

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" - 32" ORANGE - BROWN SILTY SUBSOIL
 32" - 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" - 28" ORANGE - BROWN SILTY SUBSOIL
 28" - 81" RED-BROWN COMPACT TILL

NO MOTTLING
 NO WATER
 HARDPAN @ 29"
 LEDES @ 80"
 ROOTS TO 29"

SOIL INVESTIGATION DATA
 TEST PITS FROM F.V.H.D.

TP #1
 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
 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 29"

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

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

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 BOX 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

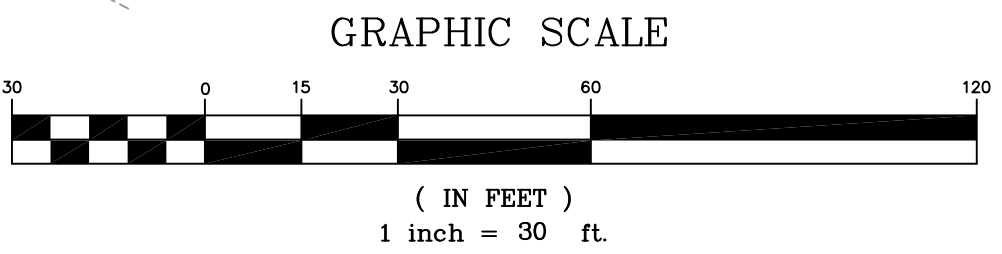
EROSION LEGEND

- 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

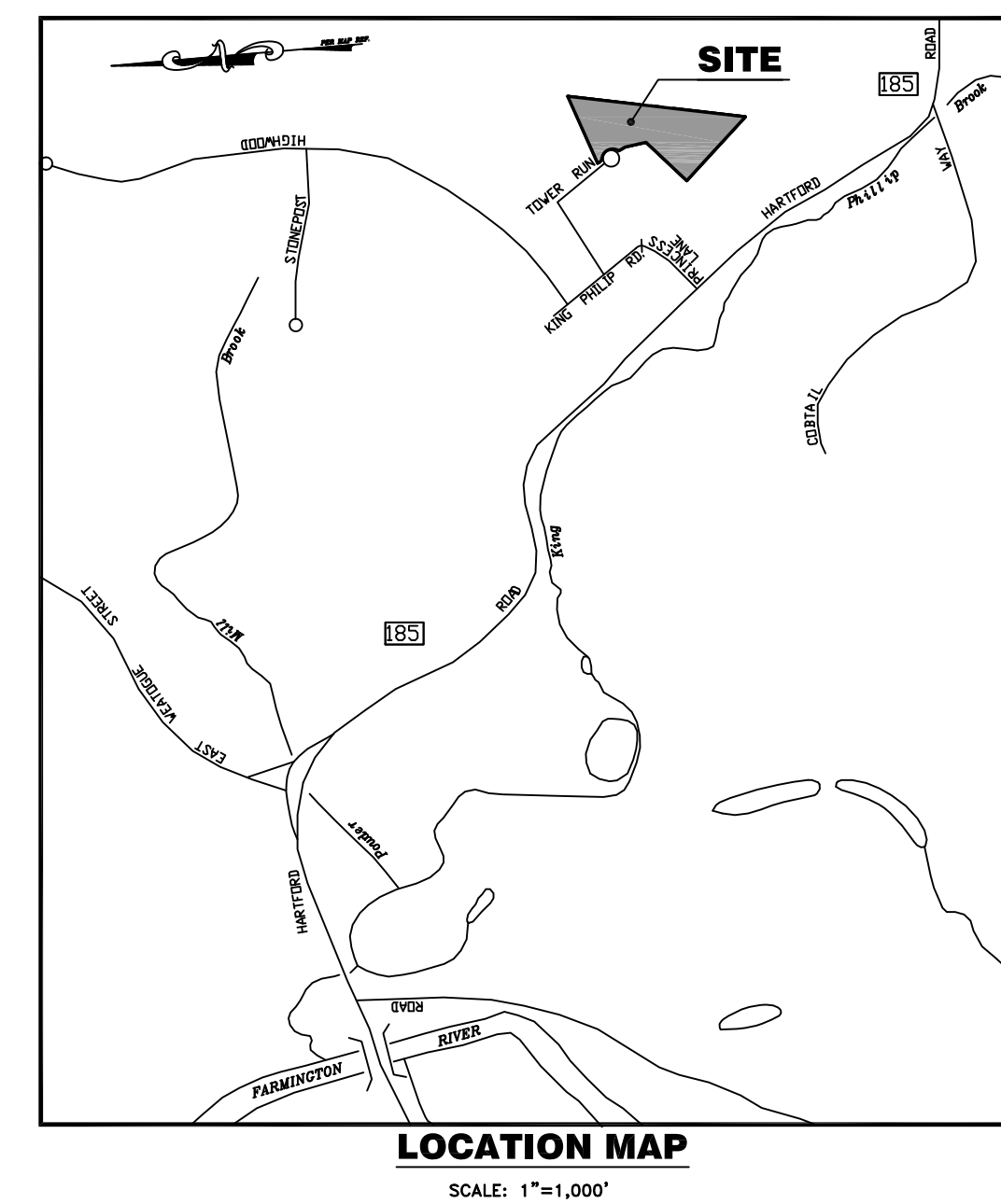
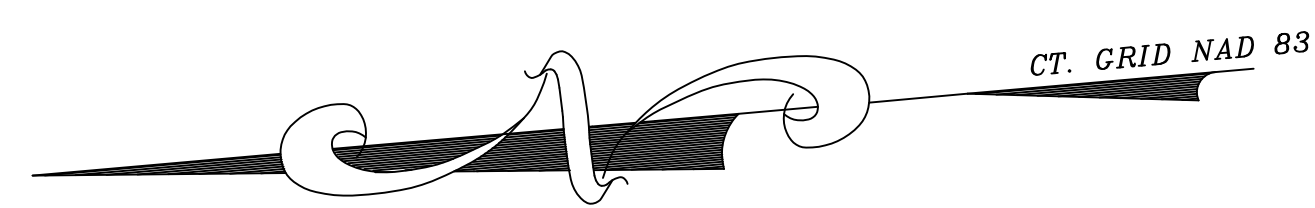
SHEET: 2 OF 3

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

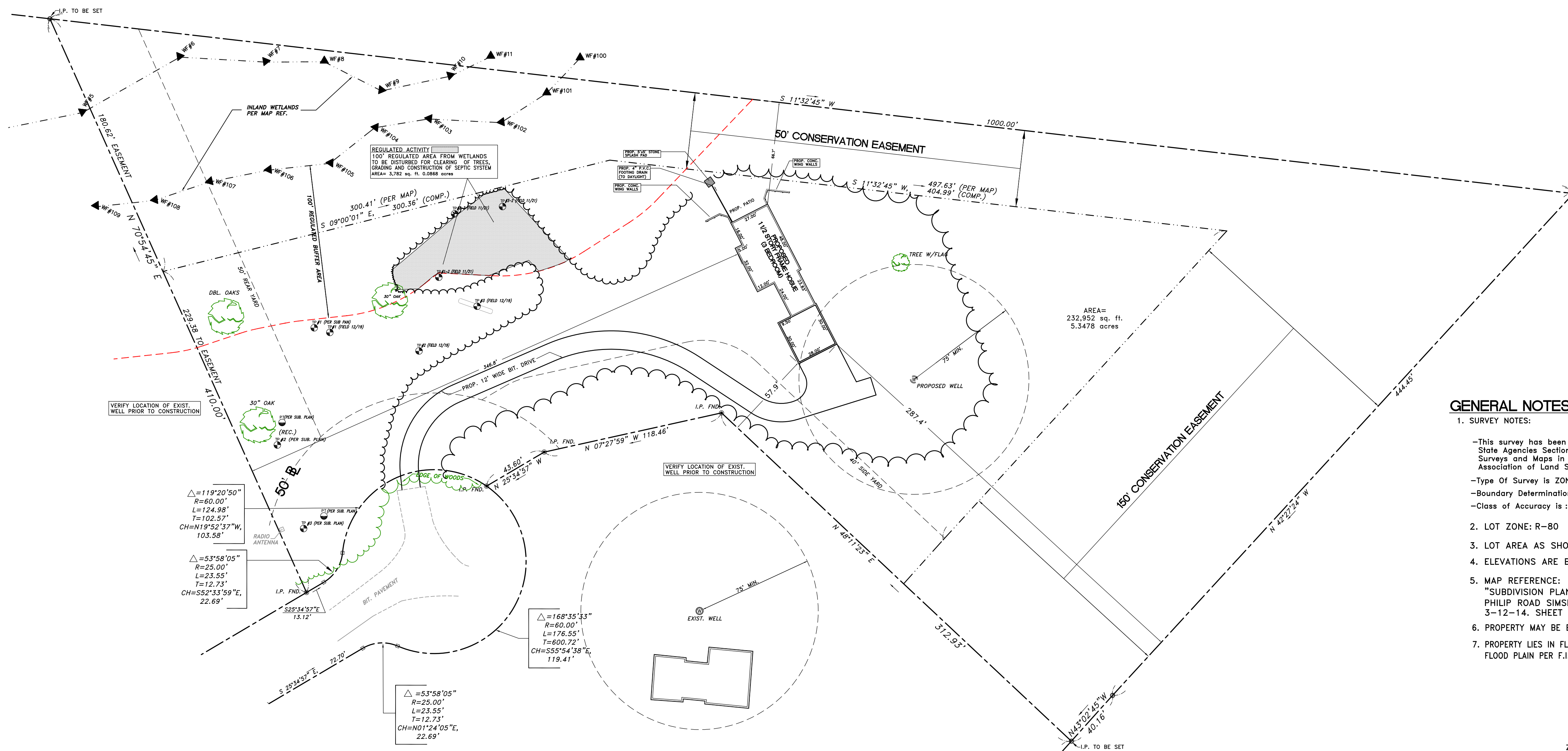
HALLISEY, PEARSON & CASSIDY
 CIVIL ENGINEERS & LAND SURVEYORS
 630 MAIN STREET, UNIT #1A
 CROMWELL, CONNECTICUT 06416
 PHONE: (860)-529-6812. FAX: (860)-721-7709

PLOT PLAN + SUBSURFACE SEWAGE DISPOSAL PLAN
 PREPARED FOR
BRENDAN McLARTY
 #5 TOWER RUN
 SIMSBURY, CONNECTICUT

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



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



GENERAL NOTES:

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 - 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.
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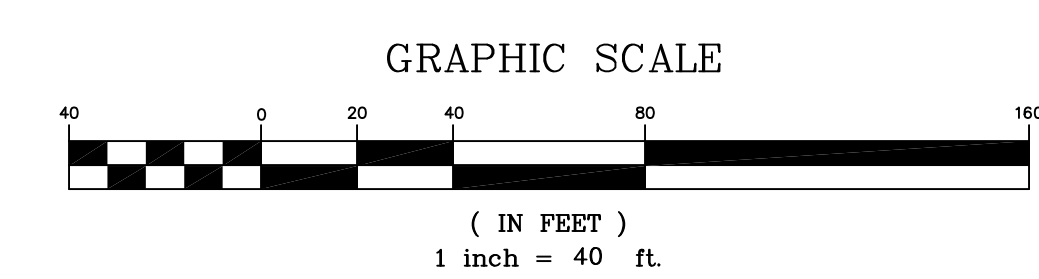
ZONING BULK TABLE: R-80 ZONE

	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. OR L.I.P. FND.	--- PROPOSED WATER MAIN
■ C.M.S. FND. OR 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
--- 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



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

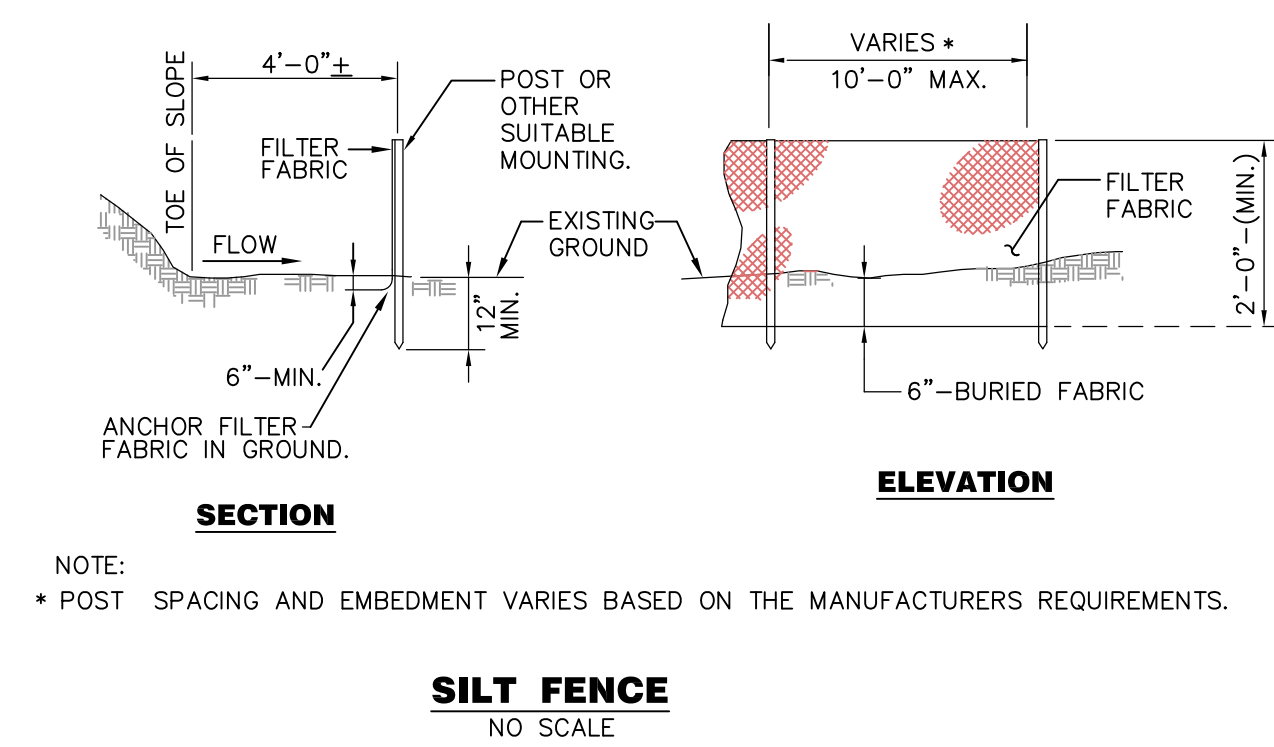
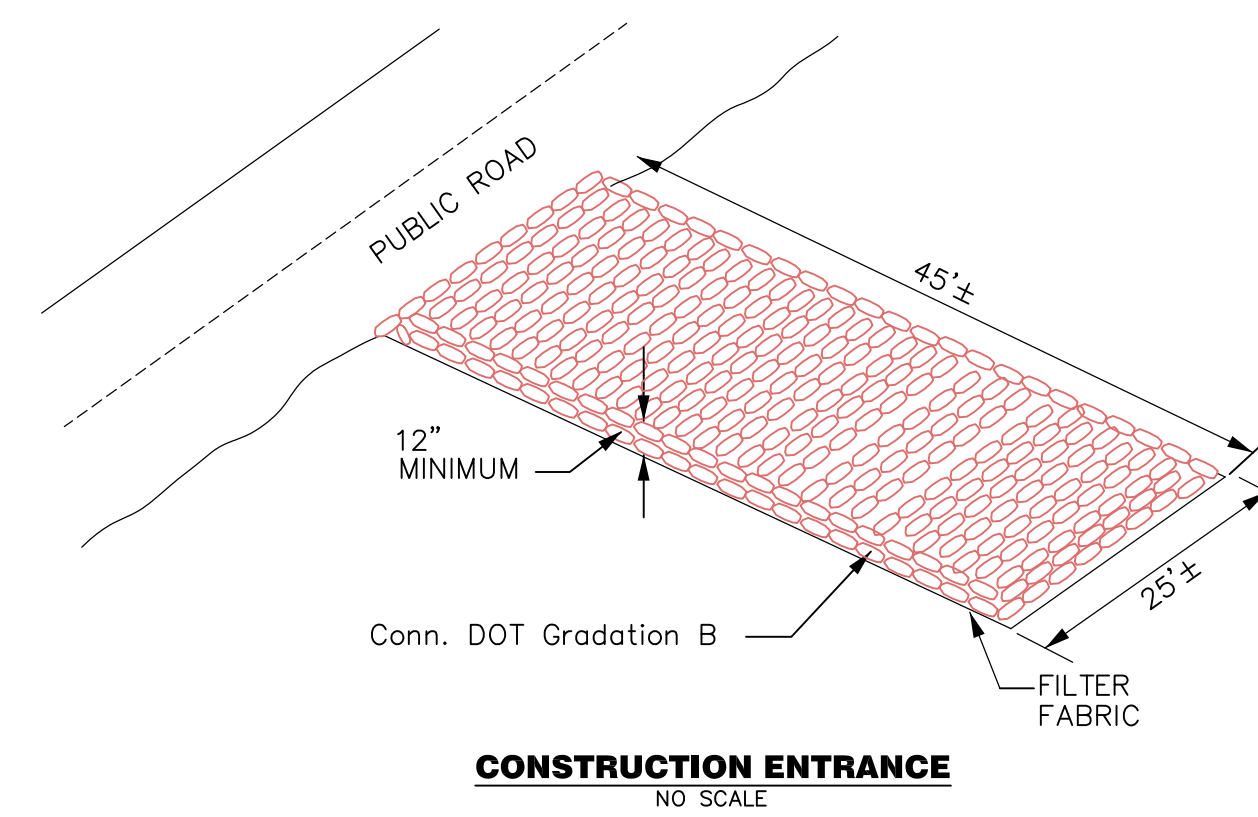
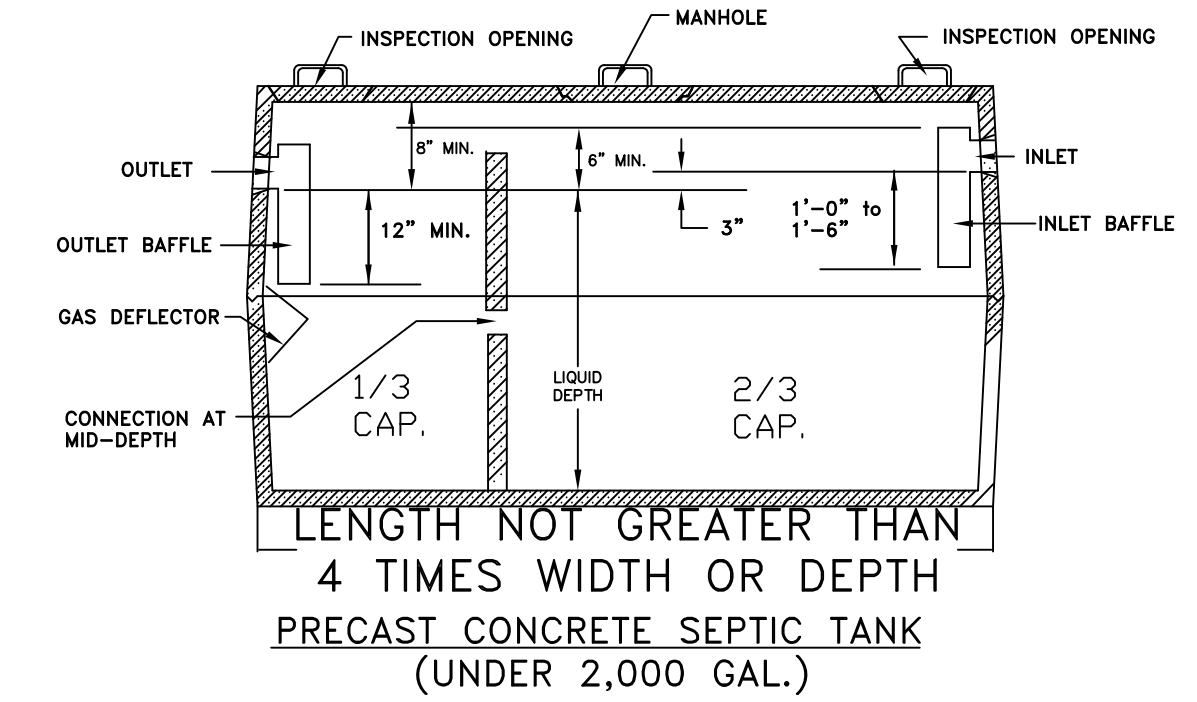
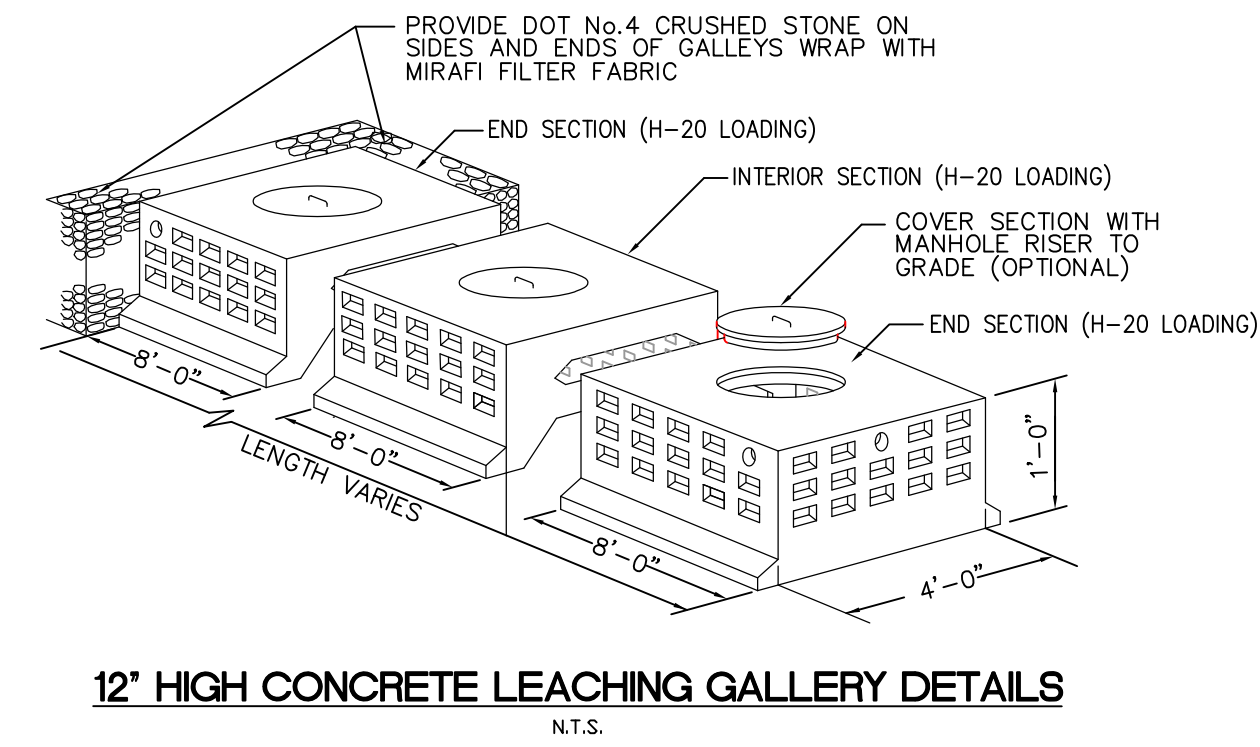
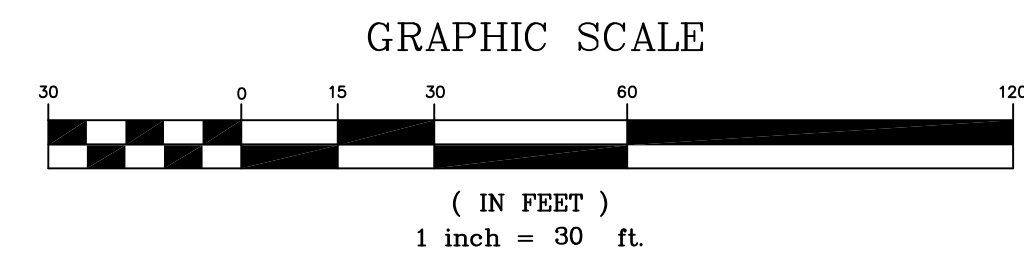
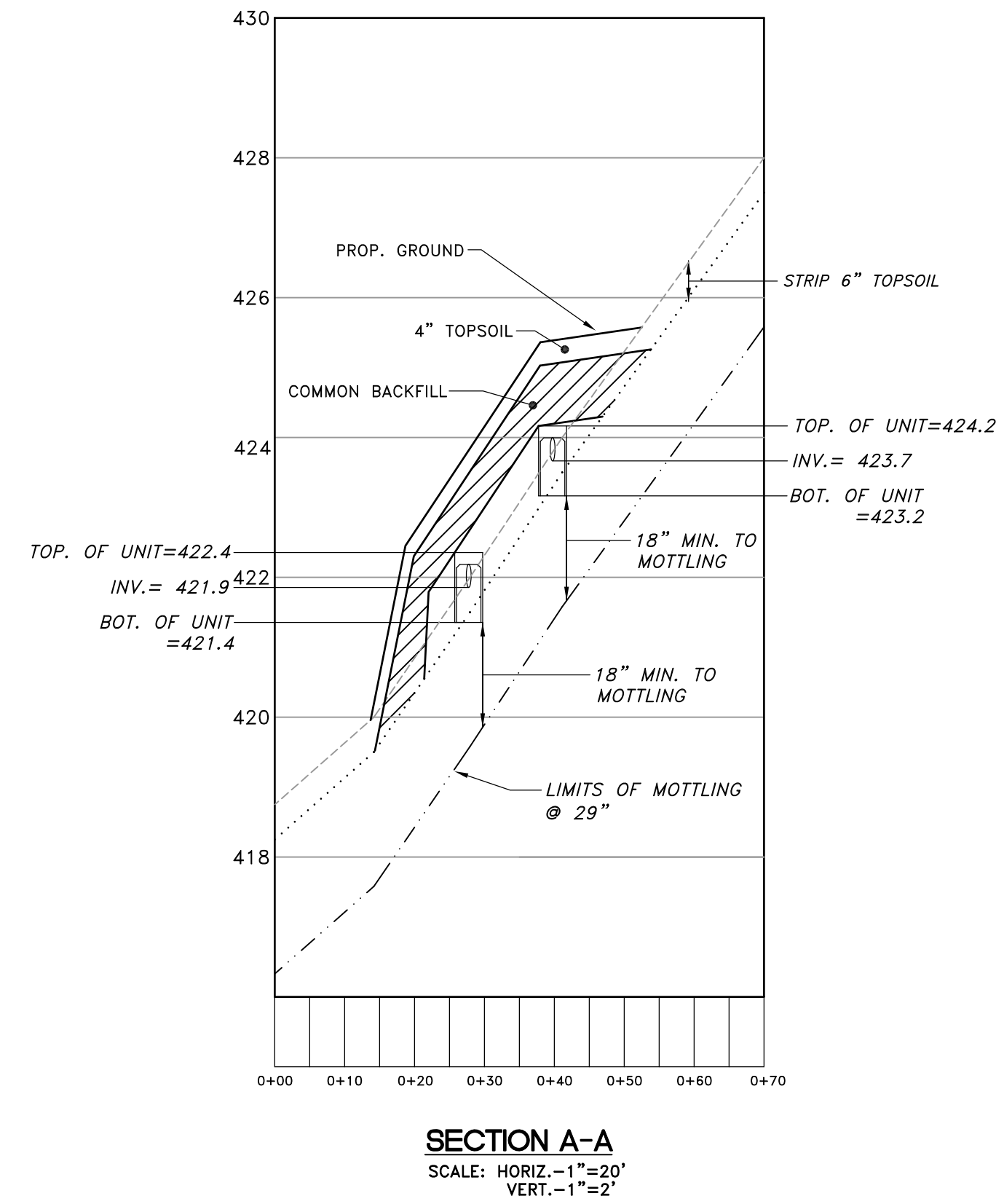
Paul A. Hallisey
PAUL A. HALLISEY, L.S. LIC. NO. 7761 DATE APRIL 03, 2020

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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
SHEET: 3	OF: 3
REVISIONS: APRIL 24, 2020 REVISED WING WALLS PER OWNER MAY 14, 2020 REVISED CONCRETE SYSTEM MAY 10, 2022 REVISED SEPTIC LAYOUT	

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PLOT PLAN + SITE DETAILS
PREPARED FOR
BRENDAN McLARTY
#5 TOWER RUN
SIMSBURY, CONNECTICUT

