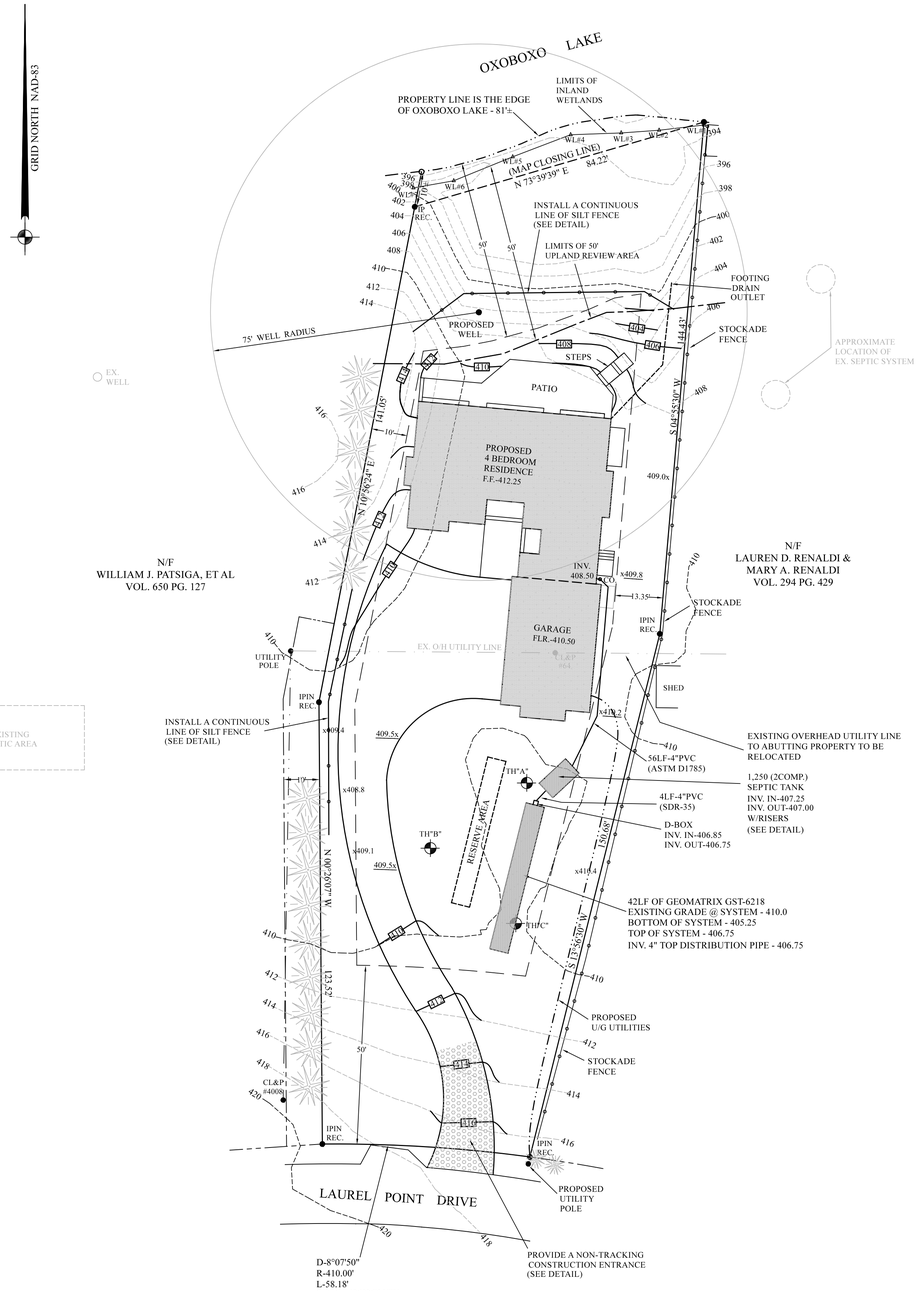


ZONING COMPLIANCE TABLE - R-80 DISTRICT		
ITEM	REQUIRED	PROPOSED
LOT AREA	80,000 S.F.	22,777 SF +/- (EXIST.)
LOT FRONTAGE	180 FT.	58.18' (EXIST.)
FRONT YARD	50 FT.	121.8'
SIDE YARD	20 FT.	*13.80' (E) *11.00' (W)
REAR YARD	50 FT.	56.3' (DECK)
BUILDING HEIGHT	35 FT.	28 FT.

*NOTE: PER SECTION 4.9.6 - SIDE YARD WIDTH
EXISTING LOT WIDTH - 70.75' (33% OF LOT WIDTH - 23.35')
TOTAL OF SIDE YARDS ALLOWED - 23.35' BUT NOT LESS THAN 10'
SIDE YARDS ALLOWED - 13.35' (E) & 10.00' (W)

SOIL TEST DATA

WITNESSED BY MICHAEL KIRBY
UNCAS HEALTH DISTRICT - 8/2/22

TH "A" - 0"-3" TOPSOIL
- 3"-32" SANDY LOAM
- 32"-105" SAND & GRAVEL, COBBLES NO WATER, NO LEDGE, NO MOTTLING ROOTS TO 37"

TH "B" - 0"-18" FILL
- 18"-30" TOPSOIL
- 30"-47" SANDY LOAM
- 47"-101" SAND & GRAVEL, COBBLES NO WATER, NO LEDGE, NO MOTTLING ROOTS TO 45"

TH "C" - 0"-3" TOPSOIL
- 3"-33" SANDY LOAM
- 33"-97" SAND & GRAVEL, COBBLES NO WATER, NO LEDGE, NO MOTTLING ROOTS TO 28"

PERC TEST DATA

WITNESSED BY ADVANCED SURVEYS, LLC
8/2/22

PERC
DEPTH - 36"
PRESOAK - 10:20 - DRY AT 11:00
11:30 - 8" 12:00 - 34"
11:35 - 15" 12:05 - 35 1/4"
11:40 - 21" 12:10 - 36" DRY
11:45 - 25 1/2"
11:50 - 29 1/4"
11:55 - 32"
PERC RATE - 3 MINUTES PER INCH

EROSION AND SEDIMENT CONTROL PLAN:

1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE DRIVEWAY AND SEPTIC SYSTEM.
2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
3. ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
5. 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.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. 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

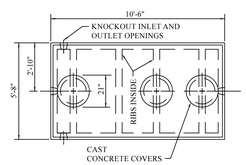
MLSS & DESIGN DATA

MLSS - NEED NOT BE CONSIDERED

4 BEDROOM HOUSE REQUIRES 577.5 S.F.
OF EFFECTIVE LEACHING AREA
USE 42 FEET OF GEOMATRIX-GST 6218 (18" DEPTH)
(42 X 14.0 = 588 S.F.)
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK
W/ OUTLET FILTER DEVICE

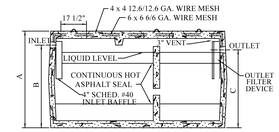
RESERVE AREA
SAME AS PRIMARY

STANDARD D-BOX
NOT TO SCALE



PLAN

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

DESIGN NOTES:

1. ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANATARIAN.
2. 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:

1. TOPSOIL TO BE STRIPPED OFF PRIOR TO FILLING. FILL MATERIAL BETWEEN AND BEYOND TRENCHES TO BE PERVIOUS, 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 & 3" 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	#40	#100	#200	
% PASSING:	100	70-100	**10-50	0-20	0-5	WET SIEVE
% PASSING:	100	70-100	10-75	0-5	0-2.5	DRY SIEVE

   ** 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%.

2. DOCUMENTATION OF TEST RESULTS ARE TO BE PROVIDED TO THE HEALTH DISTRICT.
3. 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:

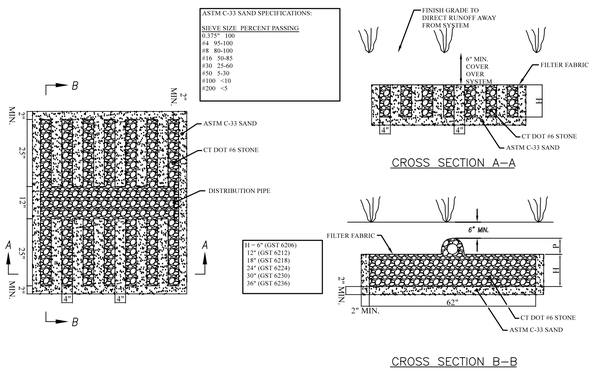
1. CONSTRUCTION SEQUENCE:
   A. STRIP & STOCKPILE TOPSOIL FROM LEACHING TRENCH AREA.
   B. PLACE SELECT FILL IF REQUIRED.
   C. CONSTRUCT LEACHING TRENCH TO DESIGN LINE & GRADE.
   D. LOAM, FINE GRADE TO FINISHED GRADE AND SEED. PROTECT DISTURBED AREAS WITH EROSION CONTROLS UNTIL FIRST MOWING.
2. THE 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.
3. ALL DISTRIBUTION PIPE IS TO BE ASTM D3034 SDR 35 (4"PVC) OR APPROVED EQUAL UNLESS NOTED.
4. SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF 6" OF PROCESSED GRAVEL OR BROKEN STONE ON COMPACTED SUBGRADE.
5. THERE ARE NO APPARENT WELLS OR SEPTIC FIELDS WITHIN 75' OF THE PROPOSED WELL AND SEPTIC SYSTEM AS SHOWN ON THIS PLAN.
6. APPROVED STONE AGGREGATE FOR LEACHING TRENCHES SHALL BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING CT DOT FROM 814A SPECIFICATION FOR M.01.01 FOR NO. 6 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

7. THE LOCATION AND ELEVATION OF THE PROPOSED SEPTIC SYSTEM SHALL BE STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR.

NOTES:

1. TOPOGRAPHIC INFORMATION ON THIS PLAN COMPLIES WITH T-2 MAPPING STANDARDS.
2. PROPOSED HOUSE AND SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
3. BASE FOR LEVELS: N.A.V.D. 1988.
4. PROPERTY IS LOCATED IN THE TOWN OF MONTVILLE ZONING DISTRICT R-80.
5. THERE ARE NO WELLS LOCATED WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM LOCATED ON ABUTTING PROPERTIES.
6. TOTAL AREA OF PROPERTY - 22,777 S.F.± (0.52 ACRES).
7. A BENCHMARK IS TO BE PLACED WITHIN 50' OF THE PROPOSED HOUSE & SEPTIC SYSTEM AT THE TIME OF CONSTRUCTION.
8. LIMITS OF INLAND WETLANDS WERE DELINEATED BY MARK H. SULLIVAN, C.P.S.S.



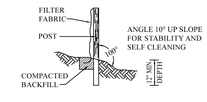
CROSS SECTION A—A

CROSS SECTION B—B

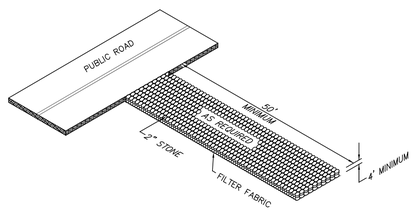
GEOMATRIX GST LEACHING SYSTEM

LEGEND:

F.F.	FIRST FLOOR
EL.	ELEVATION
S.F.	SQUARE FEET
DH	DRILL HOLE
IP	IRON PIPE
IPIN	IRON PIN
REC.	RECOVERED
x412.5	EXISTING SPOT ELEVATION
x412.5	PROPOSED SPOT ELEVATION
— — 410 — —	EXISTING CONTOURS
410	PROPOSED CONTOURS
	BUILDING SETBACK LINE
	TEST HOLE



SILT FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

STATE OF CONNECTICUT
RICHARD A. DESCHAMPS
No. 70019
LICENSED
LAND SURVEYOR

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.

3/31/25
RICHARD A. DESCHAMPS L.S. #70019 DATE

PROJECT NO.	25-034
DRAWN BY:	R.A.D.
DATE:	3/22/25
SCALE:	1"=20'
SHEET	1 0F 1

REVISIONS

20 10 0 20
GRAPHIC SCALE IN FEET

SEPTIC SYSTEM DESIGN PLAN
PREPARED FOR

38 LAUREL POINT DRIVE, LLC

#38 LAUREL POINT DRIVE
MONTVILLE, CONNECTICUT

ADVANCED SURVEYS, LLC.
60 Terry Road, Griswold, CT 06351
Phone - (860) 639-8928

N W E S