

**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	41,180 SQ FT
MINIMUM LOT FRONTAGE	20' INTERIOR LOTS 50' FRONTAGE LOTS	50.00'
MAXIMUM LOT IMPERVIOUS COVERAGE	30%	16%
MINIMUM FRONT YARD	30'	350±'
MINIMUM FRONT YARD (INTERIOR LOT)	50'	
MINIMUM SIDE YARD	12'	13.5'
MINIMUM BOTH YARDS	30'	67'
MINIMUM REAR YARD	20'	130±'

**NOTES:**

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-306 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 (CONV). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD83).
- 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 ADDITIONAL, OTHER SUCH SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. 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 SSDS.
- 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 COMPACTION.
  - SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF PROCESSED AGGREGATE OR BROKEN STONE BASE ON COMPACTED SUBGRADE. ALL COMPACTON 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 JOLLEY 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
    - MASS 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 1/11  
 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 large rocks, loose	Total depth 75" 0-10" Leaf litter & topsoil 10-19" Orange brown fine sandy loam, loose 19-75" Light gray brown coarse sand & gravel, many large rocks, loose	Total depth 80" 0-5" Leaf litter & topsoil 5-38" Orange brown fine sandy loam 38-80" Light brown to light gray medium coarse sand & gravel, many rocks
Mottles: None GW: None Ledge: None Roots: 41" Restrictive: None	Mottles: None GW: None Ledge: None Roots: 19" Restrictive: None	Mottles: None GW: None Ledge: None Roots: 38" Restrictive: None	Mottles: None GW: None Ledge: None Roots: 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	DRY SIEVE
#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%.

**PERCOLATION TEST**

PERC TEST 1  
 DECEMBER 21, 2017  
 CONDITIONS: TOTAL DEPTH OF HOLE: = 28"

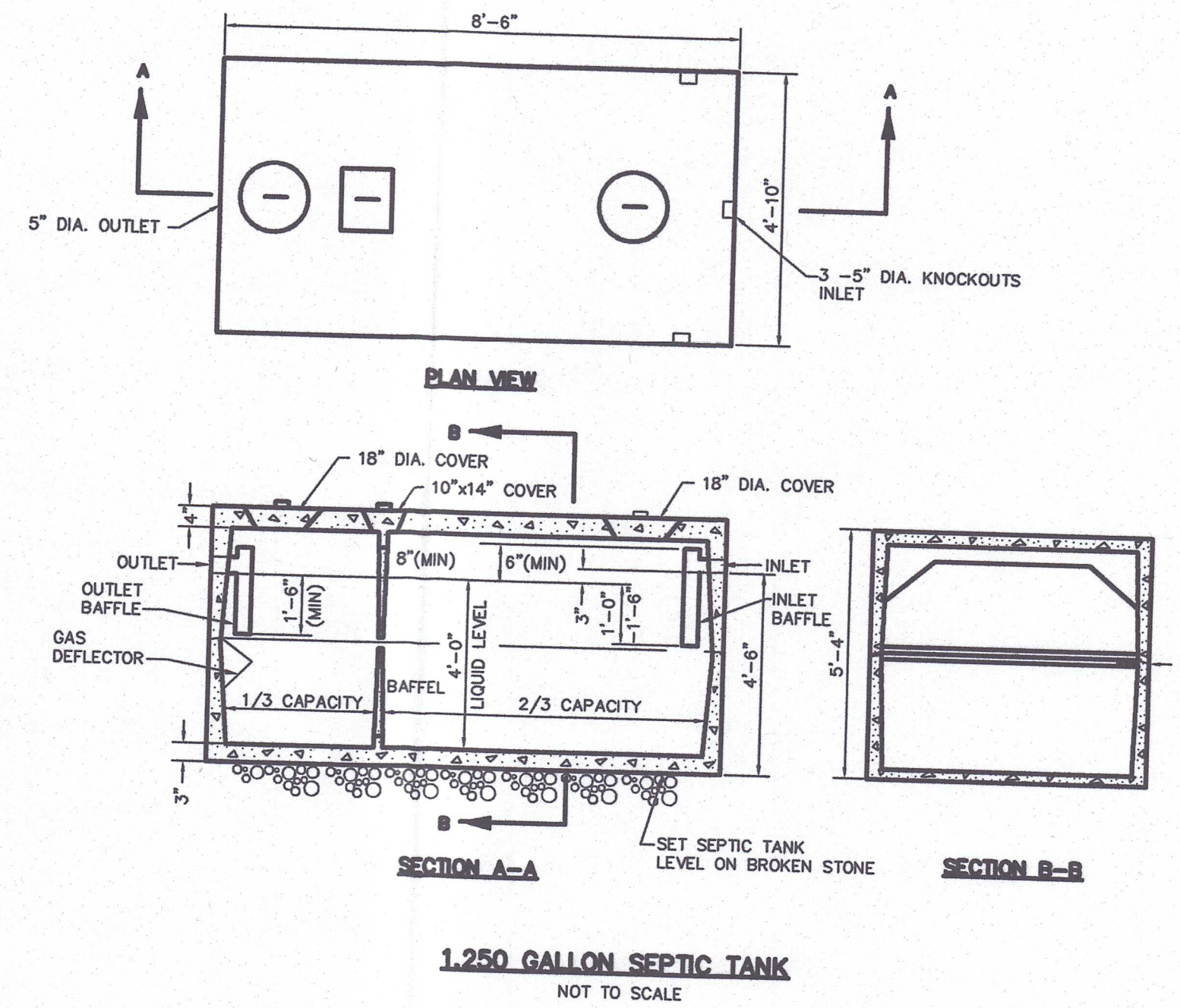
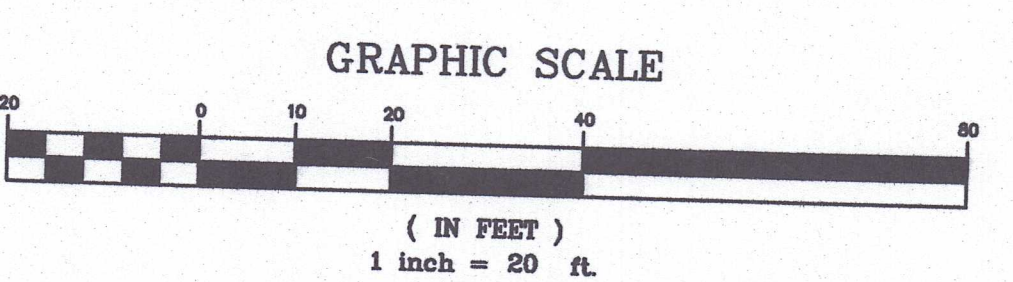
10:00	14.5"
10:05	16.75"
10:10	18.5"
10:15	20"
10:20	21.25"
10:25	22.25"
10:30	23.25"
10:35	24.25"
10:40	EMPTY

RATE: 5 MIN/IN

PERC TEST 2  
 DECEMBER 21, 2017  
 CONDITIONS: TOTAL DEPTH OF HOLE: = 27"

10:03	9"
10:08	12.25"
10:13	14"
10:15	15.25"
10:18	16.75"
10:23	17.75"
10:28	18.75"
10:33	18.75"

RATE: 5.0 MIN/IN



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

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

RECEIVED  
 MAY 19 2022  
 LAND USE DEPARTMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED ON HEREON.  
 James Bernardo  
 JAMES BERNARDO LICENSE #70121  
 DATE: 5-18-22