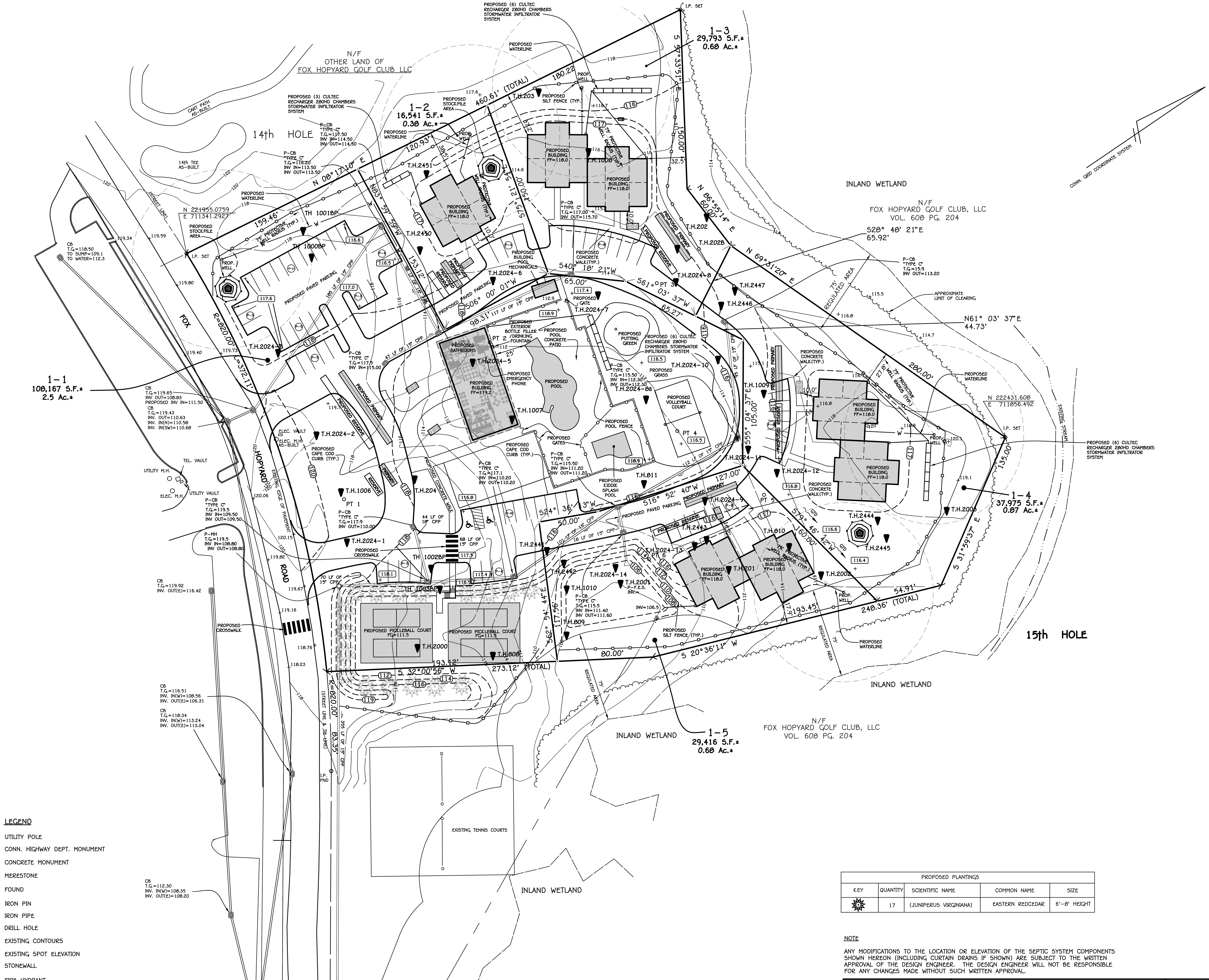
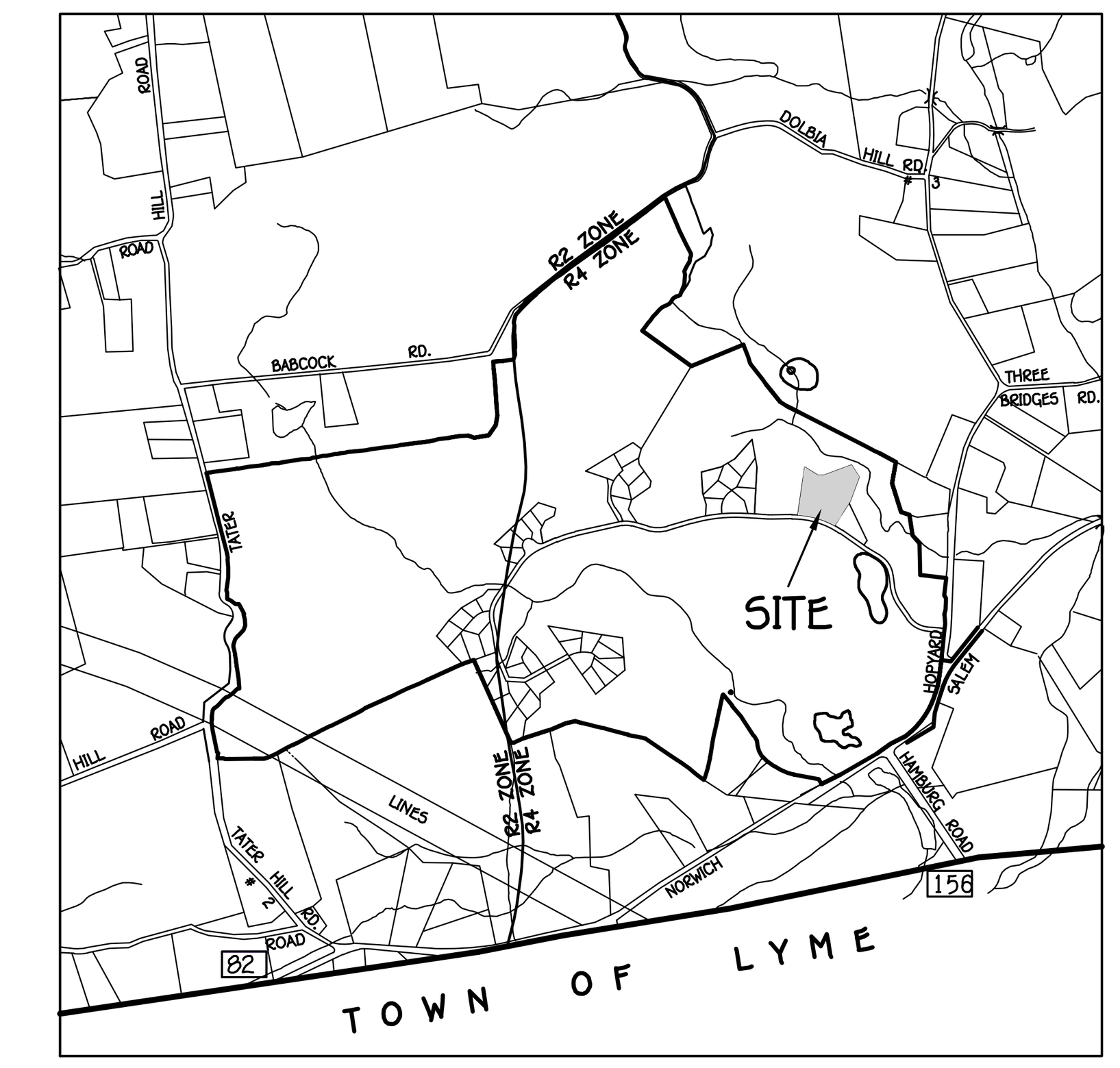
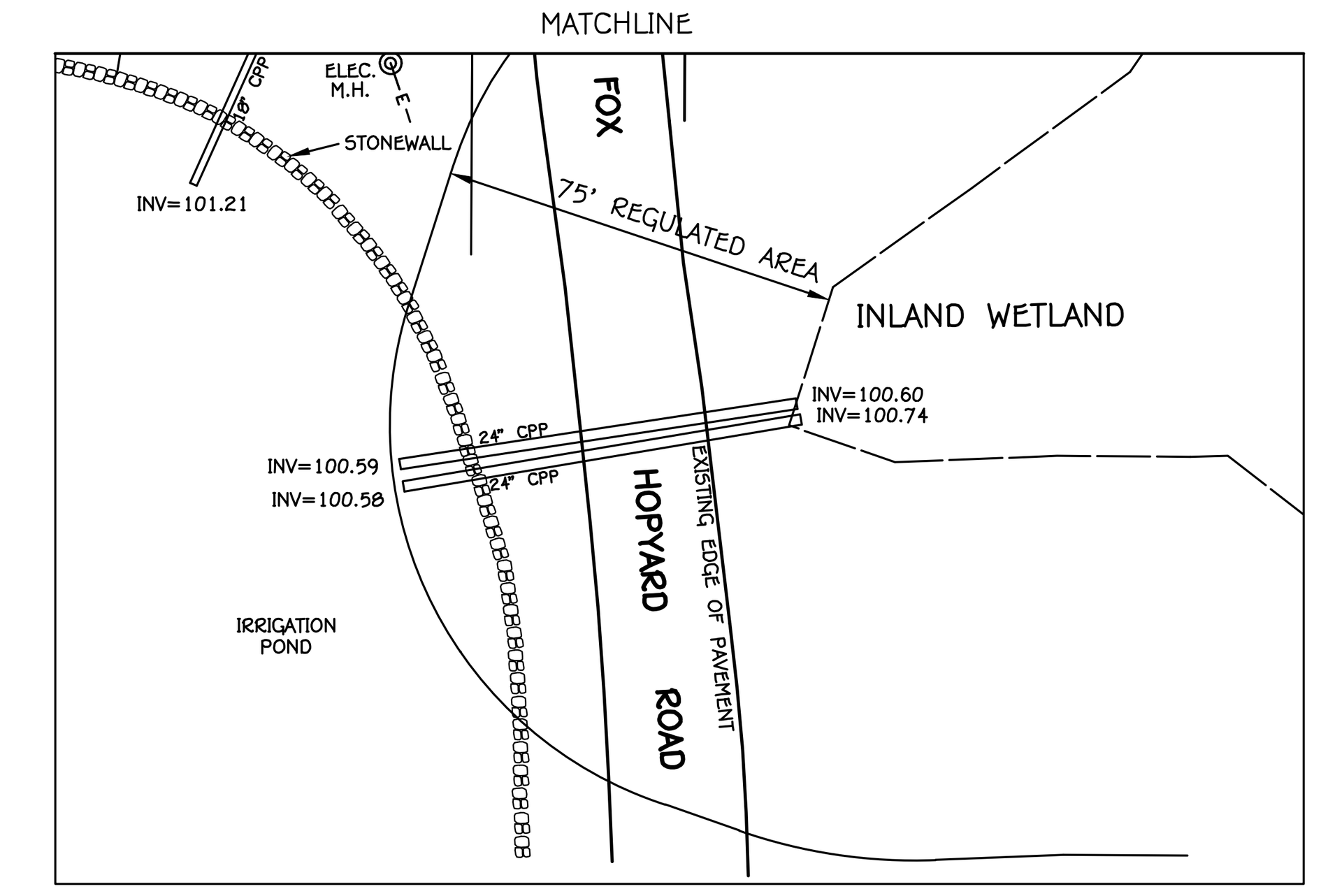




LOCATION MAP

SCALE: 1" = 1000'±

MATCHLINE



LEGEND

	UTILITY POLE
CHD	CONN. HIGHWAY DEPT. MONUMENT
CONC. MON.	CONCRETE MONUMENT
M.S.	MERESTONE
FND.	FOUND
I.PIN	IRON PIN
I.P.	IRON PIPE
D.H.	DRILL HOLE
100	EXISTING CONTOURS
+100.1	EXISTING SPOT ELEVATION
	STONEWALL
	FIRE HYDRANT
+115.0	PROPOSED SPOT ELEVATION
115	PROPOSED CONTOUR
BCLC	BITUMINOUS CONCRETE LIP CURBING
TBR	TO BE REMOVED
W.S.O.	WATER SHUTOFF
W.G.	WATER GATE
TH	DEEP TEST HOLE LOCATION
PT	PERCOLATION TEST LOCATION

MATCHLINE

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION/ ZONING BOARD OF APPEALS

DATE: ______________ CHAIRMAN/SECRETARY

40 30 20 10 0 40 80 120

SCALE IN FEET

PROPOSED PLANTINGS				
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
✷	17	(JUNIPERUS VIRGINIANA)	EASTERN REDCEDAR	6'-8' HEIGHT

NOTE

ANY MODIFICATIONS TO THE LOCATION OR ELEVATION OF THE SEPTIC SYSTEM COMPONENTS SHOWN HEREON (INCLUDING CURTAIN DRAINS IF SHOWN) ARE SUBJECT TO THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT SUCH WRITTEN APPROVAL.

OWNER / APPLICANT
FOX HOPYARD GOLF CLUB, LLC
400 CHAPMAN STREET
GREENFIELD, MASSACHUSSETTS 01301
PHONE: 860-662-3039

PARKING

TOTAL PAINTED PROPOSED PARKING SPACES PROVIDED = 78
(PROPOSED PARKING INCLUDES (2) HANDICAP PARKING SPACES)

NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING MAPS:

   A. SUBDIVISION PLAN, RESIDENTIAL AREA 1 FOX HOPYARD GOLF CLUB, LLC FOX HOPYARD ROAD, EAST HADDAM, CONNECTICUT, DATE: MAY 9, 2001, SCALE:1"=40', BY ANGUS MCDONALD GARY SHARPE & ASSOCIATES

2. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF EAST HADDAM LAND RECORDS AS VOL. 523 PG. 64 LISTED ON ASSESSOR'S MAP 14 AS LOT 04 + 51

3. COORDINATES SHOWN HEREON DERIVED FROM THE CONNECTICUT COORDINATE GRID SYSTEM.

4. TOTAL LOT AREA = 221,892 SF 5.09 AC

5. EXISTING LOT CONFIGURATION HAS BEEN REVISED TO DEPICT THE PROPOSED LOT CONFIGURATION AS SHOWN HEREON AND IS A RESULT OF A RESURVEY. ORIGINAL PERIMETER BOUNDARY REMAINS UNCHANGED.

6. PROPOSED LOTS 1-1 THROUGH 1-5 HAVE EQUAL ACCESS TO FOX HOPYARD ROAD VIA A SHARED DRIVEWAY.

7. WETLAND LINE DERIVED FROM REFERENCE MAP 1-A

8. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN FROM AERIAL PHOTOGRAMMETRY DATED MAY 10, 1986 AND ARE BASED ON U.S.C. & G.S. MEAN SEA LEVEL DATUM.

9. THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

10. CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.

11. DESIGN ENGINEER/LAND SURVEYOR TO SET A STABLE BENCHMARK AND STAKE & OFFSET SEPTIC SYSTEM PRIOR TO INSTALLATION. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE INSTALLATION.

12. DESIGN ENGINEER/LAND SURVEYOR TO CONDUCT AN AS-BUILT SURVEY OF THE SEPTIC SYSTEM PRIOR TO BACKFILL. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE SYSTEM COMPLETION.

STUART J. FAIRBANK
CONN. P.E. #20226

STATE OF CONNECTICUT · STUART J. FAIRBANK · 20206 · LICENSED · PROFESSIONAL ENGINEER

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

©2024 – ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.

THESE DRAWINGS ARE THE PROPERTY OF ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY, THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC.

THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

LAND & MARINE · ENGINEERING · SURVEYING · PLANNING

ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3962

LOT LINE MODIFICATION PLAN

PROPERTY OF

FOX HOPYARD REALTY LLC

FOX HOPYARD ROAD
EAST HADDAM, CONNECTICUT

DATE: FEBRUARY 13, 2024	SCALE: 1"=40'	
DR'N MCM	CK'D	APP'D
SHEET 1 of 3	JOB NO. 216585	

REVISIONS: 2-27-24 – REVISE PROPERTY LINES
2-29-24–PROPOSED BUILDING & PROPERTY LINE CHANGES
3-28-24 – CONCEPTUAL SEPTIC SYSTEM LOCATIONS ADDED, 5-14-24–PROPOSED GRADING ADDED

SEDIMENTATION AND EROSION CONTROL MEASURES

1. CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
2. INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
3. FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
4. REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
5. DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
6. SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:
   KENTUCKY BLUEGRASS .45 LBS/1000 SQ. FT.
   CREEPING RED FESCUE .45 LBS/1000 SQ. FT.
   PERENNIAL RYEGRASS .10 LBS/1000 SQ. FT.
7. AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
8. WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY JUTE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK AND AFTER EACH RAIN.

CONSTRUCTION NOTES FOR SEPTIC SYSTEM

1. REMOVE TOPSOIL FROM SYSTEM AREA AND STORE ON-SITE FOR FUTURE USE.
2. ENGINEER TO SET A BENCHMARK AND STAKE SEPTIC SYSTEM PRIOR TO CONSTRUCTION. ENGINEER TO AS-BUILT SEPTIC SYSTEM COMPONENTS PRIOR TO BACKFILL AND PRODUCE AN AS-BUILT MAP. CONTRACTOR TO NOTIFY ENGINEER (3) BUSINESS DAYS IN ADVANCE FOR REQUEST TO PERFORM STAKEOUT OR AS-BUILT SURVEYS.
3. PRIOR TO FILL PLACEMENT, KEEP HEAVY EQUIPMENT TRAFFIC TO A MINIMUM IN SYSTEM AREA TO AVOID COMPACTION OF SUBSOIL. SCARIFY SUBSOIL WHERE COMPACTED OR IF HEAVY RAIN FALLS DURING CONSTRUCTION WHEN SUBSOIL IS EXPOSED.
4. ANY UNSUITABLE MATERIAL ENCOUNTERED BELOW TOPSOIL TO BE REMOVED. AREA TO BE INSPECTED AND APPROVED BY DESIGN ENGINEER AND TOWN SANITARIAN PRIOR TO PLACEMENT OF FILL.
5. PLACE APPROVED FILL TO CONTOURS SHOWN IN 6" LIFTS. FILL IN SYSTEM AREA TO BE APPROVED BY TOWN SANITARIAN AND DESIGN ENGINEER, AND CONFORM TO THE FOLLOWING GRADATION DETERMINED BY WASHED SIEVE ANALYSIS:
   A. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3" SIEVE.
   B. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
   C. THE MATERIAL THAT PASSES THE #4 SIEVE IS THE REWEIGHED AND THE SIEVE ANALYSIS STARTED.
   D. THE REMAINING MATERIAL SHALL MEET THE FOLLOWING GRADATION CRITERIA:

	PERCENT PASSING	
SIEVE SIZE	WET SIEVE	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 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%.
6. EXCAVATE AND INSTALL LEACHFIELD OR GALLERY. LEACHFIELD OR GALLERY MUST BE INSPECTED BY TOWN SANITARIAN BEFORE BACKFILLING.
7. AFTER BACKFILLING SYSTEM, GRADE, LOAM AND SEED ALL EXPOSED AREAS IMMEDIATELY. ALL SEEDING MUST BE COMPLETE PRIOR TO SEPTEMBER 15.
8. IMPLEMENT STEPS 5-9 OF SEDIMENTATION & EROSION CONTROL MEASURES.

GRADATION TABLE FOR ASTM C-33 SAND TO BE USED IN GEOMATRIX PRODUCTS

SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	10-30
#100	2-10
#200	0-3

GRADATION TABLE FOR CRUSHED AGGREGATE FILL TO BE USED AS COVER OVER GEOMATRIX PRODUCTS

SIEVE SIZE	PERCENT PASSING
1 1/2"	100
3/4"	50-100
#4	25-50
#40	10-20
#100	5-15
#200	<10

TEST HOLE DATA
BY: BRIAN PARKER
DATE: 09/02/99

TH #2000
0'-14" TOPSOIL
14"-25" FINE SANDY LOAM
25"-110" LAYERED MEDIUM/COARSE SAND/GRAVEL

TH #2001
0'-7" TOPSOIL
7"-45" FINE TO MEDIUM SAND/GRAVEL (POSSIBLE FILL)
45"-57" ORIGINAL TOPSOIL
57"-76" FINE SAND LAYERED
76"-155" LAYERED/SAND/GRAVEL
WATER TABLE @ 136", NO APPARENT MOTTLING, NO LEDGE

TH #2002
0'-12" TOPSOIL
12"-32" LOAMY SAND (ORANGE)
32"-87" FINE SANDY LOAM
87"-172" LAYERED MEDIUM/COARSE SAND
NO WATER TABLE, NO MOTTLING, NO LEDGE

TH #2003
0'-12" TOPSOIL
12"-39" ORANGE LOAMY SAND
39"-59" LAYERED SAND/GRAVEL
59"-96" SAND/GRAVEL
96"-175" LAYERED SAND/GRAVEL
NO WATER TABLE, NO MOTTLING, NO LEDGE

TEST HOLE DATA
TAKEN: 4/11/97 BY ANGUS McDONALD, JOHN ALDRICH, K.C. TRAK RIG

TH #1005
0'-12 TOP SOIL
12-30" SANDY LOAM SUB SOIL
30-84" CLEAN COARSE GRAVEL
84-108" CLEAN MEDIUM COARSE GRAVEL
108-156" CLEAN MEDIUM TO COARSE SAND
MOTTLING @ 9', NO WATER TABLE

TH #1006
0'-12 TOP SOIL
12-24" SANDY LOAM SUB SOIL
24-36" CLEAN COARSE SAND
36-84" CLEAN COARSE SANDY GRAVEL, BROWN
84-108" MEDIUM SAND, TAN
108 MEDIUM TO COARSE SAND, BROWN
MOTTLING @ 7 & 9'

TH #1007
0'-12 TOP SOIL
12-30" SANDY LOAM SUB SOIL
30-108" BONDED CLEAN MEDIUM TO COARSE SAND
MOTTLING @ 60", WATER TABLE @ 80" STABILITY

TH #1008
0'-12 TOP SOIL
12-26" SANDY LOAM SUB SOIL
26-90" BONDED MEDIUM TO COARSE SAND GRAVEL, BROWN & ORANGE
90-120" MEDIUM SAND, TAN
MOTTLING @ 48" TO 90", NO WATER TABLE

TH #1009
0'-12 TOP SOIL
12-20" SANDY LOAM SUB SOIL
20-48" COARSE SANDY GRAVEL
48-56" FINE TO MEDIUM SAND, TAN - ORANGE MOTTLING ABOVE
56-68" MEDIUM SAND, LIGHT BROWN
68-108" MEDIUM TO COARSE SANDY GRAVEL, BROWN
108-140" MEDIUM TO COARSE SAND, TAN
MOTTLING @ 48", 80", 120", NO WATER TABLE

TH #1010
0'-12 TOP SOIL
12-20" SANDY LOAM SUB SOIL
20-58" MEDIUM SANDY GRAVEL, BROWN
58-72" MEDIUM TO COARSE SAND, ORANGE
72-116" MEDIUM GRAVEL, ORANGE
MOTTLING @ 58", WATER TABLE 70" STABILITY

TEST HOLE DATA
TAKEN BY: FERN TREMBLAY (ALMGPS), STUART FAIRBANK (ALMGPS) RACHEL COLONNI (CHATHAM HEALTH DISTRICT)
DATE: 3/21/24

TH 2024-1
0'-15" TOPSOIL
15"-28" DARK BROWN FINE SANDY LOAM
28"-52" TAN MEDIUM SAND
52"-98" BANDED MEDIUM COARSE SAN AND GRAVEL

NO WATER, NO LEDGE, NO MOTTLING, ROOTS: FEW

TH #2024-2
0'-7" TOPSOIL
7"-19" DARK BROWN FINE SANDY LOAM
19"-33" TAN MEDIUM SAND
33"-95" BANDED MEDIUM COARSE SAND AND GRAVEL, HEAVY WATER STAINING AT 57"

NO WATER, NO LEDGE, NO MOTTLING, ROOTS: FEW

TH #2024-3
0'-9" TOPSOIL
9"-21" DARK BROWN FINE SANDY LOAM
21"-30" TAN MEDIUM SAND
30"-89" BANDED MEDIUM COARSE SAND AND GRAVEL, HEAVY WATER STAINING AT 63"

NO WATER, NO LEDGE, NO MOTTLING, ROOTS: FEW

TH #2024-4
0-16" TOPSOIL
16"-27" DARK BROWN FINE SANDY LOAM
27"-101" BANDED MEDIUM COARSE SAND AND GRAVEL, HEAVY WATER STAINING AT 74"

NO WATER, NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-5

0-15" DARK BROWN FINE SANDY LOAM
15'-97" BANDED MEDIUM COARSE SAND AND GRAVEL

WATER @ 83", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-6

0-10" TOPSOIL
10"-14" DARK BROWN FINE SANDY LOAM
14'-101" BANDED MEDIUM COARSE SAND AND GRAVEL

WATER @ 86", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-7

0-15" TOPSOIL/FILL MIX
15'-108" BANDED MEDIUM COARSE SAND AND GRAVEL

WATER @ 100", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-8

0-4" TOPSOIL
4"-95" BANDED MEDIUM COARSE SAND AND GRAVEL

NO WATER", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-8A

0-6" TOPSOIL/FILL MIX
6"-24" BANDED MEDIUM COARSE SAND AND GRAVEL
24"-28" GREY FINE SAND
28"-92" BANDED MEDIUM COARSE SAND AND GRAVEL

NO WATER", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-9

0-10" TOPSOIL/FILL MIX
10"-96" BANDED MEDIUM COARSE SAND AND GRAVEL

NO WATER", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-10

0-12" TOPSOIL/FILL MIX
12"-48" BANDED MEDIUM COARSE SAND AND GRAVEL
48"-64" COARSE SAND AND GRAVEL AND STONES
64"-78" TAN MEDIUM SAND
78"-106" BANDED MEDIUM COARSE SAND AND GRAVEL

NO WATER", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-11

0-8" TOPSOIL/FILL MIX
8"-107" BANDED MEDIUM COARSE SAND AND GRAVEL

NO WATER", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-12
0-8" TOPSOIL/FILL MIX
8"-107" BANDED MEDIUM COARSE SAND AND GRAVEL

NO WATER", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-13

NORTHERN END OF PIT DISTURBED - FILL TO 64"
WESTERN SIDE FACE OF PIT:
0-8" TOPSOIL/FILL MIX
8"-19" DARK BROWN MEDIUM SANDY LOAM W/ STONES
19"-91" BANDED MEDIUM COARSE SAND AND GRAVEL

NO WATER", NO LEDGE, NO MOTTLING ROOTS: FEW

TH #2024-14

0-9" TOPSOIL/FILL MIX
9"-19" DARK BROWN MEDIUM SANDY LOAM W/ STONES
19"-65" COARSE SAND AND GRAVEL AND STONES
65"-82" DARK BROWN FINE SILTY SAND - WETLAND SOIL

PERCOLATION TEST DATA

DATED:3-24-24
PRESOAK 12:15
DEPTH: 30"

PT 3

TIME:	DROP:
2:55	7"
3:00	13"
3:05	15"
3:10	17-3/4"
3:15	19-3/4" DRY

PERCOLATION RATE= MIN/INCH

PERCOLATION TEST DATA

DATED:3-24-24
PRESOAK 12:15
DEPTH: 30"

PT 1

TIME:	DROP:
2:17	7-3/4"
2:22	13-1/2"
2:27	19"
2:32	DRY

PERCOLATION RATE= MIN/INCH

PERCOLATION TEST DATA

DATED:3-24-24
PRESOAK 12:15
DEPTH: 30"

PT 4

TIME:	DROP:
2:57	19"
3:02	20"

PERCOLATION RATE= MIN/INCH

PERCOLATION TEST DATA

DATED:3-24-24
PRESOAK 12:15
DEPTH: 30"

PT 2

TIME:	DROP:
2:20	10-3/4"
2:25	19-3/4"
2:30	22-1/4"
2:35	24" DRY

PERCOLATION RATE= MIN/INCH

PERCOLATION TEST DATA

DATED:3-24-24
PRESOAK 12:10
DEPTH: 30"

PT 5

TIME:	DROP:
2:59	16"
3:00	DRY

PERCOLATION RATE= MIN/INCH

PERCOLATION TEST DATA

DATED:3-24-24
PRESOAK 12:15
DEPTH: 30"

PT 6

TIME:	DROP:
2:57	2-/12""
3:02	6"
3:07	8"
3:12	10"
3:17	11-1/4"
3:22	12-1/2"
3:27	13-1/2"
3:32	14-1/4"
3:37	14-3/4"
3:42	15-1/2"
3:47	16"
3:52	17"

PERCOLATION RATE= MIN/INCH

TEST HOLE DATA
TAKEN BY: BRIAN PARKER
DATE: 12/18/00

TH #2441 - P.T. 4.4
0-12" FILL
12-125" ALTERNATING LAYERS OF FINE TO MEDIUM AND MEDIUM TO COARSE SAND AND GRAVEL
NO WATER, NO LEDGE, MOTTLING AT 86"+

TH #2442 - P.T. 6.3
0-69" FILL
69-97" GREY FINE TO MEDIUM SAND WITH SOME GRAVEL
WATER AT 97", NO LEDGE, MOTTLING AT 65"+

TH #2443 - P.T 6.3
0-12" FILL
12-65" FINE/MEDIUM SAND AND GRAVEL AND COARSE SAND
65-103" MEDIUM/COARSE SAND AND GRAVEL
NO WATER, NO LEDGE, NO APPARENT MOTTLING

TH #2444 - P.T. 8.0
0-12" TOP SOIL OR FILL
12-100" FINE/MEDIUM SAND/GRAVEL AND LARGE STONES
NO WATER, NO LEDGE NO APPARENT MOTTLING

TH #2445
0-26" FILL
26-46" ORIGINAL TOPSOIL
46-96" ORANGE/TAN FINE TO MEDIUM SAND AND GRAVEL
NO WATER, NO LEDGE, NO APPARENT MOTTLING

TH #2446
0-48" ALTERNATING LAYERS OF FINE/MEDIUM SAND AND GRAVEL AND FINE/MEDIUM SAND
48-93" FINE TO MEDIUM SAND/SMALL STONE MIX
NO WATER, NO LEDGE, MOTTLING AT 56"+

TH #2447
0-12" TOP SOIL
12-42" ALTERNATING LAYERS OF MEDIUM/COARSE SAND AND GRAVEL WITH MEDIUM SAND AND STONE
42-100" GREY FINE MEDIUM SAND WITH SOME STONES
NO WATER, NO LEDGE, MOTTLING POSSIBLE AT 52"+

TH #2448
0-16" TOP SOIL
16-32" ORANGE BROWN FINE SANDY LOAM
32-56" FINE/MEDIUM SAND AND GRAVEL
56-98" FINE/MEDIUM SAND WITH SOME GRAVEL
NO WATER, NO LEDGE, MOTTLING POSSIBLE AT 50-60"

TH #2449
0-26" TOP SOIL
26-53" TAN/BROWN FINE SANDY LOAM
53-97" ORANGE/TAN FINE SAND WITH GRAVEL
NO WATER, NO LEDGE, MOTTLING POSSIBLE AT 65"

TH #2450 - P.T. 6.3
0-79" ORANGE TO TAN ALTERNATING LAYERS OF FINE SAND AND FINE/MEDIUM SAND/GRAVEL MIX
79-125" FINE TO MEDIUM TAN SAND
NO WATER, NO LEDGE, MOTTLING POSSIBLE AT 75"

TH #2451 - P.T. 6.7
0-12" FILL
12-84" ALTERNATING LAYERS OF MEDIUM SAND AND GRAVEL AND FINE SAND
NO WATER, NO LEDGE, POSSIBLE MOTTLING AT 56"+

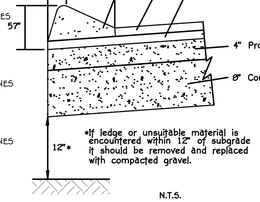
TEST HOLE DATA
TAKEN BY: BRIAN PARKER
(ANGUS McDONALD/GARY SHARPE & ASSOC.)
DATE: 6/7/01

LOT 1-1
TEST HOLE #1000BP
0-112" STRATIFIED FINE TO MEDIUM SAND AND GRAVEL W/ STONES
NO WATER, NO APPARENT MOTTLING, NO LEDGE

TEST HOLE #1001BP
0-132" STRATIFIED FINE TO MEDIUM SAND AND GRAVEL W/ STONES
NO WATER, NO APPARENT MOTTLING, NO LEDGE

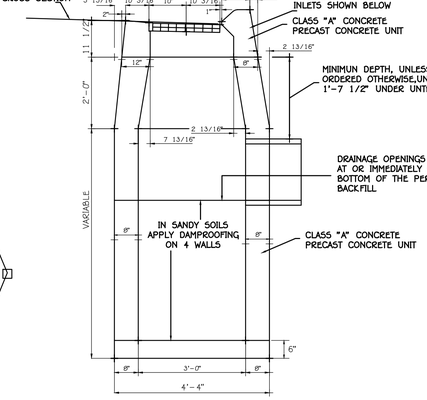
LOT 1-2
TEST HOLE #1002BP
0-8" FILL
8"-26" BROWN SANDY SUB-SOIL
26"83" STRATIFIED FINE TO MEDIUM SAND AND GRAVEL W/ STONES
83"-128" FINE TO MEDIUM MODERATELY FIRM TAN SAND
NO WATER, NO APPARENT MOTTLING, NO LEDGE

TEST HOLE #1003BP
0-16" FINE SANDY SUBSOIL
16"-80" STRATIFIED FINE TO MEDIUM SAND AND GRAVEL W/ STONES
80"-128" MODERATELY FIRM FINE TO MEDIUM TAN SAND
NO WATER, NO APPARENT MOTTLING, NO LEDGE



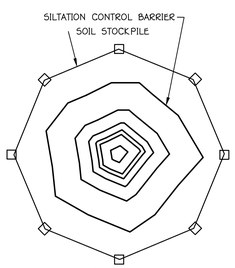
N.T.S.

CAPE COD CURB DETAIL
NOT TO SCALE



SIDE SECTION VIEW

TYPE "C" CATCH BASIN
NOT TO SCALE

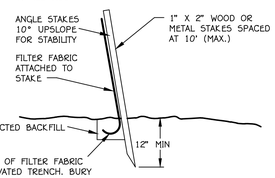


PLAN VIEW

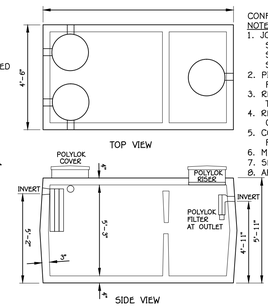
NOTE:
IF STOCKPILE IS TO EXIST FOR MORE

WITH GRASS MIXTURE FOR STABILIZATION.

STOCKPILE SILTATION CONTROL
NOT TO SCALE



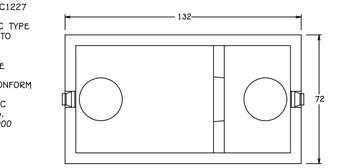
SILT FENCE DETAIL
(NOT TO SCALE)



1,000 GAL REGULAR SEPTIC TANK (H-20 LOADING)
NOT TO SCALE

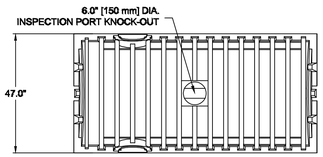
CONFORMS TO LATEST: ASTM DESIGNATION C1227

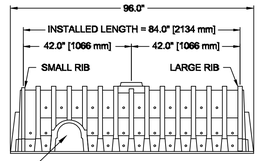
NOTES:
1. JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPECIFICATION M-198. MEETS FEDERAL SPECIFICATION SS-S-0021 (210-A).
2. PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS.
3. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
4. REINFORCING STEEL WELDED WIRE FABRIC CONFORM TO LATEST ASTM SPEC. A185.
5. CONCRETE COMPRESSIVE STRENGTH- 4000 PSI AT28 DAYS.
6. METHOD OF MANUFACTURE: WET CAST
7. SECTIONS ARE MONOLITHIC.
8. APPROX. TANK WEIGHT: 9500 LBS

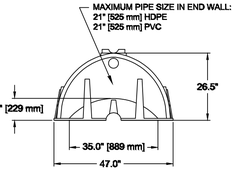


DESIGN NOTES
1. ALL JOINTS SEALED WITH BUTYL RUBBER SEALANT
2. ALL INLETS AND OUTLETS HAVE STATE-APPROVED SEALS.
3. CONCRETE STRENGTH 5000 PSI. MIN. 28 DAYS

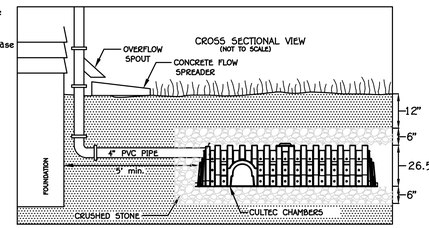
1500 GALLON (H-20 LOADING)
TWO COMPARTMENT TANK
NOT TO SCALE







CULTEC RECHARGER 280 HD STORMWATER
NOT TO SCALE



NOTES:
1. PROVIDE CULTEC RECHARGER 280 HD CHAMBERS TO CAPTURE 1" RAINFALL FROM THE ROOF OF THE HOME..
2. KEEP ALL TRAFFIC OFF OF UNITS AFTER CONSTRUCTION.
3. INSTALL CHAMBERS IN ACCORDANCE WITH CULTECH DESIGN MANUAL.

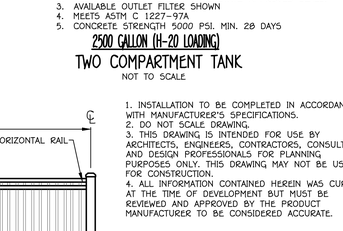
NOT TO SCALE

ROOF LEADER INFILTRATION SYSTEM
PROPOSED ROOF AREA (LOT 1-1) = 3,946 SF
1" RAIN = 3,946 SF X .083 FT = 328 CF
CULTECH RECHARGER 280 HD CHAMBER INSTALLED STORAGE VOLUME =64.46 CF
6 CHAMBERS X 64.36 CF / CHAMBERS=386.16 CF

ROOF LEADER INFILTRATION SYSTEM
PROPOSED ROOF AREA (LOT 1-2) = 2,280 SF
1" RAIN = 2,280 SF X .083 FT = 189 CF
1 CULTECH RECHARGER 280 HD CHAMBER INSTALLED STORAGE VOLUME =64.46 CF
3 CHAMBERS X 64.36 CF / CHAMBERS=193.38 CF

ROOF LEADER INFILTRATION SYSTEM
PROPOSED ROOF AREA (LOT 1-3) = 4,560 SF
1" RAIN = 4,560 SF X .083 FT = 379 CF
1 CULTECH RECHARGER 280 HD CHAMBER INSTALLED STORAGE VOLUME =64.46 CF
6 CHAMBERS X 64.36 CF / CHAMBERS=386.16 CF

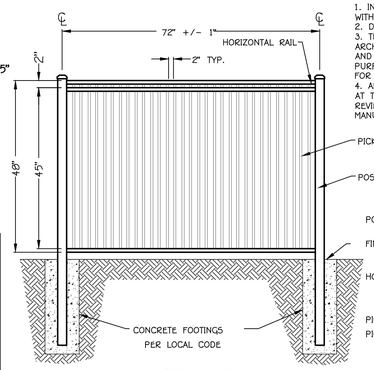
ROOF LEADER INFILTRATION SYSTEM
PROPOSED ROOF AREA (LOT 1-4) = 4,560 SF
1" RAIN = 4,560 SF X .083 FT = 379 CF
1 CULTECH RECHARGER 280 HD CHAMBER INSTALLED STORAGE VOLUME =64.46 CF
6 CHAMBERS X 64.36 CF / CHAMBERS=386.16 CF



DESIGN NOTES
1. ALL JOINTS SEALED WITH BUTYL RUBBER SEALANT
2. ALL INLETS AND OUTLETS HAVE STATE-APPROVED SEALS.
3. AVAILABLE OUTLET FILTER SHOWN
4. MEETS ASTM C 1227-97A
5. CONCRETE STRENGTH 5000 PSI. MIN. 28 DAYS

2500 GALLON (H-20 LOADING)
TWO COMPARTMENT TANK
NOT TO SCALE

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



SPECIFICATIONS:

POSTS:	2" X 2" X .060" WALL
	2" X 2" X 0.80" WALL
	2" X 2" X .125" WALL
	2 1/2" X 2 1/2" X .100" WALL
HORIZONTAL RAIL:	1 1/8"W X 1"H
	SIDE WALLS - 0.82"
	TOP WALLS - 0.62"
PICKETS:	5/8" X 5/8" X 0.50" WALL
PICKET SPACING:	2" BETWEEN PICKETS

FRONT VIEW

PROPOSED BLACK ALUMINUM POOL FENCE
NOT TO SCALE

STUART J. FAIRBANK
CONN. P.E. #20226



BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

©2024 - ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.

THESE DRAWINGS ARE THE PROPERTY OF ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC.

THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

LAND & MARINE ENGINEERING SURVEYING PLANNING

ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966
P.O. BOX 608, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3962

"DETAIL SHEET"

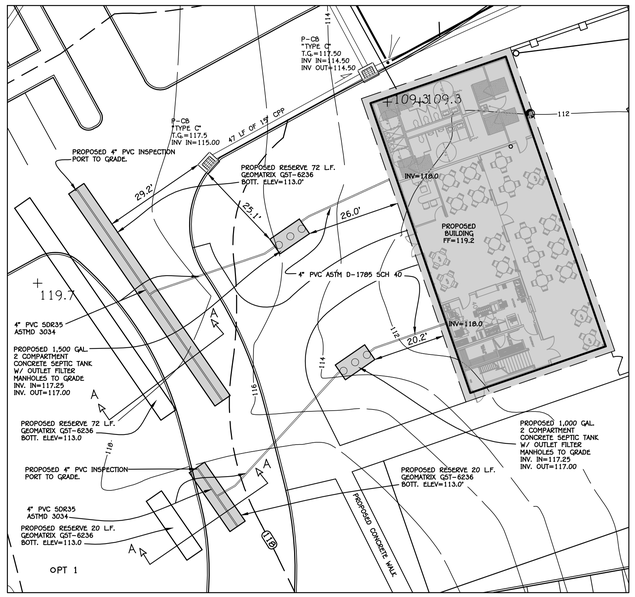
SITE DEVELOPMENT PLAN
PROPERTY OF
FOX HOPYARD REALTY LLC
FOX HOPYARD ROAD
EAST HADDAM, CONNECTICUT

DATE: FEBRUARY 13, 2024 SCALE: AS SHOWN

DR'N MCM	CK'D	APP'D

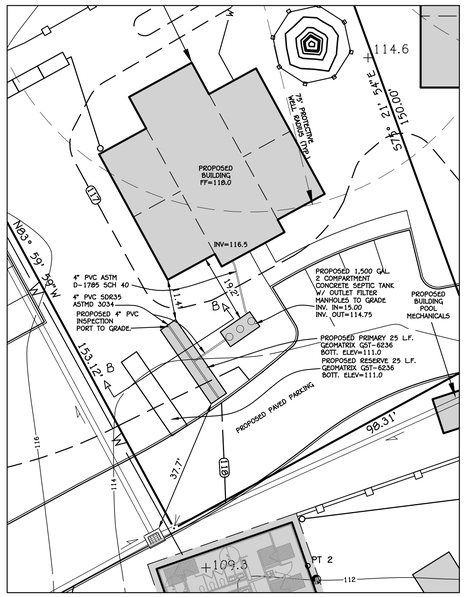
SHEET 2 of 3 JOB NO. 216585

REVISIONS: 2-27-24 - REVISE PROPERTY LINES
2-29-24 - PROPOSED BUILDING & PROPERTY LINE CHANGES
3-28-24 - CONCEPTUAL SEPTIC SYSTEM LOCATIONS ADDED,5-14-24-PROPOSED GRADING ADDED



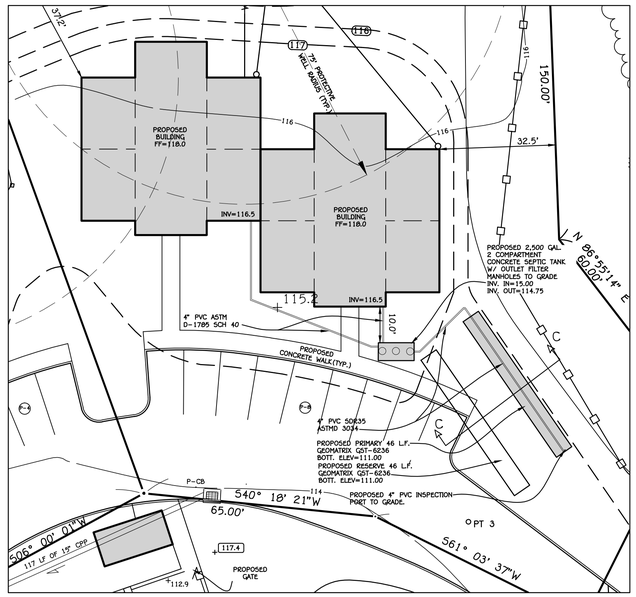
PLAN VIEW – (1-1)

SCALE:1"=20'



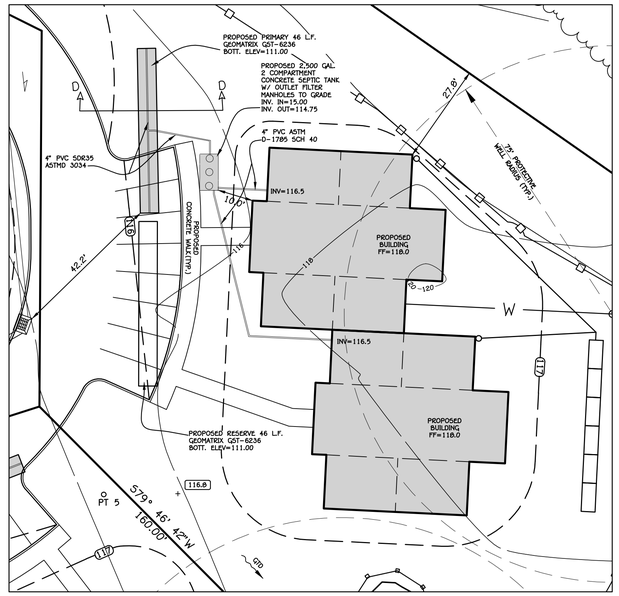
PLAN VIEW – (1-2)

SCALE:1"=20'



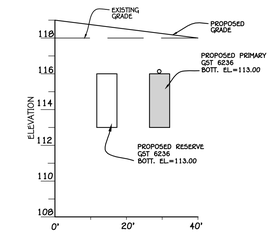
PLAN VIEW – (1-3)

SCALE:1"=20'



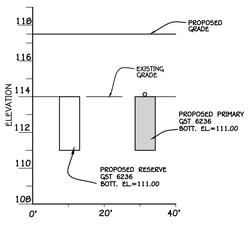
PLAN VIEW – (1-4)

SCALE:1"=20'



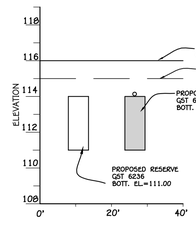
LEACHING FIELD X-SECTION A-A

SCALE: 1"=20' HORIZ.
1"=4' VERT.



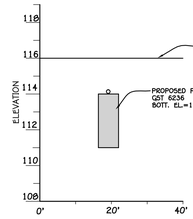
LEACHING FIELD X-SECTION B-B

SCALE: 1"=20' HORIZ.
1"=4' VERT.



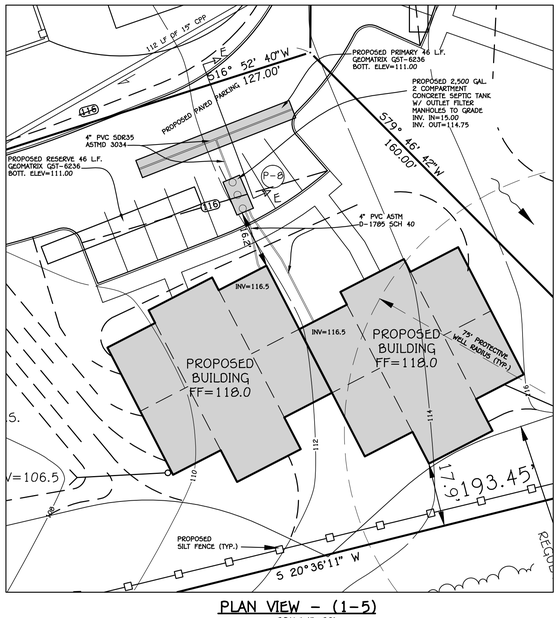
LEACHING FIELD X-SECTION C-C

SCALE: 1"=20' HORIZ.
1"=4' VERT.



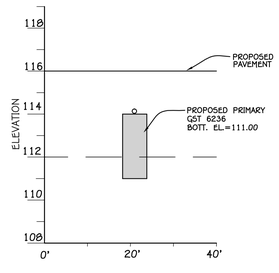
LEACHING FIELD X-SECTION D-D

SCALE: 1"=20' HORIZ.
1"=4' VERT.



PLAN VIEW – (1-5)

SCALE:1"=20'



LEACHING FIELD X-SECTION E-E

SCALE: 1"=20' HORIZ.
1"=4' VERT.

SEPTIC SYSTEM DESIGN CRITERIA

PROPOSED 4 BEDROOM MULTI FAMILY LOT 1-2
DESIGN PERCOLATION RATE = < 10.0 MIN./IN.
632.5 S.F. LEACHING AREA REQUIRED
PROVIDE 1 RUN 25 L.F. GEOMATRIX GST6236
25 L.F. x 26.2 S.F./L.F. = 655 S.F. LEACHING AREA PROVIDED
1475 GAL. SEPTIC TANK REQUIRED
1500 GALLON SEPTIC TANK PROVIDED

MLSS CALCULATION
RESTRICTIVE LAYER= >60"
NO MLSS REQUIRED

PROPOSED 8 BEDROOM MULTI FAMILY LOTS 1-3,1-4,1-5
DESIGN PERCOLATION RATE = < 10.0 MIN./IN.
1182.5 S.F. LEACHING AREA REQUIRED
PROVIDE 1 RUN 46 L.F. GEOMATRIX GST6236
46 L.F. x 26.2 S.F./L.F. = 1205.2 S.F. LEACHING AREA PROVIDED
2375 GAL. SEPTIC TANK REQUIRED
2500 GALLON SEPTIC TANK PROVIDED

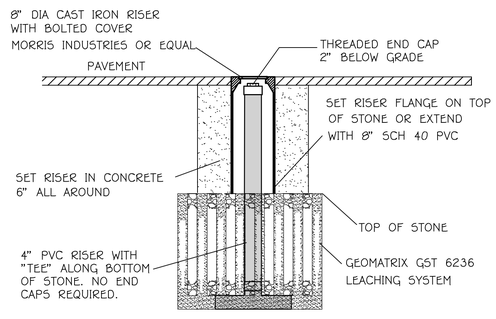
MLSS CALCULATION
RESTRICTIVE LAYER= >60"
NO MLSS REQUIRED

PROPOSED POOL/PAVILION LOT 1-1
DESIGN PERCOLATION RATE = < 10.0 MIN./IN.

DESIGN FLOW FOR POOL = 50 BATHERS X 10 GPD = 500 GPD
APPLICATION RATE = 1.5 GAL/SF/DAY
500/1.5 = 333 SF LEACHING AREA REQUIRED
INSTALL 20 LF GEOMATRIX GST6236
20 LF X 26.2 SF/LF = 524 SF LEACHING AREA PROVIDED
1,000 GALLON SEPTIC TANK REQUIRED AND PROVIDED

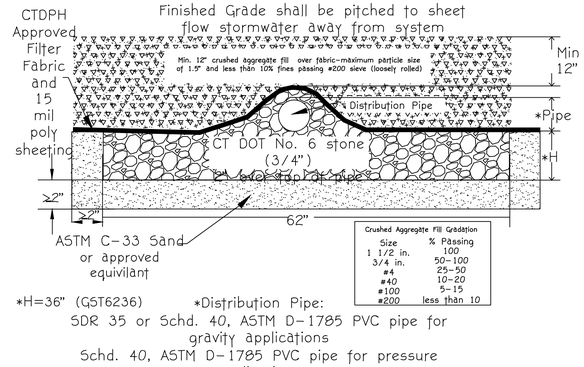
DESIGN FLOW FOR PAVILION = 50 SEATS X 30 GPD = 1500 GPD
APPLICATION RATE = 0.8 GAL/SF/DAY
1500/0.8 = 1875 SF LEACHING AREA REQUIRED
INSTALL 72 LF GEOMATRIX GST6236
72 LF X 26.2 SF/LF = 1886 SF LEACHING AREA PROVIDED
1,500 GALLON SEPTIC TANK REQUIRED AND PROVIDED

MLSS CALCULATION
RESTRICTIVE LAYER= >60"
NO MLSS REQUIRED



INSPECTION PORT DETAIL(H-20 LOADING)

NOT TO SCALE



*H=36" (GST6236)

*Distribution Pipe:
SDR 35 or Schd. 40, ASTM D-1785 PVC pipe for gravity applications
Schd. 40, ASTM D-1785 PVC pipe for pressure applications

GEOMATRIX GST6236 LEACHING SYSTEM (H-20 LOADING)

NOT TO SCALE

"SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN DETAILS SHEET"

STUART J. FAIRBANK
CONN. P.E. #20226

STATE OF CONNECTICUT · STUART J. FAIRBANK · 20226 · LICENSED PROFESSIONAL ENGINEER

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

©2024 – ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.

THESE DRAWINGS ARE THE PROPERTY OF ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC.

THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

LAND & MARINE ENGINEERING SURVEYING PLANNING

ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3962

SITE DEVELOPMENT PLAN
PROPERTY OF
FOX HOPYARD REALTY LLC

FOX HOPYARD ROAD
EAST HADDAM, CONNECTICUT

DATE: FEBRUARY 13, 2024 SCALE: AS SHOWN
DR'N MCM | CK'D | APP'D
SHEET 3 of 3 | JOB NO. 216585

REVISIONS: 2-27-24 – REVISE PROPERTY LINES
2-29-24-PROPOSED BUILDING & PROPERTY LINE CHANGES
3-28-24 – CONCEPTUAL SEPTIC SYSTEM LOCATIONS ADDED,5-14-24-PROPOSED GRADING ADDED