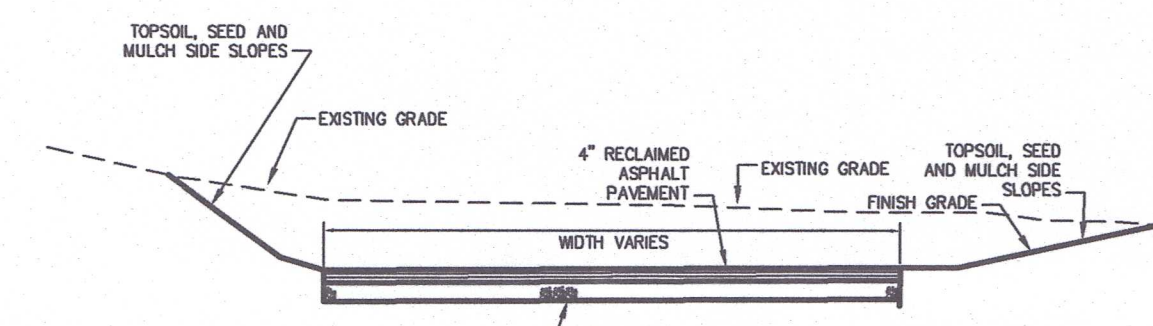


- NOTES:
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS CLASS 1-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS 1-2.
 - NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
 - BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD DRAWINGS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH 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 INLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY MICHAEL SCHAFER CERTIFIED SOIL SCIENTIST.
- MAP REFERENCE:
FIRE SIDE FARM RESUBDIVISION A CONSERVATION RESUBDIVISION 34 VILLAGE DRIVE & 16 REUVEN DRIVE LEDYARD, PREPARED FOR ANTHONY SILVESTRI ZONE: R-40 DATE: JULY 6, 2021 REVISED: 2-25-2022 SHEETS 1 THROUGH 9 OF 9 BY JAMES BERNARDO LAND SURVEYING, LLC
- 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 A NEW MUNICIPAL WATER SYSTEM.
 - NO UTILITIES SHALL RUN THROUGH ANY PORTION OF THE PRIMARY OR RESERVE LEACHING AREAS OF THE SSS.
 - 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 SSS:
 - 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 SSS. 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 GARAGE GRINDERS DESIGN PERCOLATION RATE: 1.0-10.0 MIN / 1 INCH
495 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 ROW OF 35LF OF GEOMATRIX GST6218
 - EFFECTIVE LEACHING AREA PROVIDED
36 TOTAL LINEAR FEET OF EXCAVATED ROW LEACHING AREA PER LINEAL FOOT 14.0 SF/FT
TOTAL EFFECTIVE LEACHING AREA PROVIDED = 504 SF
 - 100% RESERVE AREA = 36 LF OF GST 6218
 - MLSS CALCULATION NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60".
 - ALL SOLID AND PERFORATED DISTRIBUTION PIPE USED AFTER THE SEPTIC TANK SHALL BE PVC ASTM D 3034, SDR 35.
 - TO THE BEST OF THIS DESIGNER'S KNOWLEDGE, THERE ARE NO BURIED OIL TANKS LOCATED WITHIN 25' OF THE LEACHING FIELD OR 10' OF THE SEPTIC TANK
 - A CONFIRMATION TEST HOLE WILL BE REQUIRED AT THE NORTH END OF THE PROPSD LEACHING SYSTEM PRIOR TO CONSTRUCTION.



AREA = 36,384.6 SQ FT
0.84 ACRES M/L
CONSERVATION INTERIOR LOT
AREA EXCLUSIVE OF ACCESS
STRIP = 33,000 SF M/L

TEST PIT: 5	TEST PIT: 6	TEST PIT: 7	TEST PIT: 8
Total depth 71"	Total depth 72"	Total depth 78"	Total depth 75"
0-6" Leaf litter & topsoil	0-6" Leaf litter & topsoil	0-7" Leaf litter & topsoil	0-12" Leaf litter & topsoil
6-18" Light orange brown fine sandy loam, loose, trace gravel, many rocks	8-39" Orange brown fine sandy loam, loose, trace gravel, many rocks	7-17" Orange brown fine-medium coarse sandy loam, loose, damp, many rocks	13-25" Red brown very fine sandy loam, loose
18-71" Light gray brown medium coarse sand & gravel, many rocks	39-72" Light gray brown medium coarse sand & gravel, many rocks	17-46" Light yellow brown fine sandy loam, many rocks, loose	25-50" Yellow brown fine-medium coarse sandy loam, loose, trace gravel, many rocks
Mottles: None	Mottles: None	Mottles: None	Mottles: None
CW: None	CW: None	CW: None	CW: None
Ledge: None	Ledge: None	Ledge: None	Ledge: 50"
Roots: 30"	Roots: 34"	Roots: 46"	Roots: 50"
Restrictive: None	Restrictive: None	Restrictive: None	Restrictive: 50"

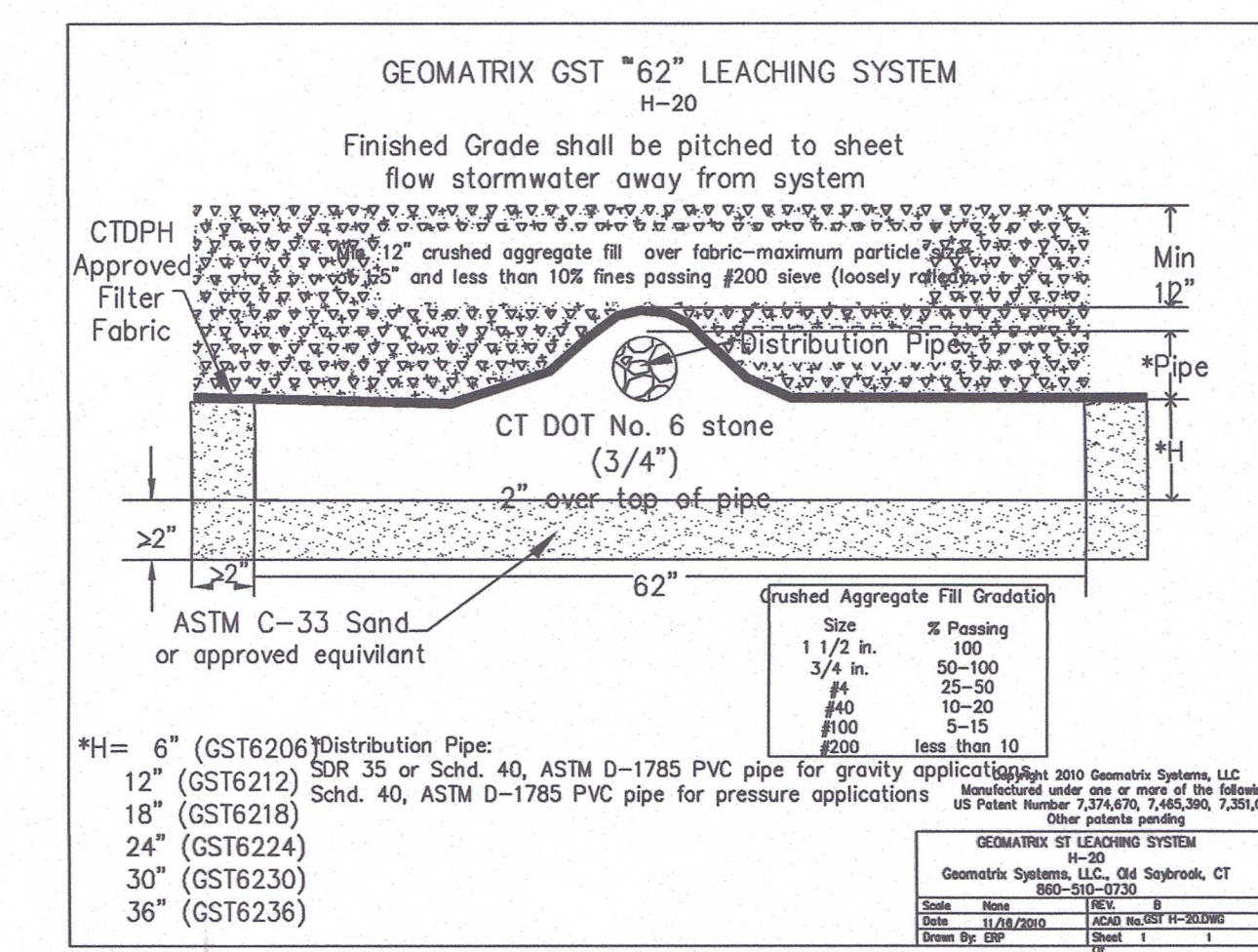
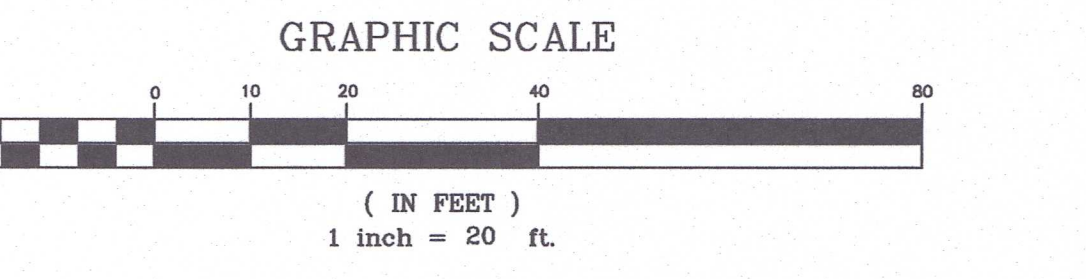
COMMENTS: Decomposed rock shall be either removed and replaced with two feet of sand, or keep bottom of leaching structure two feet above non-typical ledge rock.

GROUNDWATER TABLE (Near max, below max, etc.) Below max

SOIL MOISTURE (High, medium, low, etc.) Medium

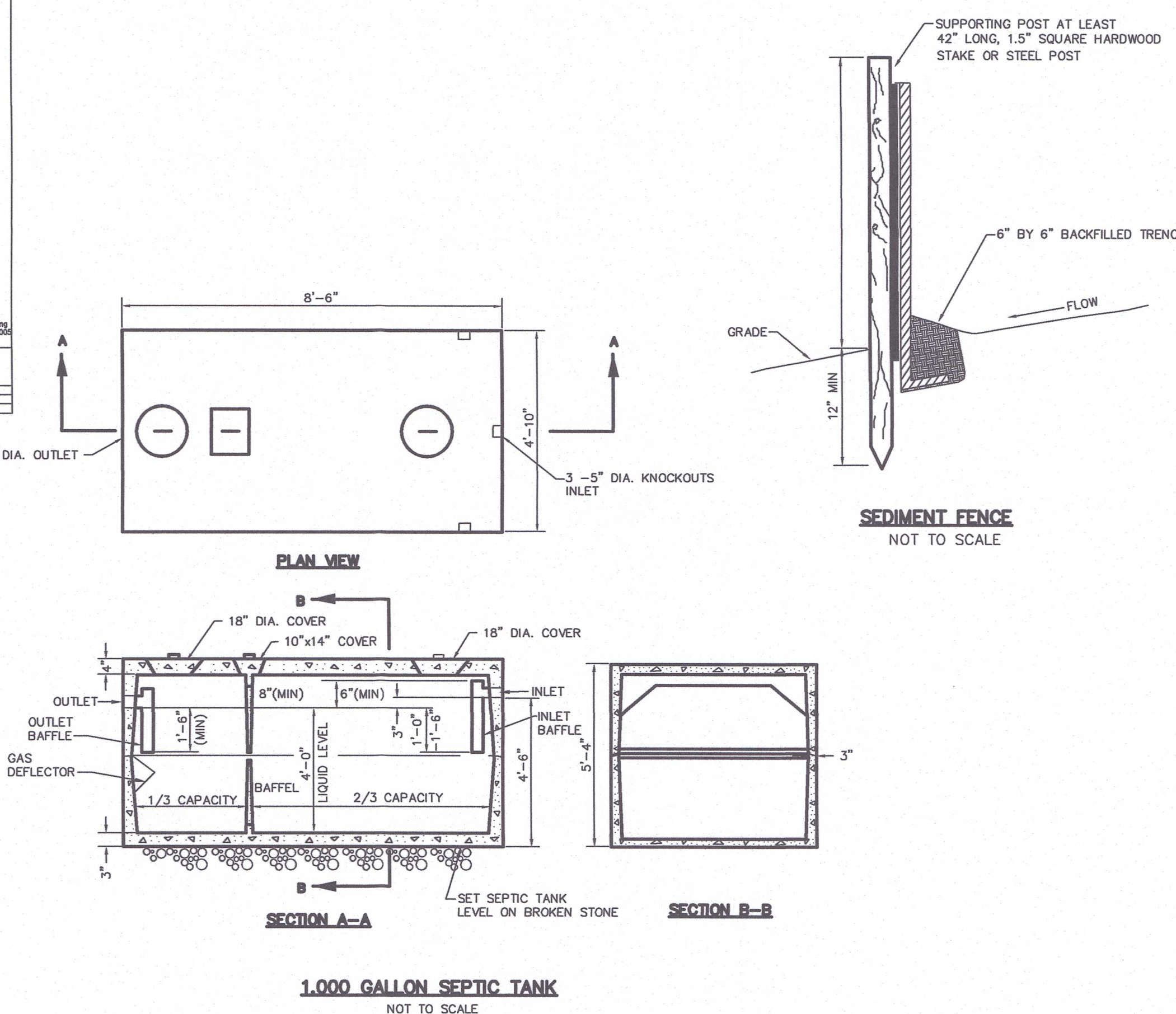
PERCOLATION TEST

PERC TEST 3 DECEMBER 21, 2017	PERC TEST 4 DECEMBER 21, 2017
CONDITIONS: TOTAL DEPTH OF HOLE: = 27"	CONDITIONS: TOTAL DEPTH OF HOLE: = 25"
12:47 15"	12:49 12"
12:52 16.5"	12:54 13.25"
12:57 19.25"	12:59 14.75"
1:02 20.5"	1:04 15.75"
1:07 21.5"	1:09 16.75"
1:12 22.5"	1:14 17.75"
1:17 23.5"	1:19 18.5"
EMPTY	1:24 19.25"
	1:29 20"
RATE: 5.0 MIN/IN	RATE: 6.6 MIN/IN



ZONING COMPLIANCE CHART
ZONE: R-40 CONSERVATION SUBDIVISION

	REQUIRED	PROVIDED
MINIMUM LOT AREA	30,000 SQ FT INTERIOR LOTS 20,000 SQ FT "FRONTAGE" LOTS	36,384 SQ FT 36,384 SQ FT
MINIMUM LOT FRONTAGE	20' INTERIOR LOTS 50' FRONTAGE LOTS	26.61'
MAXIMUM LOT IMPERVIOUS COVERAGE	30%	6%
MINIMUM FRONT YARD	30'	60'
MINIMUM FRONT YARD (INTERIOR LOT)	50'	
MINIMUM SIDE YARD	12'	24'
MINIMUM BOTH YARDS	30'	38'
MINIMUM REAR YARD	20'	94'
MAXIMUM HEIGHT	35'	15'



- LEGEND
- THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING
- | | |
|--------------------------------------|--|
| AC ACRES | HTB HIGH TIDE BUSH |
| BF BASEMENT FLOOR | SP SPARTINA PATENS |
| BIT BITUMINOUS | SA SPARTINA ALTERNIFLORA |
| BCLC BITUMINOUS CONCRETE LIP CURBING | TBR TO BE REMOVED |
| CONC CONCRETE | TYP TYPICAL |
| DIA DIAMETER | P-5 SOIL PERC TEST LOCATION |
| DB DISTRIBUTION BOX | TH8 SOIL DEEP TEST LOCATION |
| EOP EDGE OF PAVEMENT | W WELL |
| ELEV ELEVATION | HYDRANT |
| FF FINISHED FIRST FLOOR | TREE |
| LF LINEAR FOOT | BUILDING SETBACK LINE |
| (MIN) MINIMUM | CLEARING LIMIT LINE |
| M/L MORE OR LESS | EXISTING TREELINE |
| N/F NOW OR FORMERLY | - - - - -158- - - - - EXISTING CONTOUR |
| PVC POLY VINYL CHLORIDE | 158 NEW CONTOUR |
| SCH40 SCHEDULE 40 | - - - - - SEDIMENT FENCE |
| 5.4x SPOT ELEVATION | - - - - - STORM DRAIN PIPE |
| SF SQUARE FEET | - - - - - STONE WALL |
| TR TO REMAIN | S SANITARY SEWER |
| | W WATER |
| | WF 21X CONCRETE MONUMENT TO BE SET |
| | WF 21X WETLANDS FLAG |



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

James Bernardo
JAMES BERNARDO LICENSE #70121

7-12-2022
DATE

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WWW.JBSURVEY.COM



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REVISIONS	DESCRIPTION	DATE
A	REVISED AS PER TOWN PLANNER COMMENTS	7-12-2022
A	LEGEND ADDED TO PLAN	6-22-2022
LTR		

ZONING LOCATION SURVEY
FIRE SIDE FARM
RESUBDIVISION
FOR PROPERTY LOCATED AT
36 VILLAGE DRIVE
TOWN OF LEDYARD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 1
Scale: 1" = 20'
Date
JUNE 17, 2022
Project No.
17076-36A