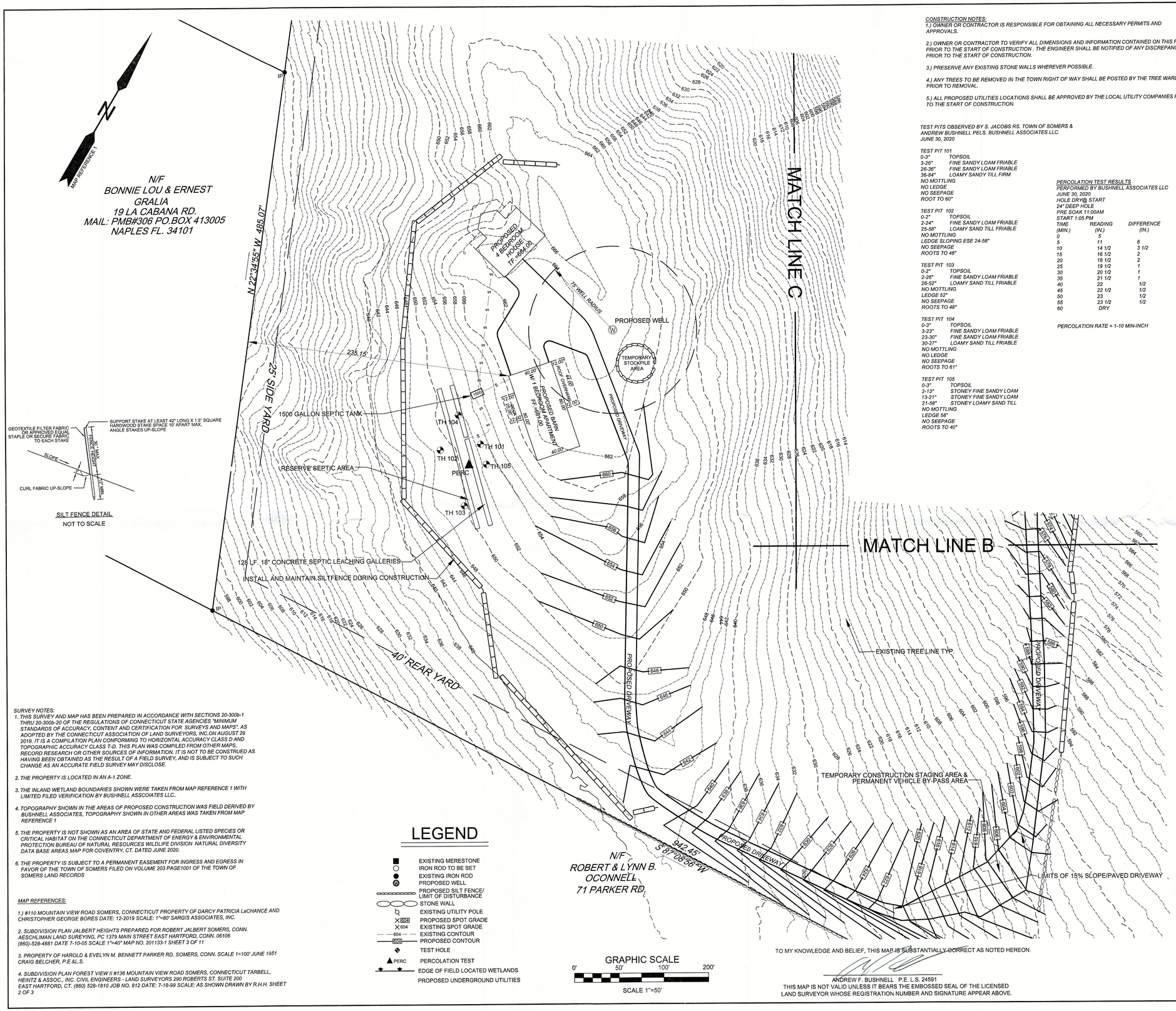


LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- 604 PROPOSED SPOT GRADE
- 604 EXISTING SPOT GRADE
- 604 EXISTING CONTOUR
- 604 PROPOSED CONTOUR
- TEST HOLE
- PERC PERCOLATION TEST
- EDGE OF FIELD LOCATED WETLANDS
- PROPOSED UNDERGROUND UTILITIES

SURVEY NOTES:

1. *THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.ON AUGUST 29 2019. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D AND TOPOGRAPHIC ACCURACY CLASS T-D. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.*
2. *THE PROPERTY IS LOCATED IN AN A-1 ZONE.*
3. *THE INLAND WETLAND BOUNDARIES SHOWN WERE TAKEN FROM MAP REFERENCE 1 WITH LIMITED FILED VERIFICATION BY BUSHNELL ASSCOIATES LLC..*
4. *TOPOGRAPHY SHOWN IN THE AREAS OF PROPOSED CONSTRUCTION WAS FIELD DERIVED BY BUSHNELL ASSOCIATES, TOPOGRAPHY SHOWN IN OTHER AREAS WAS TAKEN FROM MAP REFERENCE 1*
5. *THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES OR CRITICAL HABITAT ON THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE AREAS MAP FOR COVENTRY, CT. DATED JUNE 2020.*
6. *THE PROPERTY IS SUBJECT TO A PERMANENT EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE TOWN OF SOMERS FILED ON VOLUME 203 PAGE1001 OF THE TOWN OF SOMERS LAND RECORDS*

MAP REFERENCES:

1.) #110 MOUNTAIN VIEW ROAD SOMERS, CONNECTICUT PROPERTY OF DARCY PATRICIA LaCHANCE AND CHRISTOPHER GEORGE BORES DATE: 12-2019 SCALE: 1"=80' SARGIS ASSOCIATES, INC.

2. SUBDIVISION PLAN JALBERT HEIGHTS PREPARED FOR ROBERT JALBERT SOMERS, CONN. AESCHLIMAN LAND SUREYING, PC 1379 MAIN STREET EAST HARTFORD, CONN. 06106 (860)-528-4881 DATE 7-10-05 SCALE 1"=40" MAP NO. 201133-1 SHEET 3 OF 11

3. PROPERTY OF HAROLD & EVELYN M. BENNETT PARKER RD. SOMERS, CONN. SCALE 1=100' JUNE 1951 CRAIG BELCHER, P.E &L.S.

4. SUBDIVISION PLAN FOREST VIEW II #136 MOUNTAIN VIEW ROAD SOMERS, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS 290 ROBERTS ST. SUITE 200 EAST HARTFORD, CT. (860) 528-1810 JOB NO. 812 DATE: 7-16-99 SCALE: AS SHOWN DRAWN BY R.H.H. SHEET 2 OF 3

CONSTRUCTION NOTES:

1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION . THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

3.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.

4.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.

5.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

TEST PITS OBSERVED BY S. JACOBS RS. TOWN OF SOMERS & ANDREW BUSHNELL PELS. BUSHNELL ASSOCIATES LLC. JUNE 30, 2020

TEST PIT 101
0-3" TOPSOIL
3-26" FINE SANDY LOAM FRIABLE
26-36" FINE SANDY LOAM FRIABLE
36-84" LOAMY SANDY TILL FIRM
NO MOTTLING
NO LEDGE
NO SEEPAGE
ROOT TO 60"

TEST PIT 102
0-2" TOPSOIL
2-24" FINE SANDY LOAM FRIABLE
25-58" LOAMY SAND TILL FRIABLE
NO MOTTLING
LEDGE SLOPING ESE 24-58"
NO SEEPAGE
ROOTS TO 48"

TEST PIT 103
0-2" TOPSOIL
2-26" FINE SANDY LOAM FRIABLE
26-52" LOAMY SAND TILL FRIABLE
NO MOTTLING
LEDGE 52"
NO SEEPAGE
ROOTS TO 48"

TEST PIT 104
0-3" TOPSOIL
3-23" FINE SANDY LOAM FRIABLE
23-30" FINE SANDY LOAM FRIABLE
30-27" LOAMY SAND TILL FRIABLE
NO MOTTLING
NO LEDGE
NO SEEPAGE
ROOTS TO 61"

TEST PIT 105
0-3" TOPSOIL
2-13" STONEY FINE SANDY LOAM
13-21" STONEY FINE SANDY LOAM
21-58" STONEY LOAMY SAND TILL
NO MOTTLING
LEDGE 58"
NO SEEPAGE
ROOTS TO 40"

PERCOLATION TEST RESULTS
PERFORMED BY BUSHNELL ASSOCIATES LLC
JUNE 30, 2020
HOLE DRY@ START
24" DEEP HOLE
PRE SOAK 11:00AM
START 1:05 PM

TIME (MIN.)	READING (IN.)	DIFFERENCE (IN.)
0	5	
5	11	6
10	14 1/2	3 1/2
15	16 1/2	2
20	18 1/2	2
25	19 1/2	1
30	20 1/2	1
35	21 1/2	1
40	22	1/2
45	22 1/2	1/2
50	23	1/2
55	23 1/2	1/2
60	DRY	

PERCOLATION RATE = 1-10 MIN-INCH

SEPTIC SYSTEM DESIGN NOTES AND CRITERIA

SEPTIC SYSTEM DESIGN AND INSTALLATION TO COMPLY WITH CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS REVISED JANUARY 1, 2018.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION:
NUMBER OF BEDROOMS 5
PERCOLATION RATE 1-10.0 MIN./INCH
RESTRICTIVE LAYER 52" LEDGE TEST PIT 103
GROUND SLOPE 10.1-15.0%
MLSS: 14 H.F. X 2.25 F.F. X 1.0 P.F.= 31.5 FT. MINIMUM

REQUIRED: 1500 GALLON TWO-COMPARTMENT SEPTIC TANK AND 765 SQ. FT. OF EFFECTIVE LEACHING AREA.

PROVIDED: 1,500 GALLON TWO-COMPARTMENT CONCRETE SEPTIC TANK WITH APPROVED EFFLUENT FILTER. NO GARBAGE DISPOSAL, WATER SOFTENING SYSTEM OR OVERSIZED TUB TO BE INSTALLED IN THE HOUSE. (ACCESS RISERS REQUIRED TO LESS THAN 12" FROM FINAL GRADE). 128 LINEAL FEET OF 18" HIGH CONCRETE LEACHING GALLERIES (EFFECTIVE LEACHING CREDIT 6.2 SQ. FT./FT) WITH AN EFFECTIVE LEACHING AREA OF 793.6 SQ.FT. MINIMUM SPACING OF 12FT. ON CENTER. WITH HOUSE SEWER PIPE OF 4" DIA. SCHEDULE - 40 ASTM D-1785 / ASTM D-2665.

GALLERY BOTTOMS TO BE NO MORE THAN 4" BELOW ORIGINAL GRADE.

THE SEPTIC SYSTEM AREA SHALL NOT BE DISTURBED PRIOR TO STAKEOUT OF THE SYSTEM BY THE DESIGN ENGINEER.

THE DESIGN ENGINEER SHALL STAKE OUT THE SEPTIC SYSTEM, SET A LOCAL BENCHMARK AND SUPPLY THE EASTERN HIGHLANDS HEALTH DISTRICT WITH A STAKING VERIFICATION MEMO BEFORE A PERMIT TO INSTALL THE SYSTEM WILL BE ISSUED.

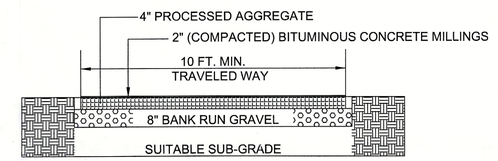
SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER. SELECT FILL EXCEEDING 6% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.
1.) THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
2.) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE
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	PERCENT PASSING WET SIEVE	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

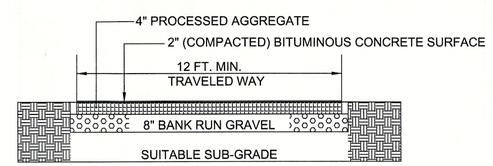
** PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE # 200 SIEVE DOES NOT EXCEED 5%*

SELECT FILL THAT DOES NOT MEET THE DRY SIEVE GRADATION CRITERIA BUT MEETS THE WET SIEVE CRITERIA IS ACCEPTABLE.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH REQUIRED SELECT FILL.THE TOPSOIL IN THE LEACHING AREA MUST BE COMPLETELY REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT. THE INSTALLER SHALL TAKE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVERCOMPACTION, SILTATION OR OTHER DAMAGE. THE INSTALLER IS RESPONSIBLE FOR PROPERLY COMPACTING THE SELECT FILL TO FACILITATE CONSTRUCTION AND TO PREVENT SETTLING. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING AREA.



DRIVEWAY DETAIL (10% MAX. GRADE)
NOT TO SCALE



PAVED DRIVEWAY DETAIL (15% MAX GRADE)
NOT TO SCALE

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

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

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

STATE OF CONNECTICUT ANDREW F. BUSHNELL 24591 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ANDREW F. BUSHNELL 24591 LICENSED LAND SURVEYOR

PLAN PREPARED FOR

DARCY LACHANCE &
CHRISTOPHER BORES

110 MOUNTAIN VIEW ROAD SOMERS, CT.

SITE PLAN

SCALE: 1"=40'	DATE: 10/2/2020	FILE NO. 2020-8	SHEET: 4 OF 4

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: