

**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 LUI 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, WELL AND SEPTIC SYSTEM SHALL BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO INSTALLATION AND CONSTRUCTION. A SUITABLE BENCHMARK SHALL BE ESTABLISHED IN THE AREA OF THE SEPTIC SYSTEM.
- 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 5.6.3 OF THE TOWN OF MONTVILLE ZONING TO ALLOW FOR A 62' REAR YARD SETBACK. 75' IS REQUIRED. A VARIANCE OF 13' 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-LAUREN 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.

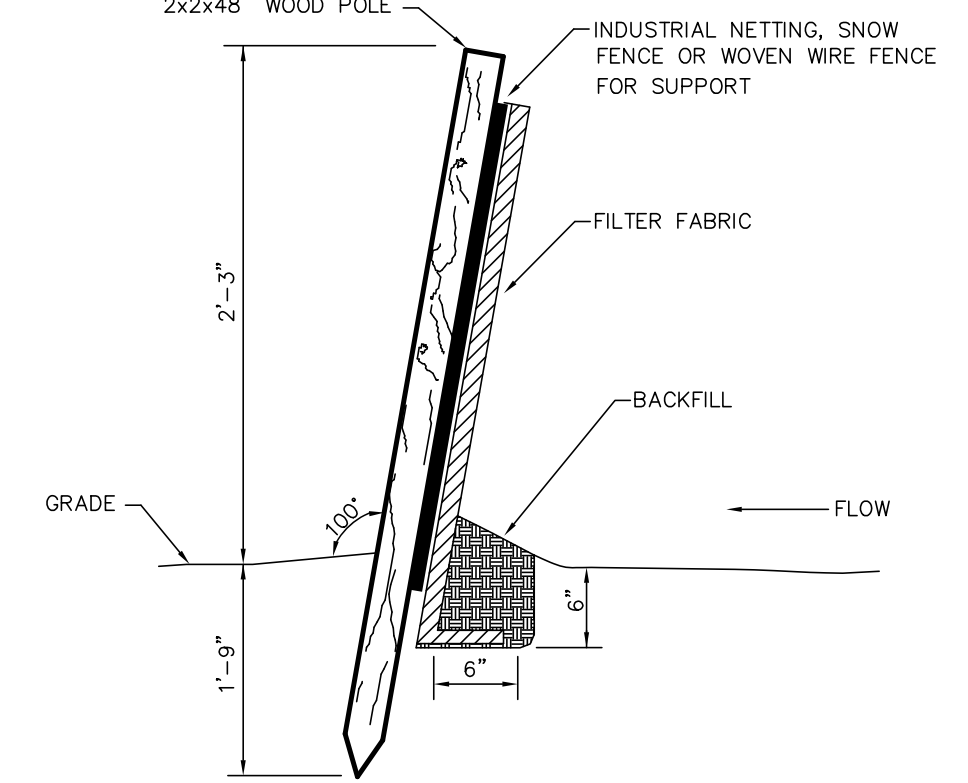
**SEPTIC NOTES:**

- 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 PROCTOR DENSITY. BACKFILL AROUND TANK SHALL BE PLACED AND COMPACTED IN SIX INCH LIFTS TO 95% MODIFIED PROCTOR 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 = 10-12-20.0 MIN / 1 INCH 975 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 52 LF OF GEOMATRIX PRODUCTS GST6218 INSTALLED AS SHOWN.
  - EFFECTIVE LEACHING AREA PROVIDED: 52 TOTAL LINEAR FEET OF EXCAVATED ROW LEACHING AREA PER LINEAL FOOT 14 SF/FT TOTAL EFFECTIVE LEACHING AREA PROVIDED = 728 SF
  - 100% RESERVE AREA = 52 LF OF GST6218
  - MSS CALCULATION NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60" PRIOR TO ANY CONSTRUCTION A MINIMUM 8" DEEP TEST HOLE IS TO BE DUG AT THE WESTERLY END OF THE PRIMARY AREA AND AT EACH END OF THE RESERVE AREA.
  - THERE ARE NO APPARENT WELLS OR POTENTIAL SOURCES OF POLLUTION WITHIN THE MINIMUM SEPARATION DISTANCES ON THE ADJACENT LOTS.

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

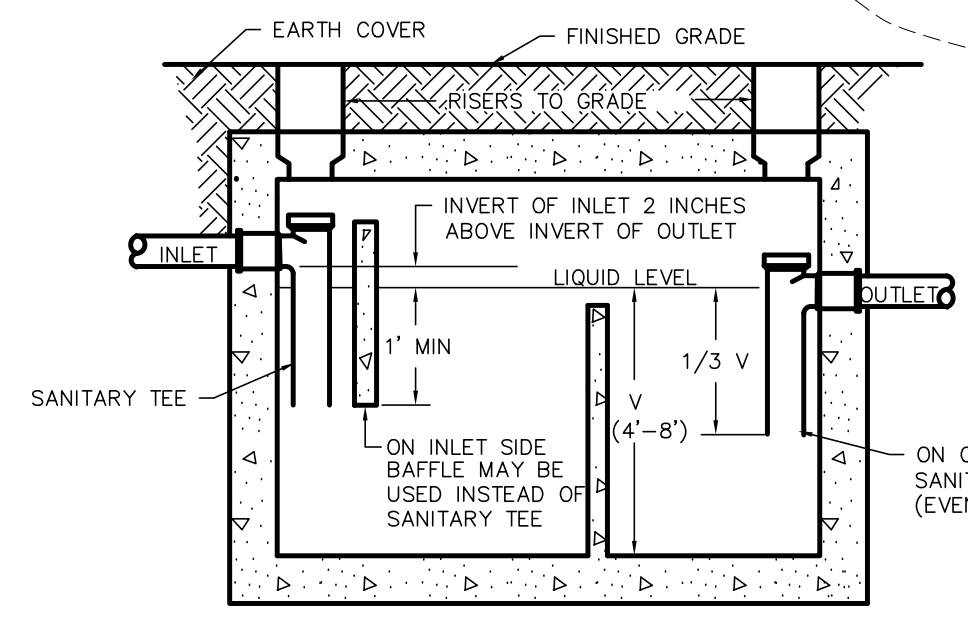


**NOTICE:** THESE DOCUMENTS ARE PROTECTED UNDER A PATENT AND COPYRIGHT. ANY REPRODUCTION OR TRANSMISSION OF ANY INFORMATION CONTAINED HEREON, IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR, SHALL REMAIN THE PROPERTY OF THE SURVEYOR.



**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'	62'
MAXIMUM BUILDING HEIGHT	35'	25±'



**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	HYD	HYDRANT
DB	DISTRIBUTION BOX	TR	TREE
EOP	EDGE OF PAVEMENT	BL	BUILDING SETBACK LINE
ELEV	ELEVATION	CL	CLEARING LIMIT LINE
FF	FINISHED FIRST FLOOR	EX	EXISTING TREELINE
LF	LINEAR FOOT	EC	EXISTING CONTOUR
(MIN)	MINIMUM	NC	NEW CONTOUR
M/L	MORE OR LESS	SF	SEDIMENT FENCE
N/V	NOW OR FORMERLY	SD	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		

DATE: November 8, 2018

Test Hole #	Test Hole #
0-7" Topsoil 7-38" Loamy subsoil 36-85" Sand & gravel, rocks	0-5" Topsoil 5-18" Sandy loam 18-112" Sand & gravel, rocks
Mottling: None GW: None Ledge: None Roots: 45" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 30" 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 24-90" Sand & gravel, rocks
Mottling: 61" GW: None Ledge: None Roots: 66" Restrictive: 61"	Mottling: 52" GW: None Ledge: None Roots: 30" Restrictive: 52"

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 20 ft.

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

DATE: January 15, 2019

Test Hole #	Test Hole #
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: 37" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 40" Restrictive: None
Test Hole # 8	Test Hole # 9
0-10" Topsoil 10-26" Loamy subsoil 26-80" 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: 34" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 30" Restrictive: None
Test Hole # 10	Test Hole #
0-10" Topsoil 10-26" Loamy subsoil 26-80" Sand & gravel, stones & rocks	
Mottling: None GW: None Ledge: None Roots: 32" Restrictive: None	Mottling: None GW: None Ledge: None Roots: 30" Restrictive: None

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

DATE: January 15, 2019

**Percolation Test Data**

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

Soil Moisture: Damp

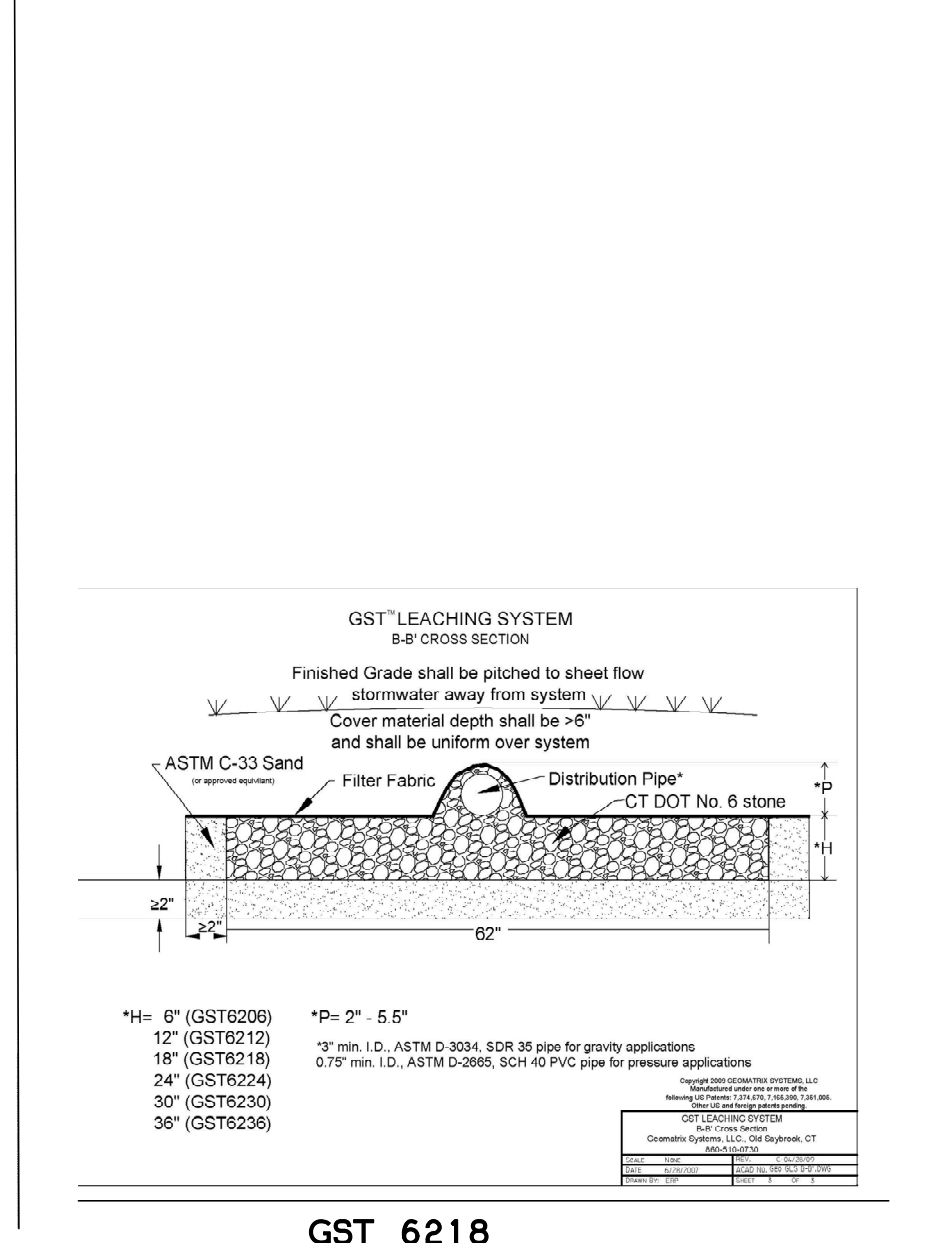
Form Completed By: Michael J. Kirby, R.S., Chief Environmental Sanitarian  
 Others Present For Site Investigation: James Bernardo, L.S., Norman Passarelli

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

See Plan

SPECIAL CONDITIONS	CONCLUSIONS
Design Flow > 2000 GPD	Suitable for Sewage Disposal
Public Water Supply Watershed	Unsuitable for Sewage Disposal
Probable High Groundwater	Additional Investigation Required
Ground Water < 36 inches below grade	Wet Season Monitoring Required
Slope > 25%	Relief During Wet Season
Peric Rate < 1 min/inch	Licensed Engineer's Plan Required
Peric Rate > 30 min/inch	Other:
Ledge < 5 feet below grade	
Limited Suitable Area	
Roots: 32"	
Restrictive: None	
Open Watercourse or Wetlands	
Flood Plain/Seasonal Flooding	

**DESIGN RECOMMENDATIONS/COMMENTS:**



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

**JAMES BERNARDO**  
 LICENSE #70121  
 LAND SURVEYOR

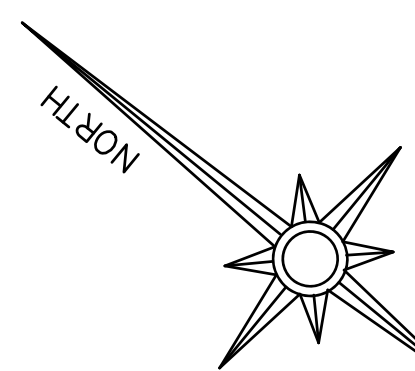
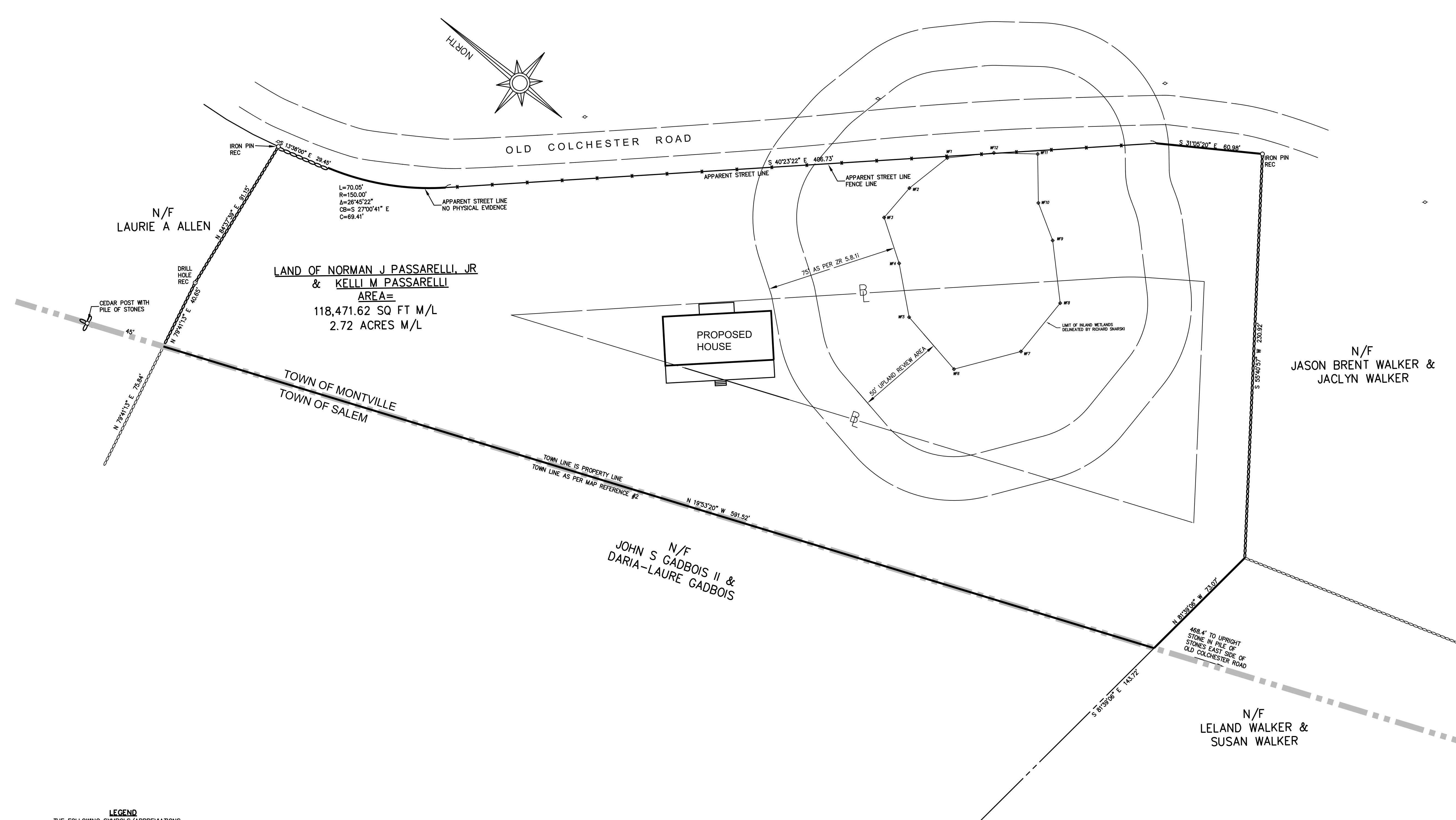
10-11-2023  
 DATE

**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**



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

**PROPOSED HOUSE**

CEEDAR POST WITH PILE OF STONES

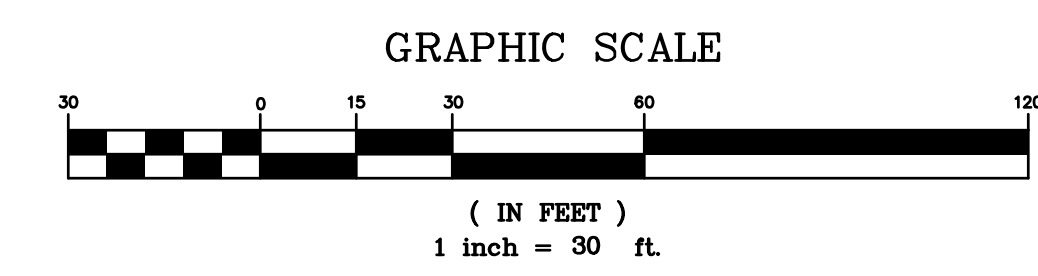
DRILL HOLE REC

IRON PIN REC

468.4' TO UPRIGHT STONE IN PILE OF STONES EAST SIDE OF OLD COLCHESTER ROAD

**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 | THS | SOIL DEEP TEST LOCATION |
| CONC  | CONCRETE                        | W   | WELL                    |
| DIA   | DIAMETER                        | H   | HYDRANT                 |
| DB    | DISTRIBUTION BOX                | T   | TREE                    |
| EOP   | EDGE OF PAVEMENT                | BSL | BUILDING SETBACK LINE   |
| ELEV  | ELEVATION                       | CLL | CLEARING LIMIT LINE     |
| FF    | FINISHED FIRST FLOOR            | ETL | EXISTING TREELINE       |
| LF    | LINEAR FOOT                     | ELC | EXISTING CONTOUR        |
| (MIN) | MINIMUM                         | NCL | NEW CONTOUR             |
| M/L   | MORE OR LESS                    | SF  | SEDIMENT FENCE          |
| N/F   | NOW OR FORMERLY                 | SDP | 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                       |     |                         |



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



NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A COPYRIGHT AND ANY REPRODUCTION OR TRANSMISSION OF ANY INFORMATION CONTAINED HEREIN SHALL NOT BE DUPLICATED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF THE SURVEYOR.

LTR	DESCRIPTION	DATE
A	HOUSE LOCATION MOVED AND SEPTIC CHANGED TO GST	10-11-2023

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