

**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	32 VILLAGE DR FRONTAGE LOT
MINIMUM LOT FRONTAGE	20' INTERIOR LOTS 50' FRONTAGE LOTS	50.00'
MAXIMUM LOT IMPERVIOUS COVERAGE	30%	16%
MINIMUM FRONT YARD	30'	85.4'
MINIMUM FRONT YARD (INTERIOR LOT)	50'	
MINIMUM SIDE YARD	12'	14'
MINIMUM BOTH YARDS	30'	66'
MINIMUM REAR YARD	20'	170.1'
MAXIMUM HEIGHT	35'	19'

**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 FRONT 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 (NAVD88).
- 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 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 REVELEN 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 SDDS.
- 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 SDDS:
  - 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 SILT SUBSOIL WITHIN 5' OF LEACHING SYSTEM AND ANY UNSUITABLE MATERIAL THAT MAY INTERFERE WITH THE PROPER FUNCTION OF THE SDDS. 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 FOUR (4) BEDROOM RESIDENCE WITH NO LARGE CAPACITY TUBS OR GARBAGE GRINDERS DESIGN PERCOLATION RATE 1.0-10.0 MIN 1 INCH 577.5 SF EFFECTIVE LEACHING AREA REQUIRED
    - DESIGN: USE NEW 1250 GALLON SEPTIC TANK BY JOLLY PRECAST (OR APPROVED EQUAL) WITH AN APPROVED OUTLET EFFLUENT FILTER AND 1 ROW OF 35LF OF GEOMATRIX GST6218
    - EFFECTIVE LEACHING AREA PROVIDED:  
42 TOTAL LINEAR FEET OF EXCAVATED ROW LEACHING AREA PER LINEAL FOOT 14.0 SF/FT TOTAL EFFECTIVE LEACHING AREA PROVIDED = 588 SF
    - 100% RESERVE AREA = 42 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.

Form #2 Ledge Light Health District  
 State of Connecticut Department of Public Health 1/1/11  
**SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM**  
 Application/Permit #:  
 Property Owner: Tony Silvestri Location: 34 Village Dr, Ledyard

**DEEP TEST PIT DATA/SOIL DESCRIPTIONS**  
 (Record all Test Pits)

TEST PIT: 1	TEST PIT: 2	TEST PIT: 3	TEST PIT: 4
Total depth 88" 0-6" Leaf litter & topsoil 6-19" Orange brown fine sandy loam, loose 19-88" Light gray brown coarse sand & gravel, many large rocks, loose	Total depth 67" 0-10" Leaf litter & topsoil 10-30" Orange brown fine sandy loam, loose 30-67" Light brown to light gray medium coarse sand & gravel, many rocks	Total depth 75" 0-10" Leaf litter & topsoil 10-18" Orange brown fine sandy loam, loose 18-38" Light gray brown coarse sand & gravel, many large rocks, loose 38-75" Light brown to light gray medium coarse sand & gravel, many rocks	Total depth 80" 0-5" Leaf litter & topsoil 5-38" Fine sandy loam 38-80" Light brown to light gray medium coarse sand & gravel, many rocks
Mottles: None GW: None Ledge: None Rocks: 19" Restrictive: None	Mottles: None GW: None Ledge: None Rocks: 30" Restrictive: None	Mottles: None GW: None Ledge: None Rocks: 49" Restrictive: None	Mottles: None GW: None Ledge: None Rocks: 49" Restrictive: None

**SELECT FILL REQUIREMENTS**  
 SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER. SELECT FILL EXCEEDING 6% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.

- THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
  - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. NOTE: THIS IS THE GRAVEL PORTION OF THE SAMPLE.
  - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
  - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:  
 SIEVE SIZE PERCENT PASSING WET SIEVE DRY SIEVE
- | SIEVE SIZE | PERCENT PASSING | PERCENT PASSING |
|------------|-----------------|-----------------|
| #4         | 100             | 100             |
| #10        | 70 - 100        | 70 - 100        |
| #40        | 10 - 50 *       | 10 - 75         |
| #100       | 0 - 20          | 0 - 5           |
| #200       | 0 - 5           | 0 - 2.5         |
- \* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75 PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

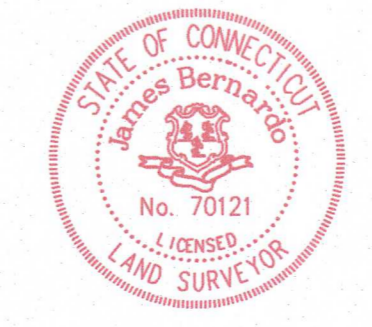
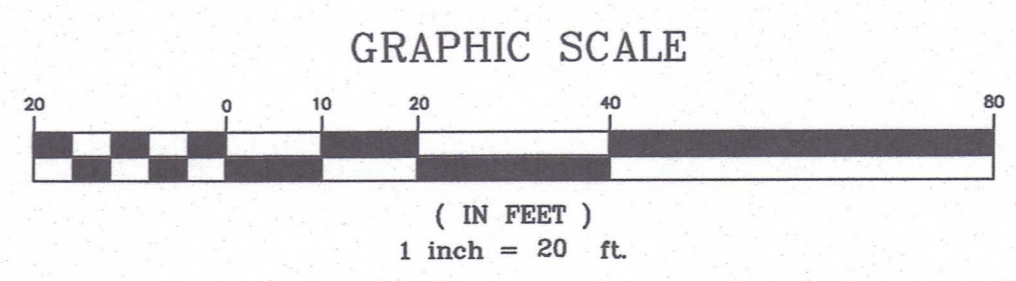
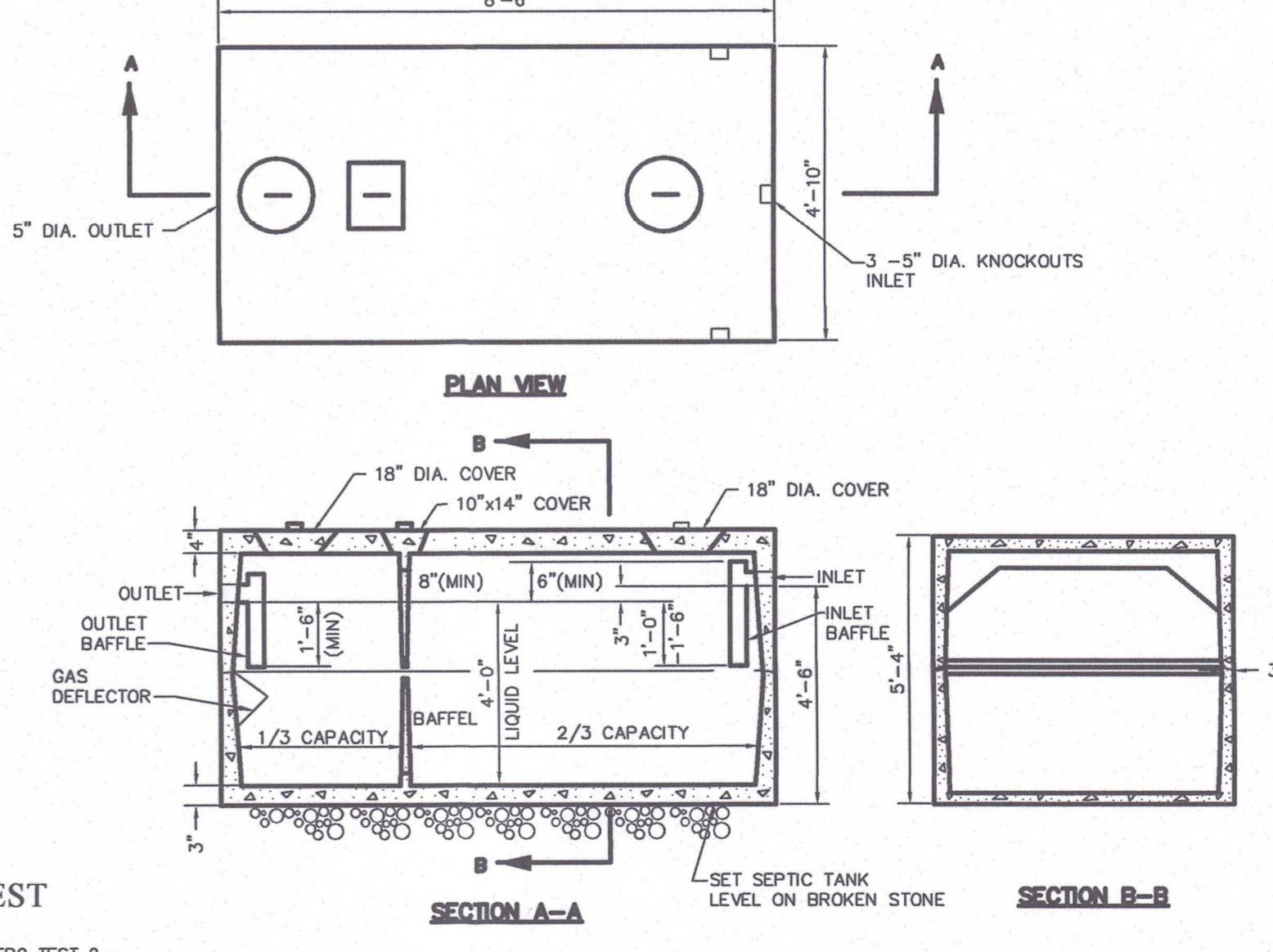
SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE GRADATION CRITERIA IS ACCEPTABLE. SIEVE TESTING OF SELECT FILL IS REQUIRED FOR LARGE (2,000 GPD OR GREATER) SYSTEMS WHENEVER THE LEACHING SYSTEM IS LOCATED TOTALLY IN SELECT FILL. THE LOCAL DIRECTOR OF HEALTH MAY REQUIRE SIEVE TESTING OF SELECT FILL ON LESS THAN 2,000 GPD SEWAGE SYSTEMS IN ACCORDANCE WITH PHC SECTION 19-13-8103E (D) (6).

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH NECESSARY SELECT FILL. THE TOPSOIL IN THE LEACHING SYSTEM AREA MUST BE REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT UNLESS OTHERWISE DIRECTED BY THE DESIGN ENGINEER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVER COMPACTION OR DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

**LEGEND**  
 THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	SA	SPARTINA ALTERNIFLORA
BF	BASEMENT FLOOR	TBR	TO BE REMOVED
BIT	BITUMINOUS	TYP	TYPICAL
BCLC	BITUMINOUS CONCRETE LIP CURBING	P-S	SOIL PERC TEST LOCATION
CONC	CONCRETE	THB	SOIL DEEP TEST LOCATION
DIA	DIAMETER	W	WELL
DB	DISTRIBUTION BOX	H	HYDRANT
EOP	EDGE OF PAVEMENT	T	TREE
ELEV	ELEVATION	BSL	BUILDING SETBACK LINE
FF	FINISHED FIRST FLOOR	CLL	CLEARING LIMIT LINE
LF	LINEAR FOOT	EL	EXISTING TREELINE
(MIN)	MINIMUM	-155-	EXISTING CONTOUR
M/L	MORE OR LESS	-155-	NEW CONTOUR
N/F	NOW OR FORMERLY	S	SEDIMENT FENCE
PVC	POLY VINYL CHLORIDE	SDP	STORM DRAIN PIPE
SCH40	SCHEDULE 40	SW	STONE WALL
5.4x	SPOT ELEVATION	S	SANITARY SEWER
SF	SQUARE FEET	W	WATER
TR	TO REMAIN	IP	IRON PIN TO BE SET
HTB	HIGH TIDE BUSH	CM	CONCRETE MONUMENT TO BE SET
SP	SPARTINA PATENS	WF 21X	WETLANDS FLAG

**TYPICAL COMMON DRIVEWAY SECTION**



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

James Bernardo  
 No. 70121  
 JAMES BERNARDO LICENSE #70121  
 DATE 7-7-2022

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

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

REVISIONS	DESCRIPTION	DATE
B	REVISED AS PER ZEO AND PLANNER COMMENTS	7-7-2022
B	HOUSE LOCATION MOVED & GRADING REVISED	7-5-2022
A	LEDGED ADDED TO PLAN	6-22-2022

Sheet No. **S-01**  
 SHEET 1 OF 1  
 Scale: 1" = 20'  
 Date: **MAY 18, 2022**  
 Project No. **17076-32**

RECEIVED  
 JUL - 7 2022  
 LAND USE DEPARTMENT