

- NOTES:
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY WITHIN THE DEVELOPED AREA CONFORMS TO CLASS 1-2 AND REMAINING PORTIONS WERE TAKEN FROM AERIAL PHOTOGRAMMETRIC MAPPING PREPARED BY LUJ AERIAL SURVEYS AND CONFORMS TO CLASS 1-3. THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
 - NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.
 - THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE WRP-160 ZONE DISTRICT.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - THE BASIS FOR BEARINGS IS CONNECTICUT GRID NORTH NAD27. ELEVATIONS ARE BASED ON APPROXIMATE NAVD88 BASED ON THE SURVEY MAP REFERENCE #1 BELOW.
 - THE HOUSE AND SEPTIC SYSTEM SHALL BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO INSTALLATION AND CONSTRUCTION.
 - THE INLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY RICHARD SNARSKI SOIL SCIENTIST ON FEBRUARY 3, 2017 AND FIELD LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC.
 - THIS PROPERTY IS SHOWN ON THE TOWN OF MONTVILLE TAX ASSESSORS MAP057 AS LOT 027-00 AND HAS AN ASSIGNED STREET ADDRESS OF 64 OLD COLCHESTER ROAD EXT.
 - THE PROPERTY OWNER IS REQUESTING A VARIANCE OF SECTION 5.8.1 I OF THE TOWN OF MONTVILLE ZONING TO ALLOW FOR A 5' SETBACK FROM THE REGULATED WETLANDS. 75' IS REQUIRED. A VARIANCE OF 17' IS REQUIRED.
 - REFERENCE IS MADE TO TOWN OF MONTVILLE LAND EVIDENCE RECORDS VOLUME 649 AT PAGE 527 FOR A QUIT DEED FROM JOHN S. GADBOIS II & DARIA-LAURE GADBOIS TO NORMAN J. PASSARELLI, JR & KELLI M. PASSARELLI DATED OCTOBER 16, 2019.
 - THIS MAP & SURVEY ARE BASED ON A PRIOR SURVEY PERFORMED BY THIS OFFICE IN MARCH 2019. THIS SURVEY MAP IS NOT INTENDED TO DEPICT ANY UPDATES TO THE PROPERTY. NO ADDITIONAL FIELD WORK WAS PERFORMED IN THE PREPARATION OF THIS MAP.

- MAP REFERENCES:
- SUBDIVISIONS PLAN PREPARED FOR STUART E. & JUDITH S. GADBOIS 70 OLD COLCHESTER ROAD SALEM, CT SCALE: 1"=100' PROJECT 470-130 DATE: 04/04/13 SHEET 1 OF 1 BY ANCHOR ENGINEERING SERVICES, INC.
 - PLAN OF THE TOWN LINE BETWEEN MONTVILLE AND SALEM SCALE 300FT = 1" BY CHANDLER & PALMER MARCH 1929.

- SEPTIC NOTES:
- THIS PLAN IS FOR A PERMIT PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT OR CONSTRUCTION DRAWING.
 - NO EXCAVATION SHALL TAKE PLACE WITHOUT NOTIFYING "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455.
 - WATER SUPPLY WILL BE FROM AN INDIVIDUAL ON-SITE WELL.
 - NO UTILITIES SHALL RUN THROUGH ANY PORTION OF THE PRIMARY OR RESERVE LEACHING AREAS OF THE SSDS.
 - THE PLACEMENT OF FILL, PIPES AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE TOWN SANITARIAN OR AUTHORIZED REPRESENTATIVE. THE TOWN SANITARIAN SHALL BE NOTIFIED 24 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
 - SITE PREPARATION PROCEDURES FOR THE INSTALLATION OF THE NEW SSDS:
 - INSTALL AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS AS SHOWN ON THE PLAN.
 - STRIP ALL VEGETATION, ORGANIC MATTER (8-10" DEPTH) AND TOPSOIL IN THE AREA OF AND FIVE FEET LATERALLY SURROUNDING THE NEW LEACHING SYSTEM. REMOVE ANY SATURATED SILTY SUBSOIL WITHIN 5' OF LEACHING SYSTEM AND ANY UNSUITABLE MATERIAL THAT MAY INTERFERE WITH THE PROPER FUNCTION OF THE SSDS. INSTALL APPROVED SELECT FILL IN ACCORDANCE WITH REQUIREMENTS PRIOR TO INSTALLATION OF SYSTEM.
 - INSTALL SYSTEM PER PLAN.
 - NATIVE SOIL SHALL BE USED AS BACKFILL, PLACED AND COMPACTED IN 12 INCH LIFTS. THIS FILL MUST HAVE A MINIMUM PERCOLATION RATE OF 10 MINUTES/INCH AFTER PLACEMENT AND COMPACTION.
 - SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF PROCESSED AGGREGATE OR BROKEN STONE BASE ON COMPACTED SUBGRADE. ALL COMPACTION SHALL BE TO 95% MODIFIED PROCTER DENSITY. BACKFILL AROUND TANK SHALL BE PLACED AND COMPACTED IN SIX INCH LIFTS TO 95% MODIFIED PROCTER DENSITY. FILL TANK WITH WATER TO DISCHARGE LEVEL AFTER ACCEPTANCE.

- SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN CRITERIA:
- EFFECTIVE LEACHING AREA REQUIRED: NEW THREE (3) BEDROOM RESIDENCE WITH NO LARGE CAPACITY TUBS OR GARBAGE GRINDERS DESIGN PERCOLATION RATE = 10.1-20.0 MIN / 1 INCH. 675 SF EFFECTIVE LEACHING AREA REQUIRED
 - DESIGN: USE NEW 1000 GALLON SEPTIC TANK BY JOLLEY PRECAST (OR APPROVED EQUAL) WITH AN APPROVED OUTLET EFFLUENT FILTER AND 1 SINGLE-ROW OF 105 LF OF CULTEC - RECHARGER 280 CHAMBERS INSTALLED AS SHOWN.
 - EFFECTIVE LEACHING AREA PROVIDED: 105 TOTAL LINEAR FEET OF EXCAVATED ROW LEACHING AREA PER LINEAL FOOT 6.5 SF/FT. TOTAL EFFECTIVE LEACHING AREA PROVIDED = 682.5 SF
 - 100% RESERVE AREA = 105 LF OF CULTEC - RECHARGER 280
 - MSS CALCULATION NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60"

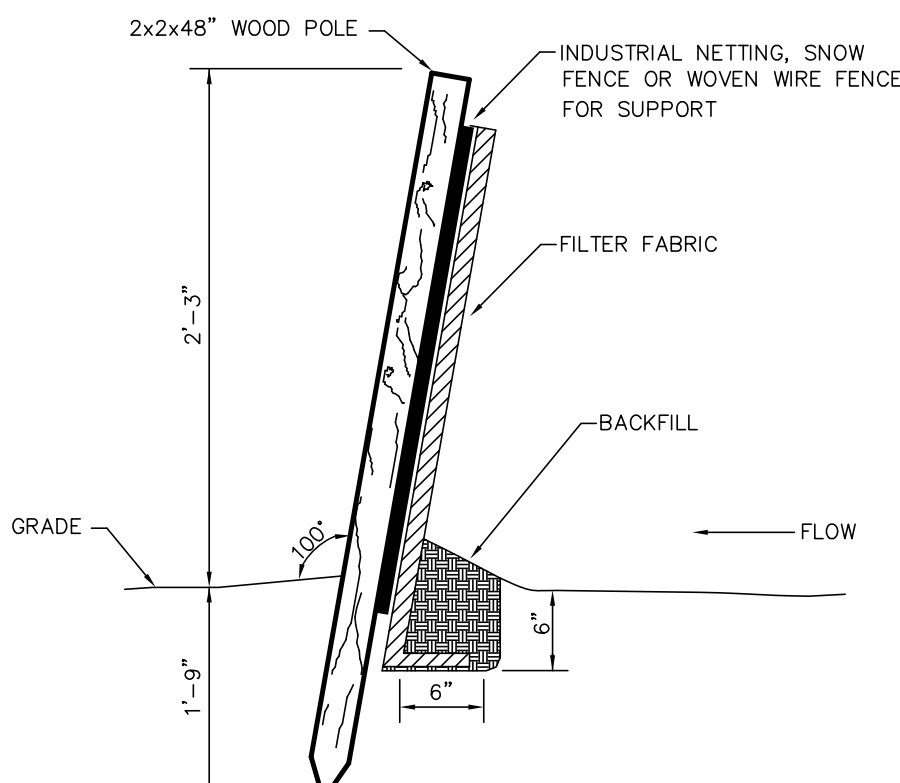
LEGEND

THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	TBR	TO BE REMOVED
BF	BASEMENT FLOOR	TYP	TYPICAL
BIT	BITUMINOUS	P-5	SOIL PERC TEST LOCATION
BCLC	BITUMINOUS CONCRETE LIP CURBING	THB	SOIL DEEP TEST LOCATION
CONC	CONCRETE	W	WELL
DIA	DIAMETER	H	HYDRANT
DB	DISTRIBUTION BOX	T	TREE
EOP	EDGE OF PAVEMENT	BS	BUILDING SETBACK LINE
ELEV	ELEVATION	CL	CLEARING LIMIT LINE
FF	FINISHED FIRST FLOOR	ET	EXISTING TREELINE
LF	LINEAR FOOT	EC	EXISTING CONTOUR
(MIN)	MINIMUM	LS	NEW CONTOUR
M/L	MORE OR LESS	SF	SEDIMENT FENCE
N/F	NOW OR FORMERLY	SP	STORM DRAIN PIPE
PVC	POLY VINYL CHLORIDE	SW	STONE WALL
SCH40	SCHEDULE 40	S	SANITARY SEWER
5.4x	SPOT ELEVATION	W	WATER
SF	SQUARE FEET		
TR	TO REMAIN		

ZONE: WRP-160 ZONING COMPLIANCE CHART

	REQUIRED	PROVIDED
MINIMUM LOT AREA	160,000 SQ FT	118,471 SQ FT
MINIMUM LOT FRONTAGE	200'	506.23'
MINIMUM FRONT YARD	75'	75.5'
MINIMUM SIDE YARD	30'	255'
MINIMUM REAR YARD	75'	75'
MAXIMUM BUILDING HEIGHT	35'	25.1'



NOTE: PREMANUFACTURED FENCE MAY BE USED.

SEDIMENT FENCE
NOT TO SCALE



SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL
Owner: John Gabbos Location: 057-02700-0 Old Colchester Road Extension Montville

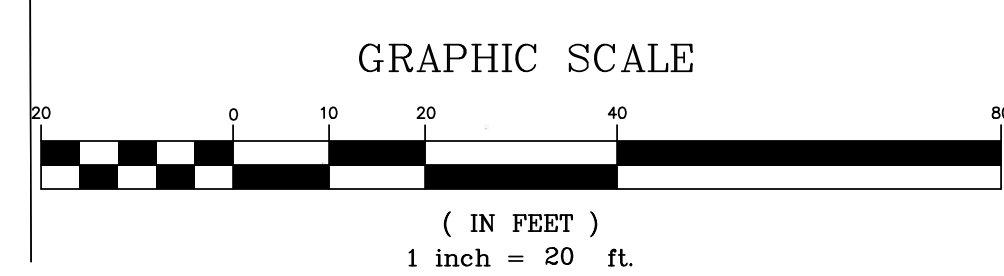
DATE: November 8, 2018

Deep Test Hole Data/Soil Descriptions

Test Hole #1	Test Hole #2
0 - 8" Topsoil 8 - 54" Loamy subsoil 54 - 88" Sand with fines, rocks	0 - 5" Topsoil 5 - 18" Sandy loam 18 - 112" Sand & gravel, rocks
Mottling: 33" GW: None Ledge: None Roots: 33" Restrictive: 33"	Mottling: None GW: None Ledge: None Roots: 33" Restrictive: None
Test Hole #3	Test Hole #4
0 - 8" Topsoil 8 - 17" Sandy loam 17 - 113" Sand & gravel, rocks	0 - 8" Topsoil 8 - 24" Sandy loam 24 - 96" Sand & gravel, rocks
Mottling: 61" GW: None Ledge: None Roots: 66" Restrictive: 61"	Mottling: 52" GW: None Ledge: None Roots: 30" Restrictive: 52"

DATE: November 8, 2018

Test Hole #5	Test Hole #6
0 - 7" Topsoil 7 - 38" Loamy subsoil 38 - 65" Sand & gravel, rocks	0 - 9" Topsoil 9 - 32" Sandy loam, stones 32 - 90" Sand & gravel, stones & rocks
Mottling: None GW: None Ledge: None Roots: 45" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 40" Restrictive: None
Test Hole #7	Test Hole #8
0 - 10" Topsoil 10 - 30" Sandy loam, stones 30 - 91" Sand & gravel, stones & rocks	0 - 9" Topsoil 9 - 32" Sandy loam, stones 32 - 85" Sand & gravel, stones & rocks
Mottling: None GW: None Ledge: None Roots: 30" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 34" Restrictive: None
Test Hole #9	Test Hole #10
0 - 8" Topsoil 8 - 26" Loamy subsoil 26 - 80" Sand & gravel, stones & rocks	0 - 8" Topsoil 8 - 24" Sandy loam 24 - 96" Sand & gravel, rocks
Mottling: None GW: None Ledge: None Roots: 32" Restrictive: None	Mottling: 52" GW: None Ledge: None Roots: 30" Restrictive: 52"



Location: 057-02700-0 Old Colchester Road Extension Montville

DATE: January 15, 2019

Test Hole #6	Test Hole #7
0 - 8" Topsoil 8 - 35" Sandy loam, stones 35 - 88" Sand & gravel, stones & rocks	0 - 9" Topsoil 9 - 32" Sandy loam, stones 32 - 90" Sand & gravel, stones & rocks
Mottling: None GW: None Ledge: None Roots: 45" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 40" Restrictive: None
Test Hole #8	Test Hole #9
0 - 10" Topsoil 10 - 30" Sandy loam, stones 30 - 91" Sand & gravel, stones & rocks	0 - 9" Topsoil 9 - 32" Sandy loam, stones 32 - 85" Sand & gravel, stones & rocks
Mottling: None GW: None Ledge: None Roots: 30" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 34" Restrictive: None
Test Hole #10	Test Hole #11
0 - 10" Topsoil 10 - 26" Loamy subsoil 26 - 80" Sand & gravel, stones & rocks	0 - 8" Topsoil 8 - 24" Sandy loam 24 - 96" Sand & gravel, rocks
Mottling: None GW: None Ledge: None Roots: 32" Restrictive: None	Mottling: 52" GW: None Ledge: None Roots: 30" Restrictive: 52"

Location: 057-02700-0 Old Colchester Road Extension Montville

DATE: January 15, 2019

Percolation Test Data

Pero # 3	Pero Rate:	Pero #	Pero Rate:
Depth: 35"	11.42 min/inch	Depth:	
Pre-soak time: <3hours		Pre-soak:	
Time	Reading	Time	Reading
0	19 1/2"	60	25 3/4"
10	21 1/2"	70	26 3/4"
20	22 1/2"		
30	23 1/2"		
40	24 1/2"		
50	25"		

Soil Moisture: Damp

Form Completed By: Michael J. Kirby, R.S., Chief Environmental Sanitarian
Others Present For Site Investigation: James Bernardo, L.S., Norman Passarelli

SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL
Location Drawing Including all Test Holes and Percolation Tests

See Plan

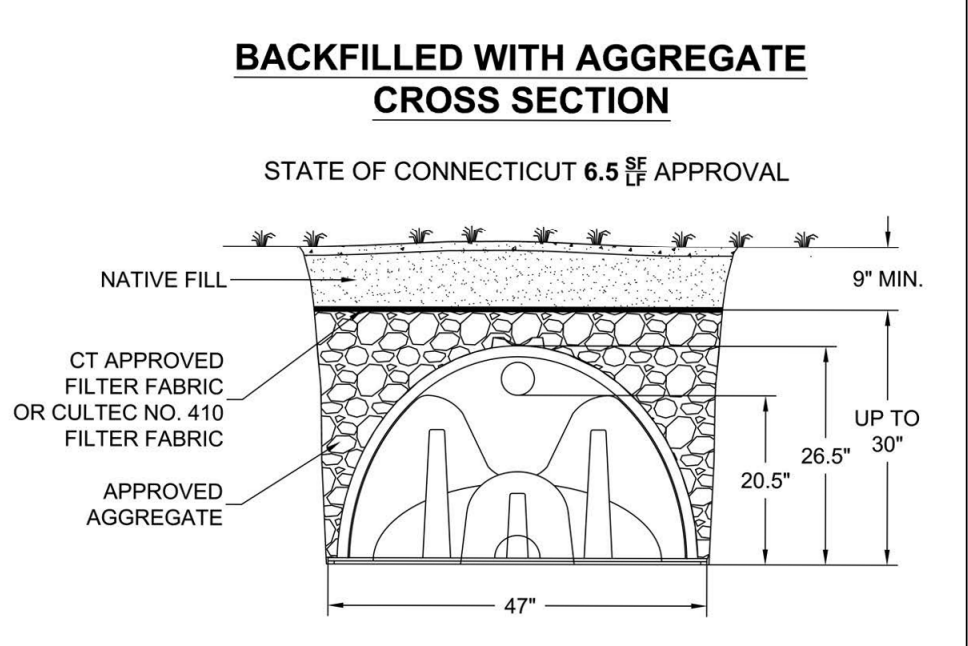
SPECIAL CONDITIONS

Design Flow > 2000 GPD	Not Applicable
Public Water Supply Waterused	Not Applicable
Probable High Groundwater	Not Applicable
Ground Water < 36 inches below grade	Not Applicable
Slope > 25%	Not Applicable
Pero Rate < 1 min/inch	Not Applicable
Pero Rate > 30 min/inch	Not Applicable
Ledge < 5 feet below grade	Not Applicable
Limited Suitable Area	Not Applicable
Open Watercourse or Wetlands	Not Applicable
Flood Plain/Seasonal Flooding	Not Applicable

CONCLUSIONS

Suitable for Sewage Disposal	X
Unsuitable for Sewage Disposal	
Additional Investigation Required	
Wet Season Monitoring Required	
Retest During Wet Season	
Licensed Engineer's Plan Required	
Other:	

DESIGN RECOMMENDATIONS/COMMENTS:



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES BERNARDO
LICENSE #70121

9-13-2023
DATE

JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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LR	DESCRIPTION	DATE

ZONING LOCATION SURVEY

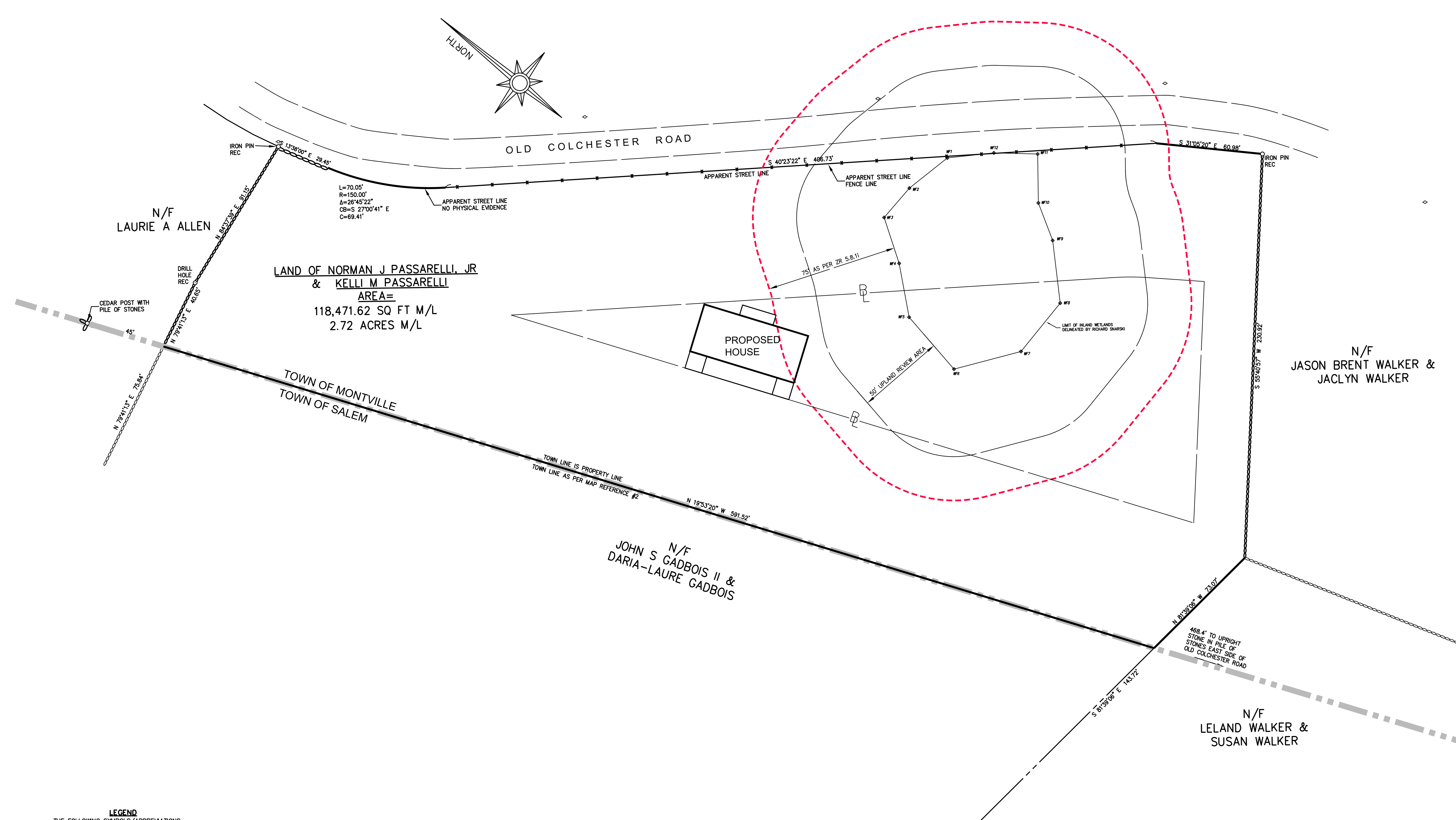
PROPERTY OF
NORMAN J. & KELLI M. PASSARELLI
FOR PROPERTY LOCATED AT
64 OLD COLCHESTER ROAD EXT.
TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 2

Scale:
1" = 20'

Date
SEPTEMBER 13, 2023

Project No.
18006-1



N/F LAURIE A ALLEN

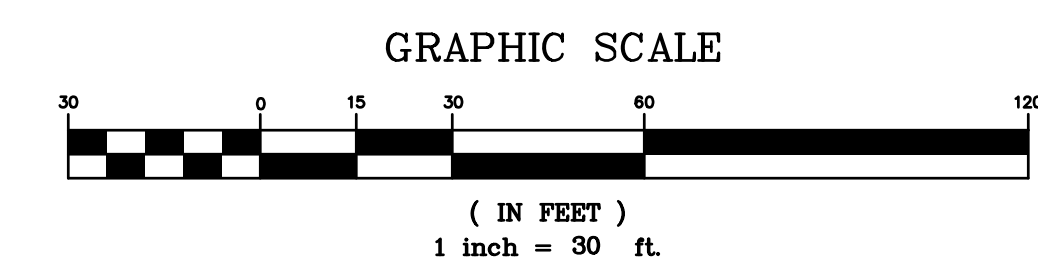
LAND OF NORMAN J PASSARELLI, JR & KELLI M PASSARELLI
 AREA=
 118,471.62 SQ FT M/L
 2.72 ACRES M/L

N/F JASON BRENT WALKER & JACLYN WALKER

N/F JOHN S GADBOIS II & DARIA-LAURE GADBOIS

N/F LELAND WALKER & SUSAN WALKER

- LEGEND**
 THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING
- AC ACRES
 - BF BASEMENT FLOOR
 - BIT BITUMINOUS
 - BCLC BITUMINOUS CONCRETE LIP CURBING
 - CONC CONCRETE
 - DIA DIAMETER
 - DB DISTRIBUTION BOX
 - EOP EDGE OF PAVEMENT
 - ELEV ELEVATION
 - FF FINISHED FIRST FLOOR
 - LF LINEAR FOOT
 - (MIN) MINIMUM
 - M/L MORE OR LESS
 - N/F NOW OR FORMERLY
 - PVC POLY VINYL CHLORIDE
 - SCH40 SCHEDULE 40
 - 5.4x SPOT ELEVATION
 - SF SQUARE FEET
 - TR TO REMAIN
 - TBR TO BE REMOVED
 - TYP TYPICAL
 - P-5 SOIL PERC TEST LOCATION
 - THS SOIL DEEP TEST LOCATION
 - WELL
 - HYDRANT
 - TREE
 - BUILDING SETBACK LINE
 - CLEARING LIMIT LINE
 - EXISTING TREELINE
 - EXISTING CONTOUR
 - NEW CONTOUR
 - SEDIMENT FENCE
 - STORM DRAIN PIPE
 - STONE WALL
 - SANITARY SEWER
 - WATER



SEE SHEET 1 OF 2 FOR SURVEY NOTES

JAMES BERNARDO
 LAND SURVEYING, LLC
 102A SPITHEAD ROAD
 WATERFORD, CONNECTICUT 06385
 (860) 447-0236
 WWW.JBSURVEY.COM



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LTR	DESCRIPTION	DATE
REVISIONS		

ZONING LOCATION SURVEY
 PROPERTY OF
NORMAN J. & KELLI M. PASSARELLI
 FOR PROPERTY LOCATED AT
64 OLD COLCHESTER ROAD EXT.
 TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-02
 SHEET 2 OF 2
 Scale: 1" = 30'
 Date: **SEPTEMBER 13, 2023**
 Project No. 18006-1