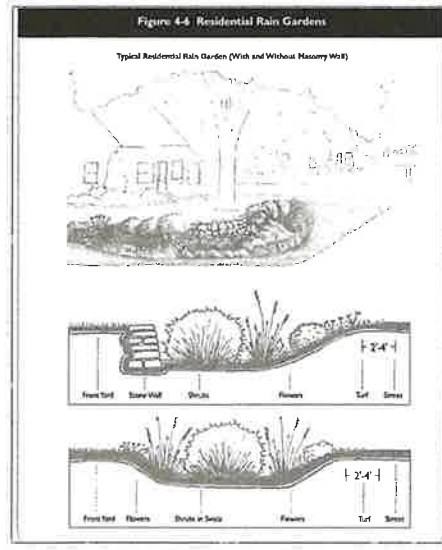
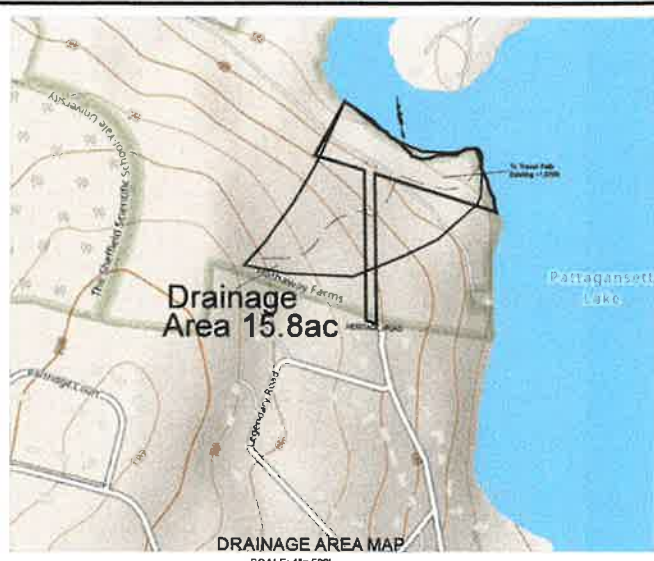


Rain Gardens
 Water Quality Volume rainfall event 1.3" WQV rainfall

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

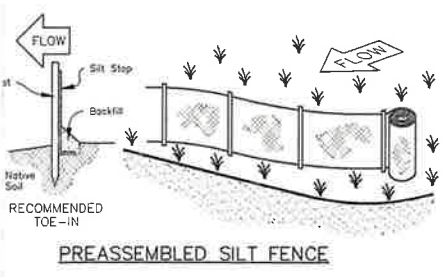


Legend:

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

SOIL TYPES:

- W: WATER
- 38E: HINKLEY GRAVELLY LOAM 15 TO 40% SLOPES
- 32B: HAVEN AND ENDFIELD 3 TO 8% SLOPES
- 73E: CHARLTON-CHATFIELDS COMPLEX 15 TO 45% SLOPES VERY ROCKY



Zoning Compliance Chart Zone = RU40 Conservation Design Development

	Required	Lot 1	Lot 2	Lot 3
Minimum Lot Size	NA	48,710 SF	49,740 SF	69,351 SF
Minimum Frontage (adj. dp. sac)	NA	10'	85'	94'
Minimum Front Yard	10'	65'	94'	54'
Minimum Side Yard (East)	30'	37'	150'	153'
Minimum Side Yard (West)	30'	80.4'	66'	125'
Minimum Rear Yard	50'	144'	100'	104'
Maximum Building Coverage	25%	4.6%	8.7%	1.7%
Maximum Building Height	30'	<30'	<30'	<30'
Existing Lot Size	3.83 ac	1.12 ac	1.14 ac	1.57 ac

The stormwater management report is developed in support of a proposed plan for a three-lot subdivision located at Heritage Road, East Lyme, CT. The proposed development is submitted for plan review and approval. The 2023 Connecticut Stormwater Quality Manual standards have been considered and evaluated for a plan review to demonstrate that stormwater design and devices can be effectively implemented to achieve Water Quality Volume and Required Retention Volumes.

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 meadow areas. The parcel has average slopes ranging from 5% to 14%. There is an existing gravel driveway that provides access to the proposed site. The soil type is primarily a hydraulic soil group 5 consisting of HINKLEY - GRAVELLY LOAM, CHARLTON-CHATFIELD and HAVEN AND ENDFIELD gravelly sandy loam. The soil type were evaluated for their permeability and have a moderate-to-high infiltration rate, referencing the USDA Natural Resource Conservation Service Soil Survey for the area.

The existing parcel contains no Directly Connected Impervious Areas (DCIA) that convey stormwater. All stormwater flows from the western side of the parcel, leaving northeast towards the property line. The existing gravel area has a ditch on each side that facilitates stormwater channelization and infiltration. Existing conditions were verified after several large rainfall events in the spring and summer of 2024 and winter of 2025. After three large rainfall events, onsite inspection noted very little soil migration of fines, or erosion 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 0.55 ac of disturbance for each lot total 1.57 ac, of the 4.27-acre parcel. The drainage area for the 4.27-acre parcel is contained in a 15.8 ac sub-catchment drainage area. The existing gravel drive will be used to model the current condition and a proposed paved drive will be used in the development for analysis. HydroCAD stormwater modeling software using Soil Conservation Service (SCS) runoff models was used to develop stormwater management conditions, which were then compared to proposed/developed conditions.

Water quality volume (WQV), Required Retention Volume (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 areas 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 attenuate stormwater volumes and provide pollutant reduction. Stormwater retention basins have been modeled and estimated to ensure sufficient retention of stormwater WQV.

DESIGN METHODOLOGY AND EVALUATION
 The existing 4.27-acre site contains:
 • Gravel access road 15,500 sf (0.35 ac)
 • Existing site of access of grass 23,415 sf (0.53 ac)
 • Lightly wooded / high grass 38,200 sf (0.87 ac)
 • Wooded fields low density secondary 133,290 sf (3.07 ac)
 The parcel will be subdivided and integrated into the 15.8 ac drainage sub-catchment area.

The 4.27-acre site is proposed, consists of three parcels (Lot #1 - 1.12 ac, Lot #2 - 1.14 ac & Lot #3 - 1.57 ac) of proposed developed areas which contain:
 • Access Road 15,500 sf (0.35 ac) which will be paved with Bituminous Gravel, site of access of grass 23,415 sf (0.53 ac)
 • 8,300 sf (0.19 ac) permeable driveway pavers
 • 4,810 sf (0.11 ac) of roof impervious areas that will be devoted to Rain Retention sites.
 • 60,200 sf (1.36 ac) of grassed lawn area.
 • The remaining 84,500 sf (1.91 ac) is undisturbed woodlands.

Storm water discharge from roofs are directed to rain gardens sized to accommodate 720 sf (0.016 ac) of WQV runoff PCP as designed provide 22,000 gal (2040 cf) storage retention, combined with the rain garden volume for a total of 27,460 gal (2674 cf) of 0.044 acre-ft of WQV treatment infiltration of stormwater. This stormwater treatment design methodology is in excess of the Required Retention Volume (RRV) for the site, which is calculated to be 0.046 acre-ft or 3000 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), infiltration, and stormwater quantity control. PICP provides pollutant removal of:
 • Sediments - High (excludes sediment-bound pollutants)
 • Phosphorus - Moderate
 • Nitrogen - Moderate
 • Bacteria - High

Summarized Results from HydroCAD for Storm Events
 Stormwater Runoff Annual (AR)
 2 year 10 year 25 year 50 year 100 year
 Loading 4.36 11.92 17.63 22.06 27.99
 Proposed 3.30 10.12 15.05 18.44 22.51
 Change (%) 0.86 1.8 2.58 2.58 2.68
 % reduction 22.8% 15.1% 12.7% 11.6% 10.0%

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 implemented with standard design practices that are within parameters of the existing site conditions using standard stormwater design. Best Management Practices (2023 CT Stormwater Design Manual). The proposed Heritage Rd. Subdivision - Lake Side Point has an overall average stormwater reduction of 19% in peak runoff attenuation and exceeds WQV requirements for retention.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

E & G 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.

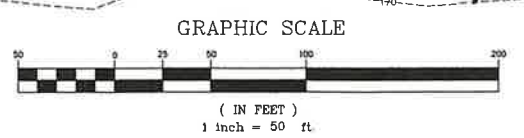
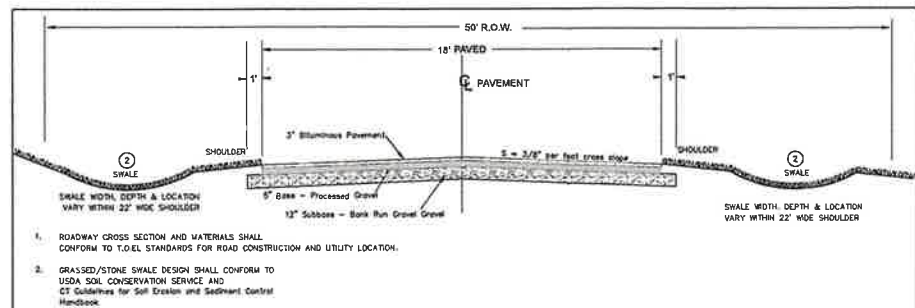
Following final grading, all disturbed areas will be covered with 6" loam and seeded as described below. If final grading occurs past October 15, disturbed areas will be seeded with winter ryegrass and mulched with hay or straw at a rate of 1.5 - 2 tons per acre.

Seed Mixture Seeding Rate % by Wt. by Sp. by AC

Red Fescue	75-100
Colonial Bentgrass-Exeter	5
Perennial Ryegrass	5
Birdfoot 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 on this site plan.



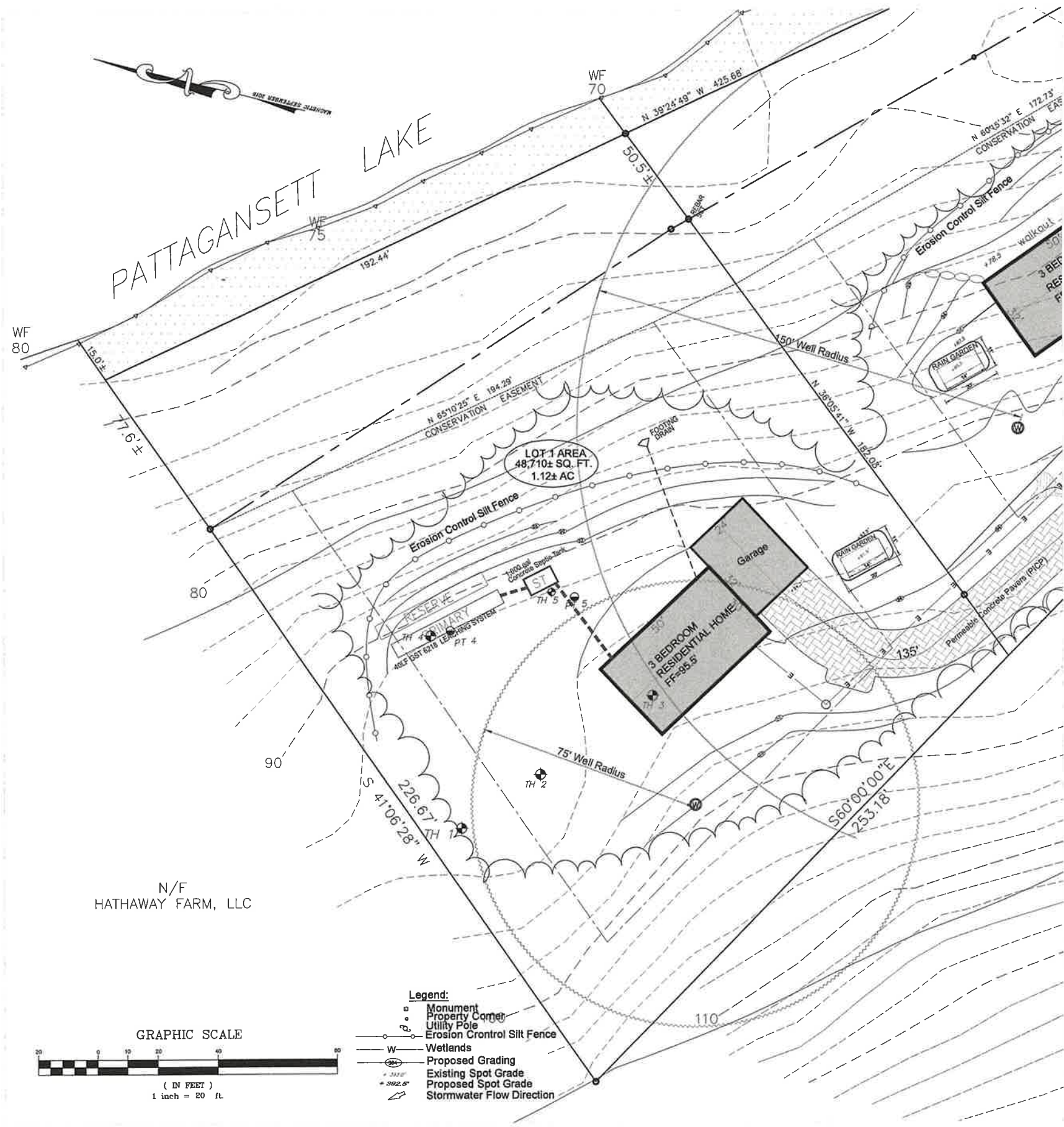
Timothy May, PE

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

Received
 APR 2 2025
 Town of East Lyme Land Use

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

LAKE SIDE POINT SUBDIVISION
 SCALE: 1"=50'
 DATE: 06 JAN 2025 Rev 03/31/2025
 JOB NUMBER SHEET
 4 of 7



PATTAGANSETT LAKE

LOT 1 AREA
48,710± SQ. FT.
1.12± AC

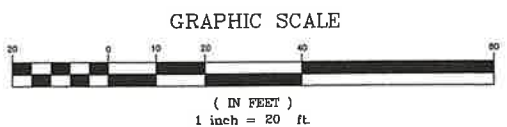
3 BEDROOM
RESIDENTIAL HOME
FF=95.5'

Garage

RAIN GARDEN

RAIN GARDEN

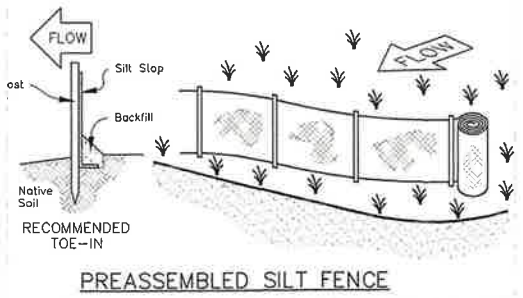
N/F
HATHAWAY FARM, LLC



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

**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: 485 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: (14) 6' 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.

PERMEABLE INTERLOCKING CONCRETE PAVER SECTION
NOT TO SCALE

SIEVE SIZE	PERCENT PASSING
1/2" min	100
3/8" min	80-100
N.O.S.	10-30
N.O.S.	5-10
N.O.S.	5-5
% FRACTURE	35

ALL PERCENTAGES ARE BY WEIGHT

SIEVE SIZE	PERCENT PASSING
2-1/2" min	100
1-1/2" min	90-100
1/2" min	35-70
3/8" min	5-15
1/4" min	0-5
1/8" min	0-3
% FRACTURE	35

ALL PERCENTAGES ARE BY WEIGHT

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
30-3748" 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 28"

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

PT: 4
DEPTH: 27"
Pre Soak 12/12/24 3:15 pm

Time	Measure (in)	DROP RATE (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"
Pre Soak 12/12/24 3:20 pm

T. DROP RATE (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	

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

**LAKE SIDE POINT
SUBDIVISION**
SCALE: 1"=20'
DATE: 06 JAN 2025 Rev 03/31/2025
JOB NUMBER SHEET
5 of 7

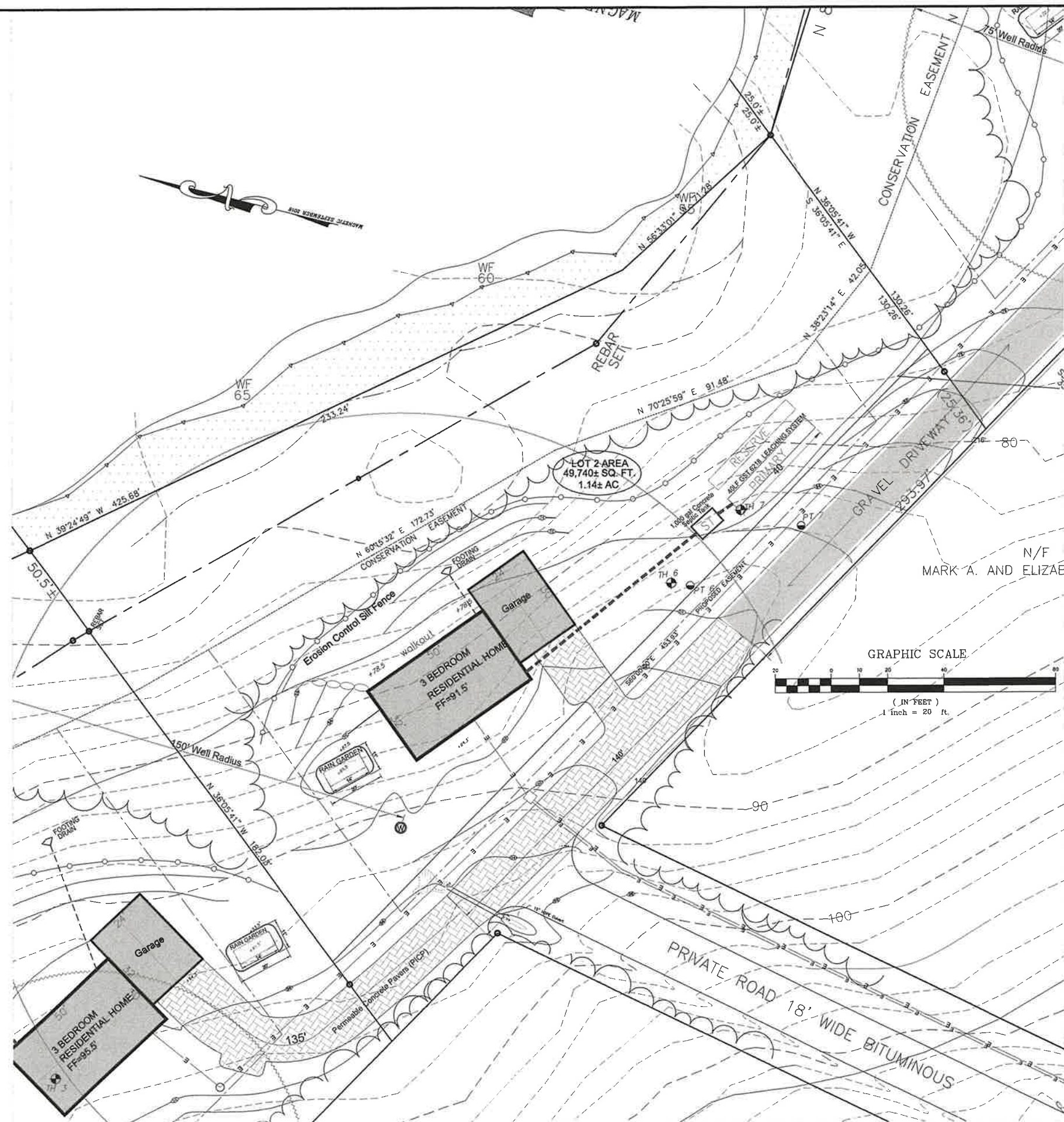
Timothy May,
PE



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

DATE: 06/03/24
FILE: Plan001.PDF Version: 9.7.5



**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.

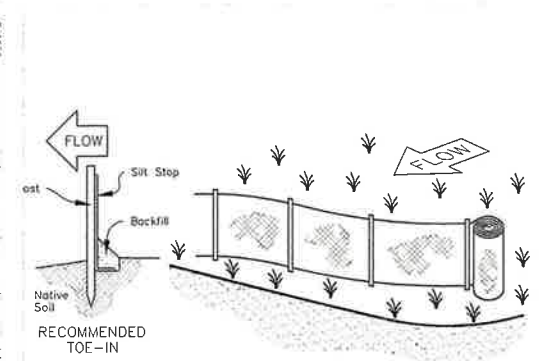
Percolation Test Data
PERCOLATION TEST DATA
GERWICK-MERREN LLC

PT: 6
DEPTH: 38"
Pre Soak 12/12/24 3:00 pm
TIME MEAS. DROP RATE (in) (in) (min/in)

10:09	18 1/2	--	--
10:19	23	6 1/2	1.57
10:28	29 1/2	3 1/2	3.20
10:39	DRY		
10:49			

PT: 7
DEPTH: 28"
Pre Soak 12/12/24 3:05 pm
TIME MEAS. DROP RATE (in) (in) (min/in)

11:10	20 1/2	--	--
11:11	23 1/2	3	0.35
11:12	25 1/2	1 1/2	0.57
11:13	27 1/2	1 1/2	0.53
11:14	DRY		



PREASSEMBLED SILT FENCE

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

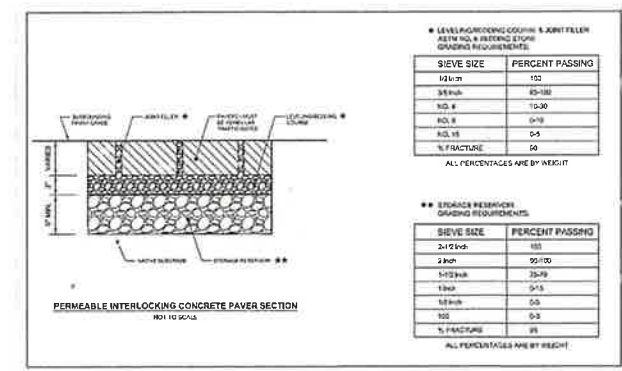
Any proposed vegetation which has not survived one growing season will be replaced.

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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



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

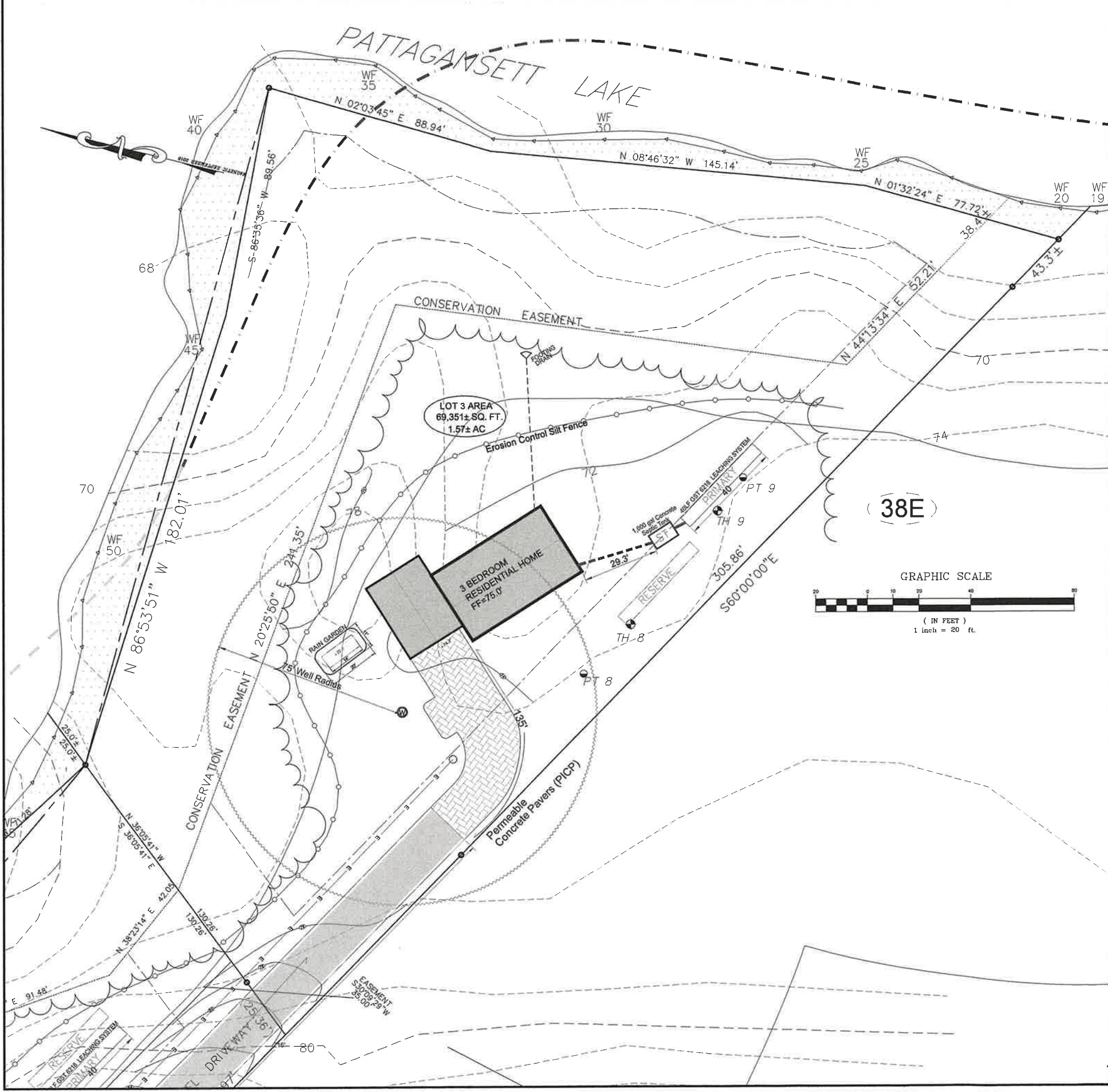
Lot # 2
Grading and Layout Plan

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

**LAKE SDE POINT
SUBDIVISION**

SCALE: 1"=20'
DATE: 06 JAN 2025 Rev 03/31/2025
JOB NUMBER SHEET
6 of 7

Timothy May, PE



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

TP-8 depth 60"
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/stratum @ 80"
No GW
No apparent redox
Roots to 44"

TP-9 depth 88"
0-4" Leaf litter & topsoil
5-21" Orange brown fine sandy loam
21-88" Yellow brown medium coarse sand & gravel (95%)
Ledge/stratum @ 88"
No GW
No apparent redox
Roots to 21"

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

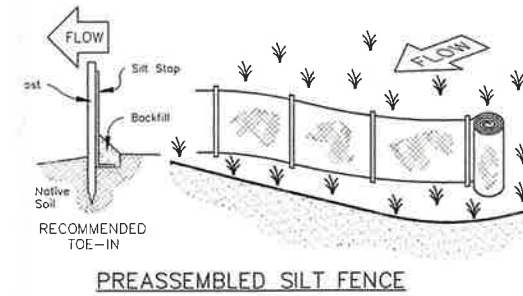
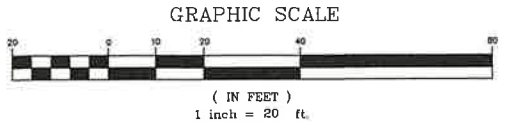
PT: 8
DEPTH: 27"
Pre Soak 12/12/24 3:30 pm

TIME	MEAS. (in)	DROP (in)	RATE (min/in)
11:35	16 1/2	---	2.50
11:40	18 1/2	2	3.33
11:50	21 1/2	3	5.00
12:00	23 1/2	2	5.33
12:10	25 1/2	1 1/2	5.33
12:20	DRY	---	---

PT: 9
DEPTH: 28"
Pre Soak 12/12/24 3:35 pm

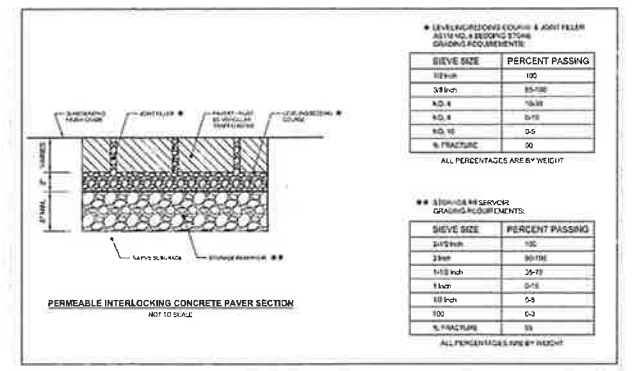
TIME	MEAS. (in)	DROP (in)	RATE (min/in)
11:53	14 1/2	---	2.29
12:03	19 1/2	4 1/2	3.20
12:13	22 1/2	3	5.71
12:23	24	1 1/2	5.33
12:33	25 1/2	1 1/2	5.33
12:43	DRY	---	---

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



**LOT 3
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
- E. EFFECTIVE LEACHING AREA PROVIDED:
(1) 40' long 60" wide trenches - 14 SF/LF x 40 LF = 560 SF PROVIDED
- F. 100% RESERVE AREA REQUIRED AND PROVIDED.
- G. 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

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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.



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

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1297 RT 163 Oakdale, CT 06370
860 884-9871

**LAKE SIDE POINT
SUBDIVISION**
SCALE: 1"=20'
DATE: 06 JAN 2025 Rev 03/31/2025
JOB NUMBER SHEET
7 of 7

Timothy May, PE

Lot #3
Grading and Layout Plan