

NEITHER THE APPROVAL OF THIS PLAN, NOR THE REVIEW OR SIGNING THEREOF, BY ANY CONSULTING ENGINEER, COMMISSION, BOARD, OFFICER, OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE TOWN OF SOMERS SHALL CONSTITUTE OR BE CONSTRUED AS A REPRESENTATION, GUARANTEE, OR WARRANTY BY SUCH CONSULTING ENGINEER, COMMISSION, BOARD, OFFICER, OFFICIAL, EMPLOYEE, AGENT, REPRESENTATIVE, OR THE TOWN OF SOMERS AS TO THE CHEMICAL CONTENT, QUANTITY, QUALITY, OR POTABILITY OF ANY WATER SUPPLY ON SAID PROPERTY OR ANY PART THEREOF. ANY DETERMINATION CONCERNING THE CHEMICAL CONTENT, QUANTITY, QUALITY, OR POTABILITY OF ANY WATER SUPPLY SHALL BE THE SOLE RESPONSIBILITY OF THE PURCHASER OR OTHER TRANSFEREE OF SAID PROPERTY OR ANY PART THEREOF.

GAIL PANCIERA
10 FRANKLIN WOODS DRIVE
MAP ID 06/21/28

The Wetland soils on this site were identified in the field using the criteria required by Ct. P.A. 72-155 as amended by P.A. 73-571, P.A. 87-338 and P.A. 87-533. The boundaries of these soils and identified watercourses are accurately represented on this plan.
RICHARD ZULICK
Certified Soil Scientist
DATE 4/5/12

JANE PALMER
106 TURNPIKE ROAD
MAP ID 06/21

GAIL PANCIERA
10 FRANKLIN WOODS DRIVE
MAP ID 06/21/28

PROPOSED LOT 2
CONTAINS:
2.12 ACRES
121 SCULLY ROAD

PROPOSED LOT 1
CONTAINS:
3.17 ACRES
111 SCULLY ROAD

ALAN & DIANE LONGTIN
144 SCULLY ROAD
MAP ID 06/24

AMARDEEP & MANPRIT SIDHU
5 SUMMIT DRIVE
MAP ID 32/01/22

JOHN & FRANCE CHATIS
95 SCULLY ROAD
MAP ID 31/01

KUMIEGA
111 SCULLY ROAD
MAP ID 06/22
ENTIRE PARCEL CONTAINS:
230,593 S.F. OR
5.29 ACRES

GEORGANN ROCHE
120 SCULLY ROAD
MAP ID 32/03/23
MAILING ADDRESS: 5 MCCULLOCH DR

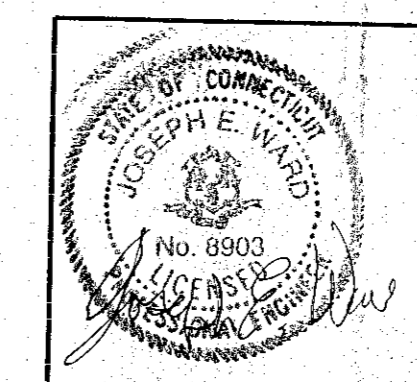
ARTHUR & GAIL KARSZES
112 SCULLY ROAD
MAP ID 32/4/24
MAILING ADDRESS: 94 SCULLY RD

ARTHUR & GAIL KARSZES
102 SCULLY ROAD
MAP ID 31/02
MAILING ADDRESS: 94 SCULLY RD

OWNER/APPLICANT
PETER & BONNIE KUMIEGA
111 SCULLY ROAD
SOMERS, CT 06071

LOT	TOTAL AREA	BUILDABLE AREA	WETLANDS AREA
LOT 1	138,189 S.F. OR 3.17 ACRES	123,577 S.F. OR 2.84 ACRES	14,612 S.F. OR 0.33 ACRES
LOT 2	92,404 S.F. OR 2.12 ACRES	49,643 S.F. OR 1.14 ACRES	42,761 S.F. OR 0.98 ACRES

ENGINEER: JOSEPH E. WARD, P.E.
1200 CONVERSE STREET
LONGMEADOW, MA 01106
TELEPHONE: (413) 567-6560



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Rachel L. Dearborn, LICENSED LAND SURVEYOR
DATE 4/5/12
LICENSE NO. L.S. 70295

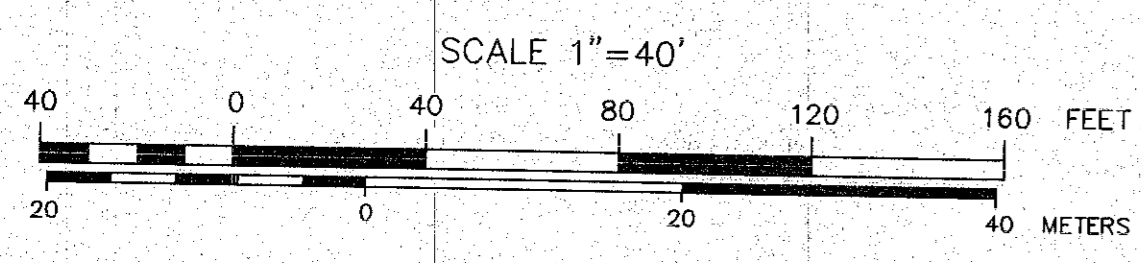
- NOTES:**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A PROPERTY SURVEY BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
 - "PLAN OF EDWARD COURTNEY PROPERTY SOMERS, CONN. SCALE 1"=80' JAN. 1959 W.E. SAVAGE, JR. LAND SURVEYOR."
 - "TOWN OF SOMERS RIGHT OF WAY - SCULLY ROAD SOMERS, CONN. MEGSON & HYPPIA CIVIL ENGINEERS SCALE 1"=40' DATE 1-18-66 SHEET 1 OF 2"
 - "PREPARED FOR WILLIAM J. McHUGH ASSOC., INC. SOMERS, CONN. MEGSON & HYPPIA CIVIL ENGINEERS SCALE 1"=40' DATE 10-9-67"
 - "OVERALL SITE PLAN FRANKLIN WOODS DRIVE SOMERS, CONNECTICUT PREPARED FOR JANE H. PALMER TURNPIKE ROAD SOMERS, CONNECTICUT SCALE: 1in. = 80 ft. DATE: MARCH, 1996 SHEET 1 OF 5"
 - "RESUBDIVISION OF REVISED PLAN OF LOTS SCULLY ROAD SECTION PROPERTY OF MILTON HANOS SOMERS, CONN. MEGSON & HYPPIA SCALE 1"=40' DATE 12/11/63"
 - WETLANDS FLAGGED BY RICHARD ZULICK, R.S. IN OCTOBER 2011.
 - PARCEL IS IN ZONE A-RESIDENTIAL.
 - OPEN SPACE - \$1000 FEE IN LIEU TO BE PAID UPON THE SALE OF THE LOT.

SUBDIVISION PLAN
BOUNDARY SURVEY
PREPARED FOR
PROPERTY LOCATED AT
111 SCULLY ROAD
SOMERS, CONNECTICUT
LANDMARK SURVEYS, LLC
62 LOWER BUTCHER RD ~ 860-875-8204
ELLINGTON, CONNECTICUT

DRAWN BY	SCALE	DATE	JOB NO.	SHEET NO.
R.L.D.	1"=40'	12/6/2011	200712-7	1 OF 2

TOWN PLANNING COMMISSION, SOMERS, CONNECTICUT
APPROVED ON: 1/12/2012
SIGNED ON: 4/12/2012
THIS APPROVAL SHALL EXPIRE 1/12/17
APPROVED: [Signature] DATE 4/12/12

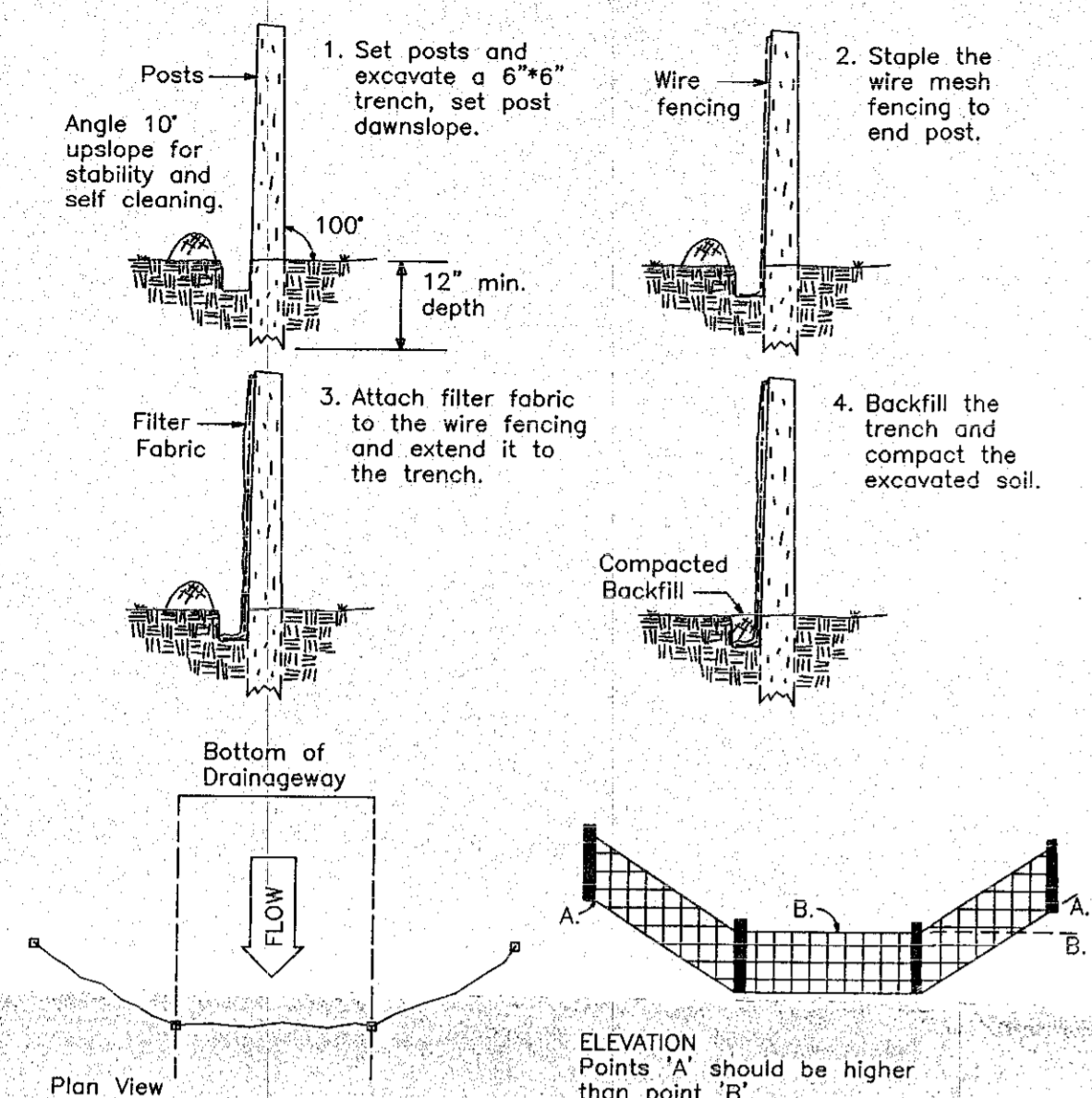
- LEGEND:**
- IRON PIPE FOUND
 - REINFORCING BAR FOUND
 - REINFORCING BAR SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - STONE BOUND
 - IRON BAR
 - WIRE FENCE
 - UTILITY POLE
 - CATCH BASIN
 - TOP OF FRAME
 - INVERT
 - MANHOLE
 - FIRST FLOOR
 - TOP OF WALL
 - BASEMENT FLOOR
 - GARAGE FLOOR
 - UTILITY LINE
 - EXISTING CONTOUR
 - EXISTING ELEVATION
 - WETLANDS LIMITS



THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN PRODUCED BY LANDMARK SURVEYS, LLC ELLINGTON, CT

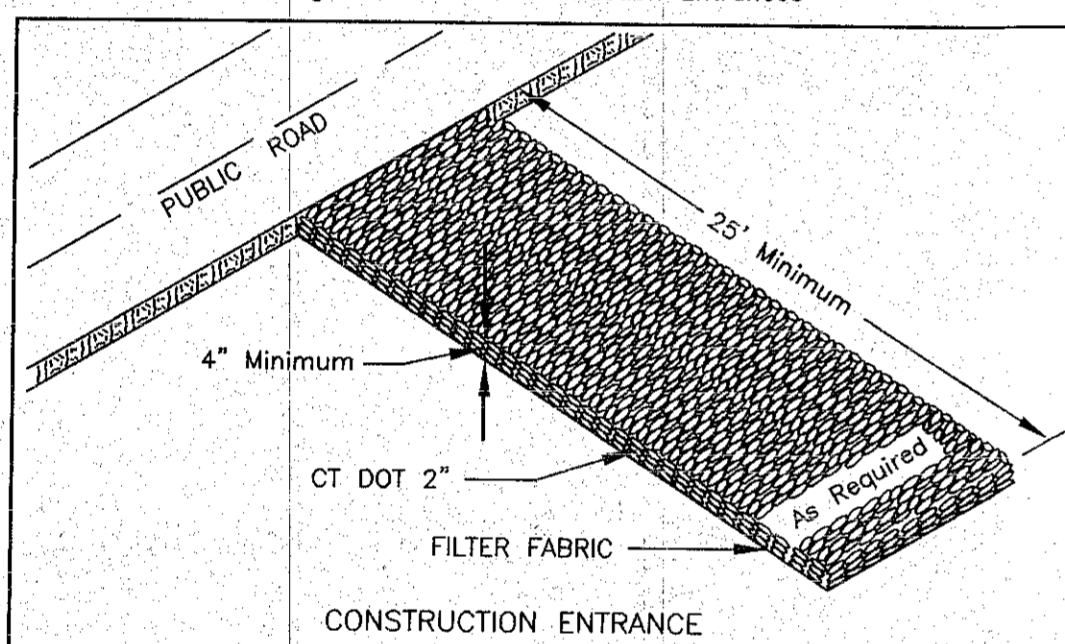
04.19.2012 #184B

Figure 7-9 - Placement and Construction of a Synthetic Filter Barrier

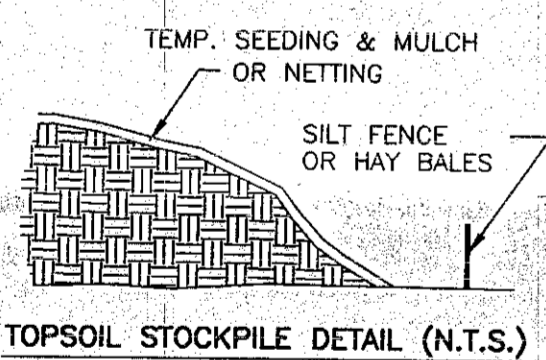


Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut.

Figure 8-59 - Construction Entrances

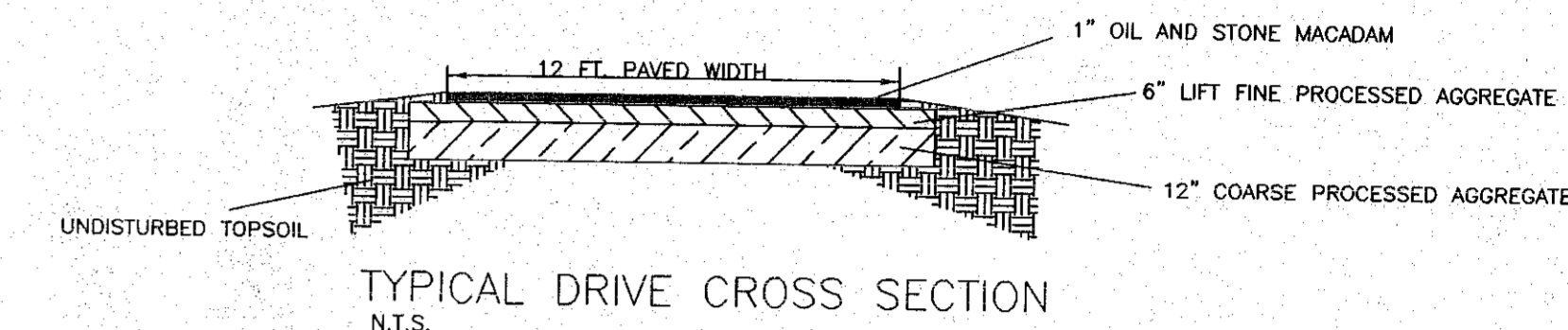
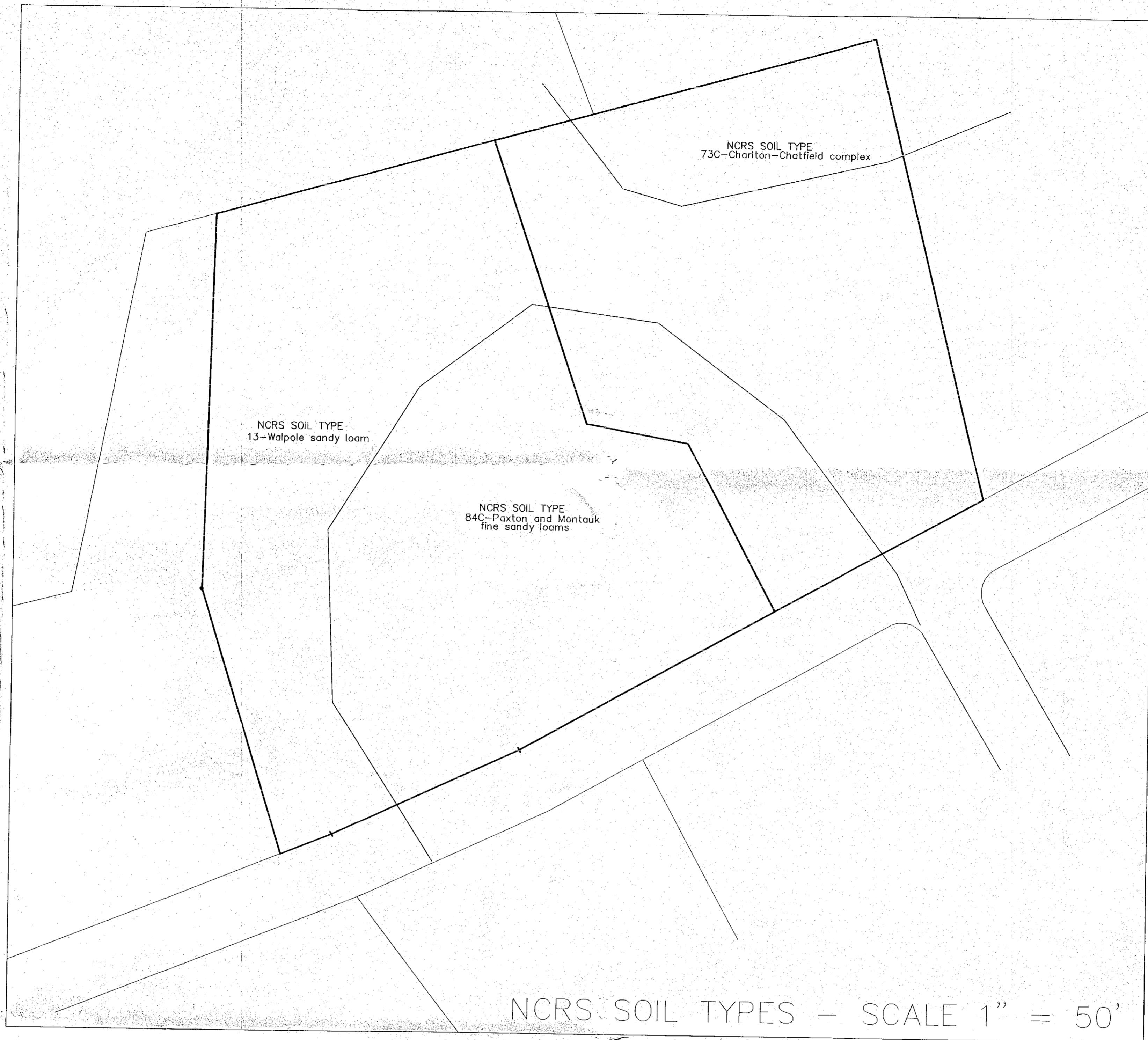


ANTI-TRACKING PAD DETAIL



CALL BEFORE YOU DIG

TO INSURE SAFE, TROUBLE-FREE EXCAVATING, TO LOCATE UNDERGROUND UTILITY PIPE AND CABLE ANYWHERE IN CONNECTICUT, CALL 48 HOURS IN ADVANCE.
TOLL FREE, STATEWIDE 1-800-922-4455



SEPTIC SYSTEM DESIGN

LOT 1
SEPTIC REPAIR AREA DESIGNED BY TOWN SANITARIAN
100% RESERVE AREA PROVIDED

LOT 2
4 BEDROOM HOUSE
PERC=5MIN/IN
SLOPE=12%
RESTRICTIVE=33
MLSS = HF X PF X FF = 20 X 2.0 X 1 = 40 L.F. REQUIRED 55 L.F. PROVIDED
LEACHING AREA = 660 S.F. REQUIRED AND 660 S.F. PROVIDED
PROVIDE 4 55' TRENCHES
100% RESERVE AREA PROVIDED

SOILS INVESTIGATION
111 SCULLY ROAD
S. JACOBS, R.S.
9/26/11

- TEST PIT #1
FILL - UNSUITABLE
- TEST PIT #2
FILL - UNSUITABLE
- TEST PIT #3
0-13" TOPSOIL
13"-31" FINE SANDY LOAM, Friable
31"-69" SANDY LOAM TILL, Firm
20" MOTTLES
30" ROOTS
57" WATER
- TEST PIT #4
0-8" SANDY LOAM FILL
8"-20" TOPSOIL, Mucky
20"-38" SANDY LOAM, Friable
8" MOTTLES
30" ROOTS
22" WATER
- TEST PIT #5
0-8" TOPSOIL
8"-20" FINE SANDY LOAM, Friable
20"-32" LOAMY SAND, Slightly Cemented
32"-70" LOAMY SAND, Friable
19" MOTTLES
30" ROOTS
45" WATER
- TEST PIT #6
0-18" TOPSOIL
18"-33" FINE SANDY LOAM, Friable
33"-73" SANDY LOAM TILL, Firm
73"-94" VERY FINE SAND, Friable
>60" MOTTLES
NO ROOTS
NO WATER
- PERC 1 = 30 MIN/IN
PERC 6-7 = 5 MIN/IN
PERC 8-9 = 5 MIN/IN
- TEST PIT #7
0-10" TOPSOIL
10"-21" FINE SANDY LOAM, Friable
21"-59" SANDY LOAM TILL, Firm
59"-92" VERY FINE SAND, Friable
NO MOTTLES
NO ROOTS
NO WATER
- TEST PIT #8
0-13" TOPSOIL
13"-34" FINE SANDY LOAM, Friable
34"-42" SANDY LOAM TILL w/
LOAMY SANDY POCKETS, Somewhat Friable
42"-75" SANDY LOAM TILL, Firm
NO MOTTLES
NO ROOTS
NO WATER
- TEST PIT #9
0-11" TOPSOIL
11"-39" FINE SANDY LOAM, Friable
39"-78" LOAMY SAND TILL, Friable
NO MOTTLES
NO ROOTS
NO WATER
- TEST PIT #10
FILL - UNSUITABLE
- TEST PIT #11
0-18" TOPSOIL
18"-23" FINE SANDY LOAM, Friable
23"-72" SANDY LOAM TILL, Very Firm
NO MOTTLES
NO ROOTS
NO WATER

SEDIMENTATION AND EROSION CONTROL PLAN

GENERAL EROSION CONTROL NOTES

PRIOR TO ANY EXCAVATION WORK SEDIMENT BARRIERS SHALL BE IN PLACE.

SENSITIVE AREAS SHOWN ON PLAN SHALL NOT HAVE VEGETATIVE COVER DISTURBED BY EQUIPMENT OPERATION.

DURING ROAD CONSTRUCTION SOIL DISTURBANCE SHALL BE MINIMIZED AND LIMITED TO WORK ASSOCIATED WITH ROAD GRADING.

SOIL STOCKPILES AND MATERIAL STORAGE SHALL BE AT LEAST 50 FEET FROM ANY WETLAND AREAS.

ANY UNPROTECTED ERODIBLE AREA SHALL BE PROTECTED BY TEMPORARY SEEDING, FINAL SEEDING, MULCHING OR OTHER ACCEPTABLE EROSION CONTROL WITHIN 30 DAYS OF EXPOSURE.

EROSION CONTROLS SHALL BE MAINTAINED DURING CONSTRUCTION AND UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.

RUNOFF SHALL BE DIVERTED WHERE POSSIBLE TO NON-SENSITIVE VEGETATED AREAS.

PROJECT ENGINEER SHALL DIRECT THE CONTRACTOR TO ADJUST EROSION CONTROLS AS NECESSARY TO MAINTAIN ACCEPTABLE SITE CONDITIONS.

INDIVIDUAL LOT PLANS

EROSION AND SEDIMENT CONTROL PLANS FOR INDIVIDUAL LOTS ARE REQUIRED FOR LOTS WHERE 1/2 ACRE OR MORE OF THE LOT AREA WILL BE DISTURBED DURING CONSTRUCTION.

INDIVIDUAL PLANS SHALL BE APPROVED BY THE TOWN PRIOR TO ANY SOIL DISTURBING ACTIVITY FOR RESIDENTIAL CONSTRUCTION.

TOWN PLANNING COMMISSION, SOMERS, CONNECTICUT

APPROVED ON: 1/12/12

SIGNED ON: 4/12/12

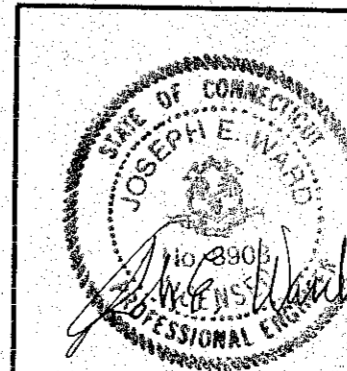
Joseph E. Ward
Joseph E. Ward
Joseph E. Ward
Joseph E. Ward

THIS APPROVAL SHALL EXPIRE 1/12/17

APPROVED: *Joseph E. Ward* 4/12/12
TOWN SANITARIAN DATE

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LITEN PRODUCED BY LANDMARK SURVEYS, LLC ELLINGTON, CT

ENGINEER: JOSEPH E. WARD, P.E.
1200 CONVERSE STREET
LONGMEADOW, MA 01106
TELEPHONE: (413) 567-6560



REVISIONS
1/4/12 per comments
1/10/12 per comments
2/6/12 per comments

DETAIL SHEET
PREPARED FOR
PROPERTY LOCATED AT
111 SCULLY ROAD
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LANDMARK SURVEYS, LLC
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DRAWN BY	SCALE	DATE	JOB NO.	SHEET NO.
R.L.D.	1"=40'	12/6/2011	200712-7	2 OF 2

1849 04-17-2012