

### SOILS DATA

DONE BY STEVE JACOBS, R.S. AND J. PARKER, 4-20-2016.

<b>TEST PIT #1</b> 0-9" TOPSOIL 0-19" LOOSE GRAVELLY LOAM 19-43" LOOSE COARSE SANDY GRAVEL 63-84" SLIGHTLY CEMENTED COARSE SANDY GRAVEL WATER: 72" LEDGE: NONE REDOX: MANY, PROMINENT 53"	<b>TEST PIT #3</b> 0-10" TOPSOIL 10-20" VERY FRIABLE SANDY LOAM 20-43" LOOSE VERY COARSE SANDY GRAVEL 63-102" LOOSE MED. SAND WATER: 96" LEDGE: NONE REDOX: FEW, FAINT 65"	<b>TEST PIT #5</b> 0-11" TOPSOIL 11-18" VERY FRIABLE SANDY LOAM 18-31" VERY LOOSE VERY COARSE SANDY GRAVEL 51-62" LOOSE MED. SAND 62-104" DENSE FINE SAND WATER: 85" LEDGE: NONE REDOX: FEW, CLEAR 49"
<b>TEST PIT #2</b> 0-8" TOPSOIL 8-23" LOOSE GRAVELLY LOAM 23-77" LOOSE VERY COARSE SANDY GRAVEL 77-90" SLIGHTLY CEMENTED VERY COARSE SANDY GRAVEL WATER: 78" LEDGE: NONE REDOX: MANY, PROMINENT 53" MOTTLES: 18-28" SUSPENDED	<b>TEST PIT #4</b> 0-13" TOPSOIL 13-28" VERY FRIABLE SANDY LOAM 28-58" VERY LOOSE VERY COARSE SANDY GRAVEL 58-92" VERY LOOSE COARSE SANDY GRAVEL WATER: 78" LEDGE: NONE REDOX: FEW, CLEAR 57"	<b>TEST PIT #6</b> 0-8" TOPSOIL 8-23" VERY FRIABLE SANDY LOAM 23-76" VERY LOOSE VERY COARSE SANDY GRAVEL WATER: 65" LEDGE: NONE REDOX: FEW, FAINT 42"

### PERC DATA

DONE BY AESCHLIMAN LAND SURVEYING, PC 9-28-2020

<b>PERC-1</b> 3:31 12 7/8" 3:33 16" 3:39 18" 3:37 19 5/8" REFILL 3:38 16 5/8" 3:40 18 1/2" 3:42 20 1/8"	<b>PERC-2</b> 3:44 11 3/8" 3:46 14 5/8" 3:48 16 5/8" 3:50 18" REFILL 3:52 19 1/4" 3:53 15" 3:55 15 1/4" 3:57 17" 3:59 18 3/8" 4:01 19 1/2"	<b>PERC-3</b> 4:04 17 1/2" 4:05 19 7/8" 4:06 21 1/16" REFILL 4:07 18 7/8" 4:08 20 5/8" 4:09 21 3/4"
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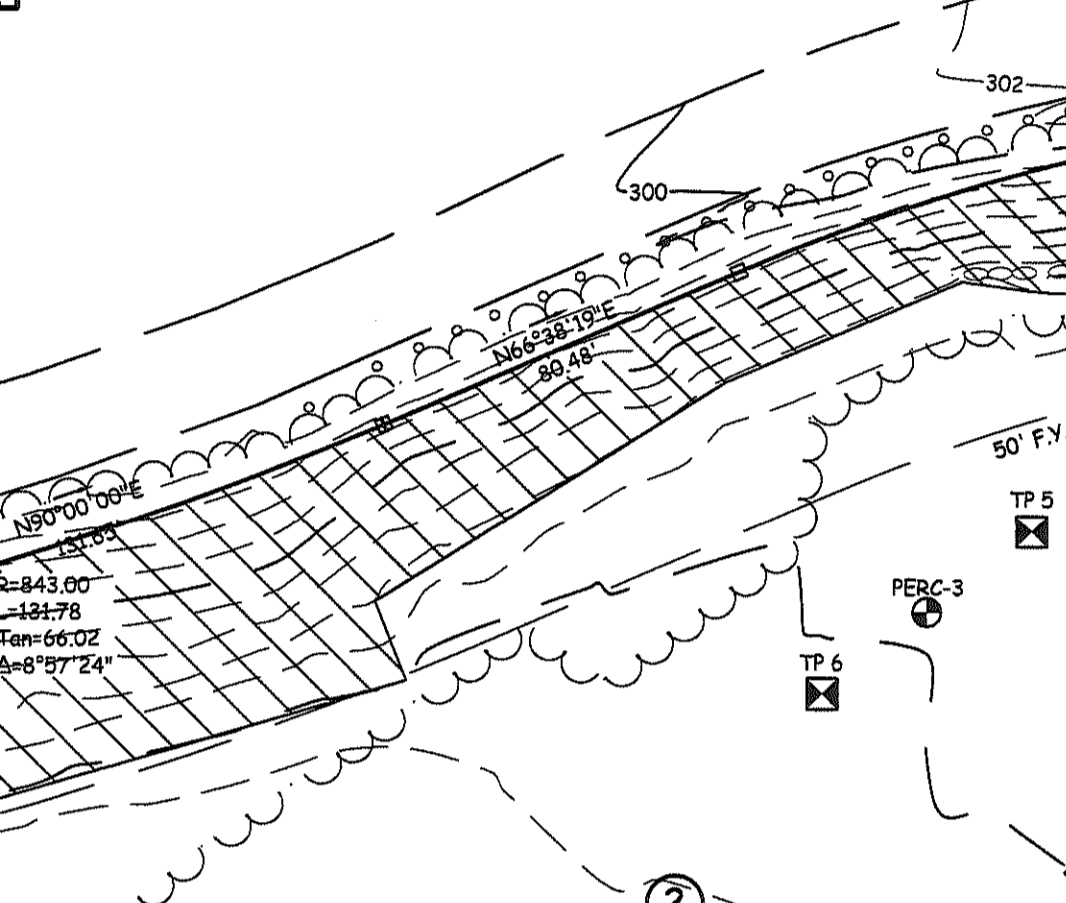
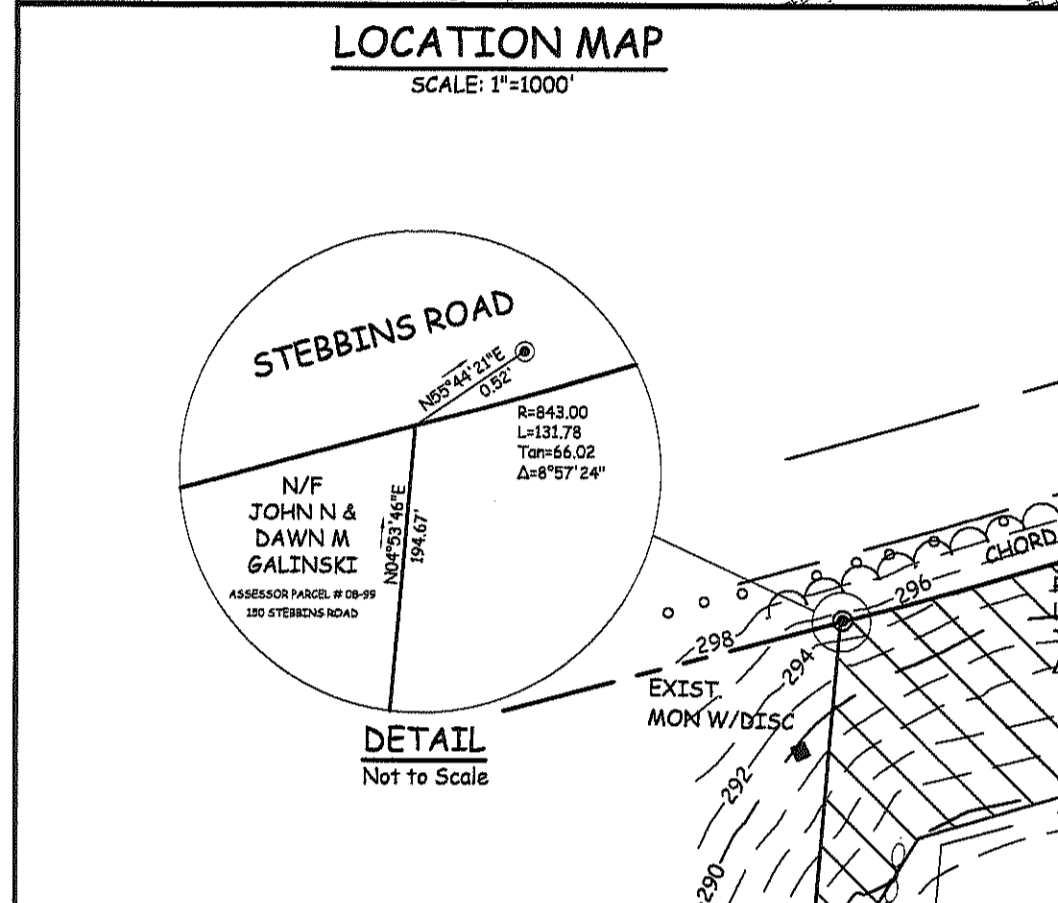
### NARRATIVE

THE PROPOSED PROJECT ENTAILS A 2 LOT SUBDIVISION ON STEBBINS ROAD AND BATTLE STREET. THE TERRAIN CONSISTS OF GENTLE TO STEEP SLOPES AND A LARGE AREA OF WETLANDS.

<b>TOTAL AREA OF SUBDIVISION</b> 330,849 S.F. OR 7.60 AC.	<b>TOTAL BUILDABLE AREA OF SUBDIVISION</b> 245,356 S.F. OR 5.63 AC.
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### BUILDABLE AREAS

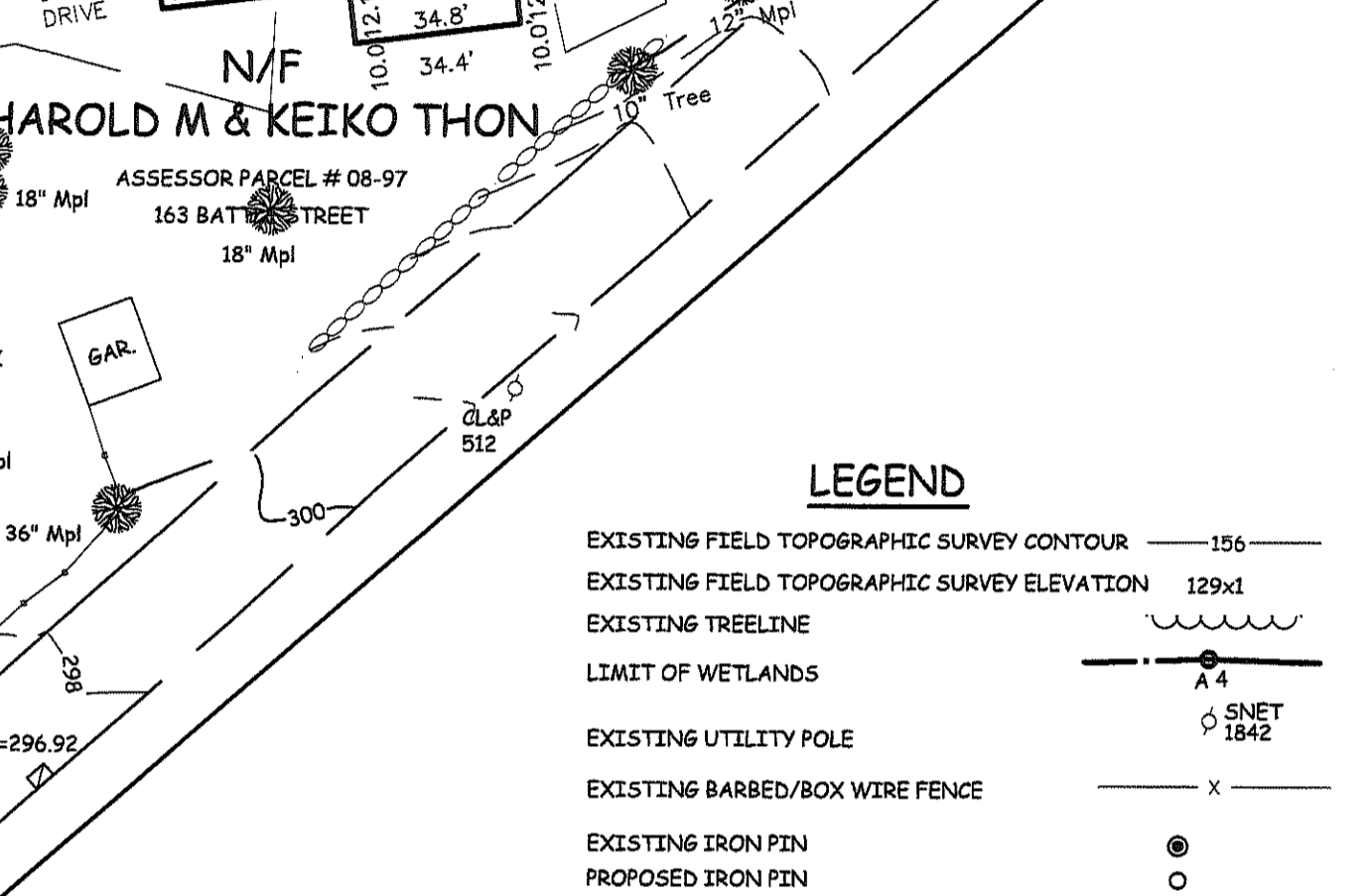
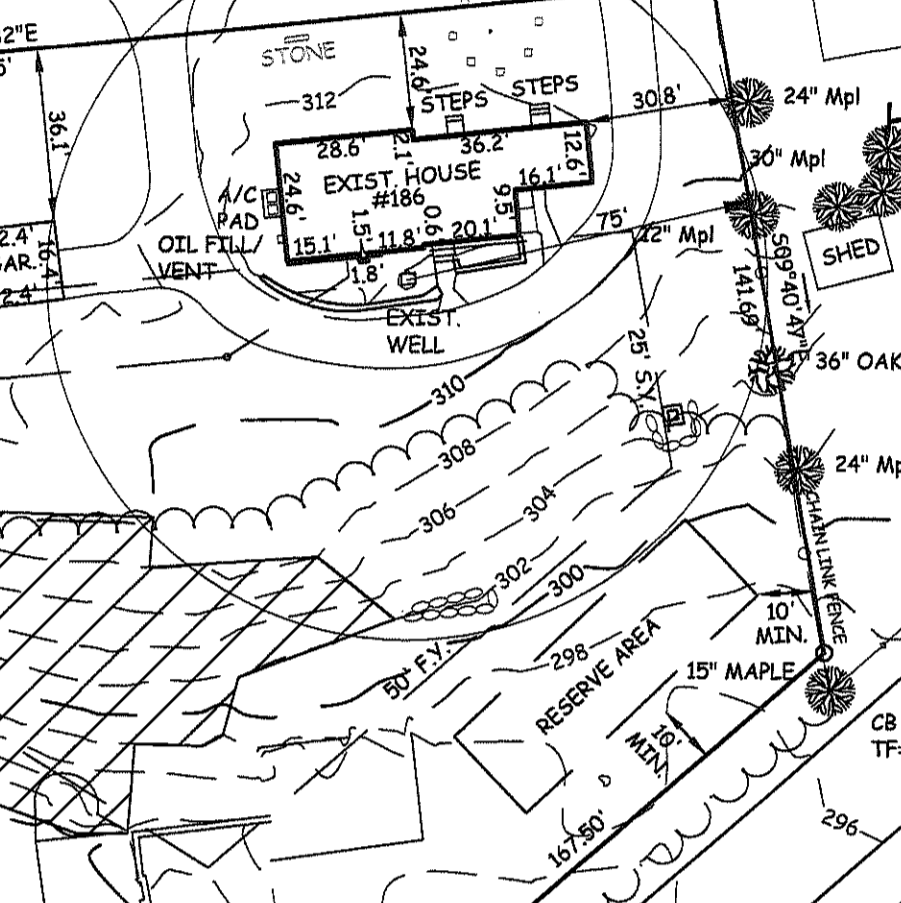
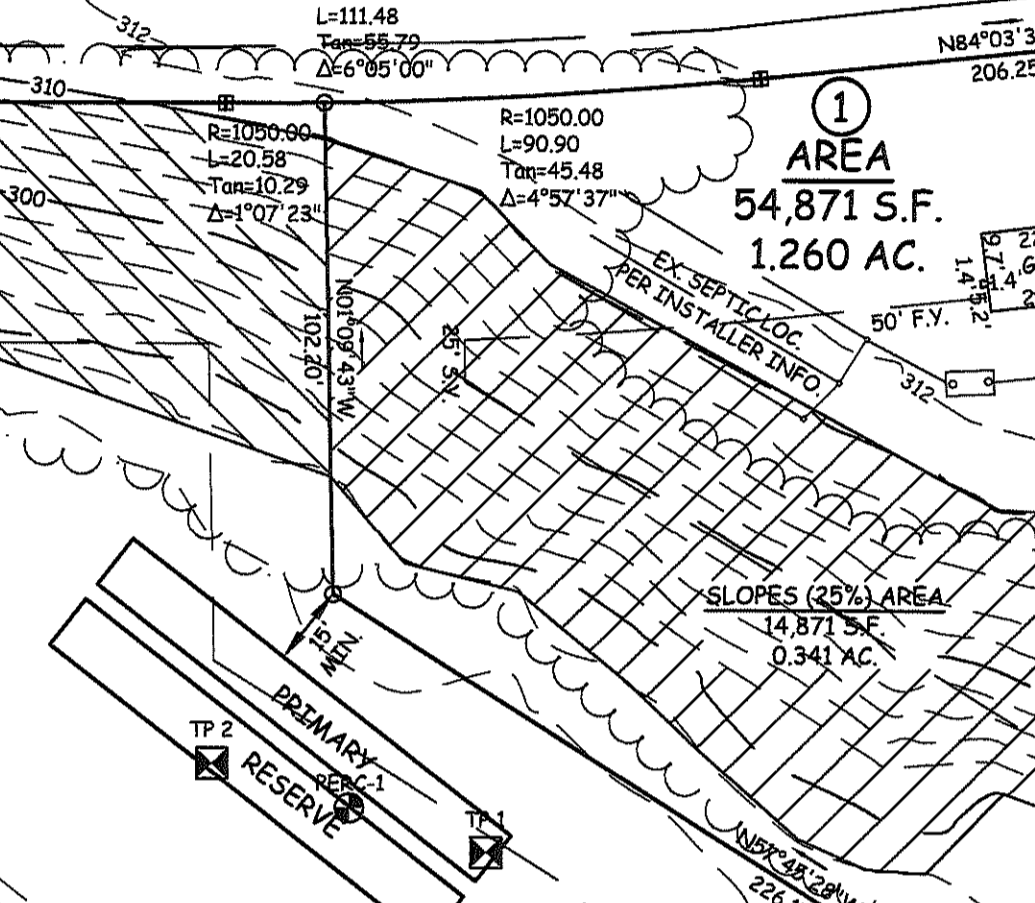
LOT #	TOTAL AREA	WETLANDS	SLOPES > 25%	BUILDABLE AREA
1	54,871 S.F. / 1.26 AC.	NONE	14,871 S.F. / 0.34 AC.	40,000 S.F. / 0.92 AC.
2	275,978 S.F. / 6.34 AC.	45,640 S.F. / 1.05 AC.	24,983 S.F. / 0.57 AC.	205,355 S.F. / 4.71 AC.



### SANITARY SYSTEM DESIGN

System Type	MLSS	Perc Rate	1-10 MIN./IN.
LOT 2	100 L.F. 4" TRENCHES	24x1.75x1.0 = 42L.F.	

\*ADDITIONAL TEST PITS MAY BE REQUIRED ON ANY LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT.



**REFERENCE MADE TO MAP TITLED:**

- "TOPOGRAPHIC MAP GILLETTE'S CROSSING PREPARED FOR KRL BUILDERS SOMERS, CONN. DATE: 11-9-05, REV. 8-15-07 WETLANDS, DRAINAGE, MAP NO. 204033-1, SHEETS 10 & 12 OF 22. AESCHLIMAN LAND SURVEYING, PC, EAST HARTFORD, CONN."
- "TOPOGRAPHIC MAP SUMNER SHADE SUBDIVISION SECTION II PREPARED FOR KRL BUILDERS SOMERS, CONN. DATE: 9-1-04, REV. 3-16-05 APPROVAL COMMENTS. SCALE: 1"=40'. MAP NO. 203193-1, SHEET 5 OF 8. AESCHLIMAN LAND SURVEYING, PC, EAST HARTFORD, CONN."
- "PREPARED FOR DENISE OSWELL, BATTLE STREET SOMERS, CONN. DATE: 9/30/85, REV. OCT. 7, 85. LEACHING TRENCHES RELOCATED AND ELEVATIONS. ALFORD ASSOCIATES, INC. WINDSOR, CONNECTICUT."
- "PROPERTY OF VALTRUS KIBBE BATTLE STREET & STEBBINS ROAD SOMERS, CONN. SCALE 1"=100'. MAY 4, 1965. HAYDEN L. GRISWOLD, C.E."
- "ZONING LOCATION SURVEY PREPARED FOR JOHN N. GALINSKI SHOWING PROPERTY AT 150 STEBBINS ROAD SOMERS, CONNECTICUT. SCALE: 1"=20'. MAY 25, 2000. SREENATH ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS. SOMERS, CT."

**TYPE OF SURVEY:** SUBDIVISION  
**BOUNDARY DETERMINATION CATEGORY:** ORIGINAL SURVEY/DEPENDENT RESURVEY  
**CLASS OF ACCURACY:** A-2 & T-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS 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.

**PRELIMINARY**  
SANDS E. AESCHLIMAN L.S. # 14201  
NOT VALID WITHOUT EMBOSSED SEAL

**ORIGINAL PARCEL AREA**  
(LOTS 1&2)  
330,849 S.F.  
7.600 AC.

**AREA 1**  
54,871 S.F.  
1.260 AC.

**AREA 2**  
275,978 S.F.  
6.336 AC.

**WETLANDS**  
4,281 S.F.  
0.098 AC.

**WETLANDS**  
2,205 S.F.  
0.051 AC.

**WETLANDS**  
39,153 S.F.  
0.900 AC.

**TOTAL WETLANDS**  
45,640 S.F.  
1.048 AC.

**APPROX. 100 YEAR FLOOD LIMIT**

**N/F JOHN N & DAWN M GALINSKI**  
ASSESSOR PARCEL # 08-99  
150 STEBBINS ROAD

**N/F GEORGE LEE III OSWELL & BEVERLY J CLEMENTS**  
ASSESSOR PARCEL # 08-98-01  
127 BATTLE STREET

**LEGEND**

- EXISTING FIELD TOPOGRAPHIC SURVEY CONTOUR 156
- EXISTING FIELD TOPOGRAPHIC SURVEY ELEVATION 129x1
- EXISTING TREELINE
- LIMIT OF WETLANDS A 4
- EXISTING UTILITY POLE
- EXISTING BARBED/BOX WIRE FENCE X
- EXISTING IRON PIN
- PROPOSED IRON PIN
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING CATCH BASIN
- EXISTING WELL
- EXISTING STONEWALL

**NOTES:**

PROPOSED TOTAL LOTS - 2  
EXISTING HOUSE IS NONCONFORMING TO PRESENT ZONING REGULATIONS.  
ALL LOTS HAVE THE REQUIRED MINIMUM BUILDABLE AREA.  
DRIVEWAY SHALL BE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE AND 75 FEET FROM ANY ROAD INTERSECTION.  
ALL RAINWATER LEADERS SHALL BE DIRECTED OFF THE DRIVEWAYS AND TOWARD THE LAWN.  
TREES TO BE PLANTED TO MEET THE TOWN OF SOMERS STREET TREE REQUIREMENT.  
A MINIMUM OF 1 TREE PER 50 FEET OF FRONTAGE, 2 1/2" MIN. CALIPER SHADE OR FLOWERING TREE. EXISTING TREES MAY BE USED TO SATISFY THIS REQUIREMENT.  
THERE ARE NO WELLS WITHIN THE REQUIRED CODE SEPARATION DISTANCE ON ANY ADJACENT LOT.

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, WARRANTY, OR GUARANTEE 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.

**APPROVED**

Town Planning Commission, Somers, Connecticut

Approved on \_\_\_\_\_, 20\_\_\_\_  
Date signed \_\_\_\_\_, 20\_\_\_\_

Town Engineering Consultant \_\_\_\_\_ Date \_\_\_\_\_

Approved \_\_\_\_\_

Town Sanitarian \_\_\_\_\_ Date \_\_\_\_\_

This approval shall expire \_\_\_\_\_

**APPLICANT & OWNER OF RECORD:** JOHN E. & DORIAN A. JONES  
86 NINTH DISTRICT ROAD  
SOMERS, CONNECTICUT 06071

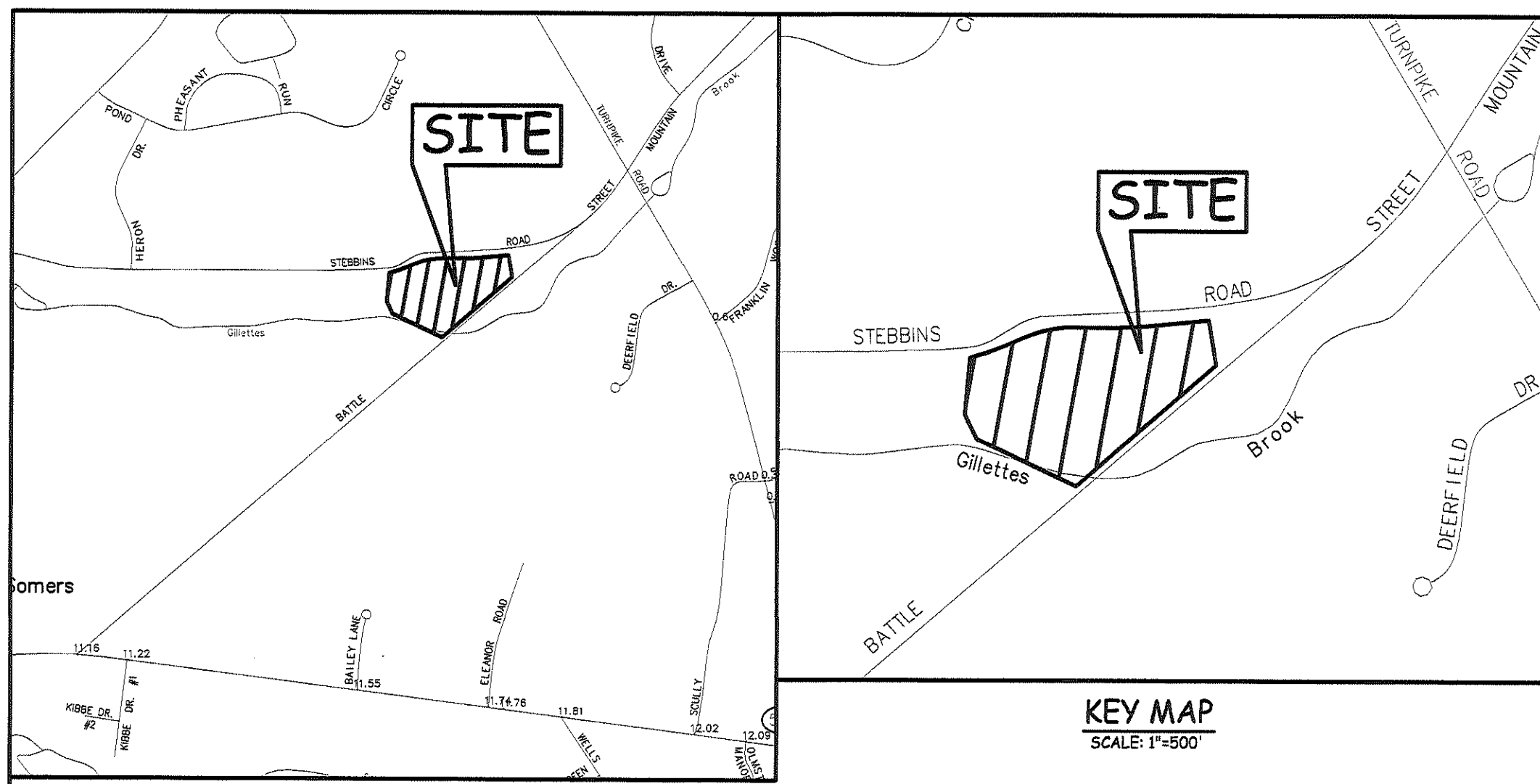
**ASSESSOR M/B/L:** 08-98  
ZONE: A-1

**SUBDIVISION MAP**  
**#186 STEBBINS ROAD**  
PREPARED FOR  
**JOHN JONES**  
SOMERS, CONN.

**AESCHLIMAN LAND SURVEYING, PC**  
1379 MAIN STREET  
EAST HARTFORD, CONN. 06108  
(860)-528-4881

DATE: 7-30-2020 SCALE: 1"=40' MAP NO. 220012-1  
SHEET 1 OF 2 SHEETS

AESCHLIMAN LAND SURVEYING, PC PROJECTS/SOMERS/Map#186/2020-10-10-2020 10:23:54 PM EST

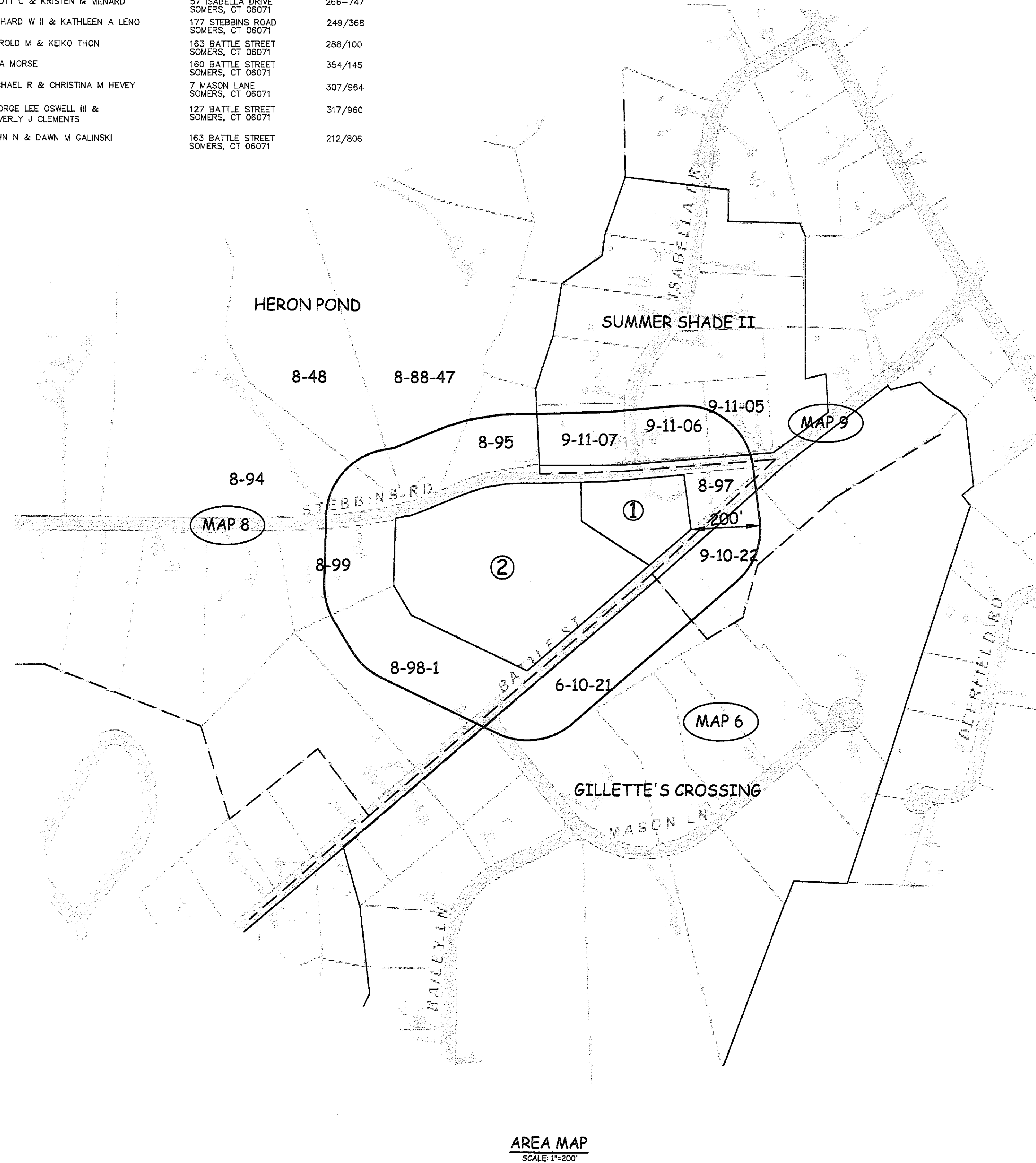
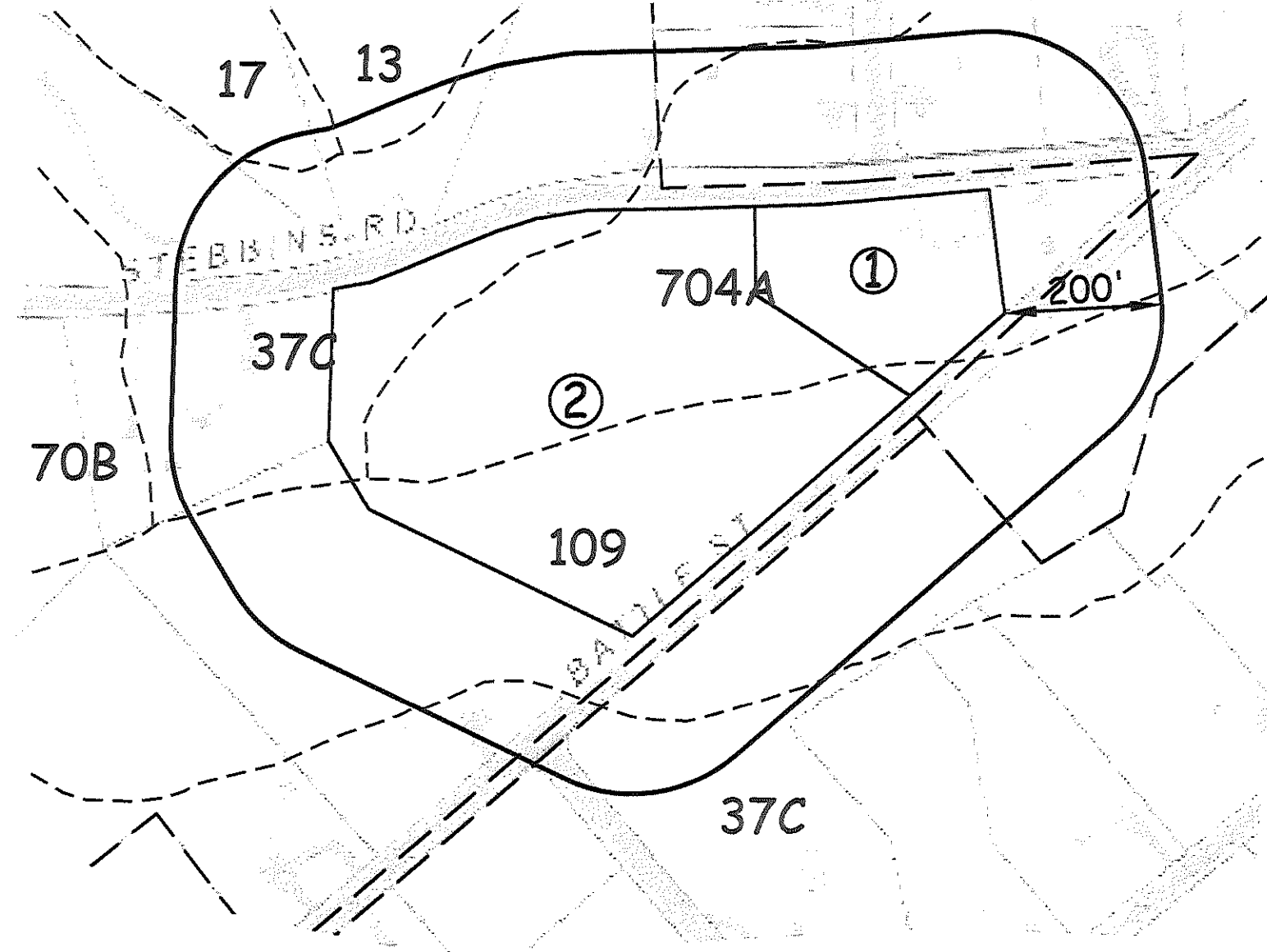


**PROPERTY OWNERS WITHIN 200'**

MAP	PARCEL	OWNER	ADDRESS	VOL./PAGE
8	94	CONCETTA M.P. JEZ	135 STEBBINS ROAD SOMERS, CT 06071	330/417
8	88-48	MATTHEW F & CATHY J V COLLINS	72 POND CIRCLE SOMERS, CT 06071	163/82
8	88-47	KYLE A & COLLEEN R BATMAN	80 POND CIRCLE SOMERS, CT 06071	253/79
8	95	BRIAN D DONAHUE	171 STEBBINS ROAD SOMERS, CT 06071	299/119
9	11-07	DARREN L & MELANIE M STEVENS	64 ISABELLA DRIVE SOMERS, CT 06071	255/911
9	11-06	SCOTT C & KRISTEN M MENARD	57 ISABELLA DRIVE SOMERS, CT 06071	266-747
9	11-05	RICHARD W II & KATHLEEN A LENO	177 STEBBINS ROAD SOMERS, CT 06071	249/368
8	97	HAROLD M & KEIKO THON	163 BATTLE STREET SOMERS, CT 06071	288/100
9	10-22	LISA MORSE	160 BATTLE STREET SOMERS, CT 06071	354/145
6	10-21	MICHAEL R & CHRISTINA M HEVEY	7 MASON LANE SOMERS, CT 06071	307/964
8	98-01	GEORGE LEE OSWELL III & BEVERLY J CLEMENTS	127 BATTLE STREET SOMERS, CT 06071	317/960
8	99	JOHN N & DAWN M GALINSKI	163 BATTLE STREET SOMERS, CT 06071	212/806

**SOILS LEGEND**  
FROM USDA/NRCS WEB SOIL SURVEY.

- 13 WALPOLE SANDY LOAM, 0 TO 3 PERCENT SLOPES
- 17 TIMAKWA AND NATCHAUG SOILS, 0 TO 2 PERCENT SLOPES
- 37C MANCHESTER GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
- 109 FLUVAQUENTS-UDIFLUENTS COMPLEX, FREQUENTLY FLOODED
- 704A ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES



AREA MAP  
#186 STEBBINS ROAD  
PREPARED FOR  
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