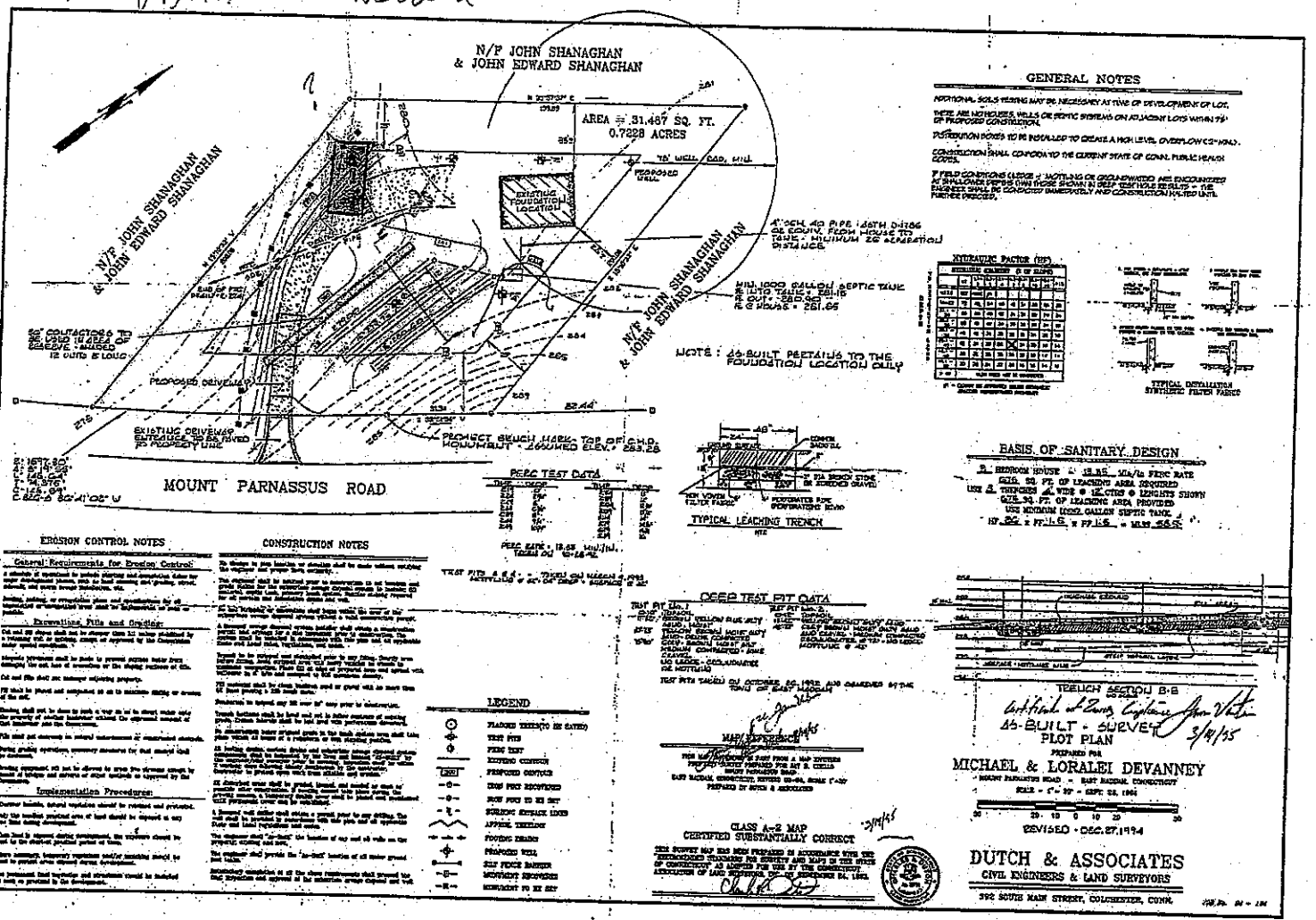
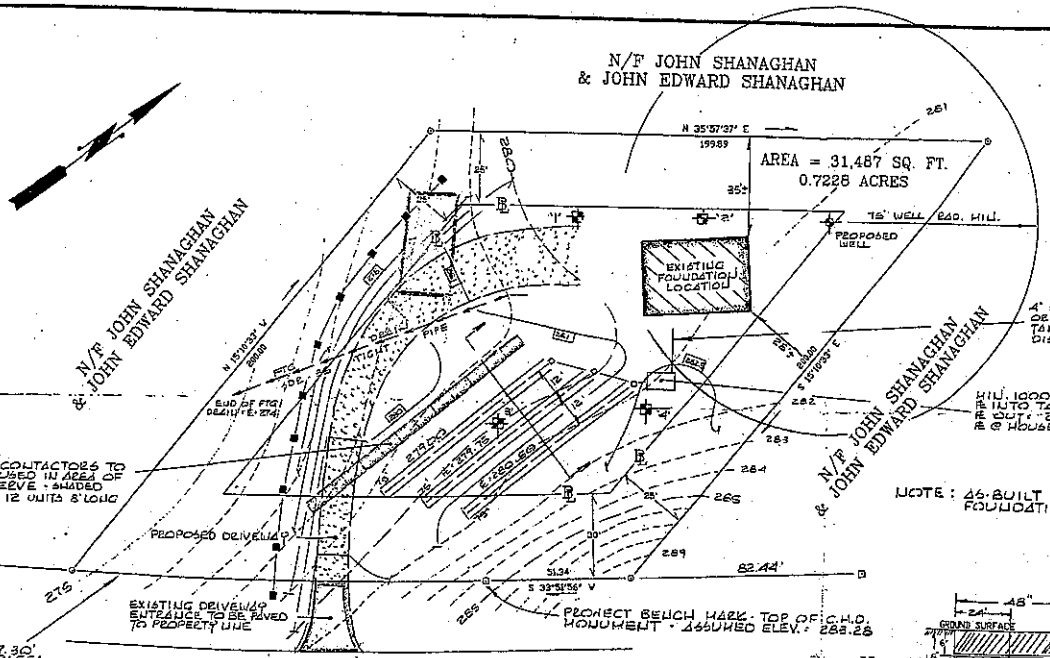
Variance needed





NOTE : AS-BUILT PERTAINS TO THE FOUNDATION LOCATION ONLY

GENERAL NOTES

ADDITIONAL SOILS TESTING MAY BE NECESSARY AT TIME OF DEVELOPMENT OF LOT.

THERE ARE NO HOUSES, WELLS OR SEPTIC SYSTEMS ON ADJACENT LOTS WITHIN 75' OF PROPOSED CONSTRUCTION.

DISTRIBUTION BOXES TO BE INSTALLED TO CREATE A HIGH LEVEL OVERFLOW (2" MIN.).

CONSTRUCTION SHALL CONFORM TO THE CURRENT STATE OF CONN. PUBLIC HEALTH CODES.

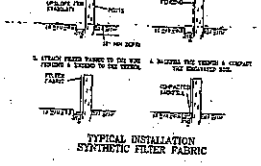
IF FIELD CONDITIONS (LEDGE - MOTTLING OR GROUNDWATER) ARE ENCOUNTERED AT SHALLOWER DEPTHS THAN THOSE SHOWN IN DEEP TEST HOLE RESULTS - THE ENGINEER SHALL BE CONTACTED IMMEDIATELY AND CONSTRUCTION HALTED UNTIL FURTHER DIRECTED.

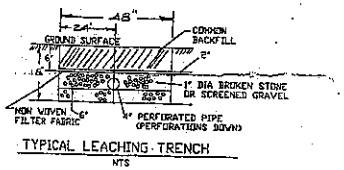
HYDRAULIC FACTOR (HF)

HYDRAULIC GRADIENT (% OF SLOPE)								
	#1	1.1+ TO 2	2.1+ TO 4	4.1+ TO 6	6.1+ TO 8	8.1+ TO 10	10.1+ TO 15	>15
<112.0	SEE NOTE #1							
112.1 TO 125.0	75	62	54	48	43	34	30	28
125.1 TO 143.0	66	56	48	42	34	30	28	24
143.1 TO 167.0	58	48	42	34	30	28	24	22
167.1 TO 200.0	48	42	34	30	28	24	22	20
200.1 TO 250.0	42	36	30	28	24	22	20	18
250.1 TO 333.0	36	30	28	24	22	20	18	16
333.1 TO 500.0	30	28	24	22	20	18	16	14
> 500	28	24	22	20	18	16	14	12

MLSS NEED NOT BE CONSIDERED

#1 - CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY





TYPICAL LEACHING TRENCH
NTS

BASIS OF SANITARY DESIGN

3 BEDROOM HOUSE - 18.33 Min/in PERC RATE
675 SQ. FT. OF LEACHING AREA REQUIRED
USE 3 TRENCHES 4' WIDE @ 12 CTRS @ LENGHTS SHOWN
675 SQ. FT. OF LEACHING AREA PROVIDED
USE MINIMUM 1000 GALLON SEPTIC TANK.
HF 26 x FF 1.6 x PF 1.6 = MLSS 66.6

PERC TEST DATA

TIME	DROP	TIME	DROP
2:19	0"	2:54	11"
2:24	2¾"	2:59	12"
2:29	2"	3:04	12¾"
2:34	2¾"	3:09	13½"
2:39	3"	3:14	14"
2:44	1¾"	3:19	14¾"
2:49	1¾"	3:24	15¼"
		3:29	16"

PERC RATE = 18.33 Min./in.
TAKEN ON 10-28-92

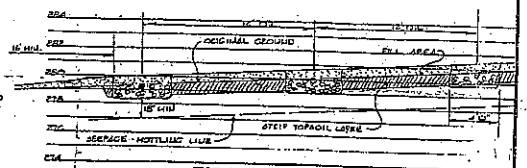
TEST PITS 3 & 4 - TAKEN ON MARCH 4, 1993
MOTTLING @ 32"-34" DEEP - SEEPAGE @ 32"

DEEP TEST PIT DATA

TEST PIT No. 1
0-10" TOPSOIL
10"-33" YELLOW/YELLOW RUST SILTY SAND, MOIST
33"-75"+ YELLOW/GREY/BROWN MOIST SILTY SAND - LARGE CONNECTED GREY/BROWN MOIST SILT MEDIUM COMPACTED, SOME GRAVEL.
NO LEDGE - GROUNDWATER OR MOTTLING

TEST PIT No. 2
0-12" TOPSOIL
12"-42" YELLOW/BISCUIT SILTY SAND
42"+ DEEP BROWN MOIST SILTY SAND AND GRAVEL - MEDIUM COMPACTED GROUNDWATER @ 72" - NO LEDGE - MOTTLING @ 42"

TEST PITS TAKEN ON OCTOBER 26, 1992 AND OBSERVED BY THE TOWN OF EAST HADDAM



EROSION CONTROL NOTES

General Requirements for Erosion Control:

A schedule of operations to include starting and completion dates for major development phases, such as land clearing and grading, street, sidewalk, and storm sewage installation, etc.

Seeding, sodding, or revegetating plans and specifications for all unprotected or unvegetated areas that will lie dormant as soon as possible.

Excavations, Fills and Grading:

Cut and fill slopes shall not be steeper than 3:1 unless stabilized by a retaining wall or cribbing, except as approved by the Commission under special conditions.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.

Cut and fills shall not endanger adjoining property.

Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

Grading shall not be done in such a way so as to divert water onto the property of another landowner without the expressed consent of that landowner and the Commission.

Fills shall not encroach on natural watercourses or constructed channels.

During grading operations, necessary measures for dust control shall be exercised.

Grading equipment will not be allowed to cross live streams except by means of bridges and culverts or other methods as approved by the Commission.

Implementation Procedures:

Wherever feasible, natural vegetation should be retained and protected.

Only the smallest practical area of land should be exposed at any one time during development.

When land is exposed during development, the exposure should be kept to the shortest practical period of time.

Where necessary, temporary vegetation and/or mulching should be used to protect areas exposed during development.

The permanent final vegetation and structures should be installed as soon as practical in the development.

CONSTRUCTION NOTES

No change in plan location or elevation shall be made without notifying the engineer and proper Town authority.

The engineer shall be notified prior to construction to set location and grade stakes for the subsurface sewage disposal system to include fill material septic tank, primary leach system. Similar staking required for all curtain and foundation drains and well.

No soil stripping or excavation shall begin within the area of the subsurface sewage disposal system without a valid construction permit.

A licensed sewage disposal system installer shall obtain a construction permit and arrange for a site inspection prior to construction. The system shall be installed in accordance with this plan and all applicable State and local rules, regulations, and codes.

Topsoil to be stripped and stockpiled prior to any filling. Scarify area before filling. Avoid stripped area with heavy vehicles or wheels to minimize compaction. Place fill at edge of prepared area and spread with bulldozer in 8" lifts and compact to 90% maximum density.

Fill material shall be clean bankrun sand or gravel with no more than 5% fines passing a #200 mesh sieve.

Sanitarian to inspect any fill over 24" deep prior to construction.

Trench bottoms shall be level and set to follow contours of existing grade. Trench laterals shall be laid level with perforations downward.

No construction below original grade in the leach system area shall take place within 48 hours of a rainstorm or with standing puddles.

All footing drains, curtain drains and subsurface sewage disposal system components shall be inspected by the Town and located "AS-BUILT" by the engineer/land surveyor prior to covering. Inspection shall be within 2 working days following timely notification by the contractor. Contractor to protect open work from siltation and erosion.

All disturbed areas shall be graded, loamed, and seeded as soon as possible after construction. If seeding cannot take place during the growing season, a temporary mulch cover shall be placed and maintained until permanent cover can be established.

A licensed well driller shall obtain a permit prior to any drilling. The well shall be provided in accordance with this plan and all applicable State and local regulations and codes.

The engineer shall "As-Built" the location of any and all wells on the property, existing and new.

The engineer shall provide the "As-Built" location of all under ground fuel tanks.

Satisfactory completion of all the above requirements shall proceed the final inspection and approval of the subsurface sewage disposal and well.

LEGEND

- FLAGGED TREES(TO BE SAVED)
- TEST PITS
- PERC TEST
- EXISTING CONTOUR
- 150 PROPOSED CONTOUR
- IRON PINS RECOVERED
- IRON PINS TO BE SET
- BUILDING SETBACK LINES
- APPROX. TREELINE
- FOOTING DRAINS
- PROPOSED WELL
- SILT FENCE BARRIER
- MONUMENT RECOVERED
- MONUMENT TO BE SET

MAP REFERENCE

THIS MAP IS PREPARED IN PART FROM A MAP ENTITLED PROPERTY SURVEY PREPARED FOR JAY E. CINELLO MOUNT PARNASSUS ROAD EAST HADDAM, CONNECTICUT, REVISED 02-94, SCALE 1"=20', PREPARED BY DUTCH & ASSOCIATES

CLASS A-2 MAP
CERTIFIED SUBSTANTIALLY CORRECT

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.

3/14/95

Certified Land Surveyor

AS-BUILT - SURVEY
PLOT PLAN

3/14/95

PREPARED FOR

MICHAEL & LORALEI DEVANNEY

MOUNT PARNASSUS ROAD - EAST HADDAM, CONNECTICUT

SCALE - 1" = 20' - SEPT. 28, 1994

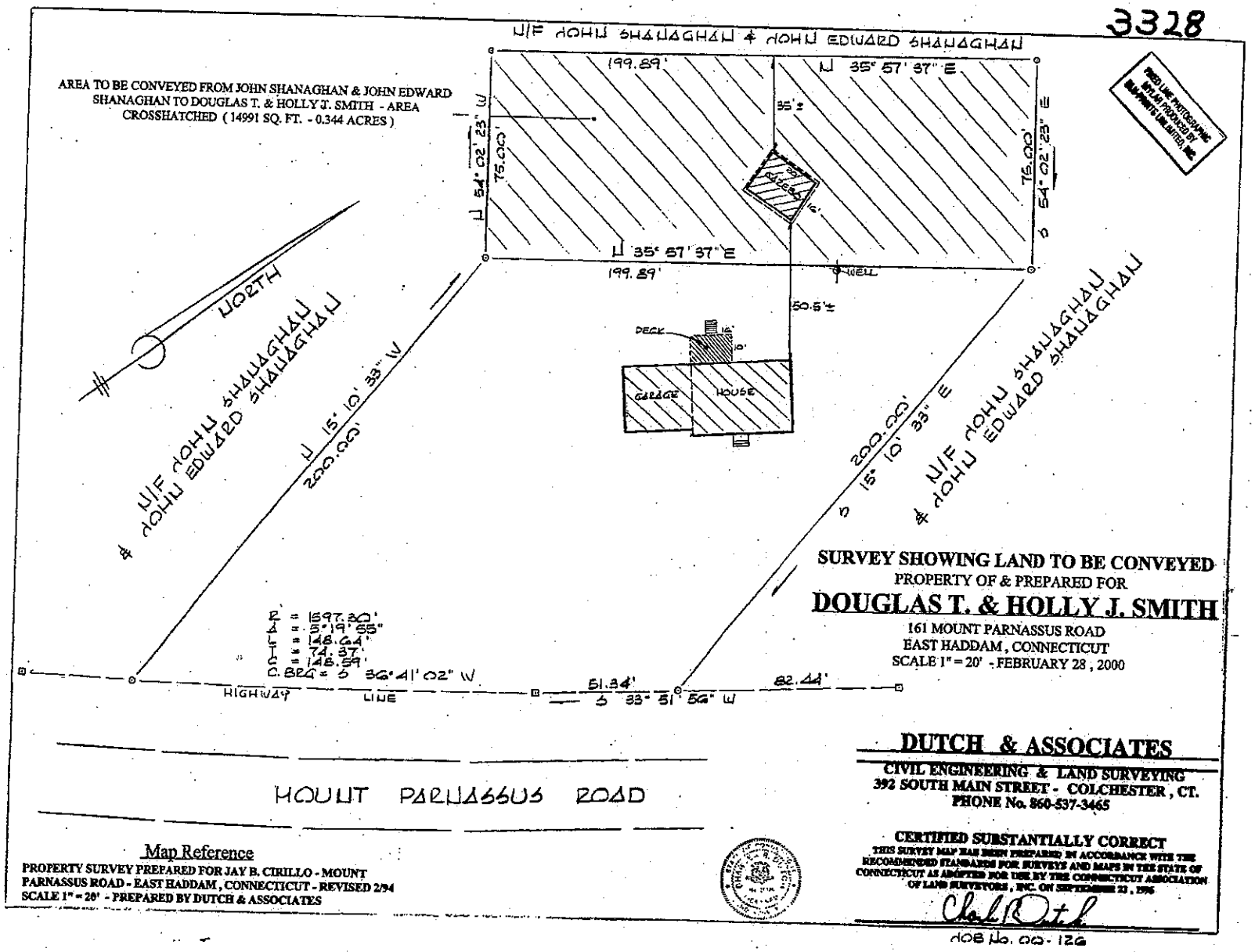
50 20 10 0 10 20 50

REVISED - DEC. 27, 1994

DUTCH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
392 SOUTH MAIN STREET, COLCHESTER, CONN.

JOB No. 94 - 194

3328



AREA TO BE CONVEYED FROM JOHN SHANAGHAN & JOHN EDWARD SHANAGHAN TO DOUGLAS T. & HOLLY J. SMITH - AREA CROSSHATCHED (14991 SQ. FT. - 0.344 ACRES)

PHOTO LINE PHOTOGRAPHIC SYLLAN PRODUCED BY SURVEYOR'S LINE LIMITED, INC.

SURVEY SHOWING LAND TO BE CONVEYED
PROPERTY OF & PREPARED FOR
DOUGLAS T. & HOLLY J. SMITH
161 MOUNT PARNASSUS ROAD
EAST HADDAM, CONNECTICUT
SCALE 1" = 20' - FEBRUARY 28, 2000

DUTCH & ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
392 SOUTH MAIN STREET - COLCHESTER, CT.
PHONE No. 860-537-3465

CERTIFIED SUBSTANTIALLY CORRECT
THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 23, 1996

Chad Dutch

JOB No. 00-126

Map Reference
PROPERTY SURVEY PREPARED FOR JAY B. CIRILLO - MOUNT PARNASSUS ROAD - EAST HADDAM, CONNECTICUT - REVISED 2/94
SCALE 1" = 20' - PREPARED BY DUTCH & ASSOCIATES

3328

Ship To

City East Haddam State CT ZIP Code 06423

Dealer

Building Info

Email jevarts99@gmail.com Phone 8606620277 Mobile

Size

Color

Style: ~~Cape Cod 2-Car Garage w/ 2nd~~ Floor

Roof Pewter Grey

Roof Overhang: 8" Overhangs

20x32
Standard
Sidewall Height

Trim White

Roof Material: Architectural Shingles

Siding Warm Sandalwood

Siding Vinyl

Design Link & Notes

Design Link https://shedbuilder.storageshedspa.com/?lng=en-US&dealer=PV#de065cff13c58b8113eb5d8cfeefbf04

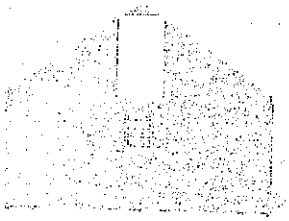
Notes, Comments, Questions It wouldnt let me design it with out the flooring. I dont want any wood flooring I am placing it on a cement slab.

Estimate Time Line for Project Looking to have cement pad in place first thaw of 2024

Images



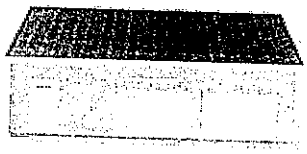
Perspective



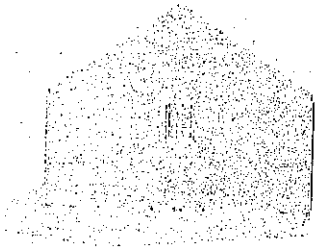
Front



Left



Right



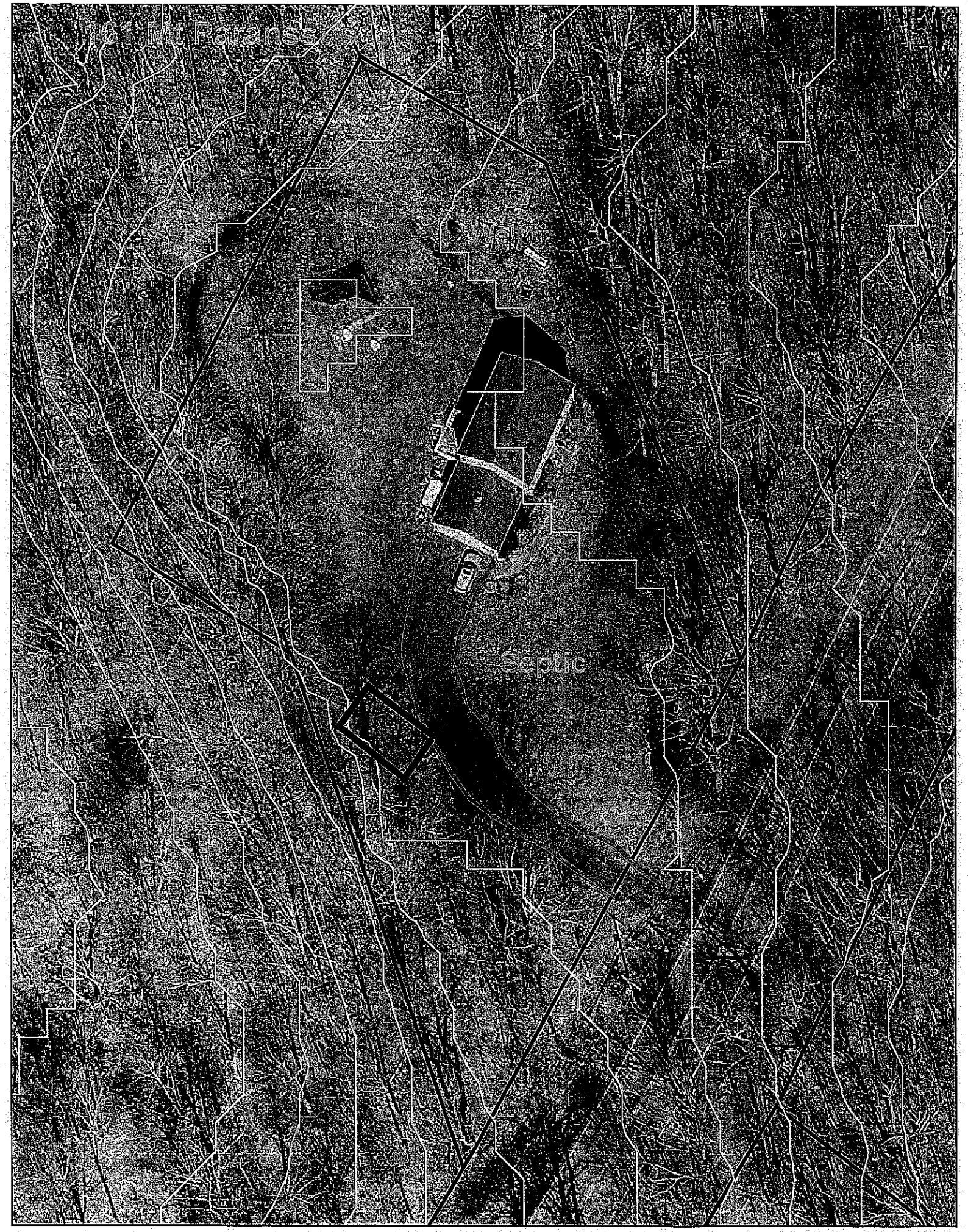
Back

Description	Quantity
Structure Details	
Style: Cape Cod 2-Car Garage w/ 2nd Floor	1
Size: 20x32	1
Roof Overhang: 8" Overhangs	1
Siding: Vinyl	1
Siding Color: Warm Sandalwood	
Trim Color: White	
Corner Trim Color: Warm Sandalwood	

Description	Quantity
Roof Color: Pewter Grey	
Roof Material: Architectural Shingles	1
Doors & Ramps	
36" Fiberglass 4-Lite Door (72" High)	
Color: White	1
Garage Doors & Ramps	
8' x 6' 6" Garage Door w/ Window	
Color: White	2
Diamond Tread Plate	
	2
Windows & Accessories	
24x36 Aluminum Single Hung Window	
Color: White	2
Flooring & Interior	
Flooring: 3/4" Tongue & Groove Engineered Floor Sheeting	1
Floor Joist: 2x4 PT Floor Joist (12" OC)	1
Additional Options	
2 x 4 Walls	
Tyvek Wrapping Under Siding	1
2 x 6 Rafters	1
Deadbolt for Slab Door or House Door	1
Garage Door Opener (Includes Strut and Wiring)	1
Extra Set of Keys for Garage Door	1
Weathervane (Rooster or Horse and Buggy)	1

Signatures	
Customer Signature:	
Date	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date	


Septic