

LOCATION / COVER SHEET
LAKESIDE POINT SUBDIVISION
A CONSERVATION DESIGN DEVELOPMENT (CDD)

PROPERTY OF
PORT SIDE HOLDINGS, INC.
AND ENGLISH HARBOUR CAPITAL PARTNERS, LLC
TENANTS IN COMMON
EAST LYME, CT.

SHEET 1 OF 7

DATE: MARCH 22, 2023

SHEETS:

1. COVER & LOCATION
2. OVERALL PROPERTY LOCATION
3. PRELIMINARY SUBDIVISION AND LOT LAYOUT
4. SUBDIVISION DRAINAGE AND EROSION CONTROL
5. LOT #1 GRADING AND LAYOUT
6. LOT #2 GRADING AND LAYOUT
7. LOT #3 GRADING AND LAYOUT

THE OPEN SPACE DEDICATION ATTRIBUTABLE TO THE LAND DEPICTED ON THIS MAP IS HEREBY DEFERRED TO A LATER DATE WHEN SOME, OR ALL OF THE REMAINING LAND IS RE-SUBDIVIDED. AT SUCH A DATE, THE OPEN SPACE ATTRIBUTED TO THIS SUBDIVISION WILL BE COMBINED WITH THE OPEN SPACE DEDICATION(S) ATTRIBUTED TO THE REMAINING PORTION(S) OF THE ENTIRE TRACT IN A SIZE AND A LOCATION DETERMINED BY THE COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS.

**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

Received

JAN 13 2025

Town of East Lyme
 Land Use

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.

DATE	REVISION

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

John Paul Merein
 JOHN PAUL MEREEN
 TITLE: LAND SURVEYOR CT No. 18859
 DATE: MARCH 22, 2023

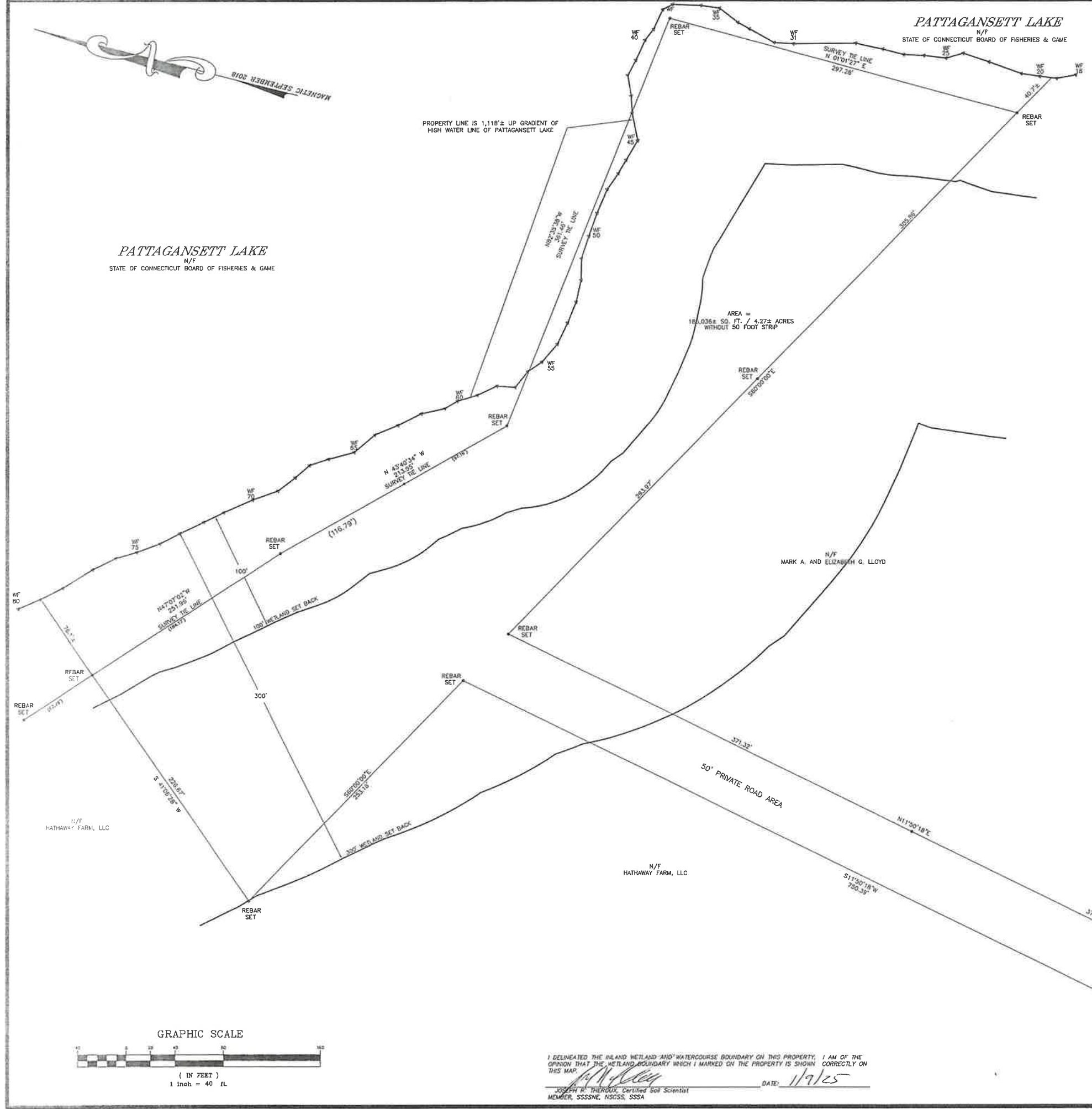


GERWICK - MEREEN L.L.C.
 191 BOSTON POST ROAD P.O. BOX 565
 EAST LYME, CONNECTICUT 06333
 TEL. (860)442-2201 FAX. (860)442-2205

PATTAGANSETT LAKE
N/F
STATE OF CONNECTICUT BOARD OF FISHERIES & GAME

PATTAGANSETT LAKE
N/F
STATE OF CONNECTICUT BOARD OF FISHERIES & GAME

- NOTES:**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300a-1 THROUGH 20-300a-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS T-3. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 2. BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION 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. AS DEPICTED ON FIRM MAP 090096-0476-G, THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
 4. MAP REFERENCES:
 - A. *PLAN SHOWING FIRST CUT- FREE SPLIT PROPERTY OF HATHAWAY FARM, LLC HATHAWAY ROAD, SCOTT ROAD & HERITAGE ROAD EAST LYME, CONNECTICUT SCALE: 1" = 200' DATE: AUGUST 30, 2022 GERWICK-MEREEN, LLC*



**PLAN SHOWING
PROPERTY OF
PORT SIDE HOLDINGS, INC
AND
ENGLISH HARBOUR CAPITAL PARTNERS, LLC
TENANTS IN COMMON
OFF HERITAGE ROAD
EAST LYME, CONNECTICUT**

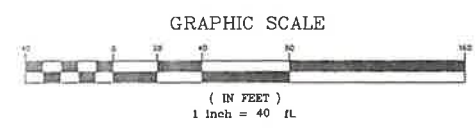
SCALE: 1" = 40'
DATE: MARCH 22, 2023 SHEET 2 OF 7



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

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."
John Paul Merein
JOHN PAUL MEREEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: MARCH 22, 2023

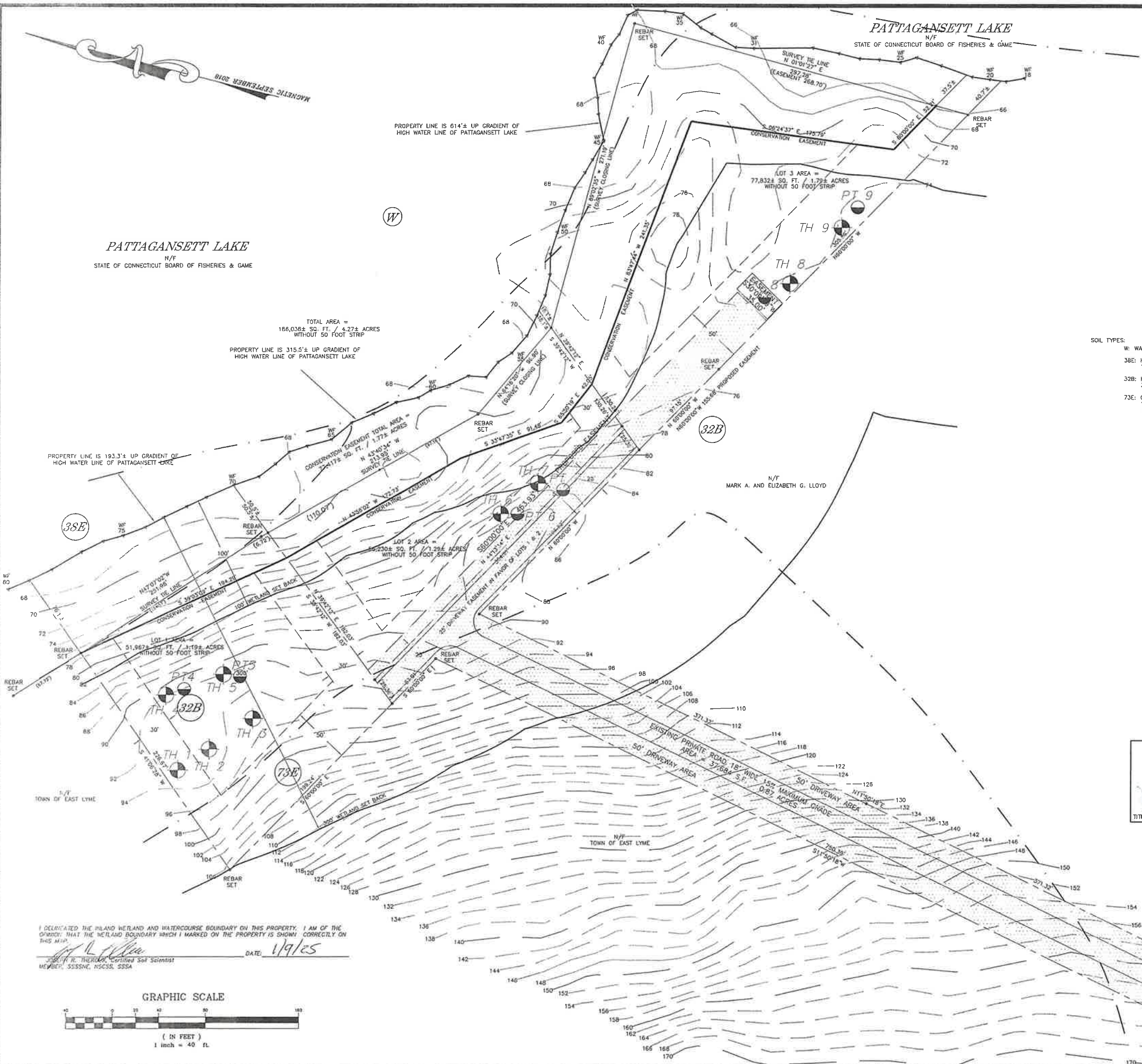
DATE	REVISION



I DELINEATED THE WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.
Joseph N. Theroux
JOSEPH N. THEROUX, Certified Soil Scientist
MEMBER, SSSSNE, NSCSS, SSSA DATE: 1/19/25

N/F
ROBERT H. JR & KAMI MASON

HERITAGE ROAD



- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS T-3. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 - BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION 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.
 - TOPOGRAPHY IS TAKEN FROM THE SC00G GIS SITE.
 - AS DEPICTED ON FIRM MAP 090096-0476-G, THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
 - MAP REFERENCES:
 - "PLAN SHOWING FIRST CUT - FREE SPLIT PROPERTY OF HATHAWAY FARM, LLC HATHAWAY ROAD, SCOTT ROAD & HERITAGE ROAD EAST LYME, CONNECTICUT SCALE: 1" = 200' DATE: AUGUST 30, 2022 GERWICK-MEREEN, LLC"
 - PRIOR TO LOT DEVELOPMENT ALL SITE PLANS SHALL BE APPROVED BY EAST LYME INLAND WETLANDS AGENCY AND LEDGE LIGHT HEALTH DISTRICT.
 - THIS PRIVATE STREET WILL NOT BE OWNED BY THE TOWN OF EAST LYME. ALL MAINTENANCE, REPAIR AND SERVICES SUCH AS SNOW REMOVAL, SANDING, AND SWEEPING OF THE STREET WILL BE THE RESPONSIBILITY OF THE ADJOINING LAND OWNERS.
 - THE TOWN OF EAST LYME SHALL NOT BE RESPONSIBLE FOR THE INITIAL COST, MAINTENANCE FEES, OR UTILITY BILLS ASSOCIATED WITH ALL STREET SIGN OR STREET LIGHTS LOCATED ON A PRIVATE ROAD ADJACENT TO AND SERVING A PRIVATE ROAD.

LEGEND

- SOIL TYPES:**
- W: WATER
 - 38E: HINKLEY, GRAVELLY LOAM 15 TO 40% SLOPES
 - 32B: HAVEN AND ENFIELD 3 TO 8% SLOPES
 - 73E: CHARLTON-CHATRIELS COMPLEX 15 TO 45% SLOPES VERY ROCKY
- PROPERTY LINE**
- REBAR FOUND ○ RB FND
 - REBAR OR DRILL HOLE TO BE SET ○
 - EDGE OF WETLANDS & FLAG
 - SOIL LINE AND TYPE

PLAN SHOWING
 PRELIMINARY SUBDIVISION
 PROPERTY OF
 PORT SIDE HOLDINGS, INC
 AND
 ENGLISH HARBOUR CAPITAL PARTNERS, LLC
 TENNANTS IN COMMON
 OFF HERITAGE ROAD
 EAST LYME, CONNECTICUT

SCALE: 1" = 40'
 DATE: MARCH 22, 2023 SHEET 3 OF 7



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

John Paul Merreen
 JOHN PAUL MERREEN
 TITLE: LAND SURVEYOR CT No. 18859
 DATE: MARCH 22, 2023



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

DATE	REVISION

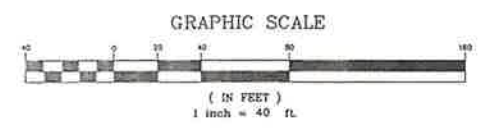
N/F
 ROBERT H. JR & KAMI MASON

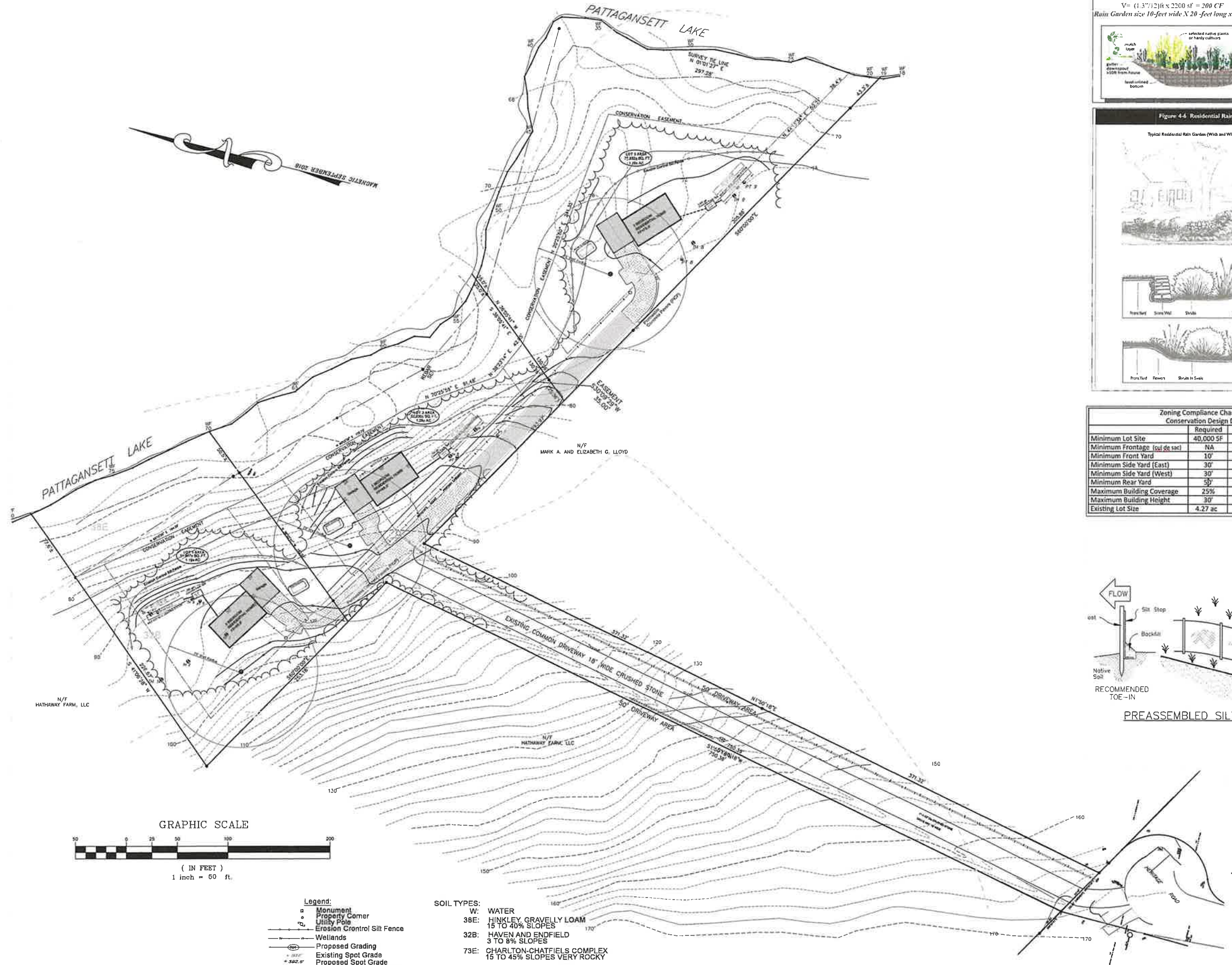
PROPERTY LINE IS 193.3'± UP GRADIENT OF HIGH WATER LINE OF PATTAGANSETT LAKE

TOTAL AREA = 166,036± SQ. FT. / 4.27± ACRES WITHOUT 50 FOOT STRIP
 PROPERTY LINE IS 315.5'± UP GRADIENT OF HIGH WATER LINE OF PATTAGANSETT LAKE

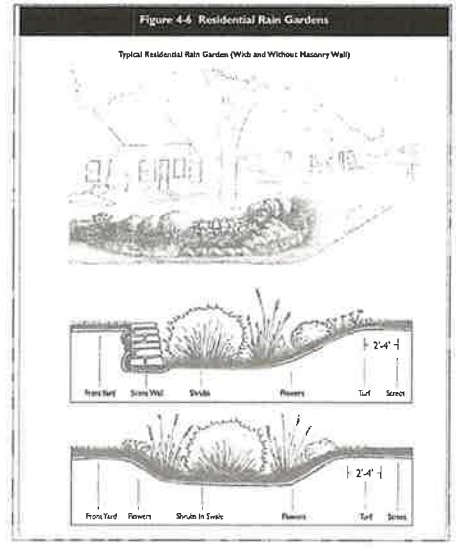
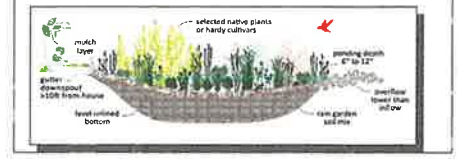
I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

John R. Theriot
 JOHN R. THERIOT, Certified Soil Scientist
 MEMBER, SSSSNE, NCSSE, SSSA
 DATE: 1/9/25



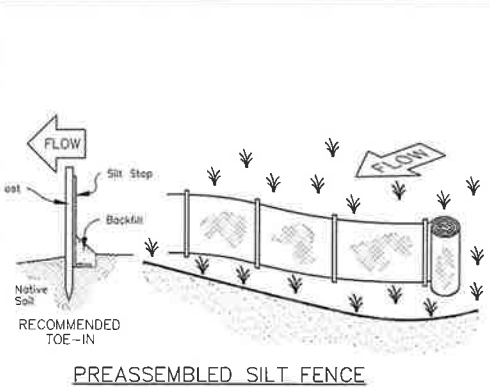


Rain Gardens
 Water Quality Volume rainfall event 1.3" WQV rainfall
 where:
 P = design precipitation, inches (1.3" for water quality storm)
 A = drainage area (acres) roof area 2,200 sf \approx 0.045 ac
 V = runoff volume CF
 $V = (1.3"/12)ft \times 2200 sf = 230 CF$
 Rain Garden size 10-foot wide X 20-foot long x 1'-3"- deep = 250CF

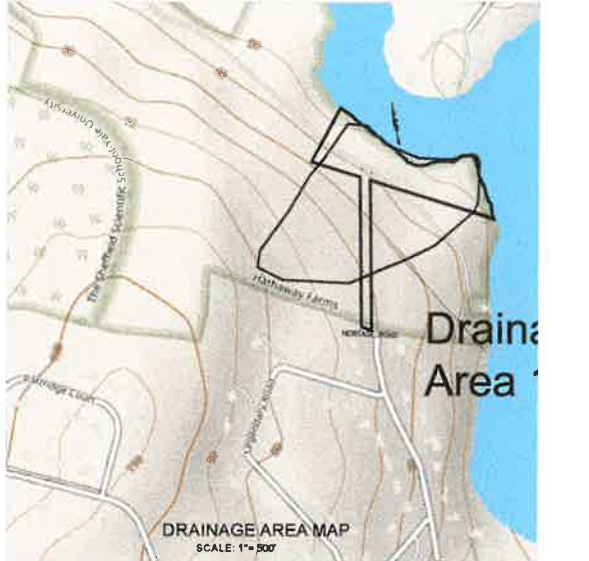


Zoning Compliance Chart Zone = RU40
 Conservation Design Development

	Required	Lot 1	Lot 2	Lot 3
Minimum Lot Site	40,000 SF	51,967 SF	52,230 SF	77,832 SF
Minimum Frontage (contiguous)	NA			
Minimum Front Yard	10'	65'	94'	54'
Minimum Side Yard (East)	30'	37'	159'	153'
Minimum Side Yard (West)	30'	80.4'	66'	125'
Minimum Rear Yard	50'	14.4'	100'	104'
Maximum Building Coverage	25%	4.6%	8.7%	1.7%
Maximum Building Height	30'	<30'	<30'	<30'
Existing Lot Size	4.27 ac	1.19 ac	1.29 ac	1.79 ac



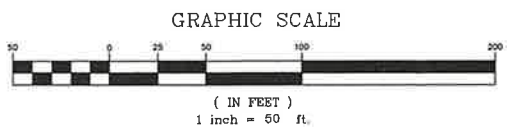
PREASSEMBLED SILT FENCE



SITE DESCRIPTION:
 The site is a 4.27-acre parcel located on the northern end of Heritage Rd and along the southwest shoreline of Pattagansett Lake in the Town of East Lyme, CT. The existing parcel is an undeveloped wooded parcel that has mature deciduous trees and several small grassed areas. The parcel has average slopes ranging from 5% to 15%. There is an existing gravel driveway that provides access to the proposed three lots. The soil type is primarily a hydric soil group B consisting of HINCKLEY - GRAVELLY LOAM, CHARLTON CHATFIELD and HAVEN AND ENDFIELD gravelly sandy loam. The soil types were evaluated for their permeability and have a moderate to high infiltration rate, referencing the USDA National Resource Conservation Service Soil Survey for this parcel.
 The existing parcel contains no Directly Connected Impervious Areas (DCIA) that convey stormwater. All stormwater flows from the western side of the parcel and then into Pattagansett Lake. The existing gravel driveway directs flow from the western side of the parcel, traveling northeast towards the property line. The existing gravel drive has a ditch on each side that helps stormwater channelization and infiltration. Existing conditions are verified after several large rainfalls in the spring and summer of 2024. After these rainfall events, an on-site inspection noted very little migration of fines, or scale channelization that resulted in little evidence of soil erosion. This further demonstrates that the onsite soil has a high infiltration capacity and the soil conditions at the site are stable.
 The proposed three-lot subdivision design will have approximately 0.88 ac of disturbance for the 4.27 ac parcel. The drainage area for the 4.27 ac parcel is contained in a 13.85 ac sub-catchment drainage area. HydroCAD Stormwater modeling software using Soil Conservation Service (SCS) methods was used to develop an unattenuated/untreated stormwater conditions, which were then compared to proposed/developed conditions.
 Water quality volumes (WQV), Required Retention Volumes (RRV), Water Quality Flow (WQF) and pollutant reduction BMPs are evaluated and accomplished by the implementation of stormwater infiltration and retention devices to achieve the required 80% reduction in total suspended solids (TSS) and pollutant reduction. Stormwater from roof drains will be discharged to rain gardens designed to infiltrate stormwater to reduce WQV and WQF. Permeable Interlocking Concrete Pavers (PICP) are incorporated in the driveway design to provide stormwater infiltration, storage and treatment to attainable stormwater volumes and provide pollution reduction. Stormwater estimates have been modeled and estimated to attain sufficient reduction of stormwater WQV.

DESIGN METHODOLOGY AND EVALUATION
 The existing 4.27 ac site as proposed, consists of three parcels (Lot #1: 1.19 ac, Lot #2: 1.29 ac & Lot #3: 1.79 ac) of proposed developed areas which contain 9,300 sq ft (0.21 ac) permeable driveway and 8,810 sq ft (0.20 ac) of roof/impervious area, and 80,280 sq ft (1.84 ac) of grassed lawn area. The remaining 116,508 sq ft (2.67 ac) is undisturbed woodlands.
 Stormwater discharges from roofs are diverted to rain gardens sized to accommodate 730 cf (0.0167 ac-ft) of WQV removal. PICP as designed provides 22,800 gal (2940 cf) of storage/infiltration, combined with the rain garden volume for a total of 27,400 gal (3627 cf) of WQV treatment/infiltration of stormwater. The stormwater treatment design methodology is in excess of the Required Retention Volume (RRV) for this site, which is calculated to be 0.098 ac-ft or 3095 cf (22,478 gal).
 The Permeable Interlocking Concrete Pavers (PICP) provide stormwater BMPs, specifically stormwater infiltration that is designed to retain stormwater and provide treatment and peak runoff attenuation. PICP provides dual functions, including retention (volume reduction), groundwater recharge, treatment, and stormwater quantity control.
 PICP provides pollutant removal of:
 • Sediments - High (includes sediment-bound pollutants)
 • Phosphorus - Moderate
 • Nitrogen - Moderate
 • Bacteria - High
 Summary
 The proposed subdivision plan as designed has incorporated stormwater BMPs and retention practices to mitigate stormwater impacts. Water Quality Volumes and Required Retention Volumes are achieved and incorporated with standard design practices that are within parameters of the existing site conditions using standard stormwater design Best Management Practices (BMPs) (Stormwater Design Manual). The proposed Heritage Rd Subdivision - Lake Shore Point has an overall stormwater reduction of 14% in peak runoff attenuation and exceed WQV requirements.

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 repaired to insure silt fence integrity to stop silt migration off site.
 Unnecessary clearing of any vegetation or ground cover will be avoided. Any disturbed areas 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 1/2 by Wt. Lbs./Ac.
 Red Fescue 75-100
 Colonial Bentgrass-Easter 5
 Perennial Ryegrass 5
 Birdfoot Trefoil-Emple 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 downstream flows.
 Less than (1/2) of an acre of disturbance is proposed for each lot on this site plan.



- Legend:**
- Monument
 - Property Corner
 - Utility Pole
 - Erosion Control Silt Fence
 - Wellands
 - Proposed Grading
 - Existing Spot Grade
 - Proposed Spot Grade
 - Stormwater Flow Direction

- SOIL TYPES:**
- W: WATER
 - 38E: HINCKLEY, GRAVELLY LOAM 15 TO 40% SLOPES
 - 32B: HAVEN AND ENDFIELD 3 TO 8% SLOPES
 - 73E: CHARLTON-CHATFIELD'S COMPLEX 15 TO 45% SLOPES VERY ROCKY

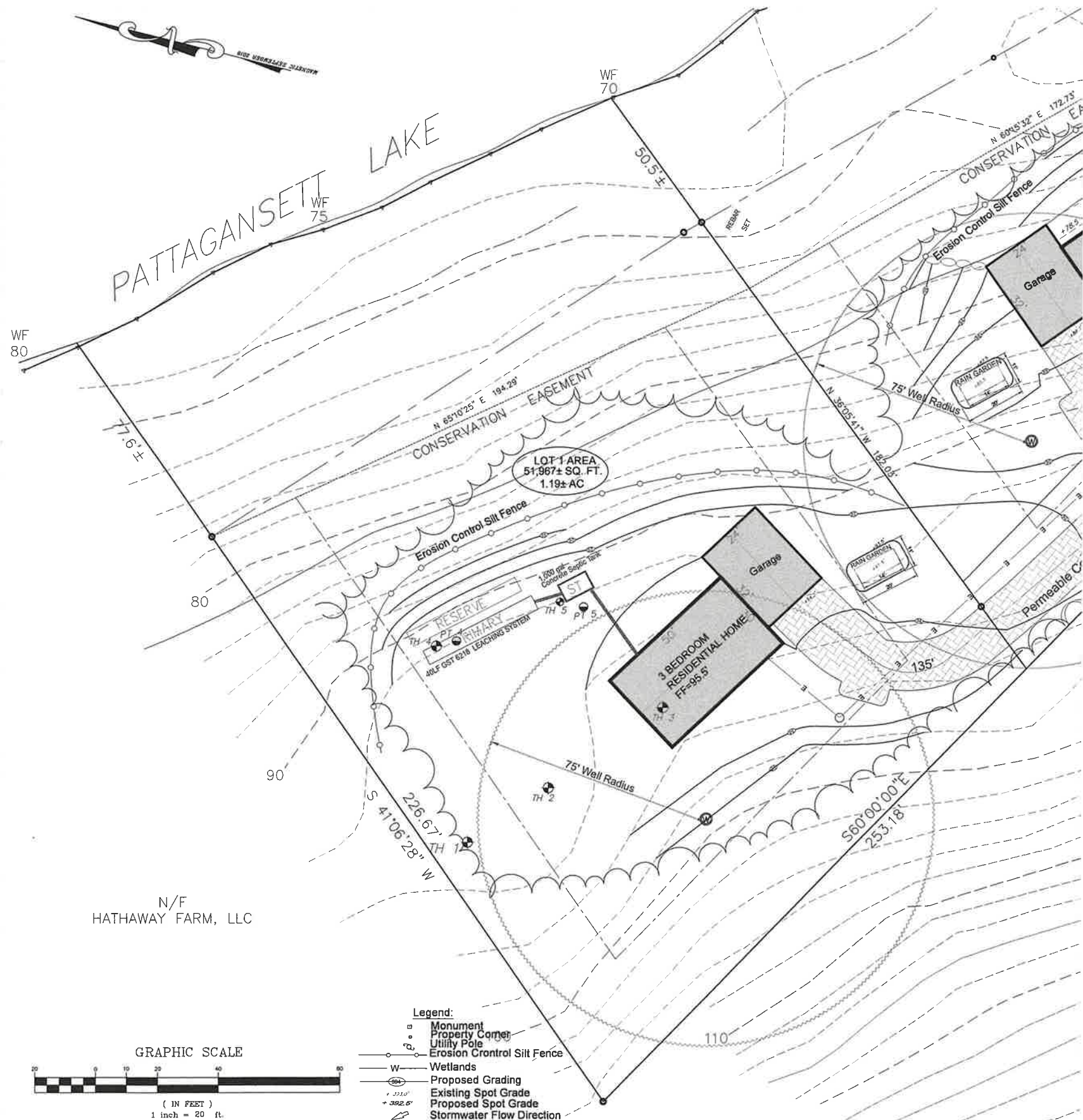


Timothy May, PE

PLAN SHOWING
 PROPERTY OF
 PORTSIDE HOLDINGS, INC
 AND
 ENGLISH HARBOR CAPITAL PARTNERS, LLC
 TENANTS IN COMMON
 HERITAGE ROAD
 EAST LYME, CONNECTICUT
 SUBDIVISION DRAINAGE
 EROSION CONTROL PLAN

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

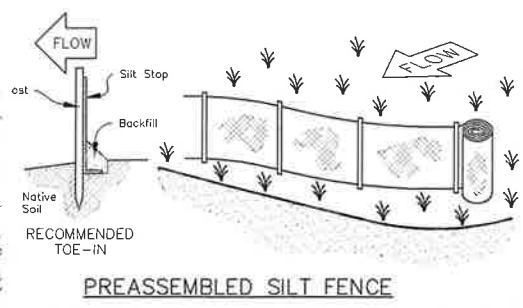
LAKE SHORE POINT SUBDIVISION
 SCALE: 1"=50'
 DATE: 06 JAN 2025
 JOB NUMBER SHEET
 4 of 7



**LOT 1
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 = RESTRICTIVE LAYER < 60" MLSS NOT REQUIRED
FF = 1.5 THREE BEDROOM HOME
PF = 1.0 PERC. RATE UP TO 10MIN./INCH
- 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.

- Danielle Holmes, REHS/RS
Senior Sanitarian
Ledge Light Health District
Dec 2, 2024
- TP1 depth 37'-48" (greater depth towards lake/ north end of pit)
*Not suitable due to ledge <4"
0-3" Leaf litter & topsoil
3-30" Orange brown sandy loam
30-37/48" Yellow brown sand & gravel (40%) w/rocks
Ledge/refusal @ 37"
No GW
No apparent redox
Roots to 31"
 - TP2 depth 97"
0-3" Leaf litter & topsoil
3-40" Yellow brown very fine sandy loam
40-97" Yellow brown medium coarse sand & gravel (40%)
No GW
No apparent redox
Roots to 38"
 - TP3 depth 80"
0-7" Leaf litter & topsoil
7-28" Yellow brown fine silty loam
28-80" Yellow brown medium coarse sand & gravel (40%) w/rocks
Ledge/refusal @ 80"
No GW
No redox
Roots to 41"
 - TP4 depth 87"
0-2" Leaf litter & topsoil
2-18" Orange brown sandy loam w/stones
18-87" Yellow brown medium coarse sand & gravel (40%) w/rocks
Ledge/refusal @ 87"
No GW
No apparent redox
Roots to 22"
 - TP5 depth 82"
0-5" Leaf litter & topsoil
5-18" Orange brown fine sandy loam
18-82" Yellow brown coarse sand & gravel (65%), rocky
Ledge/refusal @ 82"
No GW
No apparent redox
Roots to 26"



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 repaired 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 downstream flows.

Less than (1/2) of an acre of disturbance is proposed for each lot.

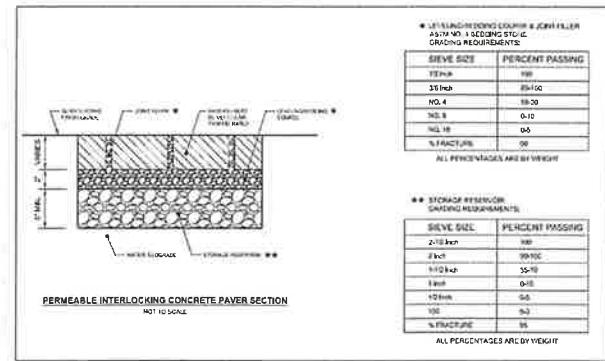
Perc Testing on: 12/13/24
PERCOLATION TEST DATA
GERWICK-MEREEN LLC

PT: 4
DEPTH: 27"

Time	Measure (in)	DROP (in)	RATE (min/in)
10:44:00 AM	10 3/4	-	-
10:49:00 AM	19 1/8	8-3/8	0.6
10:54:00 AM	22 1/2	3-1/8	1.6
10:59:00 AM	24 3/4	2-1/2	2.2
11:04:00 AM	DRY		

PT: 5
DEPTH: 24"

T. DROP (in)	RATE (in)	(min/in)
10:05	12 7/8	-
10:15	18 1/2	2 1/4
10:35	20 3/8	1 7/8
10:45	22 7/8	2 1/2
10:55	DRY	



Timothy May, PE
 State of Connecticut Professional Engineer
 No. 23200
 Date: 2025-01-28 20:59:21
 Civil Engineer - P.E. No. 975

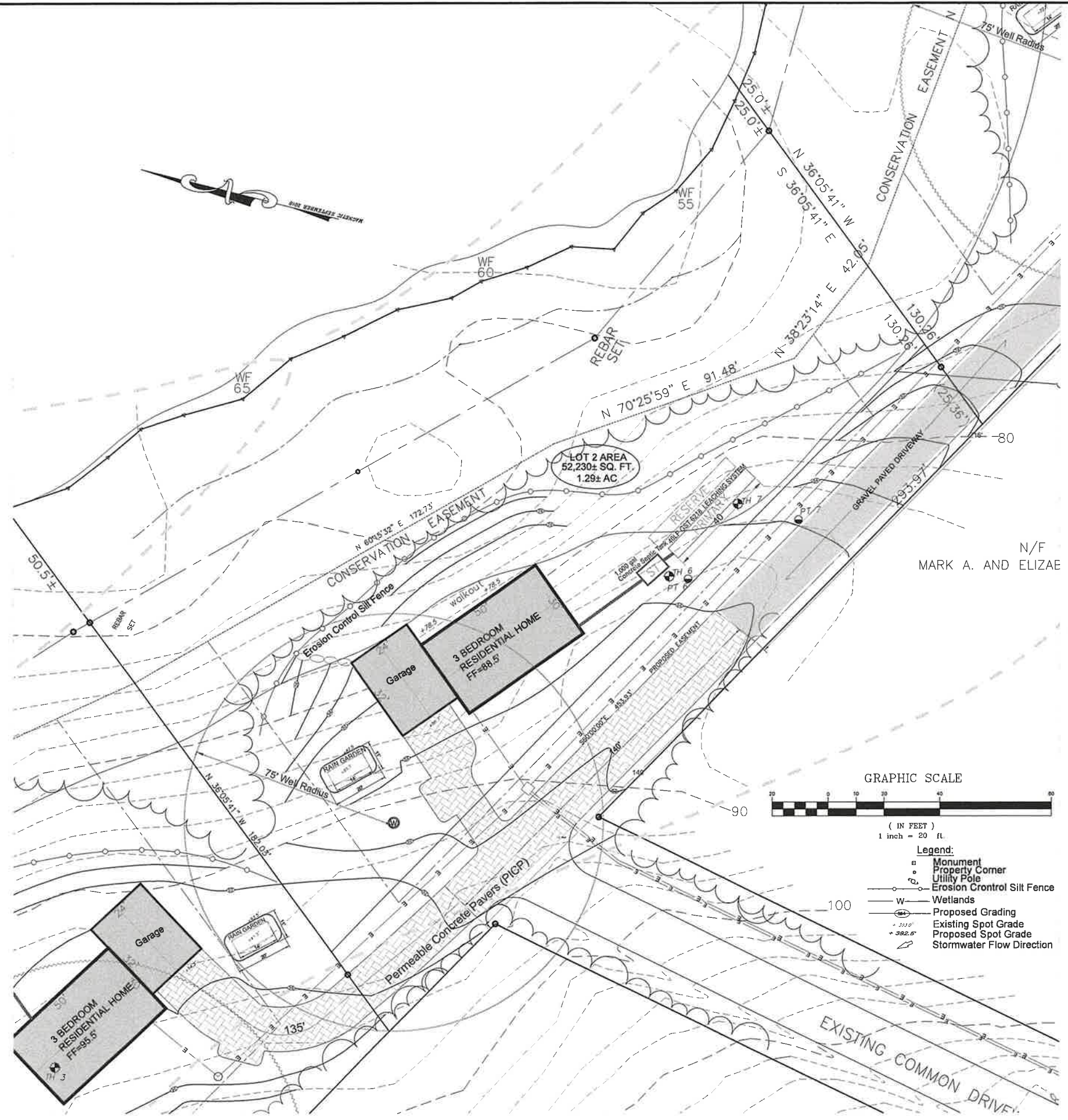
PLAN SHOWING
PROPERTY OF
PORTSIDE HOLDINGS, INC
AND
ENGLISH HARBOR CAPITAL PARTNERS, LLC
TENANTS IN COMMON
HERITAGE ROAD
EAST LYME, CONNECTICUT

Lot #1
Grading and Layout Plan

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

LAKE SHORE POINT SUBDIVISION
SCALE: 1"=20'
DATE: 06 JAN 2025

JOB NUMBER	SHEET
	5 of 7



Danielle Holmes, REHS/RS
Senior Sanitarian
Ledge Light Health District
Dec 2, 2024

TP6 depth 70"
0-4" Leaf litter & topsoil
4-32" Orange to yellow brown very fine sandy loam
32-70" Yellow brown coarse sand & gravel (50%) w/rocks
No GW
No apparent rodex
Roots to 38"

TP7 depth 85"
0-4" Leaf litter & topsoil
4-23" Orange brown coarse sandy loam w/gravel
23-85" Yellow brown layers of coarse stratified sand & gravel (40%) w/rocks
NOTE: 23-44" was a layer of medium sand, mottled
Ledge/light @ 50"
No GW
No apparent rodex
Roots to 32"

Peric Testing on: 12/13/24
PERCOLATION TEST DATA
GERWICK-MERREEN LLC

PT: 6
DEPTH: 28"

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
10:09	16 1/2	1	1.57
10:18	23	6 1/2	3.20
10:29	26 1/2	3 1/2	
10:38	DRY		
10:49			

PT: 7
DEPTH: 28"

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
11:10	20 1/2	1	0.33
11:11	23	3	0.57
11:12	25 1/2	1 1/2	0.53
11:13	27 1/2	1 1/2	
11:14	DRY		

LOT 2
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 = RESTRICTIVE LAYER < 60" MLSS NOT REQUIRED
FF = 1.5 THREE BEDROOM HOME
PF = 1.0 PERC. RATE UP TO 10MIN/INCH
- 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.

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 repaired 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.

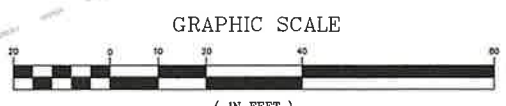
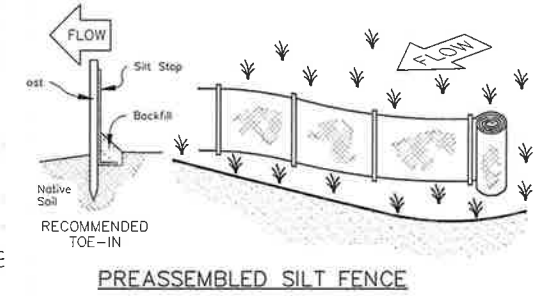
Seed Mixture	Seeding Rate	% by Wt. Lbs./Ac.
Red Fescue	75	100
Colonial Bentgrass-Exeter	5	
Perennial Ryegrass	5	
Birdsfoot Trefoil-Empire	15	

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

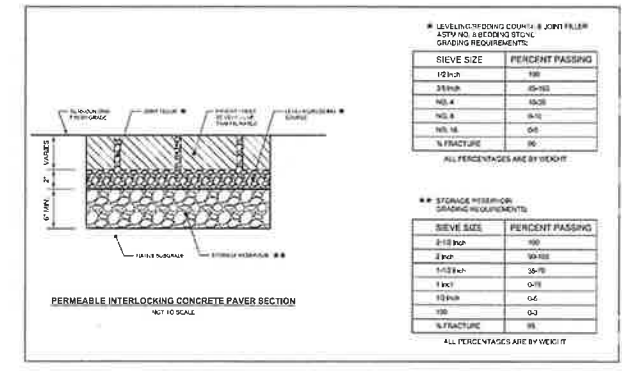
All suitable material excavated for roadway construction to be used elsewhere on site. Unsuitable material will be removed from the site and deposited in a suitable location.

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

Less than (1/2) of an acre of disturbance is proposed for each lot.



- Legend:
- Monument
 - Property Corner
 - Utility Pole
 - Erosion Control Silt Fence
 - Wetlands
 - Proposed Grading
 - Existing Spot Grade
 - Proposed Spot Grade
 - Stormwater Flow Direction



PLAN SHOWING
PROPERTY OF
PORTSIDE HOLDINGS, INC
AND
ENGLISH HARBOR CAPITAL PARTNERS, LLC
TENANTS IN COMMON
HERITAGE ROAD
EAST LYME, CONNECTICUT

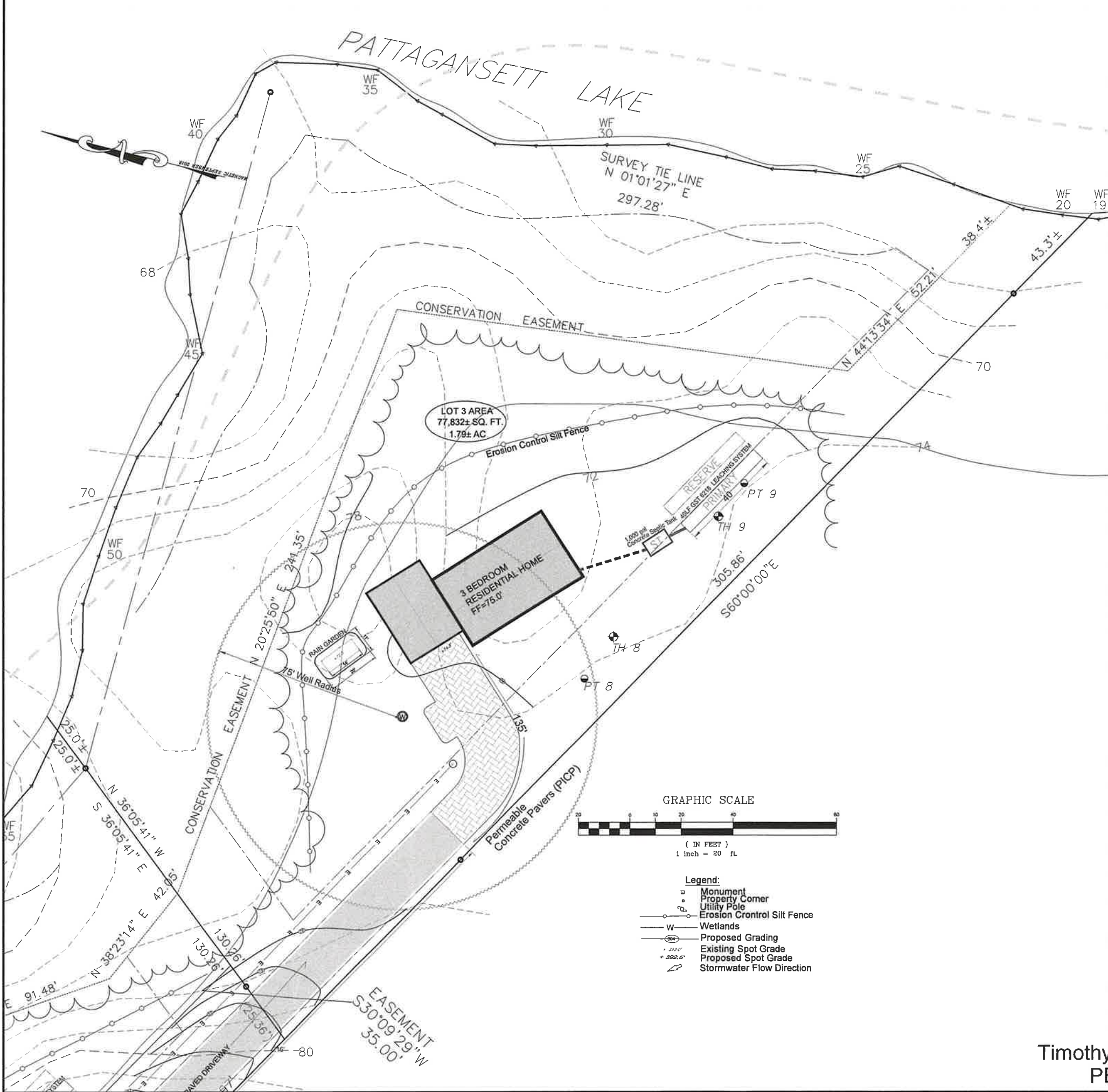
Lot # 2
Grading and Layout Plan

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

**LAKE SHORE POINT
SUBDIVISION**

SCALE: 1"=20'
DATE: 06 JAN 2025

JOB NUMBER	SHEET
	6 of 7



Danille Holmes, REHS/RS
Senior Sanitarian
Ledge Light Health District
Dec 2, 2024

TP-8 depth 80"
0-5" Leaf litter & topsoil
5-27" Orange brown fine sandy loam
27-80" Yellow brown layers of coarse stratified sand & gravel (45%)
NOTE: 27-48" was a layer of medium coarse sand, mottled
Ledge/refusal @ 80"
No GW
No apparent redox
Roots to 44"

TP-9 depth 88"
0-5" Leaf litter & topsoil
5-21" Orange brown fine sandy loam
21-88" Yellow brown medium coarse sand & gravel (95%)
Ledge/refusal @ 88"
No GW
No apparent redox
Roots to 21"

Percolation Test on: 12/13/24
PERCOLATION TEST DATA
GERWICK-MBREEN LLC

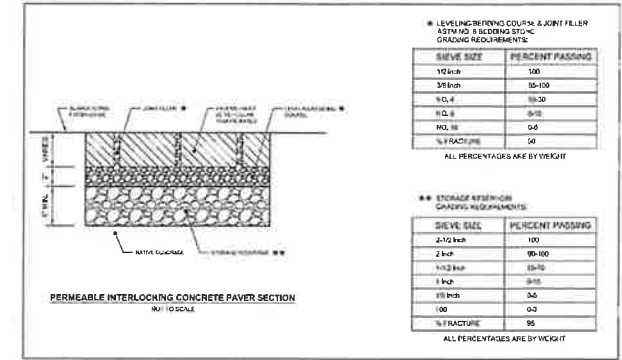
PT: 8
DEPTH: 27"

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
11:35	18 1/2	2	2.60
11:40	18 1/2	2	2.60
11:50	21 1/2	3	3.33
12:00	23 1/2	2	5.00
12:10	25 1/2	1 1/2	5.33
12:20	DRY		

PT: 9
DEPTH: 28"

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
11:53	14 1/2	--	2.29
12:03	19 1/2	4 1/2	3.20
12:13	22 1/2	3 1/2	5.71
12:23	24 1/2	1 1/2	5.33
12:33	25 1/2	1 1/2	5.33
12:43	DRY		

- LOT 3
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 = RESTRICTIVE LAYER < 60" MLSS NOT REQUIRED
FF = 1.5 THREE BEDROOM HOME
PF = 1.0 PERC. RATE UP TO 10MIN/INCH
 - 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 80" 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.



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 repaired 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.

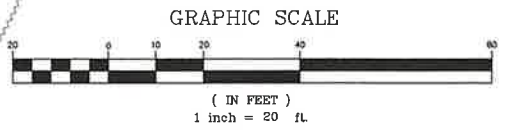
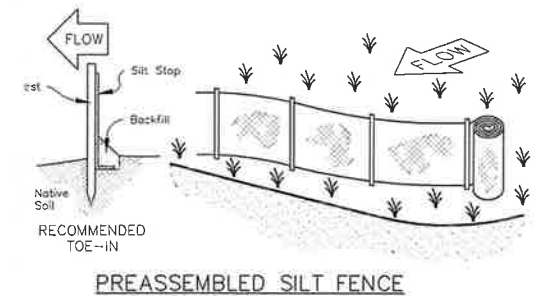
Seed Mixture Seeding Rate	% by Wt. Lbs./Ac.
Red Fescue	75-100
Colonial Bentgrass-Exeter	5
Perennial Ryegrass	5
Birdsfoot Trefoil-Empire	15

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 downstream flows.

Less than (1/2) of an acre of disturbance is proposed for each lot.



- Legend:**
- Monument
 - Property Corner
 - Utility Pole
 - Erosion Control Silt Fence
 - W Wetlands
 - Proposed Grading
 - Existing Spot Grade
 - Proposed Spot Grade
 - Stormwater Flow Direction

Timothy May, PE
No. 23200
Date: 2025-01-06 20:44:11
Foss PhantomPDF Version: 9.7.5



PLAN SHOWING
PROPERTY OF
PORTSIDE HOLDINGS, INC
AND
ENGLISH HARBOR CAPITAL PARTNERS, LLC
TENANTS IN COMMON
HERITAGE ROAD
EAST LYME, CONNECTICUT
Lot #3
Grading and Layout Plan

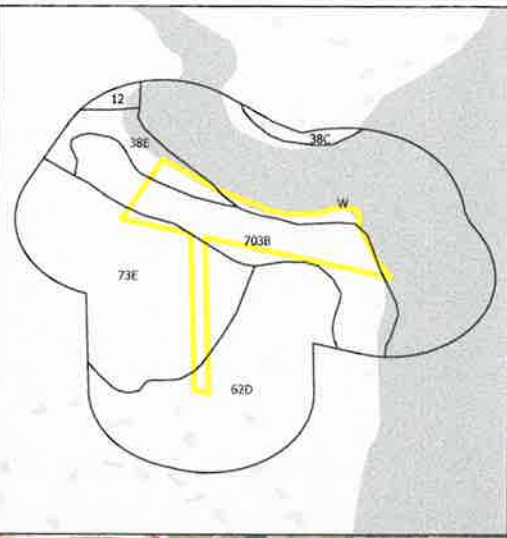
May Engineering LLC
Civil Engineering and Site Planning
1297 RT 163 Oakdale, CT 06370
860 884-9671

**LAKE SHORE POINT
SUBDIVISION**

SCALE: 1"=20'
DATE: 06 JAN 2025

JOB NUMBER	SHEET
	7 of 7

- i. Vertical Aerial Photo - Provided
- ii. Topography - Shown at 5' intervals given scale requirements. See site plan for topography at 2' intervals.
- iii. Wetlands - None Exist
- iv. Vegetative Cover Conditions - See design report
- v. Soils Series Types and Phases - See inset soils map
- vi. Ridgeline and Watershed Boundaries - None exist
- vii. Viewshed Analysis - Public roads are the only condition that apply to this property. Current conditions are undeveloped vegetation primarily Oak and Mountain Laurel
- viii. Geological Formation - None exist
- ix. Existing Man-Made Features - Private road
- x. Historical Significant Sites or Structures - None exist
- xi. Location of Trails in Public Use - None exist
- xii. Easements/Other Encumbrances - Access easement in favor of Mark and Elizabeth Lloyd (assessors map 35 lot 24)



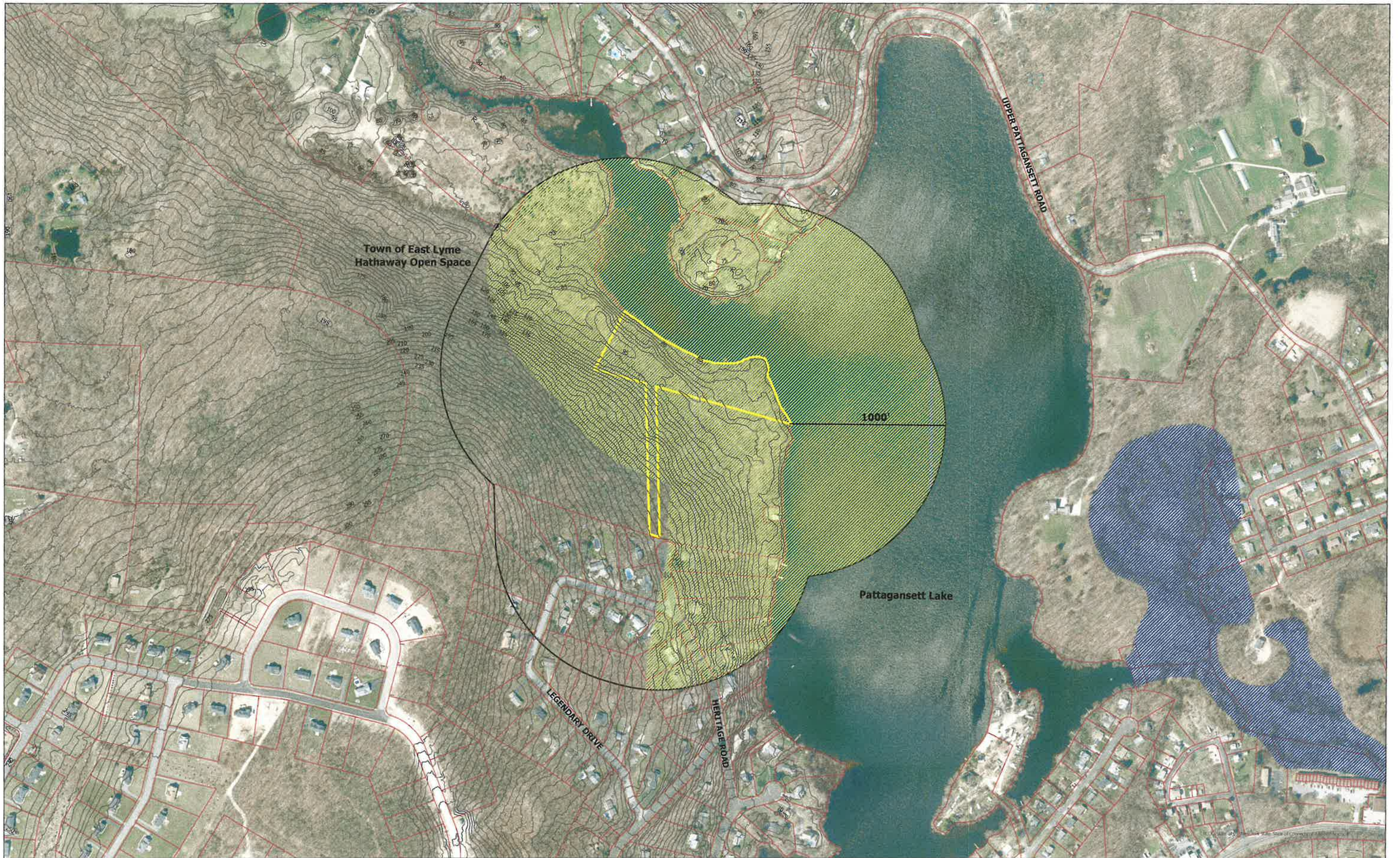
Property Owners:
 Port Side Holdings &
 English Harbor Capital Partners LLC
 207 Clarendon Ave
 Southport, NC 28461

Natural and Cultural Resources Site Analysis Map
 Heritage Road Subdivision
 Assessors Map 35 Lot 23-1
 Scale: 1" = 200'
 Area: 6.0 Acres

Legend

- Subject Parcel
- 5 FT Contours
- 500 Ft Radius Around Property

N



Property Owners:
 Port Side Holdings &
 English Harbor Capital Partners LLC
 207 Clarendon Ave
 Southport, NC 28461

Site Context Map
 Heritage Road Subdivision
 Assessors Map 35 Lot 23-1
 Scale: 1" = 200'
 Area: 6.0 Acres

Legend

- Subject Parcel
- 1000 Ft Radius Around Property
- 5 Ft Contours
- Natural Diversity Database
- AE Flood Zone

