



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: May 11, 2022 FEE: \$ \_\_\_\_\_ CK #: \_\_\_\_\_ APP #: \_\_\_\_\_

PROPERTY ADDRESS: 72 King Phillips Road (5 Tower Run)

NAME OF APPLICANT: Brendan McLarty

MAILING ADDRESS: 152 Park Drive, Kensington CT 06037

EMAIL ADDRESS: B.McLarty@outlook.com TELEPHONE # 860-543-1006

NAME OF OWNER: Brendan McLarty

MAILING ADDRESS: 152 Park Drive, Kensington CT 06037

EMAIL ADDRESS: B.McLarty@outlook.com TELEPHONE # 860-543-1006

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:  
Remove the pool from previously approved permit (IWWA Permit #14-05 approved 11/20/2018)

Install a leach field in its place

### CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

<u>Brendan McLarty</u>	<u>4/11/2022</u>	<u>Brendan McLarty, owner</u>	<u>4/11/22</u>
Signature of Owner	Date	Signature and Title of Applicant	Date

Telephone (860) 658-3245  
Facsimile (860) 658-3206

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

933 Hopmeadow Street  
Simsbury, CT 06070

1. Adjoining abutting property owners within 100' of all property lines  
**See attached GIS mapping and GIS generated abutters list.**
2. Describe the site and the regulated area or wetlands/watercourse involved:
  - a. General site conditions, including vegetation and general soil conditions

**The site is general wooded with larger diameter deciduous and coniferous trees. The lot is part of an approved subdivision and presently has a single-family residence house under construction on it. The soil condition for the majority of the site is covered with forest litter, except for the area immediately around the house and site drive are disturbed due to construction activities. Erosion and sediment control measures are in place, so there are no erosion issues.**

- b. Size of wetlands within site, or distance of activity from wetlands  
**15,400 sq ft      Distance from wetlands: 50'**
  - c. Size of contiguous wetland
    - i. **5 acres +/-**
  - d. Position relative to other wetlands on site
    - i. **No other wetlands on site**
  - e. Type of wetland characterized by vegetation and soil type
    - i. **Wooded uplands area. The soil types are a Wethersfield loam (88B) in for the uplands and a Wilbraham and Menlo soils in the area of the wetlands.**
3. Depth of water table, depth to mottled soil, and seasonal variation of water table.  
**There was no seasons high ground water or mottling encountered in test pits dug in the area of the proposed leaching system. There was a hardpan layer encountered in this area between 29" to 32" deep, therefore it is possible the seasonal high ground water elevation could be at these depths.**
4. Describe the immediate impact on the wetlands
  - a. **Clearing of vegetation , grading and filling for the construction of leaching system.**
5. Describe the related construction activities and their impact on:
  - a. Area and location of wetland: **There ae no direct impact to the wetlands**
  - b. Type and amount of vegetation: **A few deciduous trees and approximately 15,000 sq. ft. of understory growth.**
  - c. Surface and ground water: **None**
  - d. Visual impact: **None**
  - e. Wildlife habitats: **None**
6. Describe the long term or permanent impact
  - a. **The permanent impact would be the use of a portion of the upland review area for a septic leaching system.**
7. Identify sedimentation and erosion control measures used: **Silt Fence**
8. Identify alternatives to the proposed activity that were considered, including alternate sites

**There was an area on the original subdivision plan that was identified for a location of the septic leaching field. This area was outside of the upland review area, but when the design engineer preformed some conformity test pits that area, he found the soils to be very silty and west. He had a concern about the longevity a leaching system would last in that area, therefore recommend an alternate location be considered. After he performed several test**

pits on this site, he felt that the area shown on the current plan would be the most suitable location for the leaching field. In addition, the previous landowner had this area chosen for his proposed pool, which had been approved by IWWA Permit #14-05, to be placed in the regulated area. After my purchasing the lot, we wish to move the pool out of the regulated area and place the leaching system in the area previously identified.

9. Estimate cost of work and completion time  
\$7,000. Less than 1 week
10. Attach drainage calculations and other reports:

N/A

11a Vicinity map: Attached

b. Site Plan: Attached

**11. I, Brendan McLarty, as property owner certify that:**

Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.

Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.

Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or

Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality

Documentation that notices of the pending application was provided to adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury

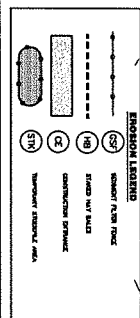
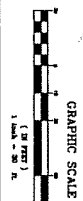
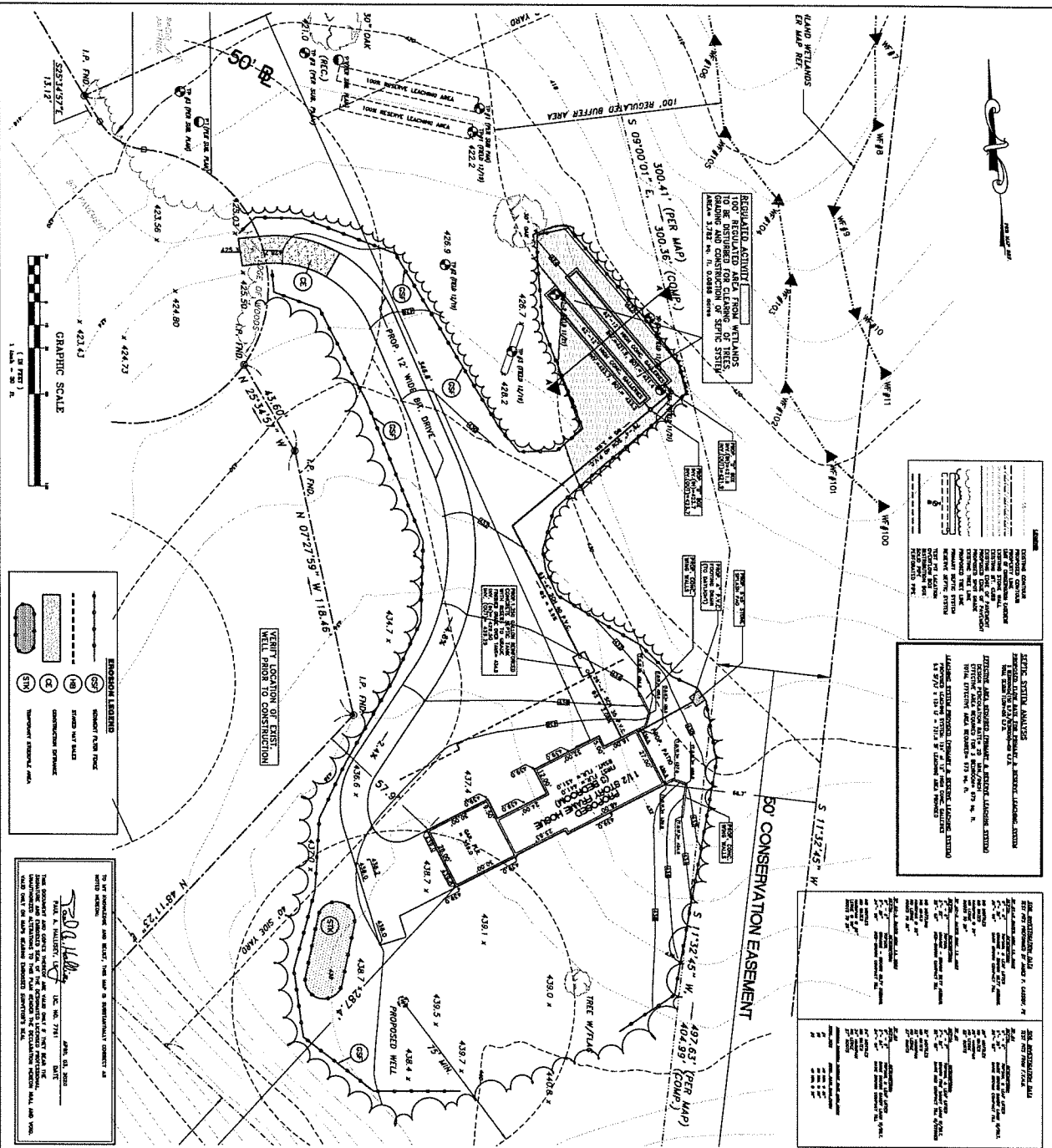
The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holder thereof or intended to be benefited thereby.

Signed: Brendan McLarty

Brendan McLarty

May 11, 2022

H:\Projects\1031\1031.dwg 10/27/2020 11:21:31 AM Addis PLOT 129



TO BE MAINTAINED AND KEPT, THE MAP IS UNLAWFULLY COPIED AND  
 REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.  
 HALLISEY, PEARSON & CASSIDY, INC. NO. 03-776 DATE: APRIL 03, 2020  
 830 MAIN STREET, UNIT #1A CHRONWELL, CONNECTICUT 06416  
 PHONE: (860) 529-6412 FAX: (860) 721-7709

**LEGEND**  
 DOTTED LINE WITH ARROW: CONSERVATION EASEMENT  
 DOTTED LINE: 50' REQUIRED BUFFER AREA  
 DASHED LINE: 50' CONSERVATION EASEMENT  
 SOLID LINE: PROPERTY BOUNDARY  
 SHADING: EXISTING PAVEMENT  
 HATCHING: PROPOSED NEW ROAD  
 CIRCLES: CONSTRUCTION EASEMENT  
 SQUARES: TEMPORARY EASEMENT AREA

**50' CONSERVATION EASEMENT**  
 THIS EASEMENT IS GRANTED TO THE SURVEYOR FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF THE PROPOSED ROAD AND UTILITIES. THE EASEMENT SHALL BE 50 FEET WIDE AND SHALL EXTEND TO THE CENTERLINE OF THE PROPOSED ROAD AND UTILITIES. THE EASEMENT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL AGREEMENT ATTACHED HERETO.

**50' REQUIRED BUFFER AREA**  
 THIS BUFFER AREA IS REQUIRED BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DECN) TO PROTECT THE ADJACENT WETLANDS. THE BUFFER AREA SHALL BE 50 FEET WIDE AND SHALL EXTEND TO THE CENTERLINE OF THE PROPOSED ROAD AND UTILITIES. THE BUFFER AREA SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL AGREEMENT ATTACHED HERETO.

**GENERAL NOTES**  
 1. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DECN) AND THE CONNECTICUT DEPARTMENT OF CONSTRUCTION (DCON).  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT WETLANDS AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED ROAD AND UTILITIES AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED CONSTRUCTION EASEMENT AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED TEMPORARY EASEMENT AREA AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED BUFFER AREA AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED CONSERVATION EASEMENT AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED PROPERTY BOUNDARY AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.  
 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED ELEVATION POINTS AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS.

**50' CONSERVATION EASEMENT**  
 THIS EASEMENT IS GRANTED TO THE SURVEYOR FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF THE PROPOSED ROAD AND UTILITIES. THE EASEMENT SHALL BE 50 FEET WIDE AND SHALL EXTEND TO THE CENTERLINE OF THE PROPOSED ROAD AND UTILITIES. THE EASEMENT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL AGREEMENT ATTACHED HERETO.

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**REGULATED AREA FROM WETLANDS**  
 THIS REGULATED AREA IS REQUIRED BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DECN) TO PROTECT THE ADJACENT WETLANDS. THE REGULATED AREA SHALL BE 100 FEET WIDE AND SHALL EXTEND TO THE CENTERLINE OF THE PROPOSED ROAD AND UTILITIES. THE REGULATED AREA SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL AGREEMENT ATTACHED HERETO.

**PROPOSED NEW ROAD**  
 THE PROPOSED NEW ROAD IS 12 FEET WIDE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION (DCON). THE ROAD SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL AGREEMENT ATTACHED HERETO.

**CONSTRUCTION EASEMENT**  
 THIS CONSTRUCTION EASEMENT IS GRANTED TO THE SURVEYOR FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF THE PROPOSED ROAD AND UTILITIES. THE EASEMENT SHALL BE 10 FEET WIDE AND SHALL EXTEND TO THE CENTERLINE OF THE PROPOSED ROAD AND UTILITIES. THE EASEMENT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL AGREEMENT ATTACHED HERETO.



**PLOT PLAN + SUBSURFACE SEWAGE DISPOSAL PLAN**  
 PREPARED FOR  
**BRENDAN MCCLARTY**  
 65 TOWER RUN  
 SIMSBURY, CONNECTICUT

**HALLISEY, PEARSON & CASSIDY**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 830 MAIN STREET, UNIT #1A  
 CHRONWELL, CONNECTICUT 06416  
 PHONE: (860) 529-6412, FAX: (860) 721-7709

SCALE: 1" = 20'  
 DATE: APR. 03, 2020  
 DRAWN BY: J.M.P.  
 JOB NO.: 1031 & ADDRESS: PLOT1031-129  
 SHEET: 2 OF 3







Town of Simsbury  
Inlands Wetlands Commission  
933 Hopmeadow Street  
Simsbury CT 06070

May 4, 2022

Re: 72 King Philips aka 5 Tower Run  
Wetland Application re: Sewer Permit

To Whom it May Concern:

Please accept this letter as notice of my intent to authorize Steven &/or Debra McLarty, officer and member of Coastland Enterprises, LLC, to act on my behalf- Steven McLarty of Coastland Enterprises (contractor) and Brendan McLarty (homeowner) at the above-mentioned address.  
Please feel free to contact me directly should the need arise at 860-982-4788

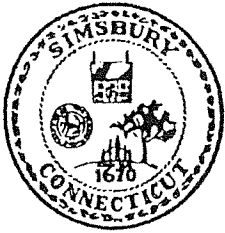
Thank You

A handwritten signature in black ink, appearing to read "S McLarty".

Steve McLarty

*Brendan McLarty*  
Brendan McLarty

Office: 140 West Street Middlefield CT 06455    Mail To: P.O. Box 174 Middlefield CT 06455



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

February 4, 2019

James Rigdon  
8 Wildes Way  
Burlington, CT 06013

REFERENCE: IWWA Permit #14-05, of Jarrett Kravitz, for the construction of an inground pool and removal of trees associated with the installation of the pool within the upland review area on property located 5 Tower Run

Dear Mr. Rigdon:

The Town of Simsbury's Conservation Commission, at a regular meeting held on November 20, 2018 unanimously approved an extension request for 5 years as requested.

This permit is granted for a period through May 20, 2024. No additional extension may be granted under Statute.

Very Truly Yours,

Robin Newton, CZFO  
Assistant Town Planner



# Town of Simsbury, CT - MapXpress Property Information Viewer

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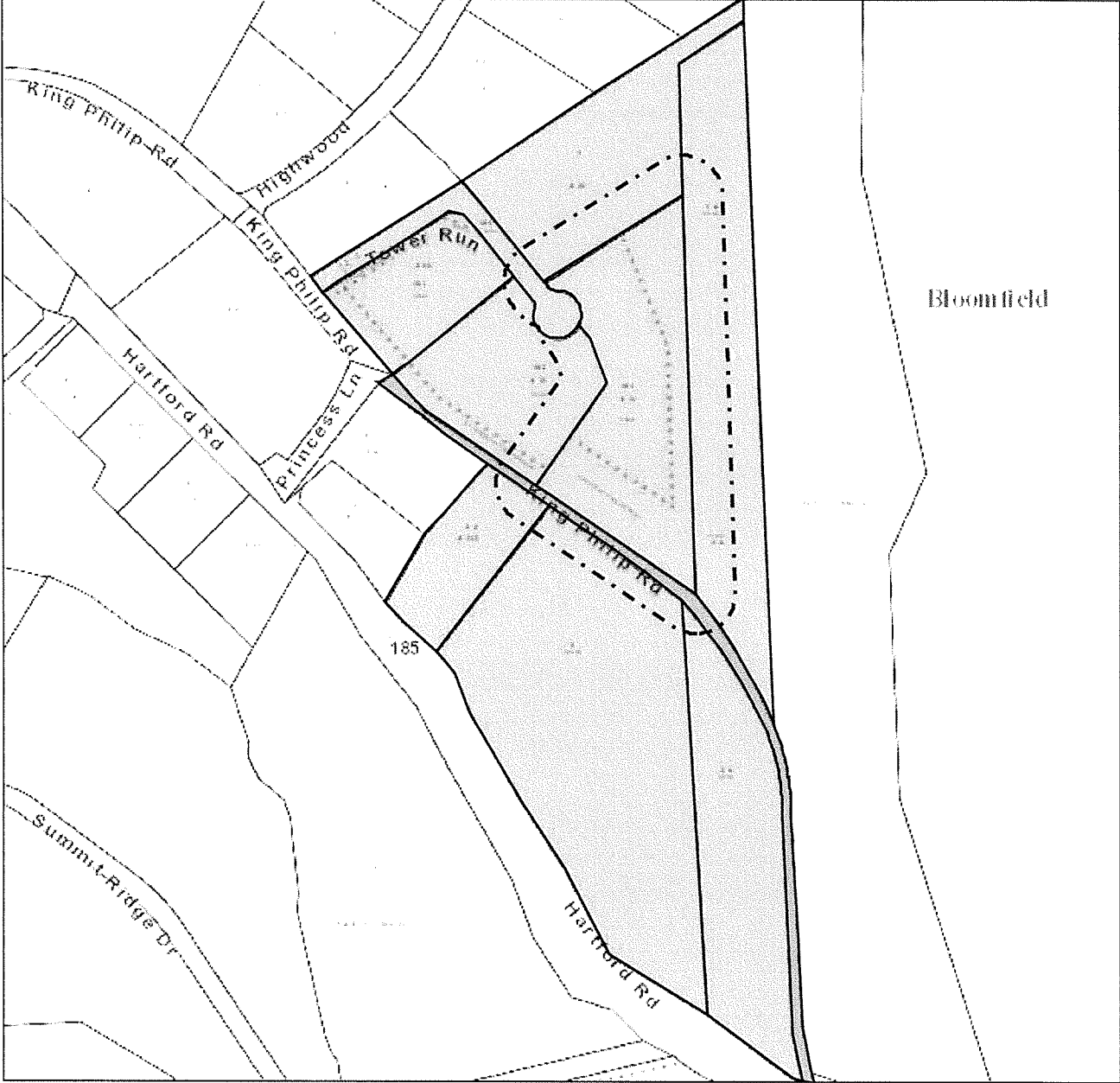


# Town of Simsbury

Geographic Information System (GIS)

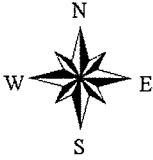


Date Printed: 5/12/2022



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.



I16 109 001A  
CONNECTICUT LIGHT AND POWER  
P O BOX 270  
HARTFORD CT 0614102

H15 109 005B1  
SMITH DAVID & MICHELLE  
30 RUNDELANE  
BLOOMFIELD CT 06002

I15 109 005BS  
TOWER RUN HOMEOWNERS  
70 KING PHILIP ROAD  
SIMSBURY CT 06070

I16 109 005A  
CONNECTICUT LIGHT AND POWER  
P O BOX 270  
HARTFORD CT 061410

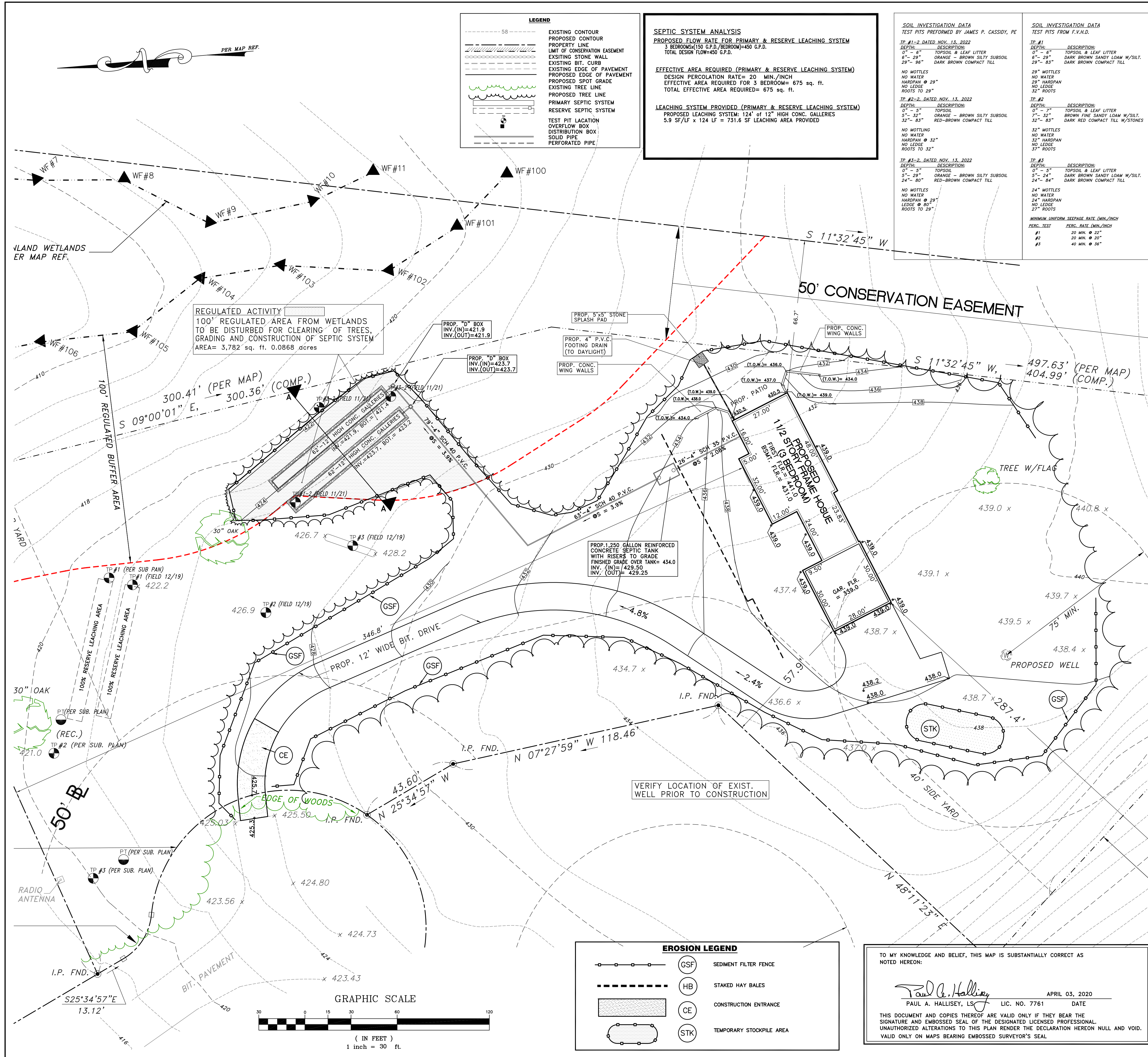
I16 109 005B2  
BONARRIGO THOMAS H JR  
70 KING PHILIP RD  
SIMSBURY CT 06070

I15 109 005  
HOLLANDER BRETT M  
66 KING PHILIP ROAD  
SIMSBURY CT 06070

H16 109 002A  
COONS JOHN F AND SUSAN L  
138 HARTFORD ROAD  
SIMSBURY CT 06070

I15 109 005B3  
MCLARTY BRENDAN  
72 KING PHILIP ROAD  
SIMSBURY CT 06070

I16 109 002  
R & R ASSOCIATES  
195 WEST MAIN STREET  
AVON CT 06001



**LEGEND**

- 58 --- EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- ==== PROPERTY LINE
- LIMIT OF CONSERVATION EASEMENT
- EXISTING STONE WALL
- EXISTING BIT. CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SPOT GRADE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PRIMARY SEPTIC SYSTEM
- RESERVE SEPTIC SYSTEM
- TEST PIT LOCATION
- OVERFLOW BOX
- DISTRIBUTION BOX
- SOLID PIPE
- PERFORATED PIPE

**SEPTIC SYSTEM ANALYSIS**  
 PROPOSED FLOW RATE FOR PRIMARY & RESERVE LEACHING SYSTEM  
 3 BEDROOMS (150 G.P.D./BEDROOM)=450 G.P.D.  
 TOTAL DESIGN FLOW=450 G.P.D.

**EFFECTIVE AREA REQUIRED (PRIMARY & RESERVE LEACHING SYSTEM)**  
 DESIGN PERCOLATION RATE= 20 MIN./INCH  
 EFFECTIVE AREA REQUIRED FOR 3 BEDROOM= 675 sq. ft.  
 TOTAL EFFECTIVE AREA REQUIRED= 675 sq. ft.

**LEACHING SYSTEM PROVIDED (PRIMARY & RESERVE LEACHING SYSTEM)**  
 PROPOSED LEACHING SYSTEM: 124' OF 12" HIGH CONC. GALLERIES  
 5.9 SF/LF x 124 LF = 731.6 SF LEACHING AREA PROVIDED

**SOIL INVESTIGATION DATA**  
 TEST PITS PERFORMED BY JAMES P. CASSIDY, PE

TP #1 - DATED NOV. 13, 2022  
 DEPTH: 0' - 6" TOPSOIL & LEAF LITTER  
 6" - 29" ORANGE - BROWN SILTY SUBSOIL  
 29" - 96" DARK BROWN COMPACT TILL

NO MOTTLING  
 NO WATER  
 HARDPAN @ 29"  
 NO LEDES  
 ROOTS TO 29"

TP #2 - DATED NOV. 13, 2022  
 DEPTH: 0' - 5" TOPSOIL  
 5" - 29" ORANGE - BROWN SILTY SUBSOIL  
 29" - 81" RED-BROWN COMPACT TILL

NO MOTTLING  
 NO WATER  
 HARDPAN @ 29"  
 NO LEDES  
 ROOTS TO 29"

TP #3 - DATED NOV. 13, 2022  
 DEPTH: 0' - 5" TOPSOIL  
 5" - 29" ORANGE - BROWN SILTY SUBSOIL  
 29" - 81" RED-BROWN COMPACT TILL

NO MOTTLING  
 NO WATER  
 HARDPAN @ 29"  
 NO LEDES  
 ROOTS TO 29"

TP #1 - DATED NOV. 13, 2022  
 DEPTH: 0' - 6" TOPSOIL & LEAF LITTER  
 6" - 29" DARK BROWN SANDY LOAM W/SILT.  
 29" - 83" DARK BROWN COMPACT TILL

29" MOTTLING  
 NO WATER  
 HARDPAN @ 29"  
 NO LEDES  
 ROOTS TO 29"

TP #2 - DATED NOV. 13, 2022  
 DEPTH: 0' - 7" TOPSOIL & LEAF LITTER  
 7" - 32" BROWN FINE SANDY LOAM W/SILT.  
 32" - 81" DARK RED COMPACT TILL W/STONES

32" MOTTLING  
 NO WATER  
 HARDPAN @ 32"  
 NO LEDES  
 ROOTS TO 32"

TP #3 - DATED NOV. 13, 2022  
 DEPTH: 0' - 5" TOPSOIL  
 5" - 24" DARK BROWN SANDY LOAM W/SILT.  
 24" - 81" DARK BROWN COMPACT TILL

24" MOTTLING  
 NO WATER  
 HARDPAN @ 24"  
 NO LEDES  
 ROOTS TO 24"

**MINIMUM UNIFORM SEEPAGE RATE (MIN./INCH)**

PERC. TEST	PERC. RATE (MIN./INCH)
#1	20 MIN. @ 22"
#2	20 MIN. @ 20"
#3	40 MIN. @ 36"

**GENERAL NOTES:**

1. SURVEY NOTES:  
 -This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.  
 -Type Of Survey is ZONING LOCATION SURVEY-PROPOSED  
 -Boundary Determination Category is DEPENDENT RESURVEY  
 -Class of Accuracy is HOR.-A-2, TOPO.-T-2, VERT.-V-2
2. LOT ZONE: R-80
3. LOT AREA= 232,952 sq.ft. or 5.348 acres.
4. ELEVATIONS ARE BASED ON N.A.V.D. OF 1988
5. MAP REF.:  
 "SUBDIVISION PLAN TOWER RUN PE-REPAIRED FOR ADVANTAGE CONTRACTING, LLC 70 KING PHILIP ROAD SIMSBURY, CONNECTICUT" SCALE: 1"=40'. DATED: 11-21-13. REVISED TO: 5-12-14. SHEET 2 OF 7. PREPARED BY: DENNO LAND SURVEYING & CONSULTING, LLC.
6. PROPERTY MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
7. PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED) MINIMUM RISK AREAS OUTSIDE 1% & 0.2% ANNUAL CHANCE FLOOD PLAN PER F.I.R.M. NO. 09003C331F & 333F. DATED: SEPTEMBER 26, 2008.

**SEPTIC SYSTEM NOTES:**

1. THE SEPTIC SYSTEM SHOWN ON THIS PLAN HAS BEEN DESIGNED FOR A 3 BEDROOM HOUSE AND A SUBSTAINED PERCOLATION RATE OF: 20 MIN./INCH
2. THE LEACHING FIELD CONSIST OF 124' LINEAR FEET OF 12" HIGH CONC. GALLERY UNITS YIELDING 731.6 SQUARE FEET OF LEACHING AREA. ALL UNITS SHALL BE A MINIMUM OF 12" ON CENTER.
3. THE SEPTIC TANK WILL BE REINFORCED CONCRETE CONSTRUCTION WITH A MINIMUM CAPACITY OF 1,250 GALLONS.
4. THE PIPE FROM THE BUILDING TO THE SEPTIC TANK SHALL BE A PVC SCHEDULE 40, ASTM D 1785 WITH RUBBER COMPRESSION GASKETS OR SOLVENT WELD COUPLINGS & FITTINGS OR APPROVED EQUIVALENT. PIPE SHALL BE SET AT A MINIMUM GRADE OF 1/4" PER FOOT.
5. THE DISCHARGE PIPE FROM THE SEPTIC TANK AND THE OVERFLOW PIPES SHALL BE 4" SOLID SDR-35 P.V.C. AND TO SET AT A MINIMUM GRADE OF 1/8" PER FOOT.
6. THE SOLID OVERFLOW PIPES WILL BE LAID ON NATURAL EARTH OR COMPACTED FILL AND SHALL BE BACKFILLED WITH EARTH RATHER THAN GRAVEL.
7. THE OVERFLOW BOXES WILL BE A REVERSED DISTRIBUTION BOX USING THE HIGH HOLE FOR THE OVERFLOW TO THE LOWER TRENCHES.
8. TOPSOIL IN THE FILL AREA SHALL BE STRIPPED PRIOR TO FILLING. THE FILL MATERIAL WILL BE AS PER "GRAVEL FILL SPECIFICATION" SHOWN BELOW. FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS AND FILL SHALL BE PLACED PRIOR TO THE EXCAVATING OF THE TRENCHES. ALL FILL MATERIAL SHALL BE APPROVED BY THE APPROPRIATE AUTHORITY.
9. THE SURFACE AREA SHALL BE LOAMED, LIMED, FERTILIZED AND SEEDED AS SOON AS IT IS PRACTICAL AFTER THE SYSTEM HAS BEEN INSTALLED.
10. TEST PITS AND PERCOLATION TEST WERE PERFORMED ON THIS SITE AND RESULTS AND THE LOCATION ARE AS SHOWN ON THIS PLAN.

**MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS):**

KNOWN- HYDRAULIC GRADIENT= 6.0%  
 DEPTH TO RESTRICTIVE LAYER= 29"  
 PERCOLATION RATE= 20 MINS./INCH  
 3 BEDROOM HOUSE

FROM- "CONNECTICUT PUBLIC HEALTH CODE, REGULATION AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, APPENDIX A, FACTOR TABLES"

FOUND- HYDRAULIC FACTOR (HF)= 30  
 FLOW FACTOR (FF)= 1.5  
 PERCOLATION FACTOR (PF)= 1.25  
 MLSS REQUIRED= HFxFFxPF= 30 x 1.5x 1.3= 63.75'  
 LEACHING SYSTEM SPREAD (LSS) PROVIDED= 62'

**SEPTIC FILL SPECIFICATION**

"SELECT FILL MATERIAL" AND "SELECT BACKFILL MATERIAL", PLACED WITHIN AND ADJACENT TO PROPOSED LEACHING AREAS SHALL BE COMPRISED OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:

1. THE FILL SHALL NOT CONTAIN MATERIALS LARGER THAN THREE (3) INCHES.
2. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
3. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PRESENT PASSING (WET)	PRESENT PASSING (DRY)
#4	100%	100%
#10	70% - 100%	70% - 100%
#40	10% - 50% (SEE NOTE BELOW)	10% - 75%
#100	0% - 20%	0% - 5%
#200	0% - 5%	0% - 2.5%

NOTE: 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 DOES NOT EXCEED 5%.

THE RESPONSIBILITY FOR THE PREPARATION OF A LEACHING AREA UTILIZING "SELECT MATERIAL" IS THAT OF THE LICENSED INSTALLER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVERCOMPACTION AND SILTATION ONCE EXPOSED.

**EROSION & SEDIMENT CONTROL NOTES:**

1. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE TOWN.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT, 2002" AVAILABLE FROM THE CONNECTICUT D.E.P.
3. ALL AREAS THAT ARE TO BE DISTURBED SHALL BE KEPT TO A MINIMUM. AREAS NOT TO BE PAVED SHALL BE LOAMED, LIMED, FERTILIZED, AND SEEDED AS SOON AS PRACTICAL. IF PERMANENT PLANTING IS NOT PRACTICAL AT THE TIME, THE AREA SHALL BE MULCH STABILIZED UNTIL SUCH TIME SEEDING CAN BE DONE. SLOPES STEEPER THAN 3:1 SHALL BE FURTHER STABILIZED USING SECURED JUTE MATTING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND THE MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. EXCESS SEDIMENT SHALL BE REDISTRIBUTED ON THE SITE.
5. TOPSOIL SHALL BE STOCKPILED IN COMPACTED PILE[S] IF THE TOPSOIL IS NOT TO BE REDISTRIBUTED WITHIN 3 MONTHS, THE PILE[S] SHALL BE STABILIZED USING A TEMPORARY VEGETATIVE COVER OR WITH JUTE MATTING. A CONTINUOUS STAKED SILT FENCE SHALL BE INSTALLED AROUND THE PILE'S BASE PERIMETER[S].
6. ALL EXISTING VEGETATIVE COVER NOT REQUIRED TO BE REMOVED FOR CONSTRUCTION SHALL REMAIN UNDISTURBED.
7. PERMANENT VEGETATIVE COVER SHALL CONFORM TO SEEDING SCHEDULES GIVEN IN FIGURE 6-2 & 6-3 AND TEMPORARY VEGETATIVE COVER SHALL CONFORM TO FIGURE 6-1 FOUND IN THE "GUIDELINES FOR EROSION & SEDIMENT CONTROL - 2002".
8. ALL EROSION & SEDIMENT CONTROL MEASURE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
9. THE RESPONSIBILITY OF THE UPKEEP OF THE EROSION & SEDIMENT CONTROL DEVICES WILL BE DESIGNATED TO THE OWNER, JAMES M. & ALICIA A. RIGDON
10. ALL VEGETATION CLEARED FOR SITE WORK SHALL BE REMOVED FROM THE SITE. THIS SHALL INCLUDE TREES, STUMPS, BRANCHES, LIMBS AND ETC..

**REGULATED ACTIVITY**  
 100' REGULATED AREA FROM WETLANDS TO BE DISTURBED FOR CLEARING OF TREES, GRADING AND CONSTRUCTION OF SEPTIC SYSTEM  
 AREA= 3,782' sq. ft. 0.0868 acres

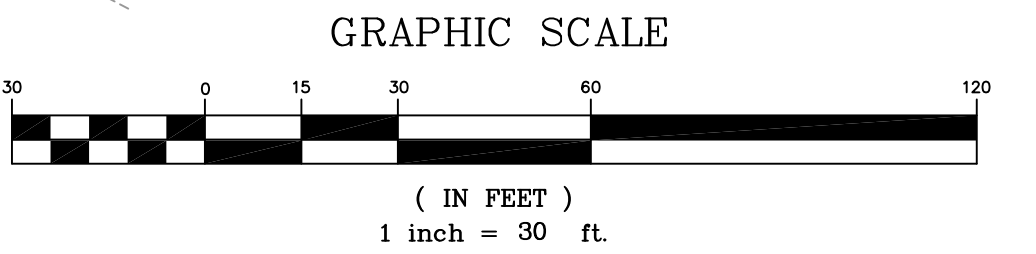
**EROSION LEGEND**

- GSF SEDIMENT FILTER FENCE
- HB STAKED HAY BALES
- CE CONSTRUCTION ENTRANCE
- STK TEMPORARY STOCKPILE AREA

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

*Paul A. Hallisey*  
 PAUL A. HALLISEY, L.S. LIC. NO. 7761 DATE APRIL 03, 2020

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL



SCALE: 1"= 20'

CHECKED BY: J.P.C.  
 DRAWN BY: J.M.P.  
 DATE: APR. 03, 2020  
 JOB NO.: JAMES M. & ALICIA A. RIGDON (REG03891)-PP-S

SHEET: 2 OF 3

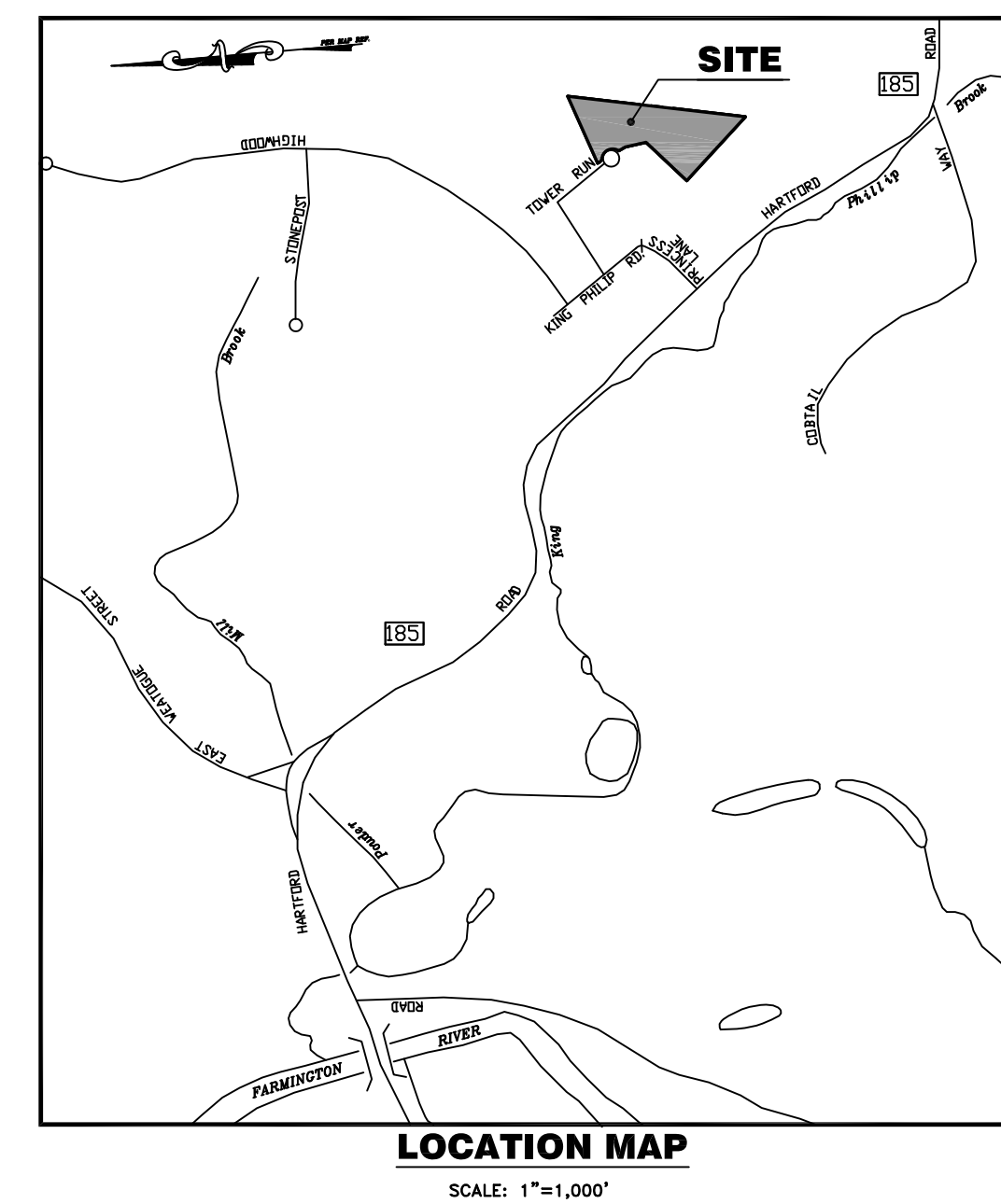
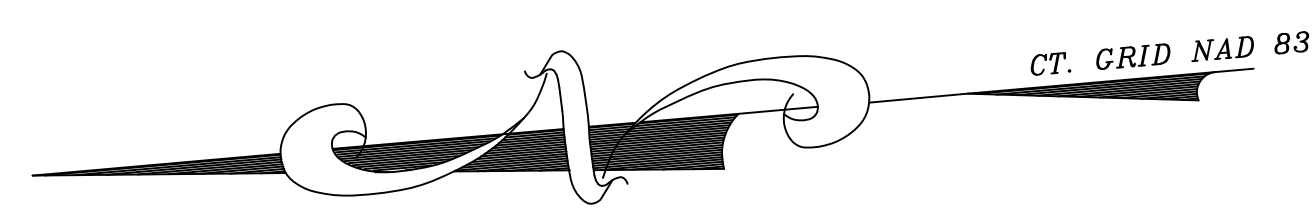
REVISIONS:  
 APRIL 24, 2020 REVISED WIND WALLS PER OWNER  
 APRIL 24, 2020 REVISED PERCOLATION TEST RESULTS  
 MAY 16, 2020 REVISED LEACHING SYSTEM  
 MAY 16, 2022 REVISED SEPTIC LAYOUT

**HALLISEY, PEARSON & CASSIDY**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 630 MAIN STREET, UNIT #1A  
 CROMWELL, CONNECTICUT 06416  
 PHONE: (860)-529-6812. FAX: (860)-721-7709

**PREPARED FOR**  
 BRENDAN McLARTY  
 #5 TOWER RUN  
 SIMSBURY, CONNECTICUT

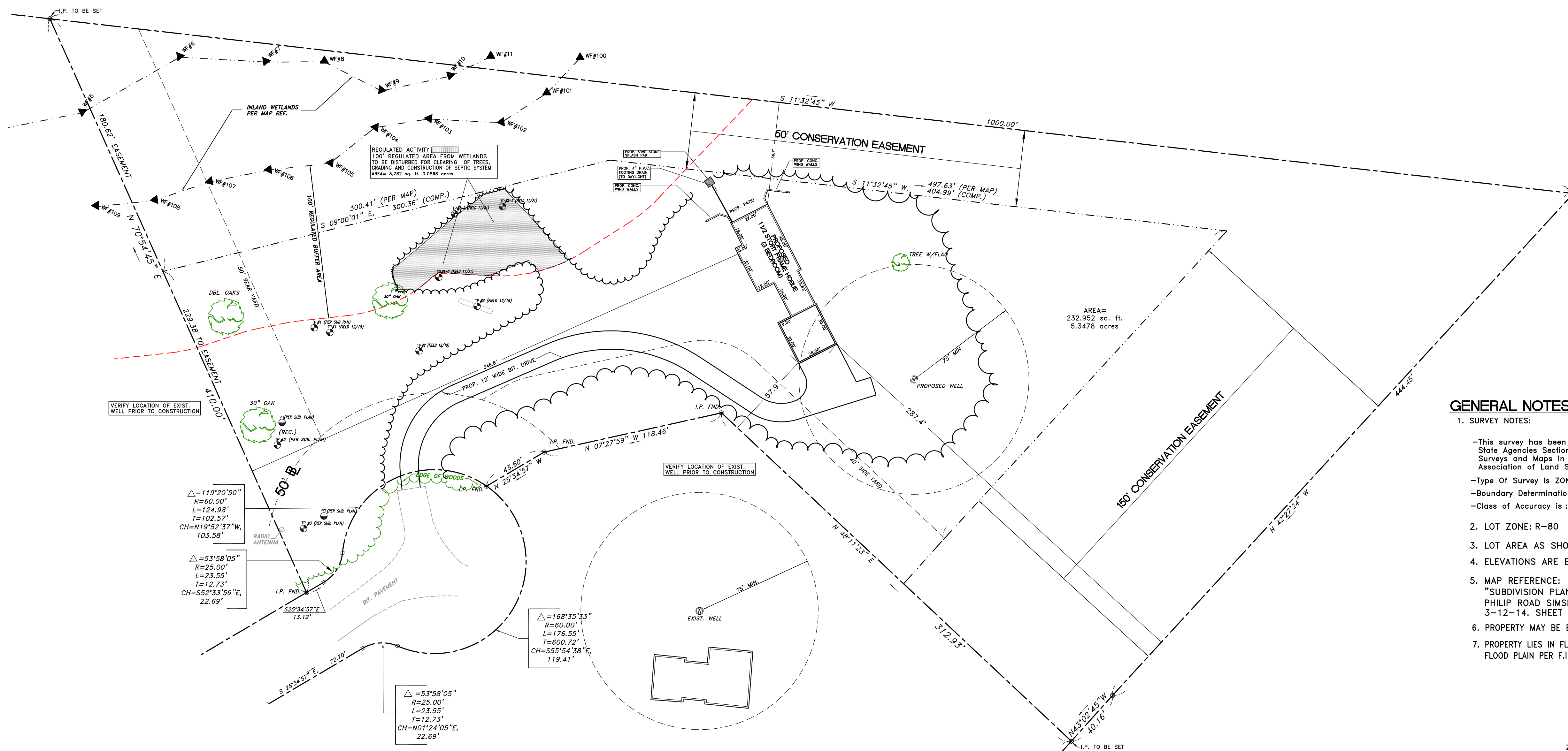
**PLOT PLAN + SUBSURFACE SEWAGE DISPOSAL PLAN**

STATE OF CONNECTICUT  
 JAMES P. CASSIDY, PE  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 20665



CHECKED BY: J.P.C.  
 DATE: APR. 03, 2020  
 JOB No.: 3091  
 SCALE: 1"= 40'  
 DRAWN BY: J.M.P.  
 ACAD FILE: 3091-PP  
 SHEET: 1 OF 3  
 REV/SIONS:  
 APRIL 23, 2020 REVISED WIND WALLS PER OWNER  
 MAY 10, 2022 REVISED SEPTIC LAYOUT

**HALLISEY, PEARSON & CASSIDY**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 630 MAIN STREET, UNIT #1A  
 CROMWELL, CONNECTICUT 06416  
 PHONE: (860)-529-6812, FAX: (860)-721-7709



**GENERAL NOTES:**

- SURVEY NOTES:**
  - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
  - Type Of Survey is ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED
  - Boundary Determination Category is RESURVEY
  - Class of Accuracy is :HOR.-"A-2", TOPO.-"T-2", VERT.-"V-2".
- LOT ZONE: R-80
- LOT AREA AS SHOWN.
- ELEVATIONS ARE BASED ON NAVD 88. CONTOUR INTERVAL= 2 FEET.
- MAP REFERENCE:  
 "SUBDIVISION PLAN TOWER RUN PE=REPAIRED FOR ADVANTAGE CONTRACTING, LLC 70 KING PHILIP ROAD SIMSBURY, CONNECTICUT" SCALE: 1"=40'. DATED: 11-21-13. REVISED TO: 3-12-14. SHEET 2 OF 7. PREPARED BY: DENNO LAND SURVEYING & CONSULTING, LLC.
- PROPERTY MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
- PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED) MINIMUM RISK AREAS OUTSIDE 1% & 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.I.R.M. NO. 09003C331F & 335F. DATED: SEPTEMBER 26, 2008.

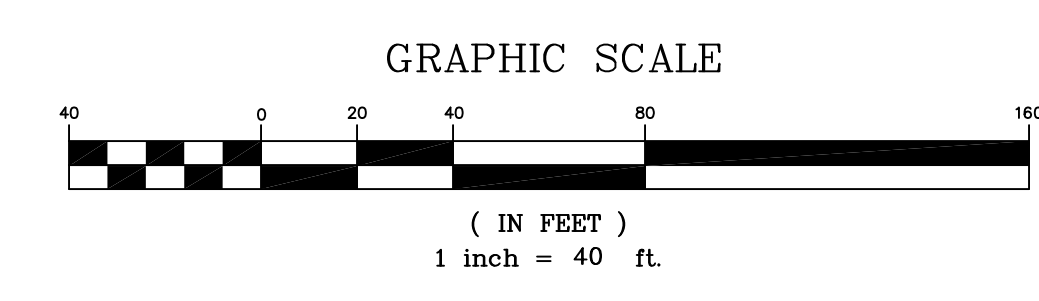
ZONING BULK TABLE: R-80 ZONE

	REQUIRED	SUBMITTED
MIN. LOT AREA	2 ACRES	5.35 ACRES
MIN. FRONTAGE	200'	161.65'*
F. YARD	50'	346.8'
R. YARD	50'	287.4'
S. YARD	40'	57.9'/56.7'
BUILDING HGT.	35'	<35'
MIN. FLOOR AREA	1500 s.f. 900 ±f. 1ST FLR	2,728 s.f.

\* DENOTES EXISTING NON-CONFORMING

**LEGEND**

--- EXISTING PROPERTY LINE	--- PROPOSED BIT. CURB
- - - EXISTING EDGE OF PAVEMENT	--- PROPOSED STORM DRAINAGE SYSTEM
● I.P. FND. ○ I.R.I.P.E. FND.	--- PROPOSED WATER MAIN
■ C.M.S. FND. ■ C.H.D. FND.	--- PROPOSED SANITARY SEWER
--- EXISTING TREE LINE	--- PROPOSED PROPERTY LINE
--- EXISTING CONTOUR	--- LIMITS OF TOWN WETLANDS
412.00 EXISTING SPOT GRADE	--- LIMITS OF FLAGGED WETLANDS
POLE # EXISTING TELEPHONE POLE	--- PROPOSED CONTOUR
--- EXISTING BIT. CURB	--- PROPOSED SPOT GRADE
--- EXISTING STORM DRAINAGE SYSTEM	--- PROPOSED TREE LINE
--- EXISTING WATER MAIN	○ IRON PIN TO BE SET
--- EXISTING SANITARY SEWER	■ CONC. MERESTONE TO BE SET
--- LIMITS OF 150' REGULATED AREA	○ SOIL TEST PIT
--- EXISTING FENCE	○ PERCOLATION TEST

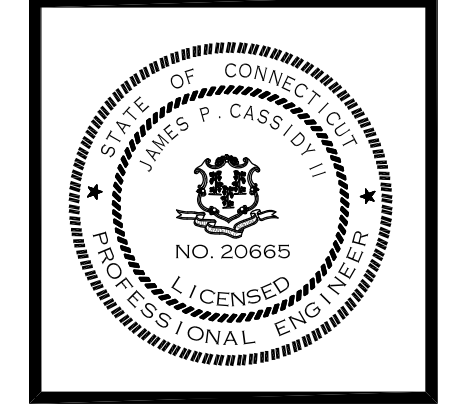


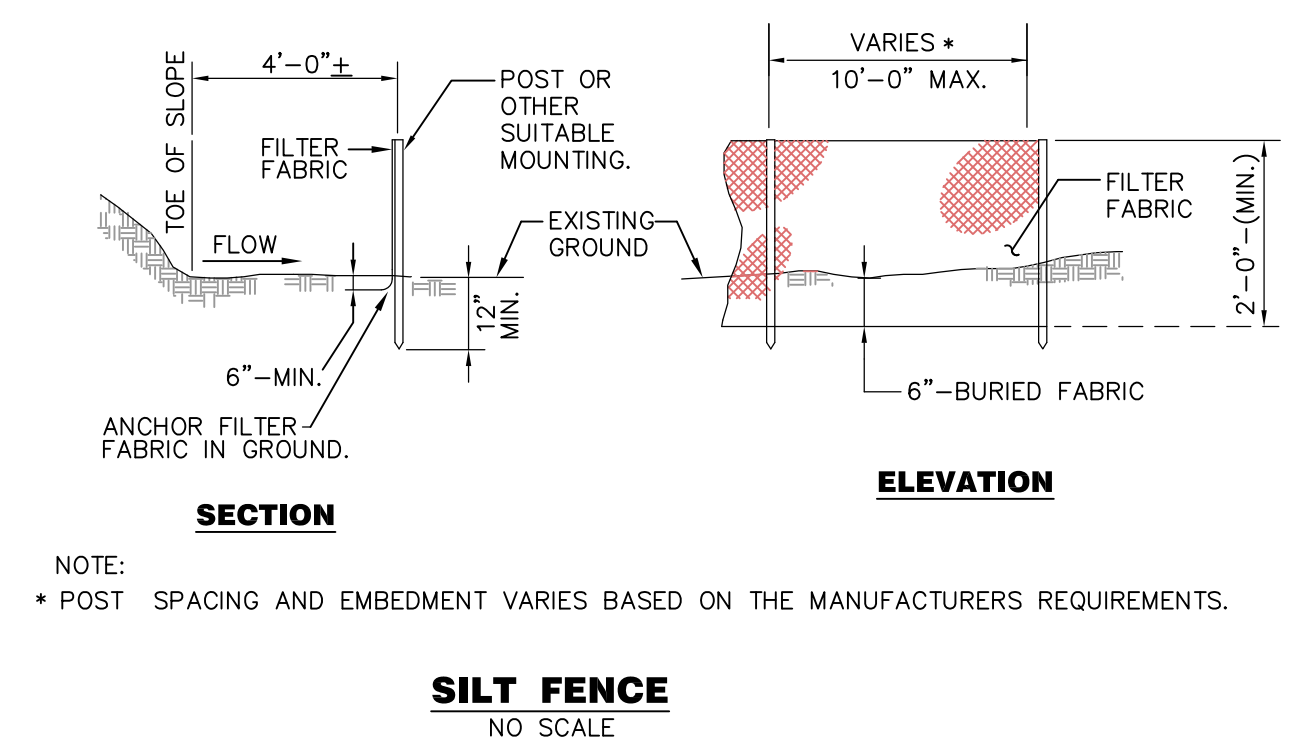
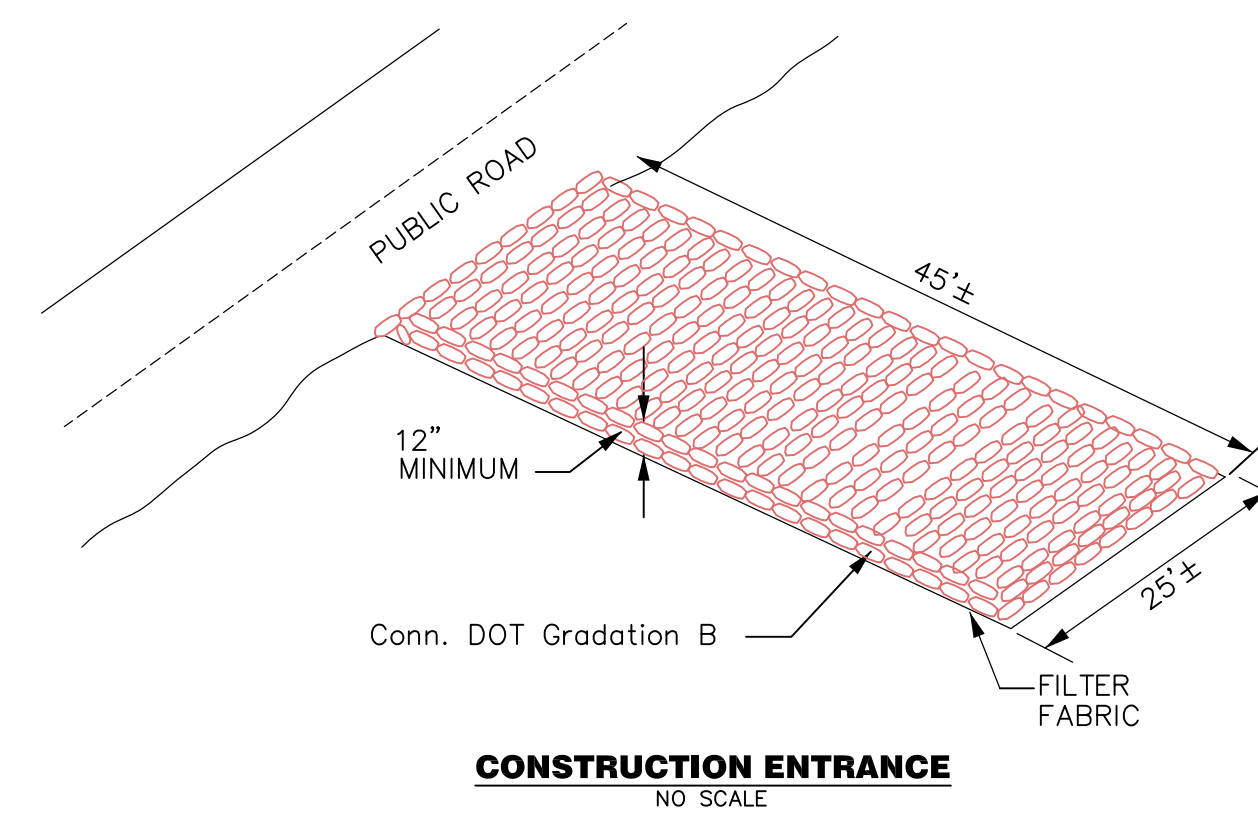
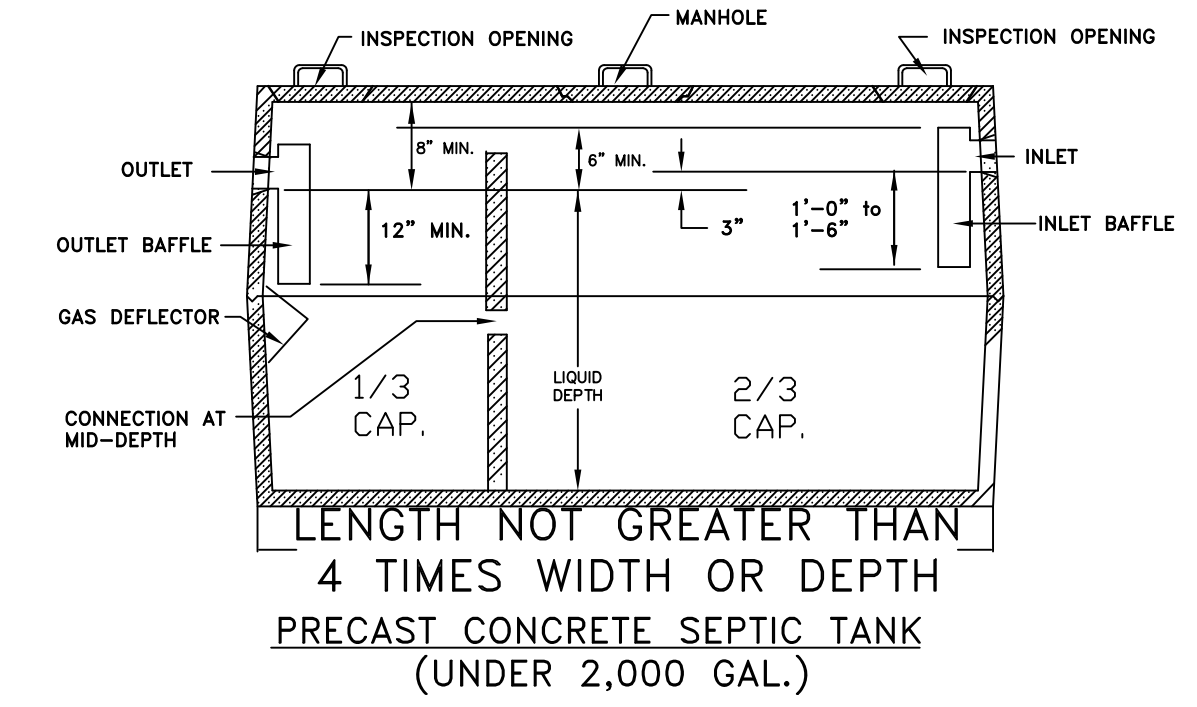
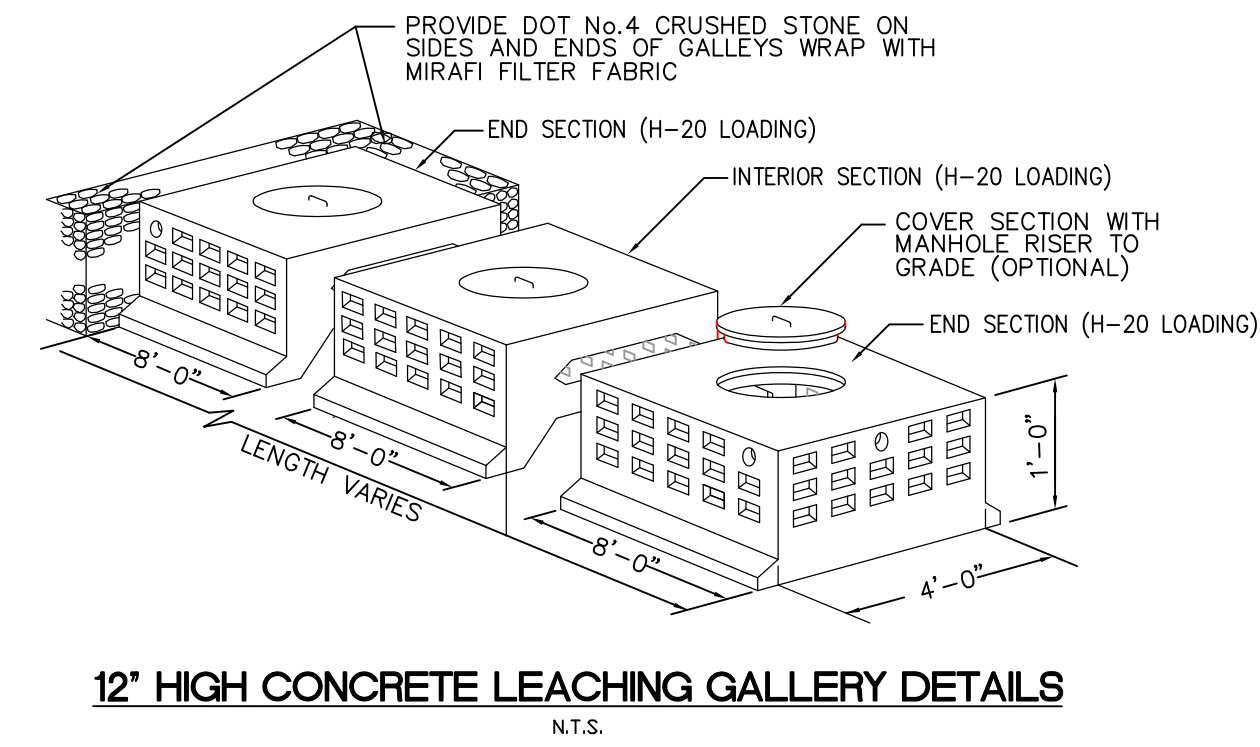
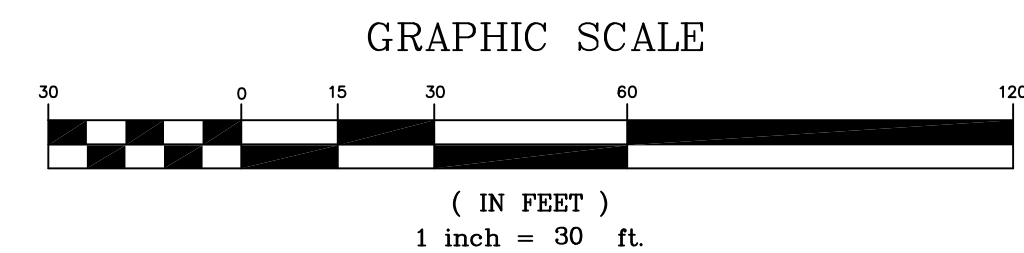
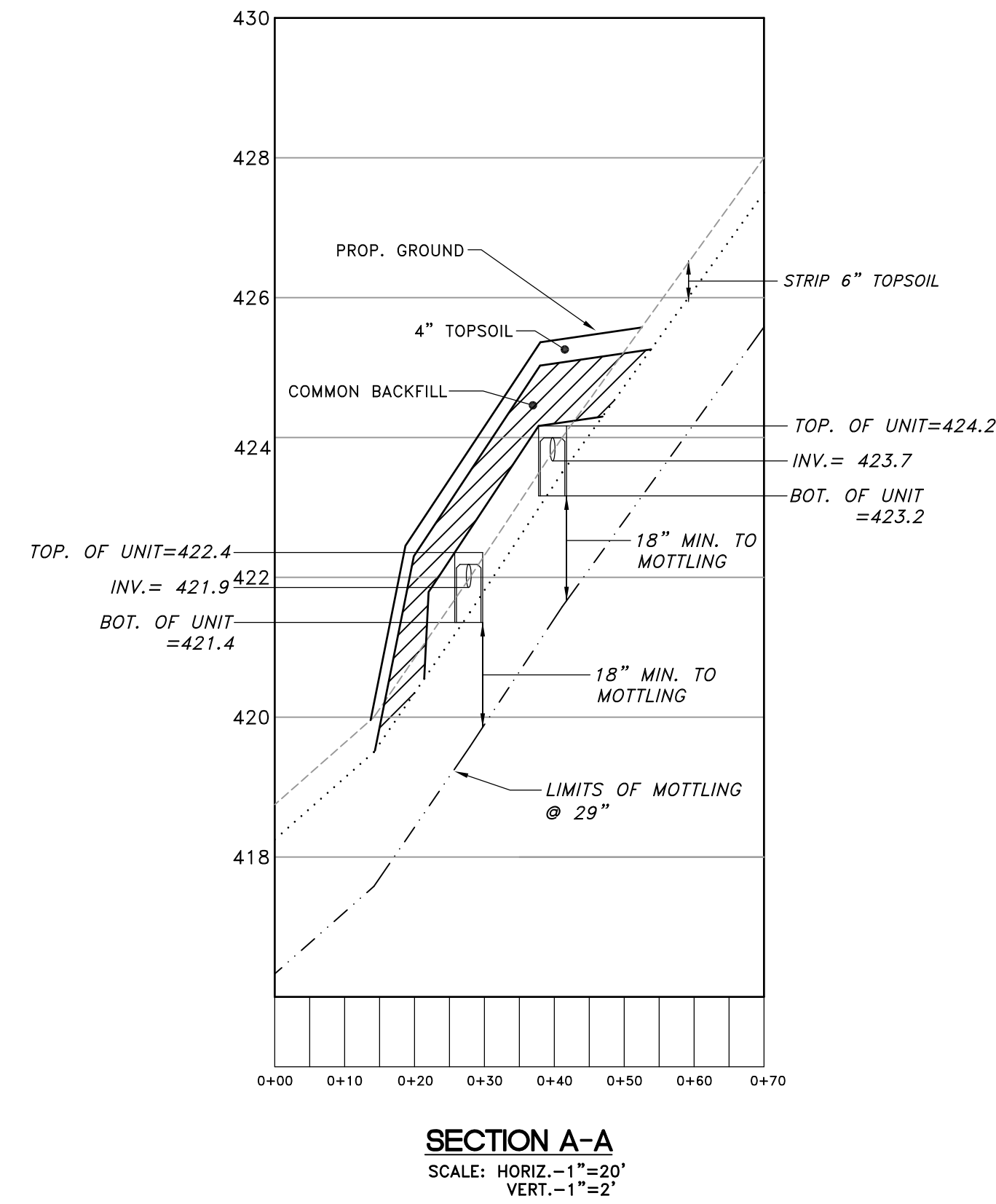
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*Paul A. Hallisey*  
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**ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED**  
 PREPARED FOR  
**BRENDAN McLARTY**  
**#5 TOWER RUN**  
**SIMSBURY, CONNECTICUT**





SCALE: AS SHOWN	CHECKED BY: J.P.C.
DATE: APR. 03, 2020	DRAWN BY: J.M.P.
JOB No.: 3091	ACAD FILE: 3091-PP-S
<b>SHEET: 3</b>	<b>OF: 3</b>
REVISIONS: APRIL 24, 2020 REVISED WING WALLS PER OWNER MAY 14, 2020 REVISED CONCRETE SYSTEM MAY 10, 2022 REVISED SEPTIC LAYOUT	

**HALLISEY, PEARSON & CASSIDY**  
CIVIL ENGINEERS & LAND SURVEYORS  
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**PLOT PLAN + SITE DETAILS**  
PREPARED FOR  
**BRENDAN McLARTY**  
#5 TOWER RUN  
SIMSBURY, CONNECTICUT

