

NOTES:

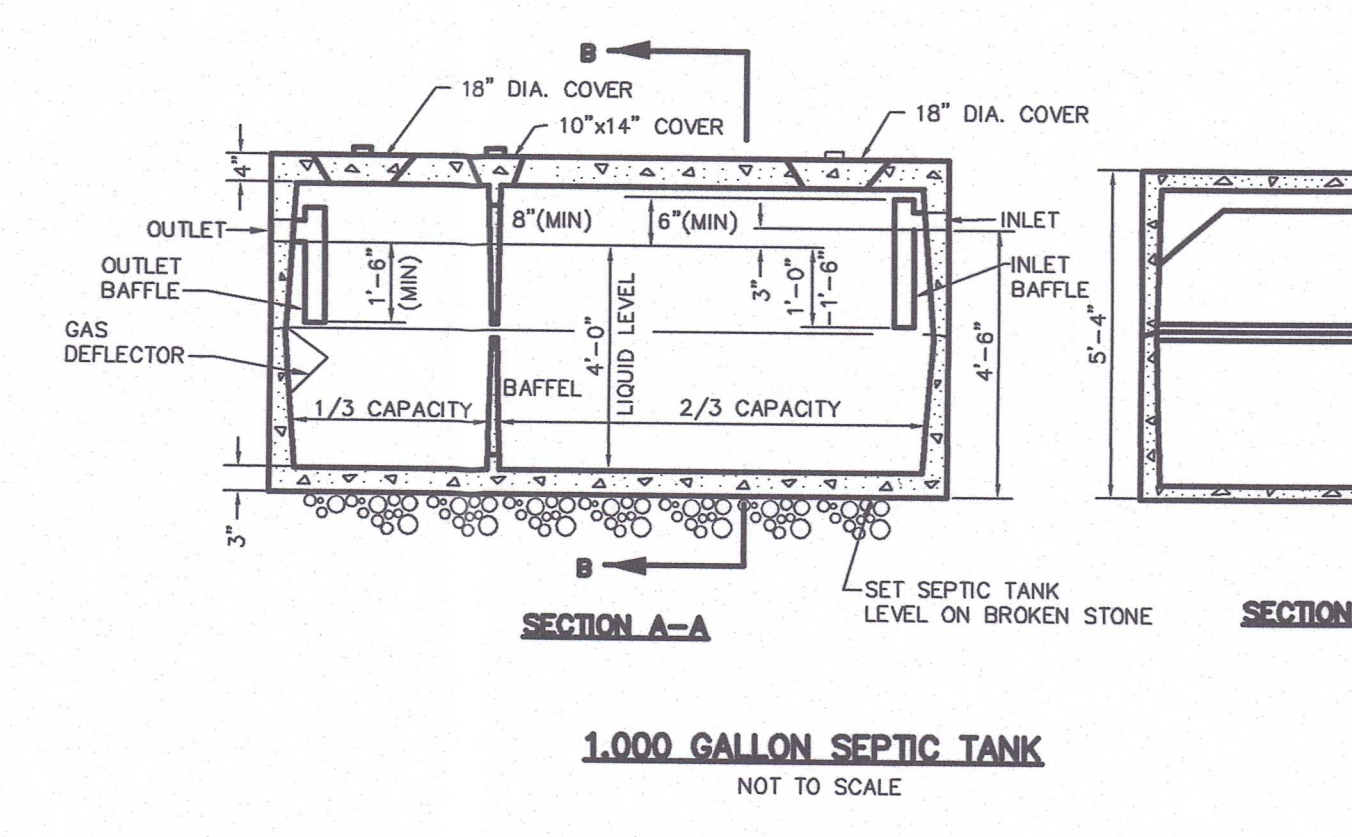
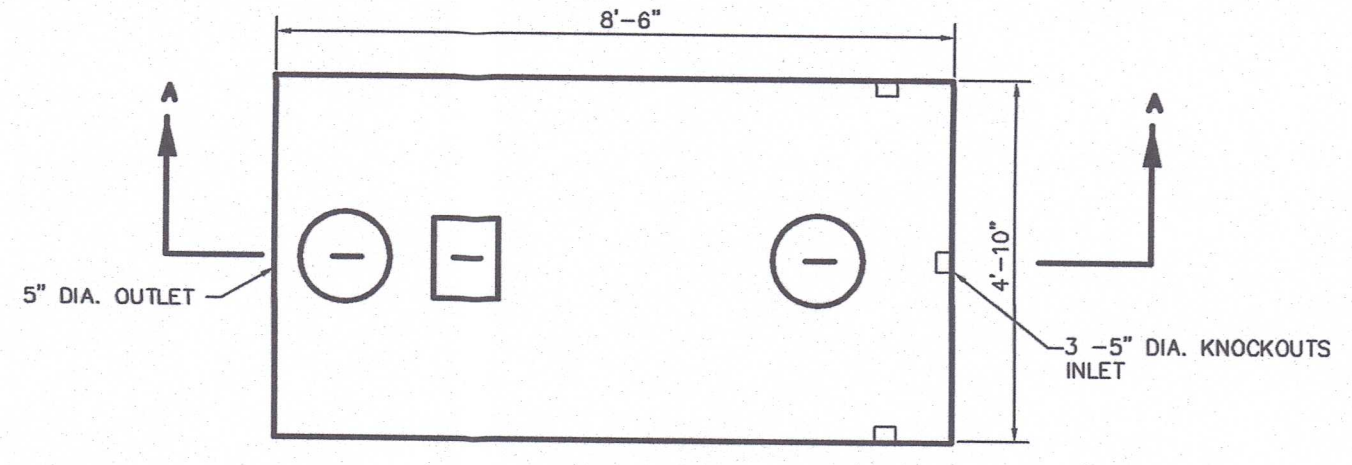
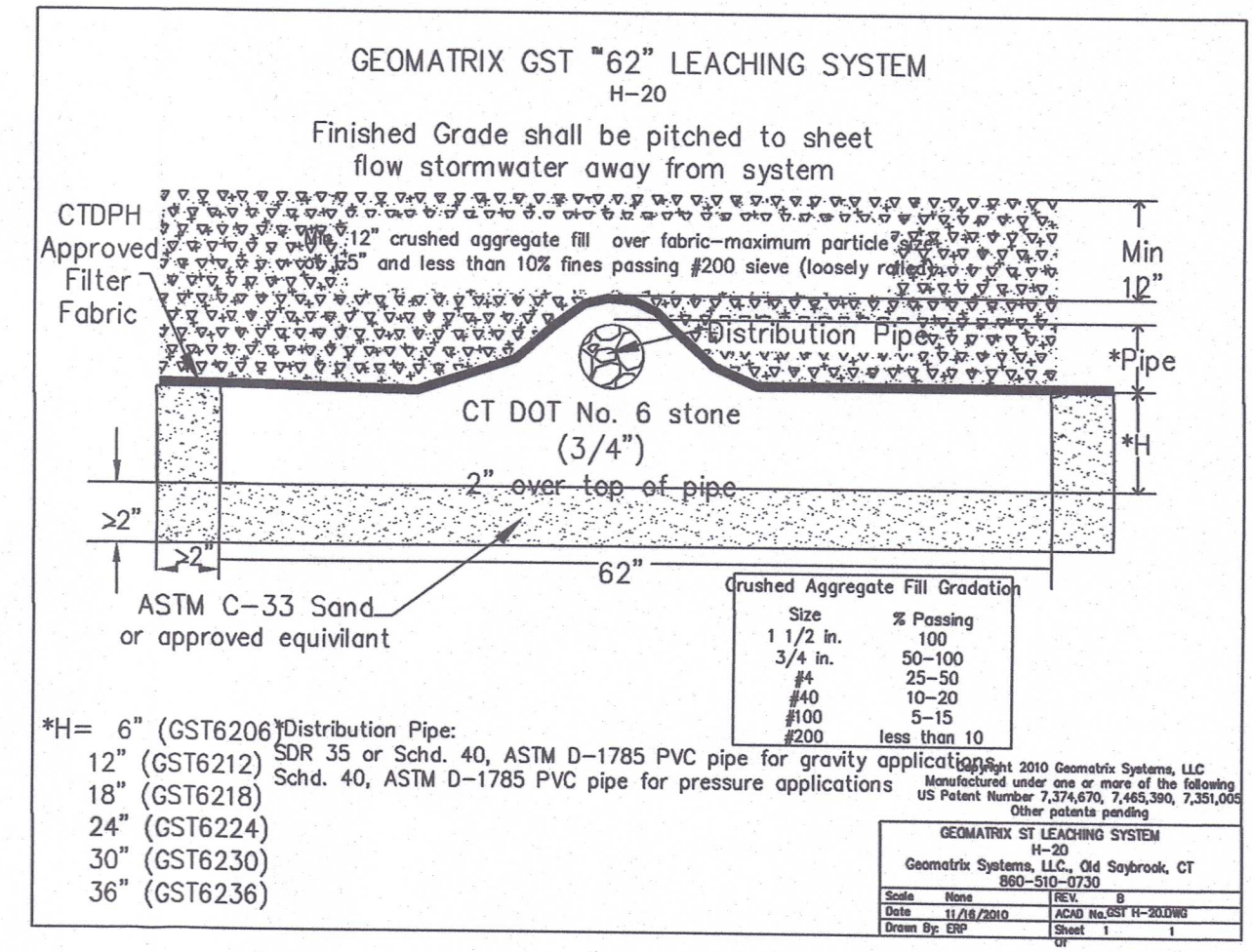
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS CLASS T-2 AND 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 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 LOCATED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- 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 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.

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:

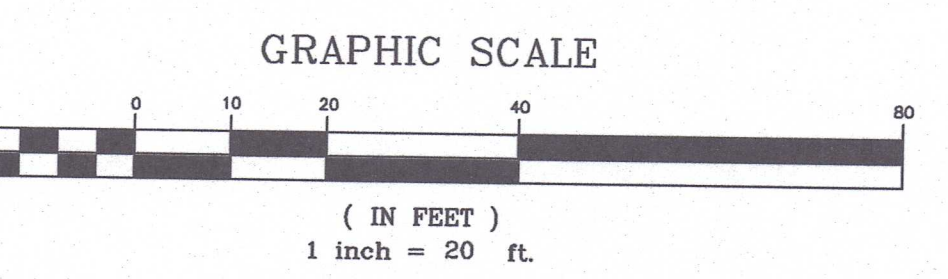
- THIS PLAN IS FOR A PERMIT PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT OR CONSTRUCTION DRAWING.
- NO EXCAVATION SHALL TAKE PLACE WITHOUT NOTIFYING "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455.
- WATER SUPPLY WILL BE FROM A NEW MUNICIPAL WATER SYSTEM.
- NO UTILITIES SHALL RUN THROUGH ANY PORTION OF THE PRIMARY OR RESERVE LEACHING AREAS OF THE SITES.
- 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 COMPACTATION.
 - SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF PROCESSED AGGREGATE OR BROKEN STONE BASE ON COMPACTED SUBGRADE. ALL COMPACTATION 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 1.0-10.0 MIN / 1 INCH 485 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 GST8218
 - 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
 - MSS 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 PROPOSED LEACHING SYSTEM PRIOR TO CONSTRUCTION.

TEST PIT: 5	TEST PIT: 6	TEST PIT: 7	TEST PIT: 8
Total depth 71" 0-6" Leaf litter & topsoil 6-18" Light orange brown fine sandy loam, loose, trace gravel, many rocks 18-71" Light gray brown medium coarse sand & gravel, many rocks	Total depth 72" 0-8" Leaf litter & topsoil 8-39" Orange brown fine sandy loam, loose, trace gravel, many rocks 39-72" Light gray brown medium coarse sand & gravel, many rocks	Total depth 78" 0-12" Leaf litter & topsoil 12-25" Red brown very fine sandy loam, loose 25-50" Yellow brown fine-medium coarse sandy loam, loose, trace gravel, many rocks 50-56" Pocket of fragmented/non-typical ledge rock 56-75" Light gray brown medium coarse sand & gravel 46-78" Light gray brown coarse sand & gravel, many rocks, loose	Total depth 75" 0-12" Leaf litter & topsoil 12-25" Red brown very fine sandy loam, loose 25-50" Yellow brown fine-medium coarse sandy loam, loose, trace gravel, many rocks 50-56" Pocket of fragmented/non-typical ledge rock 56-75" Light gray brown medium coarse sand & gravel
Mottles: None GW: None Ledges: None Roots: 30" Restrictive: None	Mottles: None GW: None Ledges: None Roots: 30" Restrictive: None	Mottles: None GW: None Ledges: None Roots: 46" Restrictive: 50"	Mottles: None GW: None Ledges: 50" Roots: 50" Restrictive: 50"

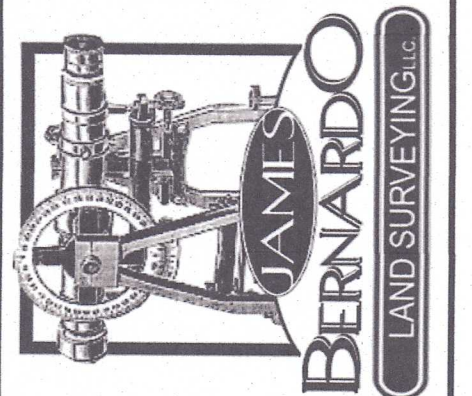


	REQUIRED	PROVIDED
MINIMUM LOT AREA	30,000 SQ FT INTERIOR LOTS 20,000 SQ FT "FRONTAGE" LOTS	36,384 SQ FT INTERIOR LOT
MINIMUM LOT FRONTAGE	20' INTERIOR LOTS 50' FRONTAGE LOTS	26.61'
MAXIMUM LOT IMPERVIOUS COVERAGE	30%	6%
MINIMUM FRONT YARD	30'	60'
MINIMUM FRONT YARD (INTERIOR LOT)	50'	
MINIMUM SIDE YARD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

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



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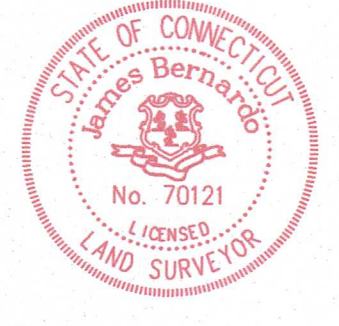


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LTR	DESCRIPTION	DATE
REVISIONS		

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**



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED ON HEREON.
James Bernardo
JAMES BERNARDO LICENSE #70121
DATE: 6-20-2022

RECEIVED
JUN 21 2022
LAND USE DEPARTMENT