

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

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

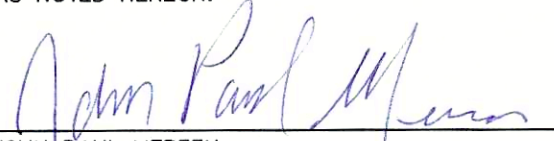
DATE _____

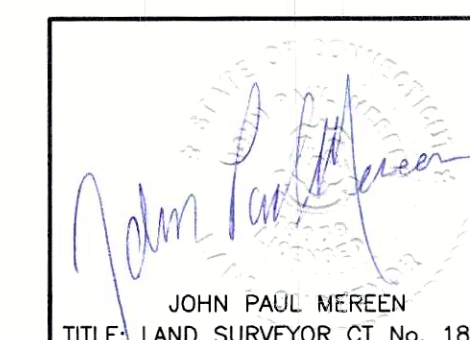
CHAIRMAN/SECRETARY _____

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 MEREEEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: SEPTEMBER 1, 2025



GERWICK - MEREEEN L.L.C.

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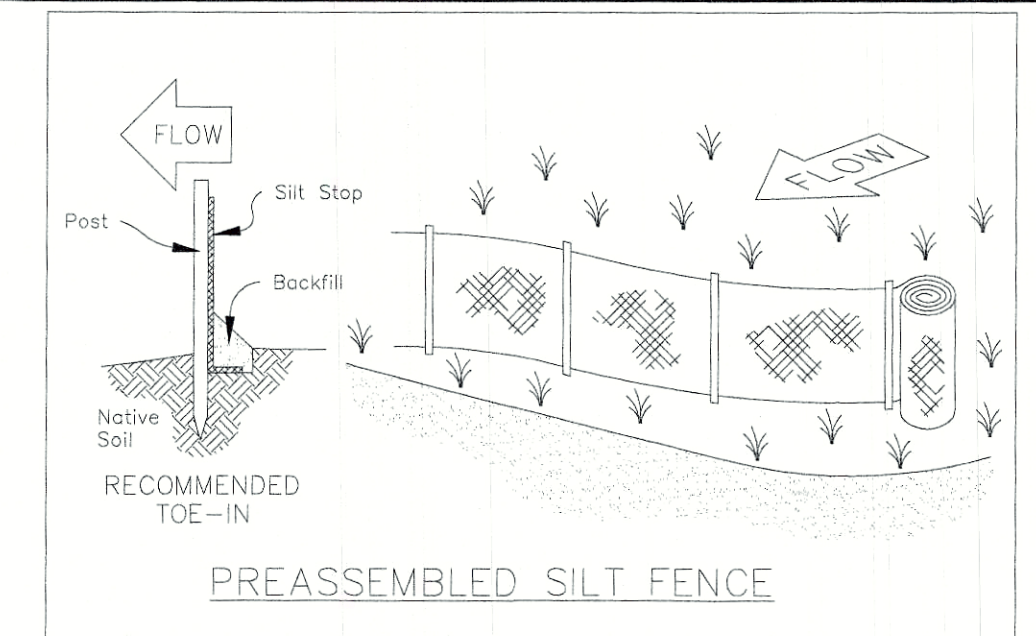
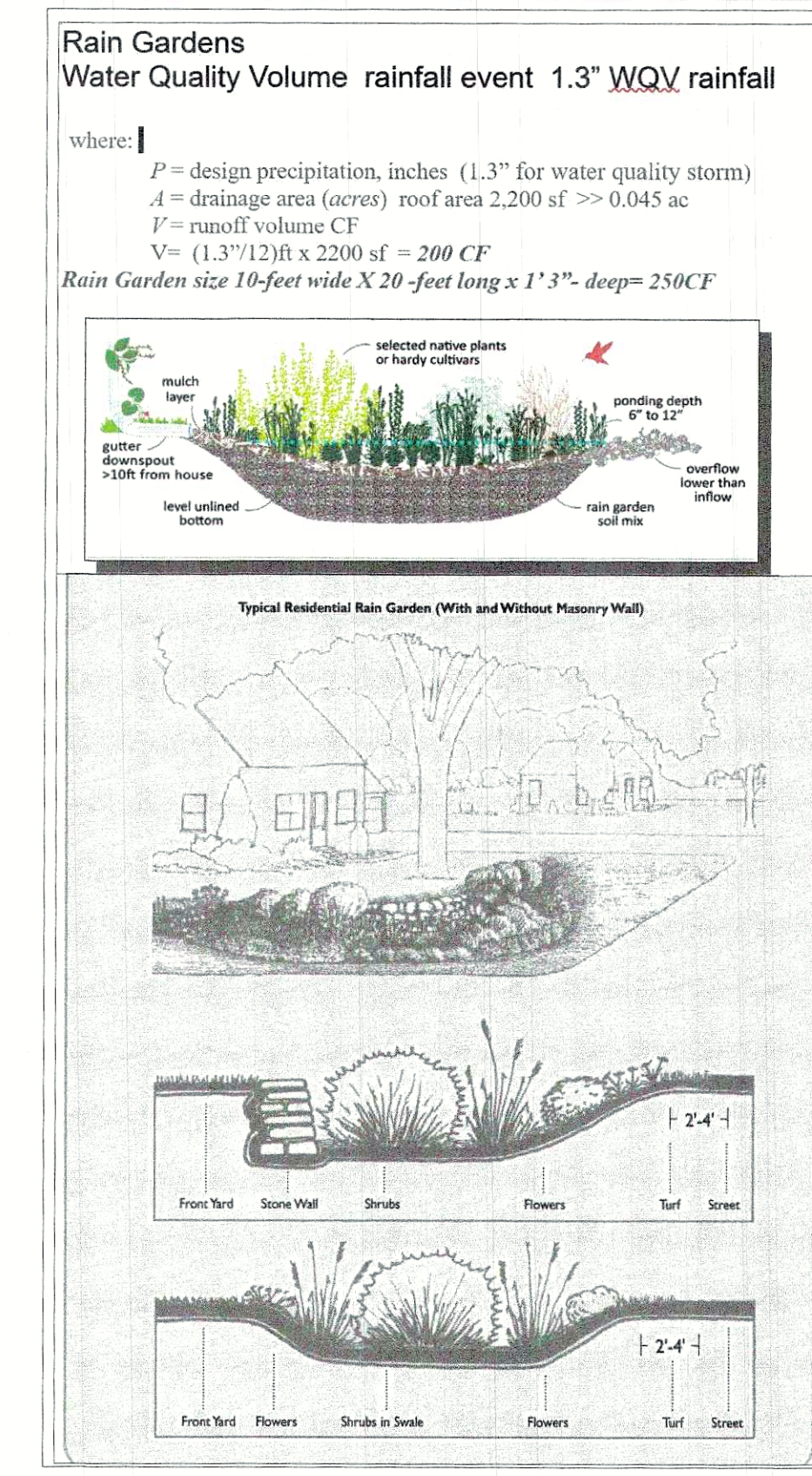
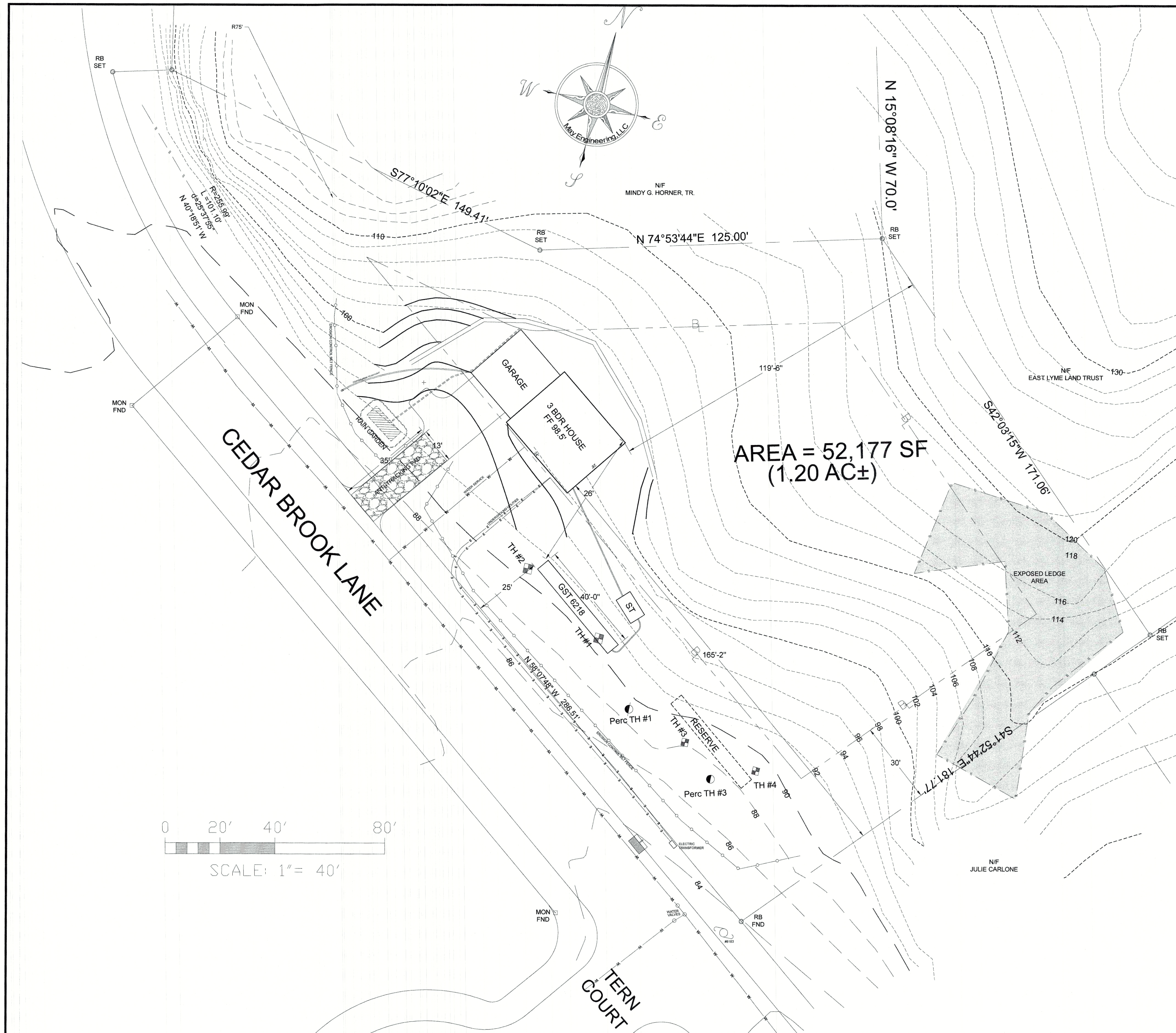
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Town of East Lyme
Land Use



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SHEET 1 OF 4



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
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 down stream flows.

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

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
0-4" Leaf litter & topsoil
4-32" Orange to yellow brown fine sandy loam
32-48/72" Yellow brown sandy till w/ rocks
No GW, No apparent redox
Roots to 60"
Refusal 48-72"
Note: large ledge outcrop up-gradient of TP1

TP2 depth 48-52" sloping
0-5" Leaf litter & topsoil
5-36" Orange to yellow brown fine loamy sand
36-48" Light gray brown sandy till
No GW Motting @ 24" Refusal 48-52" (ledge)
Roots to 39"

TP3 depth 48"
0-4" Leaf litter & topsoil
4-20" Orange brown fine sandy loam
20-48" Yellow brown silty loam
No GW, No apparent redox Refusal @ 48" (ledge) Roots to 42"

TP4 depth 80"
0-4" Leaf litter & topsoil
4-28" Orange brown fine loamy sand
28-44" Yellow brown silty loam
44-80" Yellow brown sandy till w/ rocks
No GW, No redox Roots to 58" 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
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
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		

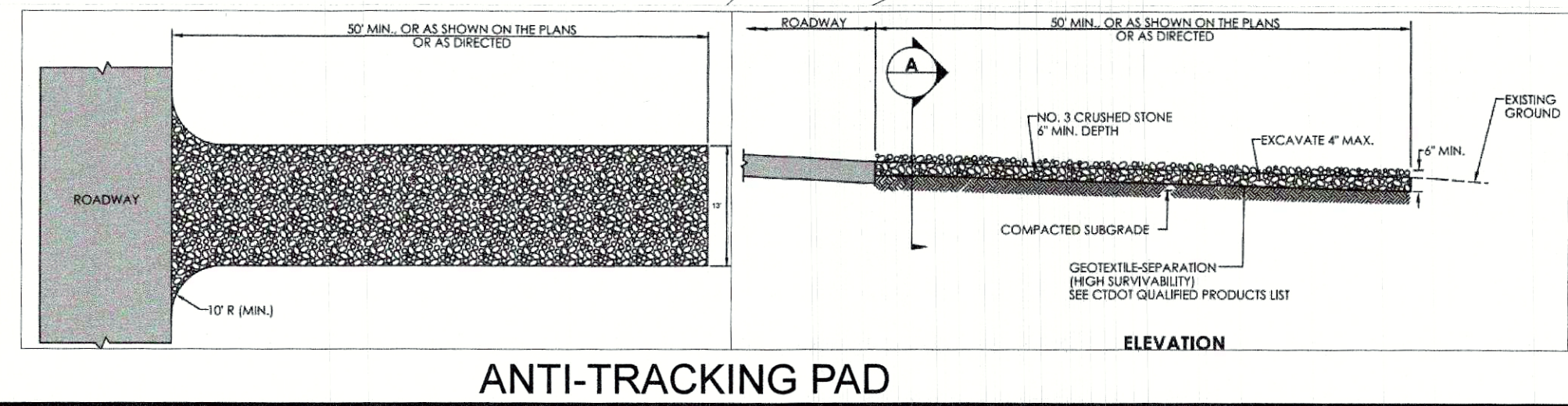
(30 minutes / 9.0") Perc Rate 3.33 min/in

NOTES:

- 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 STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED
- TOPOGRAPHY IS TAKEN FROM THE TOWN OF EAST LYME GIS SITE.
- AS DEPICTED ON FIRM MAP 050096-0476-G, THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE. PROPERTY IS NOT LOCATED IN A AQUIFER PROTECTION ZONE.
- MAP REFERENCES:
a. MAP RECORDED DRAWER 6 - #798 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 BERNARD LAND SURVEYING"
- UNDERGROUND UTILITIES ARE REQUIRED PURSUANT TO EAST LYME SUBDIVISION REGULATIONS SECTION 4-13.
- Prior to construction of the driveway, a right-of-way permit from the Town is required.

SITE 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.
D. MINIMUM LEACHING SYSTEM SPREAD MLSS
HF = 26 RESTRICTIVE LAYER = MOTTLES AT 24", SLOPE 12%
FF = 1.5 THREE BEDROOM HOME
PF = 1.0 PERC. RATE UP TO 10 MIN/INCH
MLSS HF X PF X FF = 26 X 1.5 X 1.0 = 39 LF (40' PROVIDED
E. 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
F. EFFECTIVE LEACHING AREA PROVIDED: (1) 40' long 60" wide trenches - 14 SFLF x 40 LF = 560 SF PROVIDED
G. 100% RESERVE AREA REQUIRED AND PROVIDED (40LF GST6218).
H. A BENCH MARK MUST BE SET IN THE AREA OF THE SYSTEM PRIOR AT THE TIME OF CONSTRUCTION.
I. SITE IS IDENTIFIED AS AN AREA IS SPECIAL CONCERN DUE TO LEDGE ROCK LESS THAN 5 FEET BELOW GRAD IN SOME AREAS.
J. SUBSEQUENT TO ISSUANCE OF THE APPROVAL TO CONSTRUCT ADDITIONAL TEST PITS ARE REQUIRED 25 FEET DOWN GRADIENT OF PRIMARY LEACH FIELD.



RU-40 RURAL DISTRICT		
ITEM	REQUIRED	PARCEL B
MINIMUM LOT SIZE	40,000 SQ. FT.	52,177 SQ. FT.
MINIMUM LOT FRONTAGE	150 FT.	387 FT.
MINIMUM FRONT SETBACK	50 FT.	51.0 FT.
MINIMUM SIDE SETBACK(W)	30 FT.	31 FT.
MINIMUM SIDE SETBACK(E)	30 FT.	165' FT.
MINIMUM BACK SETBACK	30 FT.	119 FT.
MAXIMUM BUILDING HEIGHT	30 FT.	<30 FT.
MAXIMUM COVERAGE	15%	4.76%
EXISTING LOT	1.20 AC	NA

Timothy May, PE

Professional Engineer
No. 23000
State of Connecticut
Exp. 12/31/2026

Digitally signed by Timothy May, PE
DN: cn=Timothy May, o=May Engineering, LLC, c=US
Reason: I certify this plan with my seal
Date: 2025.11.23 07:45:19 -0500
Excel PDF Editor Version: 2025.2.0

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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 LOT 31
CEDAR BROOK Ln.
EAST LYME, CT

SCALE: 1"=40' and as NOTED

DATE: 29 July 2025 Rev 11/23/25

JOB NUMBER	SHEET
250504	4 of 4