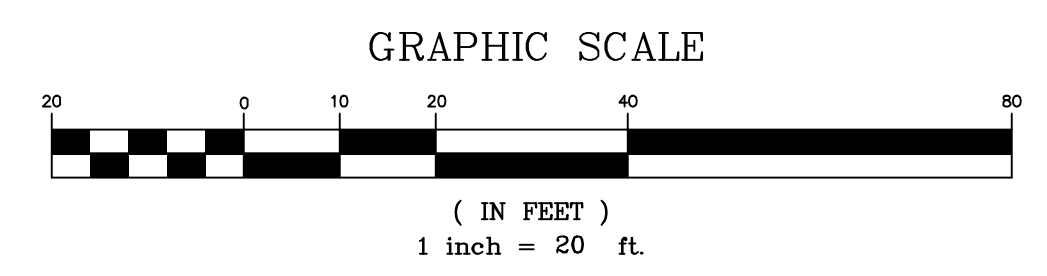
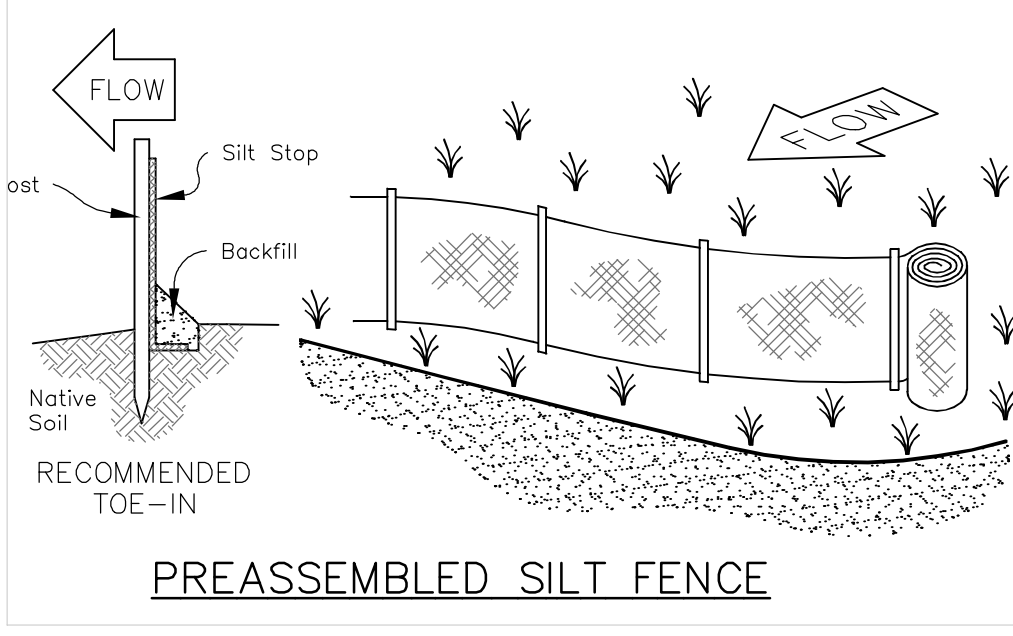


N/F HATHAWAY FARM, LLC



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



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.

SIEVE SIZE	PERCENT PASSING
1/2 inch	100
3/8 inch	85-100
NO. 4	15-30
NO. 8	5-10
NO. 10	0-5
% FRACTURE	90

ALL PERCENTAGES ARE BY WEIGHT

SIEVE SIZE	PERCENT PASSING
2-1/2 inch	100
2 inch	90-100
1-1/2 inch	35-70
1 inch	5-15
1/2 inch	0-5
100	0-3
% FRACTURE	95

ALL PERCENTAGES ARE BY WEIGHT

LOT 1 SANITARY DESIGN CRITERIA

- 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 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
- D. 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
- E. 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" sloping (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
5-16" Orange brown fine sandy loam
16-82" Yellow brown coarse sand & gravel (65%) rocky
Ledge/refusal @ 82"
No GW
No apparent redox
Roots to 26"

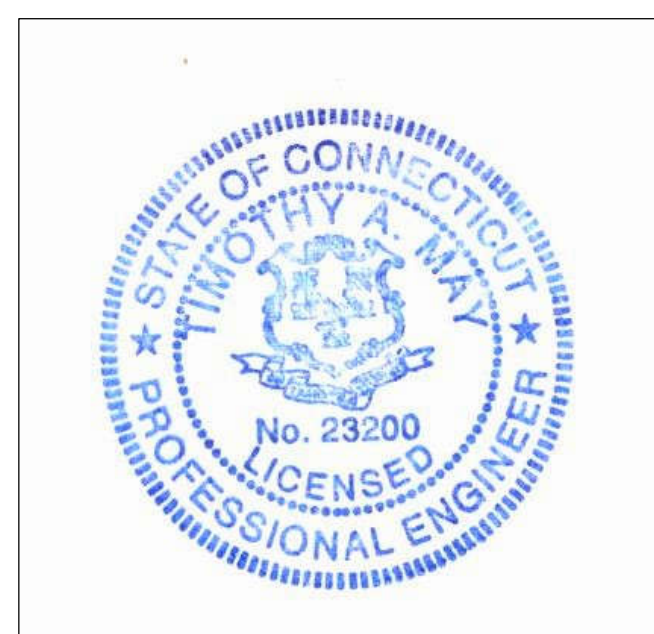
Perc Testing on: 12/13/24
PERCOLATION TEST DATA
GERWICK-MEREEEN LLC

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 (min/in)
10:05	12 7/8
10:15	18 1/2
10:35	20 3/8
10:45	22 7/8
10:55	DRY



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 Rev 03/05/2025
JOB NUMBER SHEET
5 of 7