

RAIN GARDEN - STORMWATER MANAGEMENT PLAN

In accordance with the re-subdivision approval, and the subdivisions Storm Water Management Plan, this lot shall require the installation of a rain garden as part of its approved site plan. The cost of construction and maintenance of the required rain garden will be the burden of the lot owner.

The Rain Garden Management Plan is defined as follows:

PLANT CARE:

Trimming, Pruning and Thinning: Dead, dying, diseased, or hazardous branches should be trimmed and removed as they occur. Tree's and shrubs may also be pruned for shape or to maximize fruit production.

Mowing: Do not mow your rain garden.

Weeding: Weeding should be limited to invasive and exotic species, which can overwhelm the desired plant community. Weeding should occur once a week during the summer and at least once a month during the remainder of the growing season. Non-chemical methods (hand pulling and hoeing).

Watering: Regular watering is most critical during the first few weeks after planting and very important during hot, dry spells in the first two years after planting. During the first two years, plants should be watered whenever the top 4 inches of soil is dry.

Fertilizing: Rain Gardens are designed to absorb excess nutrients. Therefore, it is unlikely that soil fertilization will be necessary.

Pest Management: The use of pesticides should be avoided so as not to harm beneficial organisms, by reducing pests to acceptable levels using a combination of biological, physical, mechanical, and chemical controls. Trees, shrubs and herbaceous plants should be monitored regularly for pests and disease. Insects and soil microorganisms perform a vital role in maintaining soil structure.

Plant Replacement: New plants be placed in the same location or close to the original location of the plant being replaced. The best time to plant is in the early to mid-fall or early to mid-spring.

INFILTRATION MAINTENANCE

Ponding and Drainage Problems: Rain Gardens are designed to have water standing for up to 24 hours at a time. If this water period is routinely exceeded, the garden may not be functioning properly. Contact the contractor that installed the rain garden for inspection to ensure approved plan compliance was met.

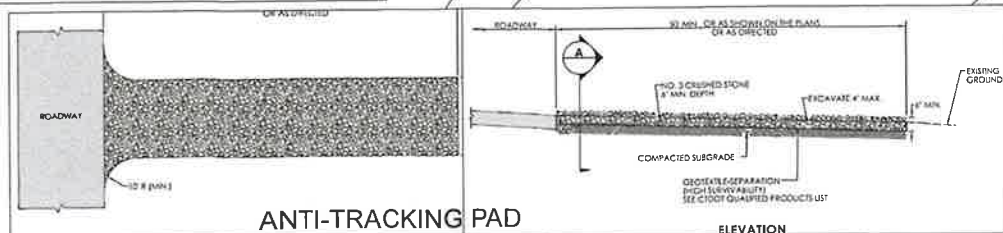
Trash and Debris Removal: Runoff flowing into rain gardens may carry trash and debris, which should be removed on a regular basis to ensure that inlets do not become blocked. Inspections after unusually significant precipitation events to ensure drainage paths are free from blockages.

Composting: Composted material should **NOT** be applied to rain gardens.

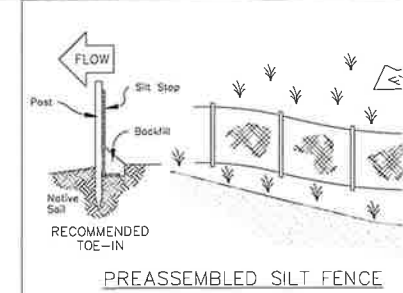
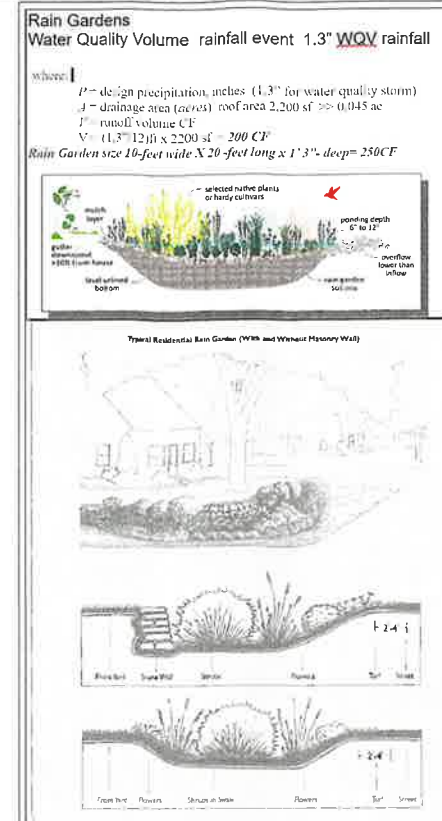
Mulching: Two to three inches of aged shredded hardwood mulch is preferred. The mulch layer in a rain garden serves several purposes: to retain moisture, filter pollutants out of the water and protect plants and soils. Rain garden areas should receive a protective layer of mulch over root areas.

Pet Waste Removal: Always clean up pet waste from lawns and rain gardens to reduce this source of pollution. Studies show that pet waste is a leading source of disease.

Snow Removal: Plowed or shoveled snow piles should not block inlet structures or be placed in a rain garden. Fallen snow need not be removed from a rain garden.



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



SOIL EROSION & SEDIMENTATION CONTROL NOTES

E & S plan is based on Connecticut Guidelines for Soil Erosion and Sedimentation Control.

Install Erosion Control silt fence as depicted on this plan. All disturbed areas shall have erosion control installed down gradient. After each rainfall event erosion control shall be inspected to insure silt fence integrity to stop silt migration off site.

Unnecessary clearing of any vegetation or ground cover will be an area left unvegetated will be covered with a hay or straw mulch material.

Following final grading, all disturbed areas will be covered with 6 inches of straw mulch. If final grading occurs past October 15, disturbed areas shall be covered with winter rye-grass and mulched with hay or straw at a rate of 100 lbs./Ac.

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 shall be replaced.

All suitable material excavated for roadway construction to be used for roadway construction. 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. Construction activity outside of this period may result in 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 date - June 2021	
TP1 depth 46-72" 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, No apparent redox Refusal @ 48" (ledge) Roots to 42"	
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 60"	
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 59" 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		

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 FF X PF = 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.

F. MINIMUM LENGTH OF TRENCH REQUIRED: 495SF / 14 SP/LF = 35 LF GST 6218

G. EFFECTIVE LEACHING AREA PROVIDED: (1) 40' long 60" wide trenches - 14 SP/LF x 40 LF = 560 SF PROVIDED

H. 100% RESERVE AREA REQUIRED AND PROVIDED (40 LF GST6218).

I. A BENCH MARK MUST BE SET IN THE AREA OF THE SYSTEM PRIOR AT THE TIME OF CONSTRUCTION.

J. 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.



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

RE-SUBDIVISION SITE PLAN

Received
FEB 2 2025
Town of East Lyme
Land Use

May Engineer
Civil Engineering and
1297 RT 163 Oakdale
860 884-967

CONCEPTUAL SITE
ASSESSORS MAP
CEDAR BROOK
EAST LYME, CT
SCALE: 1"=40' and
DATE: 29 July 2025 Rev 0
JOB NUMBER
250504