MINIMUM LEACHING SYSTEM SPREAD:  
HF = 16 RESTRICTIVE LAYERS = MOTTLES AT 57"; SLOPE 8%  
FF = 1.5 THREE BEDROOM HOME  
PF = 1.0 PERC. RATE UP TO 10 MIN/INCH  
MLSS HF X FF X PF = 18 X 1.5 X 1.0 = 24 LF (40' PROVIDED)
  - EFFECTIVE LEACHING AREA REQUIRED PER CODE: 495 S.F.  
GST 6218 LEACHING SYSTEM DESIGN  
EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 14 SF/LF  
MINIMUM LENGTH OF TRENCH REQUIRED: 495SF / 14 SF/LF = 35 LF  
EFFECTIVE LEACHING AREA PROVIDED:  
(1) 40' long 60" wide trenches - 14 SF/LF X 40 LF = 560 SF PROVIDED
  - 100% RESERVE AREA REQUIRED AND PROVIDED.
  - A BENCH MARK MUST BE SET IN THE AREA OF THE SYSTEM PRIOR AT THE TIME OF CONSTRUCTION.

TEST CONDUCTED 11/6/2021 SCOTT ROAD  
TEST CONDUCTED BY ARNOLD CLARK P.E., MANAGER  
HATHAWAY FARM, LLC

PERK TEST 10.1  
PRE-SOAK: 10:15 AM HOLE DEPTH: 24" REFILL DRY HOLE: 12"  
11:15 AM

TIME	MEASUREMENT	DROP
11:25 AM	16.0"	-4"
11:35 AM	19.0"	-3"
11:45 AM	21.75"	-2.75"
11:55 AM	23.25"	-1.5"

RATE = 7.5" MIN PER INCH  
NO MLSS

PERK TEST 10.2  
PRE-SOAK: 10:05 AM HOLE DEPTH: 24" REFILL DRY HOLE: 12"  
11:10 AM

TIME	MEASUREMENT	DROP
11:20 AM	14.5"	-2.5"
11:30 AM	16.5"	-2"
11:40 AM	17.75"	-1.25"
11:50 AM	19.25"	-1.5"
12:00 NOON	21.0"	-1.75"

RATE = 1.25" MIN PER INCH  
NO MLSS

PERK TEST 9.1  
PRE-SOAK: 12:00 NOON HOLE DEPTH: 24" REFILL DRY HOLE: 12"  
1:15 PM

TIME	MEASUREMENT	DROP
1:25 PM	14.75"	-2.75"
1:35 PM	17.0"	-2.25"
1:45 PM	19.0"	-2.0"
1:55 PM	20.25"	-1.25"
2:05 PM	21.50"	-1.25"

RATE = 1.25" MIN PER INCH  
NO MLSS

PERK TEST 9.2  
PRE-SOAK: 12:05 PM HOLE DEPTH: 24" REFILL DRY HOLE: 12"  
1:20 PM

TIME	MEASUREMENT	DROP
1:30 PM	14.5"	-2.5"
1:40 PM	16.5"	-2"
1:50 PM	17.75"	-1.25"
2:00 PM	19.75"	-2"
2:10 PM	21.0"	-1.25"

RATE = 1.25" MIN PER INCH  
NO MLSS

Perk Test 8.1  
Pre-soak: 8:30 a.m. Hole Depth: 24" Refill dry hole: 12"  
9:15 a.m.

Time	Measurement	Drop
9:25 a.m.	18.0"	-3"
9:35 a.m.	20.0"	-2"
9:45 a.m.	22.0"	-2"
9:55 a.m.	24.0"	-2"

Rate = 1.5 min per inch NO MLSS

Perk Test 8.2  
Pre-soak: 8:30 a.m. Hole Depth: 24" Refill dry hole: 12"  
9:15 a.m.

Time	Measurement	Drop
9:25 a.m.	18.0"	-3"
9:35 a.m.	20.0"	-2"
9:45 a.m.	22.0"	-2"
9:55 a.m.	24.0"	-2"

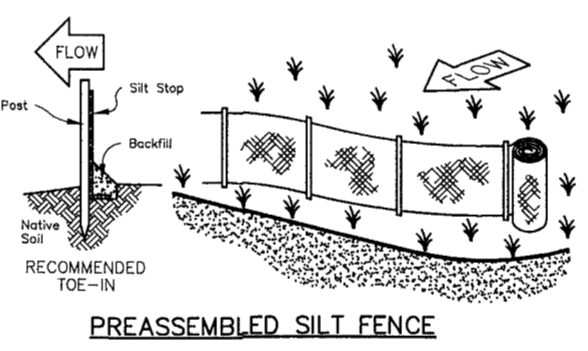
Rate = 1.5 min per inch NO MLSS

PRESENT: BRIDGED WHITE, D. HOLMES  
TP 10.01 DEPTH 73"  
0-4 LEAF LITTER & TS  
5-11 YR SANDY LOAM  
11-20 YR MED SANDY LOAM, ROCKY  
20-30 YR SANDY LOAM, ROCKY  
REDOX @ 65"  
ROOTS TO 54"

TP 10.02 DEPTH 81"  
0-3 LEAF LITTER & TS  
3-5 YR MED SANDY LOAM  
5-10 YR SANDY LOAM  
10-15 YR SANDY LOAM  
15-20 YR SANDY LOAM  
20-25 YR SANDY LOAM  
25-30 YR SANDY LOAM  
30-35 YR SANDY LOAM  
35-40 YR SANDY LOAM  
40-45 YR SANDY LOAM  
45-50 YR SANDY LOAM  
50-55 YR SANDY LOAM  
55-60 YR SANDY LOAM  
60-65 YR SANDY LOAM  
65-70 YR SANDY LOAM  
70-75 YR SANDY LOAM  
75-80 YR SANDY LOAM  
80-85 YR SANDY LOAM  
85-90 YR SANDY LOAM  
90-95 YR SANDY LOAM  
95-100 YR SANDY LOAM  
ROOTS TO 45"

TP 8.01 DEPTH 70" REFUSAL  
0-4 LEAF LITTER & TS  
5-11 YR SANDY LOAM  
11-20 YR MED SANDY LOAM  
20-30 YR SANDY LOAM  
30-35 YR SANDY LOAM  
35-40 YR SANDY LOAM  
40-45 YR SANDY LOAM  
45-50 YR SANDY LOAM  
50-55 YR SANDY LOAM  
55-60 YR SANDY LOAM  
60-65 YR SANDY LOAM  
65-70 YR SANDY LOAM  
70-75 YR SANDY LOAM  
75-80 YR SANDY LOAM  
80-85 YR SANDY LOAM  
85-90 YR SANDY LOAM  
90-95 YR SANDY LOAM  
95-100 YR SANDY LOAM  
ROOTS TO 37"

TP 8.02 DEPTH 71" REFUSAL  
0-4 LEAF LITTER & TS  
5-11 YR SANDY LOAM  
11-20 YR MED SANDY LOAM  
20-30 YR SANDY LOAM  
30-35 YR SANDY LOAM  
35-40 YR SANDY LOAM  
40-45 YR SANDY LOAM  
45-50 YR SANDY LOAM  
50-55 YR SANDY LOAM  
55-60 YR SANDY LOAM  
60-65 YR SANDY LOAM  
65-70 YR SANDY LOAM  
70-75 YR SANDY LOAM  
75-80 YR SANDY LOAM  
80-85 YR SANDY LOAM  
85-90 YR SANDY LOAM  
90-95 YR SANDY LOAM  
95-100 YR SANDY LOAM  
ROOTS TO 57"



SOIL EROSION & SEDIMENTATION CONTROL NOTES

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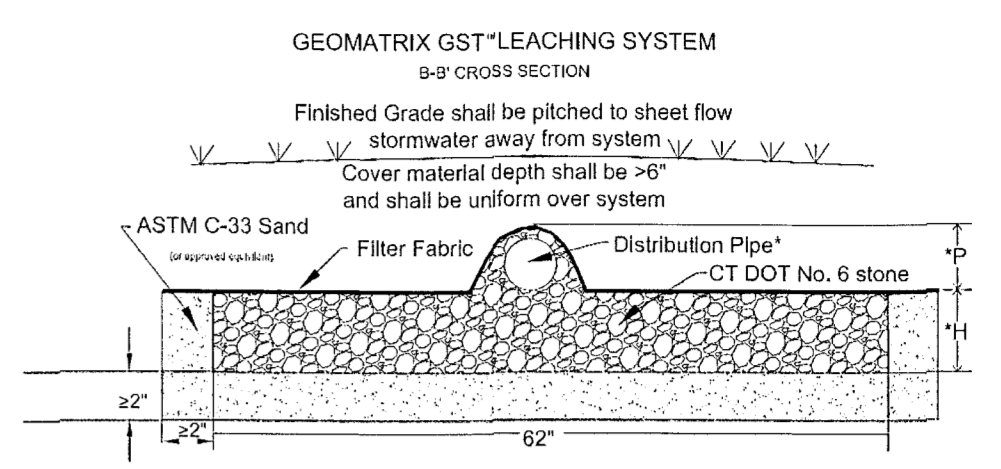
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\*H= 6" (GST6206) \*P= 2" - 5.5"  
12" (GST6212)  
18" (GST6218)  
24" (GST6224)  
30" (GST6230)  
36" (GST6236)

\*2" min. I.D., ASTM D-3034, SDR 35 pipe for gravity applications  
0.75" min. I.D., ASTM D-2665, SCH 40 PVC pipe for pressure applications

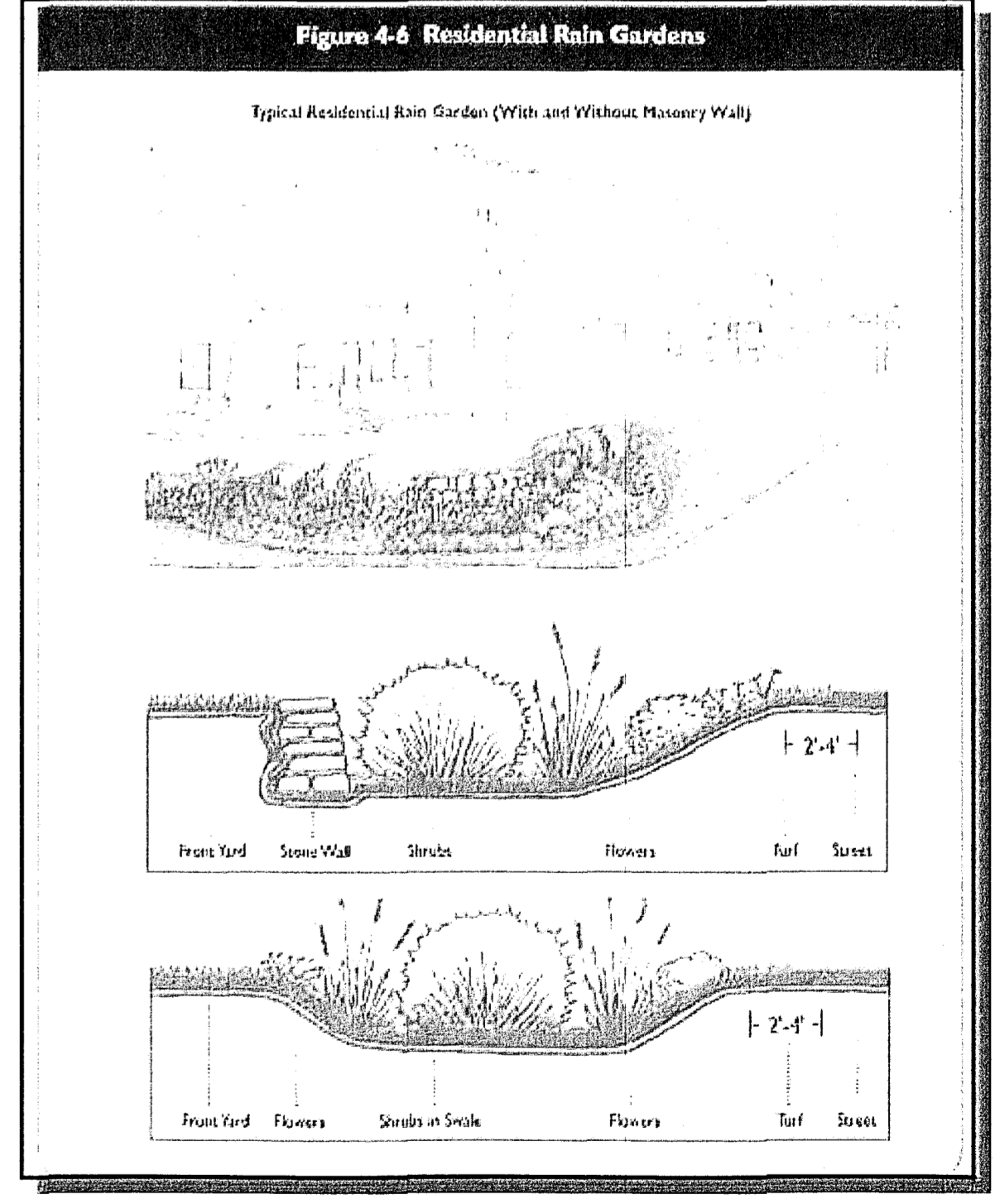
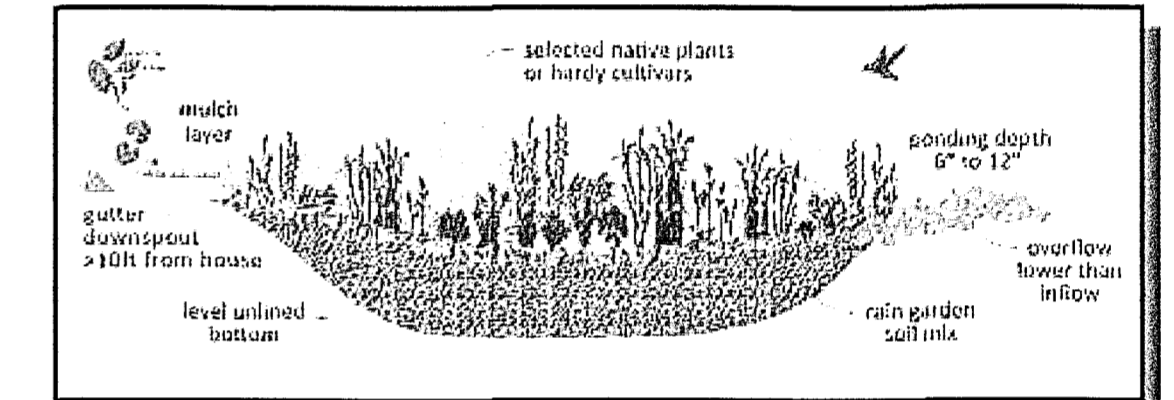
Rain Gardens

Water Quality Volume rainfall event 1" WQV rainfall

where:

P = design precipitation, inches (1" for water quality storm)  
A = drainage area (acres) roof area 2,400 sf >> 0.055 ac  
V = runoff volume CF  
V = (1"/12)R x 2400 sf = 200 CF

Rain Garden size 10-feet wide X 20-feet long x 1-foot deep = 200 CF  
Typical Roof Area 1,776 sf, required rain garden size 148 CF



STATE OF CONNECTICUT  
PROFESSIONAL ENGINEER  
No. 23200  
MAY ENGINEERING LLC  
1297 RT 163 Oakdale, CT 06370  
860 884-9671

HATHAWAY FARM SUBDIVISION PHASE I		SITE DEVELOPMENT PLAN	
PROPERTY OF EAST LYME TRUST, INC SCOTT ROAD EAST LYME CT		SCALE: 1" = 40' & as noted DATE: 07 DECEMBER 2022	
DESCRIPTION: LOT 3 LAYOUT PLAN	JOB NUMBER	SHEET	4 of 4