

GRID NORTH - NAD-83

ZONING COMPLIANCE TABLE - R-120 DISTRICT (PART OF CLUSTER SUBDIVISION)		
ITEM	REQUIRED	PROPOSED
LOT AREA	120,000 S.F. 80,000 S.F.	127,595 S.F.+
LOT FRONTAGE	200 FT./150 FT.	265.54'
FRONT YARD	60 FT./45 FT.	107.0' (GARAGE)
SIDE YARD	25 FT./18.75'	60.5'
REAR YARD	60 FT./45 FT.	182.0' (DECK)
BUILDING HEIGHT	35 FT.	28 FT.

*THIS LOT IS PART OF A CLUSTER SUBDIVISION
**FRONTAGE, FRONT YARD, SIDE YARD & REAR YARD REQUIREMENTS ARE REDUCED BY 25%

PERC TEST DATA

ADVANCED SURVEYS, LLC - 8/27/24

PERC "A"
DEPTH - 24"
PRESOAK - 1 HR
10:50 - 4:38"
11:00 - 8:14"
11:10 - 11:12"
11:20 - 14:14"
11:25 - 15:14"
11:30 - 16:18"
11:35 - 16:78"
11:40 - 17:58"
11:45 - 18:38"
11:50 - 19:18"
PERC RATE - 6.6 MINUTES PER INCH

HOUSE SEPTIC AREA
PER SUBDIVISION PLAN - LOT 44-8-000
PERC RATE - 10 MINUTES/INCH

UNCAS HEALTH DISTRICT
PER SUBDIVISION PLAN - 4/27/2000

TH# H7A - 0'-11" TOPSOIL
- 11"-32" SUBSOIL
- 34"-43" MED. COMPACT FINE TO VERY FINE SAND & SILT
- 43"-78" MED. COMPACT COARSE TO VERY FINE SAND & SILT/ROCKS
MOTTLES @ 32"
GROUNDWATER@58", NO LEDGE

TH# H7B - 0'-10" TOPSOIL
- 10"-34" SUBSOIL
- 34"-43" MED. COMPACT FINE TO VERY FINE SAND & SILT/ROCKS
- 43"-78" MED. COMPACT COARSE TO VERY FINE SAND & SILT
MOTTLES @ 32"
GROUNDWATER@63", NO LEDGE

TH# H7C - 0'-13" TOPSOIL
- 13"-30" SUBSOIL
- 30"-43" MED. COMPACT FINE TO VERY FINE SAND & SILT/ROCKS
- 43"-75" MED. COMPACT COARSE TO VERY FINE SAND & SILT
NO MOTTLES
GROUNDWATER@53", NO LEDGE

TH# H7D - 0'-12" TOPSOIL
- 12"-34" SUBSOIL
- 34"-67" MED. COMPACT COARSE TO VERY FINE SAND & SILT
MOTTLES @ 34"
GROUNDWATER@50", NO LEDGE

TEST HOLE DATA

UNCAS HEALTH DISTRICT
WITNESSED BY DONOVAN MOE - 8/26/24

TH "A" - 0'-10" TOPSOIL
- 10"-36" BROWN FINE SANDY LOAM
- 33"-88" GRAY MED. COMPACT FINE SAND
MOTTLES @ 36"
NO GROUNDWATER, NO LEDGE
ROOTS TO 24"

TH "B" - 0'-10" TOPSOIL
- 10"-32" BROWN FINE SANDY LOAM
- 32"-90" GRAY MED. COMPACT FINE SAND
MOTTLES @ 32"
NO GROUNDWATER, NO LEDGE
ROOTS TO 24"

TH "C" - 0'-12" TOPSOIL
- 12"-40" BROWN FINE SANDY LOAM
- 40"-74" GRAY MED. COMPACT FINE SAND
MOTTLES @ 40"
NO GROUNDWATER, NO LEDGE
ROOTS TO 22"

TH "D" - 0'-12" TOPSOIL
- 12"-38" BROWN FINE SANDY LOAM
- 38"-90" GRAY MED. COMPACT FINE SAND
MOTTLES @ 38"
NO GROUNDWATER, NO LEDGE
ROOTS TO 26"

EROSION AND SEDIMENT CONTROL PLAN:

- CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE DRIVEWAY AND SEPTIC SYSTEM.
- DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
- ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
- ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
- PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF MONTVILLE SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

TEMPORARY VEGETATIVE COVER:

MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAW/HAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON

PLANTING SCHEDULE:

SEEDING DATES:
APRIL 1 - JUNE 15
AUGUST 1 - SEPTEMBER 15
SEED MIXTURE:
45% RED FESCUE
45% KENTUCKY BLUE GRASS
10% PERENNIAL RYE

DESIGN NOTES:

- ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SAVATARIAN.
- THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (100 GALLONS) DISCHARGE TYPE BATHTUBS. RESIDENTIAL GARBAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTEMPLATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.

LEACHING SYSTEM CONSTRUCTION NOTES:

- TOPSOIL TO BE STRIPPED OFF PRIOR TO FILLING. FILL MATERIAL BETWEEN AND BEYOND TRENCHES TO BE PEROVUS, GOOD QUALITY AND CLEAN MEDIUM SAND (SELECT FILL) PLACED AND COMPACTED IN 6" LIFTS. SELECT FILL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
A. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES
B. THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL IS BETWEEN NO. 4 & 7 SIEVES) NO MORE THAN 45 PERCENT OF THE MATERIAL CAN BE RETAINED ON THE NO. 4 SIEVE.
C. THE FILL LESS THE GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:
SIEVE SIZE: #4 #10 #20 #40 #60 #100
% PASSING: 100 70-100 100 100 100 100
% PASSING: 100 70-100 100 100 100 100
WET SIEVE
100 70-100 100 100 100 100
DRY SIEVE
100 70-100 100 100 100 100
** PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%
4. DOCUMENTATION OF TEST RESULTS ARE TO BE PROVIDED TO THE HEALTH DISTRICT.
- FILL MATERIAL TO BE PLACED PRIOR TO TRENCH EXCAVATION. NO TRAFFIC OTHER THAN TRACK-DRIVEN EQUIPMENT IS TO CROSS, DUMP, UNLOAD OR OTHERWISE COMPACT THE FILL AREA AFTER TOPSOIL REMOVAL. FILL MATERIAL TO BE DUMPED AT THE EDGE OF THE STRIPPED AREA AND SPREAD AND COMPACTED WITH TRACK-DRIVEN VEHICLES. STOCKPILING IS TO TAKE PLACE UPGRADIENT OF THE LEACHING AREA. THE AREA DOWN GRADIENT OF THE LEACHING AREA IS NOT TO BE DISTURBED.

SEPTIC SYSTEM CONSTRUCTION NOTES:

- CONSTRUCTION SEQUENCE:
A. STRIP & STOCKPILE TOPSOIL FROM LEACHING TRENCH AREA.
B. PLACE SELECT FILL IF REQUIRED.
C. CONSTRUCT LEACHING TRENCH TO DESIGN LINE & GRADE.
D. LOAM FINE GRADE TO FINISHED GRADE AND SEED. PROTECT DISTURBED AREAS WITH EROSION CONTROLS UNTIL FIRST MOWING.
- THE PIPE BETWEEN THE HOUSE AND SEPTIC TANK SHALL BE 4 IN. EXTRA HEAVY CAST IRON, DUCTILE IRON OR EXTRA STRENGTH PVC ASTM D1785 SCHD 40 OR APPROVED EQUAL.
- ALL DISTRIBUTION PIPE IS TO BE ASTM D3034 SDR 35 (4" PVC) OR APPROVED EQUAL UNLESS NOTED.
- SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF 6" OF PROCESSED GRAVEL OR BROKEN STONE ON COMPACTED SUBGRADE.
- THERE ARE NO APPARENT WELLS OR SEPTIC FIELDS WITHIN 75' OF THE PROPOSED WELL AND SEPTIC SYSTEM AS SHOWN ON THIS PLAN.
- APPROVED STONE AGGREGATE FOR LEACHING TRENCHES SHALL BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING CT DOT FROM #14 SPECIFICATION FOR M.O.I.1 FOR NO. 4 STONE:

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2-INCH	100
1-1/2-INCH	90-100
1-INCH	20-55
3/4-INCH	0-10
3/8-INCH	0-5

- THE LOCATION AND ELEVATION OF THE PROPOSED SEPTIC SYSTEM SHALL BE STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR.
 - THE BOTTOM OF THE LEACHING TRENCHES NOT TO EXCEED MORE THAN 14" INTO EXISTING GRADE.
- NOTES:
- TOPOGRAPHIC INFORMATION ON THIS PLAN COMPLIES WITH T-2 MAPPING STANDARDS.
 - PROPOSED HOUSE AND SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
 - BASE FOR LEVELS: N.A.V.D. 1988.
 - PROPERTY IS LOCATED IN THE TOWN OF MONTVILLE ZONING DISTRICT R-120. (CLUSTER SUBDIVISION)
 - THERE ARE NO WELLS LOCATED WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM LOCATED ON ADJUTING PROPERTIES.
 - TOTAL AREA OF PROPERTY - 127,595 S.F.± (2.93 ACRES).
 - A BENCHMARK IS TO BE PLACED WITHIN 50' OF THE PROPOSED HOUSE & SEPTIC SYSTEM AT THE TIME OF CONSTRUCTION.

REFERENCE MAP:
SUBDIVISION PLAN ZONING DISTRICT WRP-160, R-80 & R-120, PREPARED FOR OXIBY FARMS, LLC, FORSYTH ROAD, OLD COLCHESTER ROAD & OXOBXO DAM ROAD, MONTVILLE CT, DATE: 05/01/2000, SCALES: AS NOTED, ALL SHEETS, PREPARED BY CHANDLER, PALMER & KING.

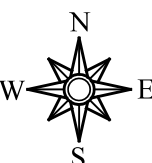
PROJECT NO.	24-085
DRAWN BY:	R.A.D.
DATE:	7/28/24
SCALE:	1"=30'
SHEET	1 OF 1
REVISIONS	
11/21/24	DECK REMOVED

SEPTIC SYSTEM DESIGN PLAN PREPARED FOR

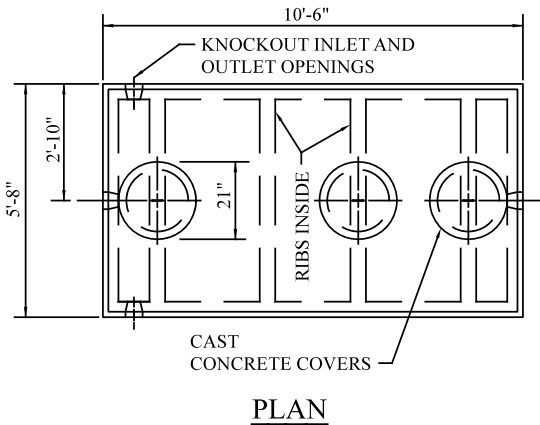
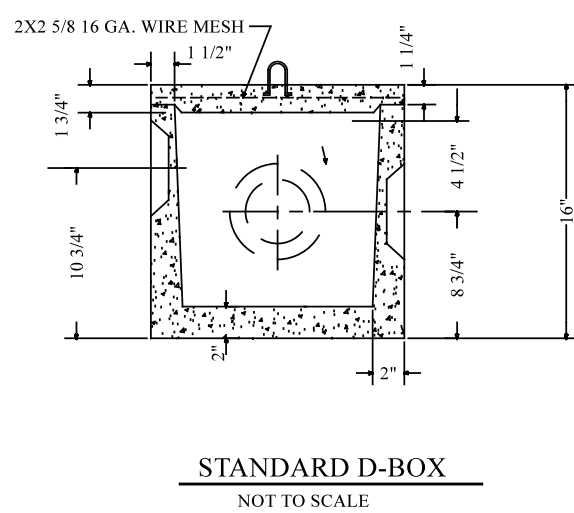
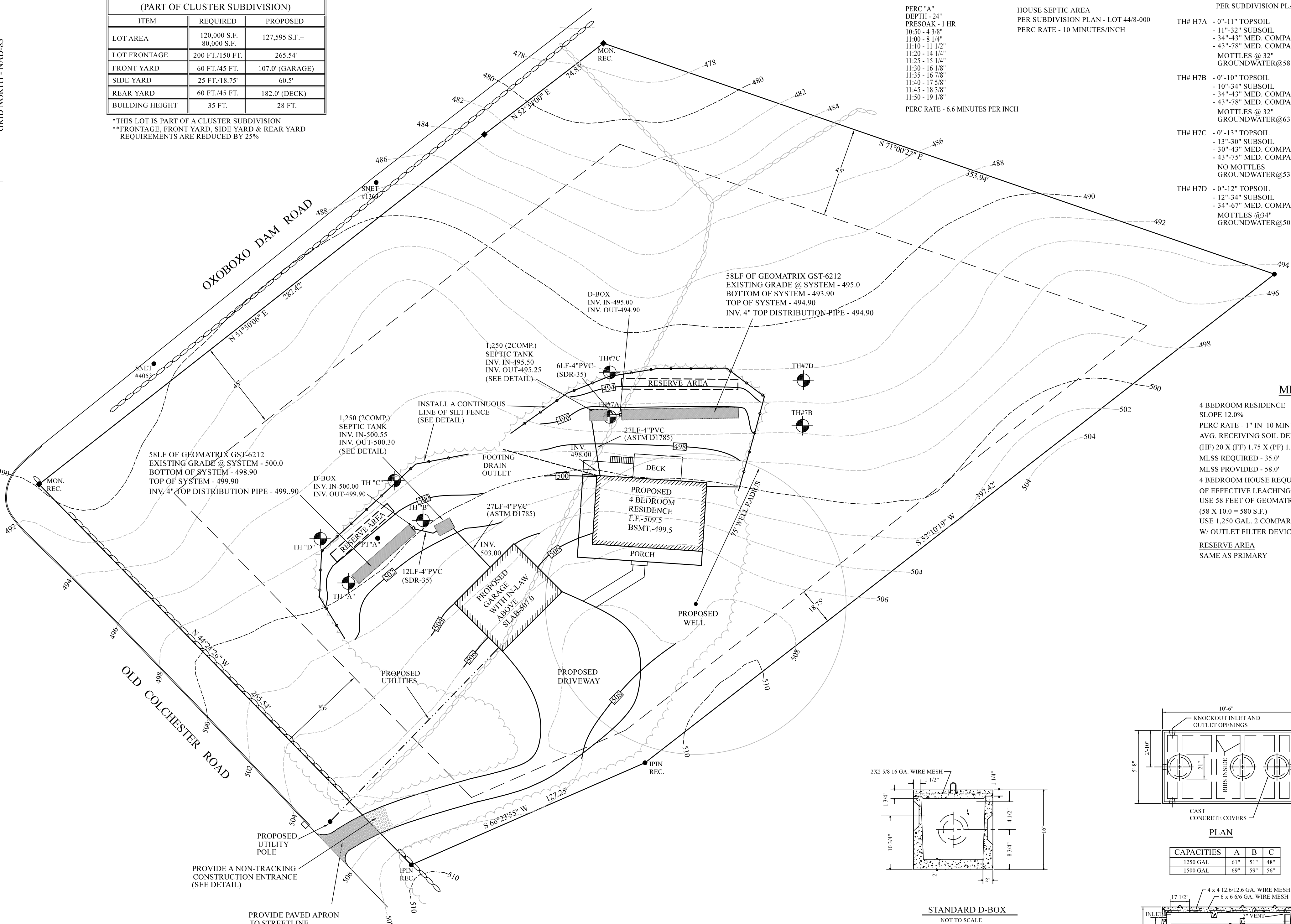
JAMES E. & BRIANNA THOMAS

#1365 OLD COLCHESTER ROAD & OXOBXO DAM ROAD
MONTVILLE, CONNECTICUT

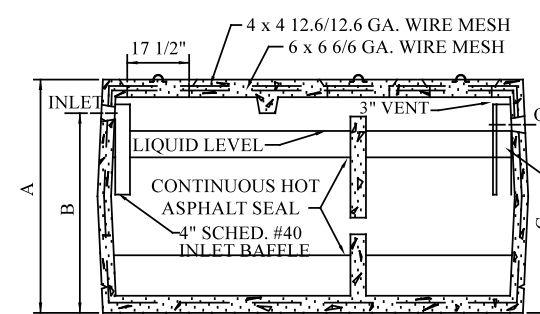
ADVANCED SURVEYS, LLC.
43 Flyers Drive, Norwich, CT 06360
Phone - (860) 639-8928



30	15	0	30
GRAPHIC SCALE IN FEET			

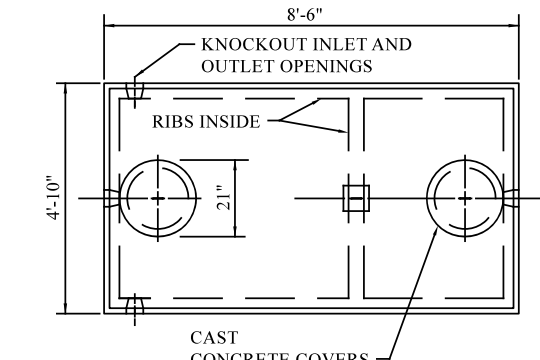


CAPACITIES	A	B	C
1250 GAL.	61"	51"	48"
1500 GAL.	69"	59"	56"

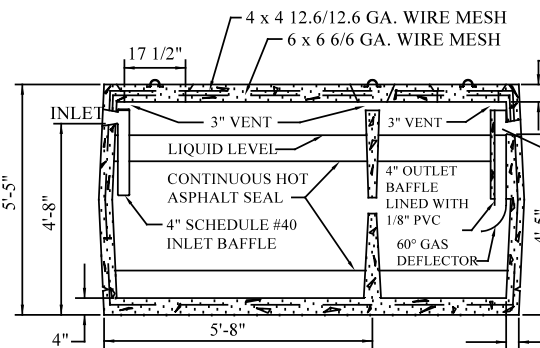


CROSS SECTION

1250/1500 GALLON
2 COMPARTMENT
SEPTIC TANK
NOT TO SCALE



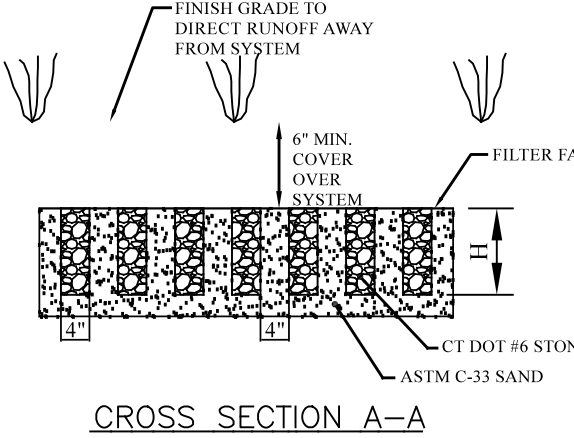
PLAN



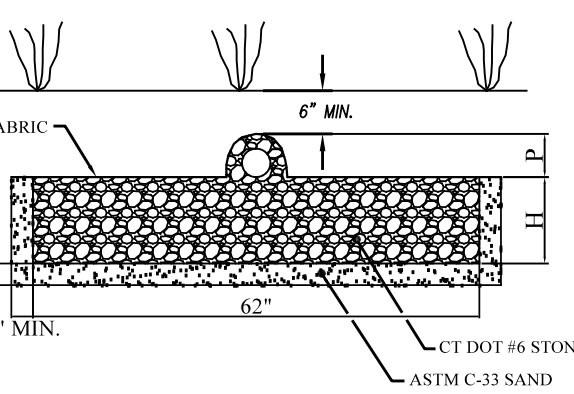
CROSS SECTION

1000 GALLON
SEPTIC TANK
NOT TO SCALE

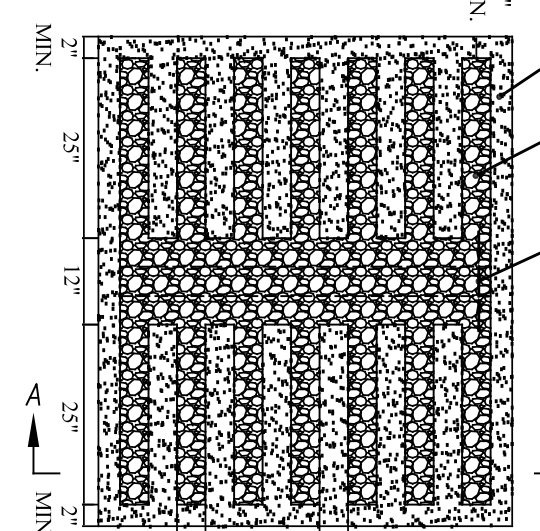
ASTM C-33 SAND SPECIFICATIONS:	
SIEVE SIZE	PERCENT PASSING
20	100
40	95-100
60	85-100
100	50-85
200	25-60
400	5-30
600	0-10
800	0-5



CROSS SECTION A-A

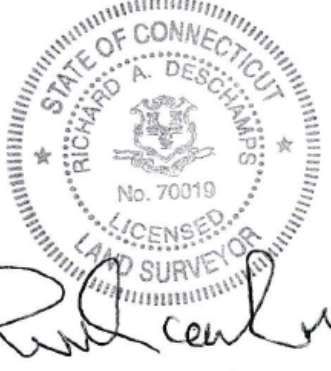


CROSS SECTION B-B



ASTM C-33 SAND SPECIFICATIONS:	
SIEVE SIZE	PERCENT PASSING
20	100
40	95-100
60	85-100
100	50-85
200	25-60
400	5-30
600	0-10
800	0-5

GEOMATRIX GST LEACHING SYSTEM



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

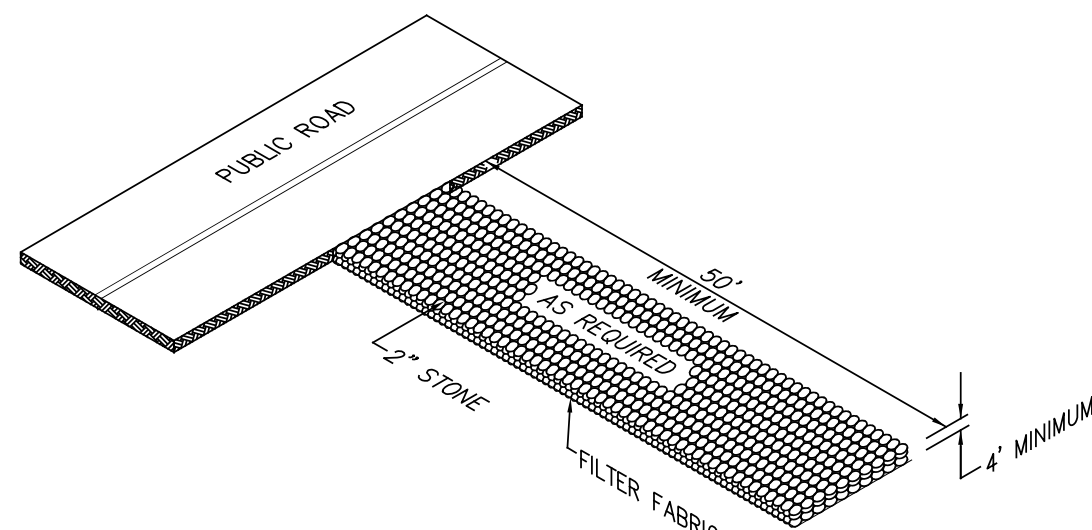
RICHARD A. DESCHAMPS L.S. #70019

11/21/24

DATE

LEGEND:

F.F.	FIRST FLOOR
E.L.	ELEVATION
S.F.	SQUARE FEET
MON	MONUMENT
IPIN	IRON PIN
REC.	RECOVERED
x501.5	EXISTING SPOT ELEVATION
x507.5	PROPOSED SPOT ELEVATION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	BUILDING SETBACK LINE
---	TEST HOLE



CONSTRUCTION ENTRANCE NOT TO SCALE