

LOCATION / COVER SHEET
HERITAGE AT EAST LYME SUBDIVISION
RE-SUBDIVISION OF ASSESSORS MAP 36.0 LOT 31

PROPERTY OF
HATHAWAY FARM, LLC

CEDARBROOK LANE
EAST LYME, CT.

SHEET 1 OF 4

DATE: SEPTEMBER 1, 2025

SHEETS:

1. COVER & LOCATION
2. LOT SURVEY
3. EXISTING CONDITIONS PLAN
4. SITE PLAN

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

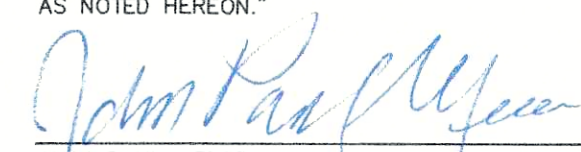
DATE

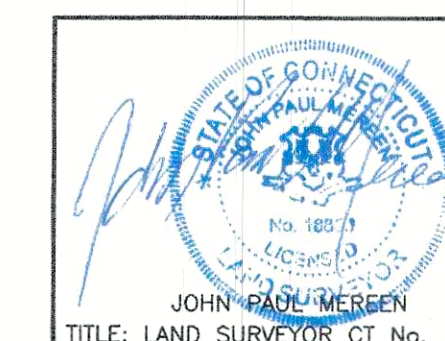
CHAIRMAN/SECRETARY

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 MEREEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: SEPTEMBER, 2025



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

SHEET 1 OF 4

STONE WALL	
PROPERTY LINE	
STREET LINE	
REBAR FOUND	RB FND
REBAR SET	RB SET
MONUMENT FOUND	MON FND

$\Delta = 25^{\circ}37'56''$
 $R = 225.99$
 $L = 101.10$
 $T = 51.41$
 $C = 100.26$
 $CB = N40^{\circ}18'50''W$

N/F
MINDY G. HORNER, TR.

N/F
EAST LYME LAND TRUST

N/F
RONALD W. & MARY C. ROCHELLE

N/F
JULIE CARLONE

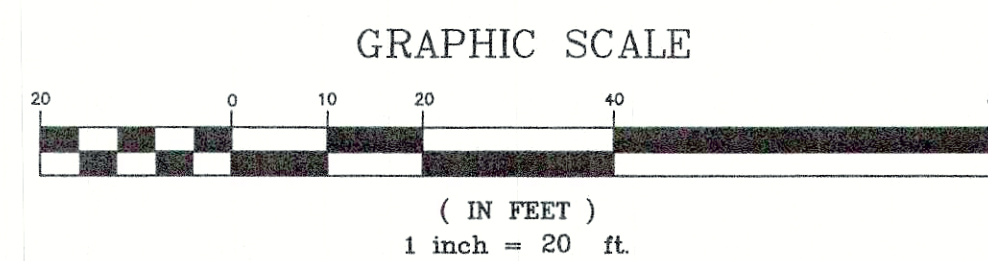
PLAN SHOWING
BOUNDARY SURVEY
PROPERTY OF
HATHAWAY FARM, LLC
CEDARBROOK LANE
EAST LYME, CONNECTICUT

DATE: SEPTEMBER 1, 2025

SHEET 2 OF 4

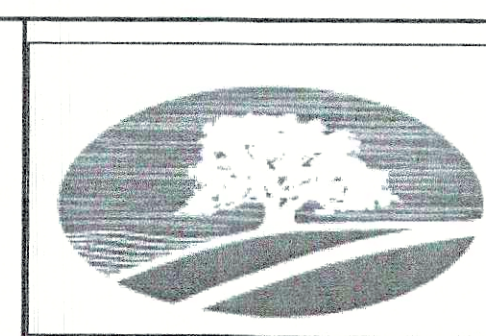
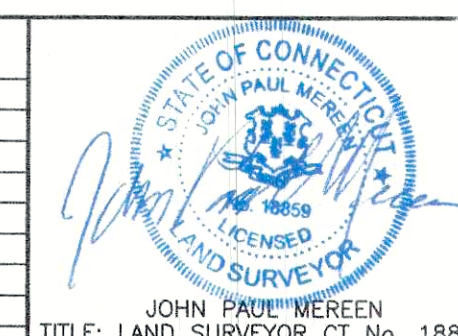
SCALE: 1" = 20'

JOB # 25-035



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


JOHN PAUL MEREIN
TITLE: LAND SURVEYOR CT No. 18859
DATE: SEPTEMBER 1, 2025

[illegible]

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LEGEND

- STONE WALL
PROPERTY LINE
STREET LINE
REBAR FOUND
REBAR SET
MONUMENT FOUND

- RB FND
○ RB SET
□ MON FND

$\Delta = 25^{\circ}37'56''$
 $R = 225.99$
 $L = 101.10$
 $T = 51.41$
 $C = 100.26$
 $CB = N40^{\circ}18'50''W$

SOIL TYPES:
73E: CHARLTON-CHATFIELD COMPLEX, 15 TO 45% SLOPES, VERY ROCKY
75C: HOLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 3 TO 15% SLOPES

CEDARBROOK

LANE

AREA =
52,177 SQ. FT. / 1.20 AC.

73E

75C

N/F
MINDY G. HORNER, TR.

N/F
EAST LYME LAND TRUST

N/F
RONALD W. & MARY C. ROCHELLE

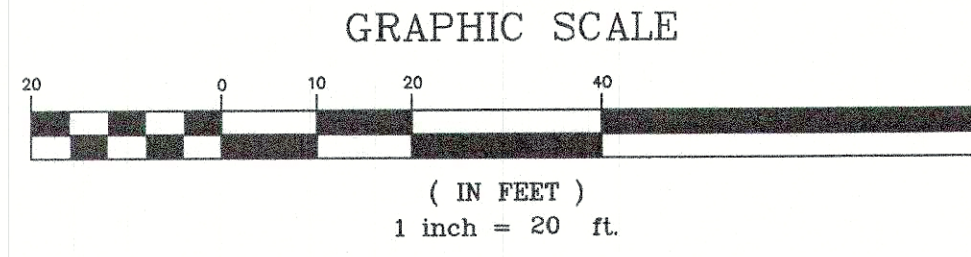
N/F
JULIE CARLONE

- 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 RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL ACCURACY T-3 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 - MAP REFERENCES
 - "OPEN SPACE HERITAGE AT EAST LYME SUBDIVISION SECTION 1 PROPERTY OF THE HERITAGE DEVELOPMENT GROUP, INC. SOUTHBRURY, CONNECTICUT SCALE 1" = 100' SHEET 49B OF 130 NOVEMBER 28, 1988 J. ROBERT PFANNER & ASSOCIATES P.C."REFERENCE MAY BE HAD TO VOLUME 1118 PAGE 483 OF THE EAST LYME LAND RECORDS DEED FROM EAST LYME LAND TRUST, INC. TO HATHAWAY FARM LLC.
 - TOPOGRAPHY IS BASED ON THE SCOG WEB SITE AND GENERATED BY OTHERS.
 - 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

PLAN SHOWING
EXISTING CONDITIONS
PROPERTY OF
HATHAWAY FARM, LLC
CEDARBROOK LANE
EAST LYME, CONNECTICUT

DATE: SEPTEMBER 1, 2025
SCALE: 1" = 20'

SHEET 3 OF 4
JOB # 25-035



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

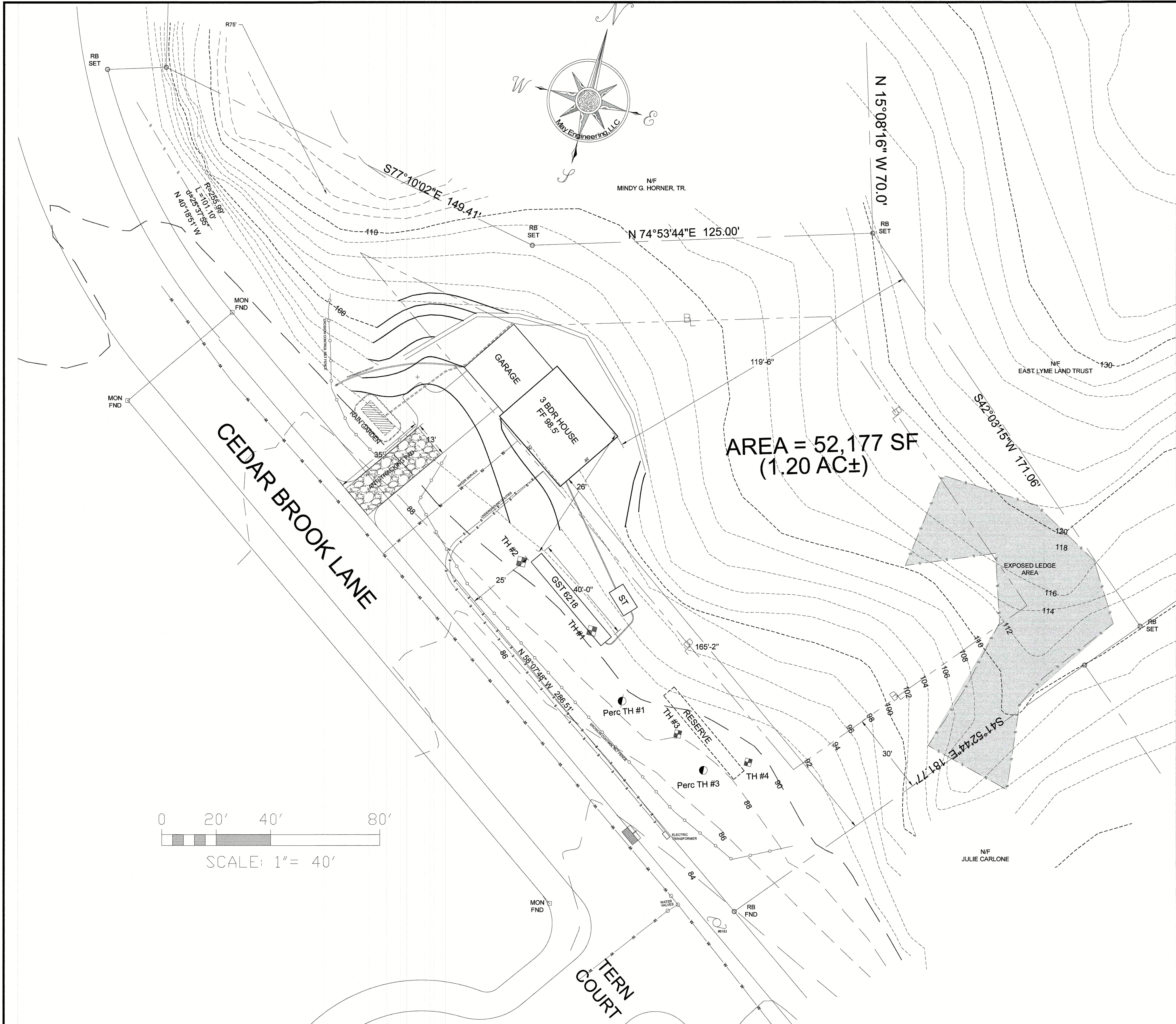
John Paul Merein
JOHN PAUL MEREEEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: SEPTEMBER 1, 2025

DATE	REVISION



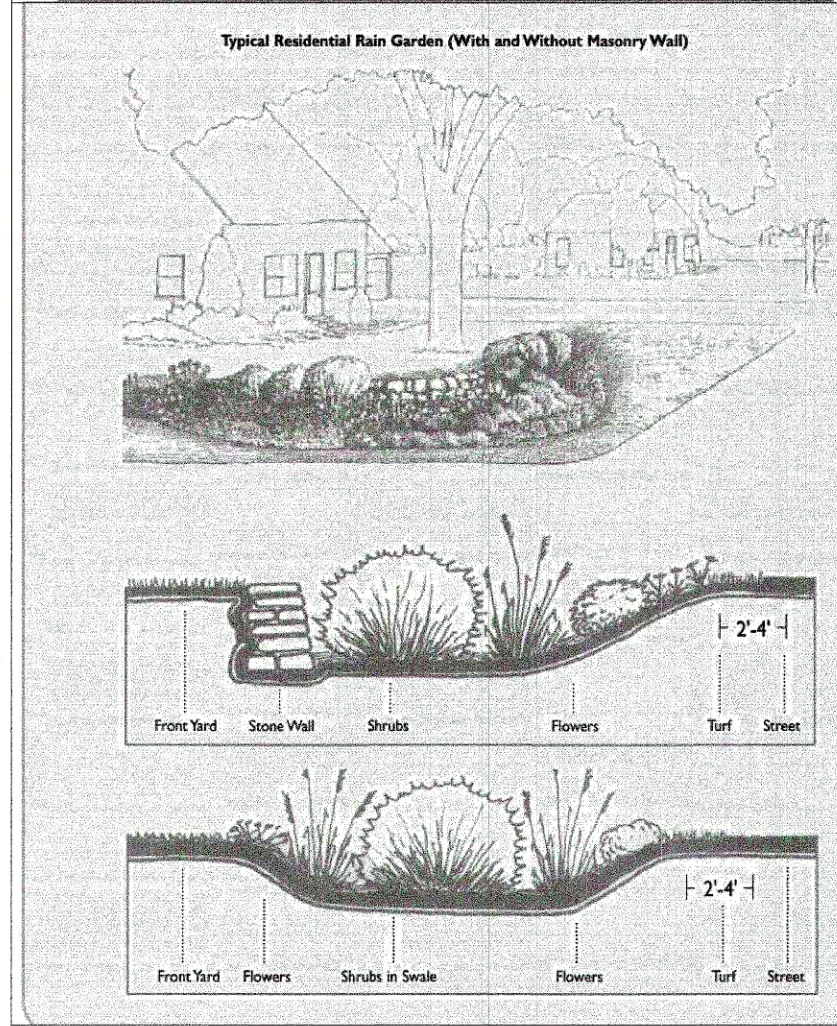
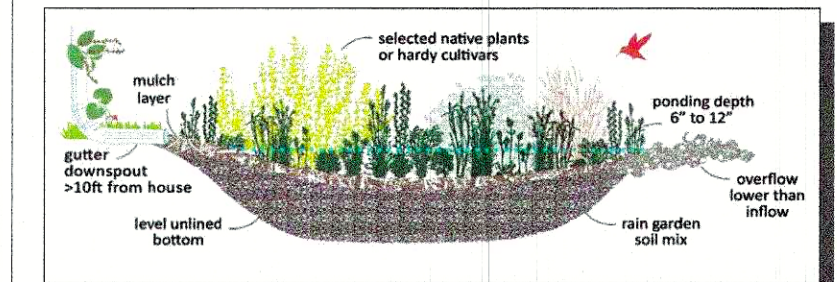
GERWICK - MEREEEN L.L.C.
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TEL. (860)442-2201 FAX: (860)442-2205

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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
 $V = (1.3"/12\text{in} \times 2200\text{ sf} \times 2.558) = 250\text{ CF}$
Rain Garden size 10-feet wide X 20-feet long x 1'3"-deep = 250CF



Cedar Brook/Catbird Test Pit Data Provided by Ledge Light Health Dist Danielle Holmes, REHS/RS Test data - June 2021	
TP1 depth 48-72" sloping	Leaf litter & topsoil
0-4"	Orange to yellow brown fine sandy loam
4-32"	Yellow brown sandy till w/ rocks
32-48/72"	No GW, No apparent redox
Roots to 60"	Refusal 48-72"
Note: large ledge outcrop up-gradient of TP1	
TP2 depth 48-52" sloping	Leaf litter & topsoil
0-5"	Orange to yellow brown fine loamy sand
5-36"	Light gray brown sandy till
36-48"	No GW, Mottling @ 24" Refusal 48-52" (ledge)
Roots to 39"	
TP3 depth 48"	Leaf litter & topsoil
0-4"	Orange brown fine sandy loam
4-20"	Yellow brown silty loam
20-48"	No GW, No apparent redox Refusal @ 48" (ledge) Roots to 42"
TP4 depth 80"	Leaf litter & topsoil
0-4"	Orange brown fine loamy sand
4-28"	Yellow brown silty loam
28-44"	Yellow brown sandy till w/ rocks
44-80"	No GW, No redox Roots to 55" Refusal @ 80"

Perc Tests Date: April 29, 2025
Kristen Clarke, PE

CEDAR BROOK LANE
Assessors Map 36.0 Lot 31
East Lyme Connecticut

Weather Conditions 60-Degrees-Dry

Perc Test No. 1	Reading	Drop
Hole Depth 24"		
Pre soak- 3:15 pm - 4/28/2025		
Time	Reading	Drop
10:00 (refill dry hole 12")	24.0"	n/a
10:20	18.0"	6.0"
10:30	16.0"	2.0"
10:40	14.5"	1.5"
(30 minutes / 8")	Perc Rate 3.75 min/in	

Perc Test No. 3	Reading	Drop
Hole Depth 24"		
Pre soak- 3:15 pm - 4/28/2025		
Time	Reading	Drop
10:10 (refill dry hole 12")	24.0"	n/a
10:20	19.0"	5.0"
10:30	16.50"	2.5"
10:40	15.0"	1.5"
10:50	13.75"	1.25"
11:00		
(30 minutes / 9.0")	Perc Rate 3.33 min/in	

NOTES:
1. BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
2. THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
3. TOPOGRAPHY IS TAKEN FROM THE TOWN OF EAST LYME GIS SITE.
4. AS DEPICTED ON FIRM MAP 0502096-0475-G, THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE. PROPERTY IS NOT LOCATED IN A QUAD PROTECTION ZONE.
5. MAP REFERENCES:
a. MAP RECORDED DRAWER 6 - #738 PROPERTY IDENTIFIED AS REMAINING LAND OF KSK ASSOCIATES, LLC EAST LYME, CONNECTICUT
b. LIMITED PROPERTY SURVEY - PROPERTY OF KSK ASSOCIATES, LLC GOLDFINCH TERRACE EAST LYME, CONNECTICUT
SCALE: 1" = 200' DATE: DECEMBER 30, 2015 JAMES BERNARDO LAND SURVEYING"

SITE 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 MLSS
HF = 28 RESTRICTIVE LAYER = MOTTLES AT 24"; SLOPE 12%
PF = 1.5 THREE BEDROOM HOME
PF = 1.0 PERC. RATE UP TO 10 MIN/INCH
MLSS HF X PF X PF = 28 X 1.5 X 1.0 = 39 LF (40' PROVIDED)
EFFECTIVE LEACHING AREA REQUIRED PER CODE: 495 S.F. GST 6218 LEACHING SYSTEM DESIGN.
MINIMUM LENGTH OF TRENCH REQUIRED: 495SF / 14 SF/LF = 35 LF GST 6218
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 (40LF GST6218)
A BENCHMARK MUST BE SET IN THE AREA OF THE SYSTEM PRIOR TO THE TIME OF CONSTRUCTION.
SITE IS IDENTIFIED AS AN AREA IS SPECIAL CONCERN DUE TO LEDGE ROCK LESS THAN 5 FEET BELOW GRAD IN SOME AREAS.
SUBSEQUENT TO ISSUANCE OF THE APPROVAL TO CONSTRUCT ADDITIONAL TEST PITS ARE REQUIRED 25 FEET DOWN GRADIENT OF PRIMARY LEACH FIELD.



Timothy May, PE

Owner:
HATHAWAY FARMS, LLC
207 Clarendon Ave
Southport, NC 28461

RE-SUBDIVISION SITE PLAN

May Engineering LLC

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

CONCEPTUAL SITE PLAN
ASSESSORS MAP 36.0 LOT31
CEDAR BROOK Ln.
EAST LYME, CT

SCALE: 1"=40' and as NOTED

DATE: DATE: 29 July 2025

JOB NUMBER SHEET

250504 4 of 4