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CHATHAM HEALTH DISTRICT

Colchester, East Haddam, East Hampton, Hebron, Marlborough, & Portland

DIRECTOR of HEALTH
Russell Melmed, MPH

Date: 4/1/2021
To: Boundaries LLC c/o Jake Faulise
Subject Property: 23 Three Bridges Road East Haddam, CT

Plan Designed by: David McKay Plan Date: February 2022 Last Revision Date: March 11, 2022 Date Paid: February 2022
The plan and associated information submitted to our office for a proposed new construction four horse stall stable with half bathroom (225 gallons per day) and code complying area for existing 3-bedroom single family home (450 gallons per day), Private Well water and onsite septic system consisting of 1,000 gallon two compartment H-20 load rated septic tank with one row of 48 linear feet of 12 inch high concrete galleries at the above stated property for the horse stable, in the Town of East Haddam, is:

Approved: Complies with the requirements of Section 19-13-B103 and 19-13-B100a of the Connecticut Public Health Code and the Chatham Health District Review Policies.

"Additional Approval Requirements"

1. An as-built shall be submitted (A2 with ties for Engineered plan and tied plan for non-engineered) to CHD with distances to flow line at house, inlet and outlet cover of tank, d-boxes, cleanouts and ends of leaching rows, well, footing/curtain drains and between tie points. In addition, provide the name of installer, date, house location and street/directional arrow.
2. All tanks requiring risers shall maintain the original covers on the tanks, have riser covers that weight at least 59 lbs. and/or install a safety device below the riser to prevent individuals from falling into a tank. All below grade tank or riser cover handles shall contain or be fitted with a material that can be located with a metal detector.
3. The CHD shall be notified at least 24 hours prior to any inspections and the following inspections will be required:
    a. System Stake/Benchmark inspection/Well Site Stake Verification
    b. Septic leaching strip Inspection
    c. Septic Final Inspection (which may also require other inspections including, but limited to fill inspections / percing of fill, pump/pump chamber, grease trap, curtain drain, footing drain discharge, cover inspections, building walkthrough, water treatment wastewater disposal system location verification, well casing and cap verifications)
4. A submitted application to construct or repair sewage disposal system.

The following are not currently required by CT Public Health Code but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.

1. It is strongly encouraged to keep the original tank covers on all tanks requiring risers to prevent the escape of sewer gases and prevent individuals from falling into tanks.
2. There shall be a grate over the drain in the barn to collect horse hair.
3. Any manure and hair shall be removed from the wash stall and disposed of with the manure and bedding from the barn.
4. An operational nozzle shall be installed on any hoses in the wash stall.
5. A commercial effluent filter such as a Zabel 100 or equal shall be installed in the septic tank.
6. Septic tank manholes shall be extended to grade and tank pumped on an annual basis.
7. The effluent filter in the septic tank shall be cleaned each time the tank is pumped.

8. The area over the leaching field should be fenced to exclude livestock and be mowed at least twice a year.

***Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits, groundwater monitoring, and percolation tests may be required by the Chatham Health District if the building or system location is altered, there is a question on the soils testing and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Chatham Health District at the time of building permit application to obtain lot approval and issue a septic/well permit.**

Please call me at 860-39-9085 or e-mail with any questions regarding this matter.

Sincerely,

Zachary Jezek
Sanitarian II

Cc: Dr. Madelyn Curto, Owner; Ruth Ziobron, Administrative Assistant- Building Department/Chatham Health District, East Haddam; Liz Davidson, Sanitarian III, Chatham Health District

Rev. 4/2/20

John U. Faulise, Jr., L.S.
Gerald J. Stefon, L.S. (1952-2021)

Demian A. Sorrentino, AICP, C.S.S.

David C. McKay, P.E.
Jacob S. Faulise, E.I.T.

CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SOIL SCIENCE
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TRANSMITTAL

July 25, 2022

To: Zac Jezek, RS/REHS
Chatham Health District
1 Plains Road
PO Box 385
Moodus, CT 06469

RE: Revised Site Plan For File
Address: 23 Three Bridges Road, East Haddam, CT 06423
Applicant/Owner: Dr. Madelyn Curto
Boundaries LLC Job I.D. No. 21-3092

Zac,

Please find enclosed the following revised plans your file:

- Three (3) paper copies of a revised survey plan entitled: "Improvement Location & Topographic Survey, "Proposed Stable Site Plan," Prepared For Dr. Madelyn Curto, 23 Three Bridges Road – East Haddam, Connecticut, Scale: 1"=40', Date: February 2022, Job I.D. No. 21-3092, Sheet 1 of 2 through 2 of 2, Last Revised July 25, 2022 as prepared by this firm.

The only change made to the plans was the removal of the "future riding arena" shown on the previous version. Our client has no intention of building this arena in that location at any time. If and when a riding arena is proposed, your office will receive appropriate revised plans, applications, and b100 demonstration. If you have any questions or concerns with this correspondence, please contact me at your earliest convenience.

Sincerely,

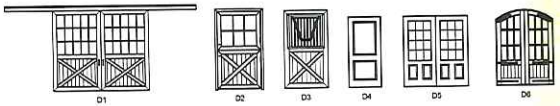
Jacob Faulise, E.I.T.
Project Engineer
Boundaries, LLC

DOOR SCHEDULE

SYM	QTY	DESCRIPTION	LITE	PANEL STILE	FRAME	PANEL	JAMB	ROUGH OPENING	HARDWARE	STYLE	REMARKS
D1	2	12' X 10' Alum. framed split slider door w/ alum. inserts	As Shown	Crossbuck-Bottom Only	Alum.	Alum.	-	11'-7" x 9'-11"	H2	D1	Finished opening: 11'-5" x 9'-10"
D2	4	4' X 7' Alum. framed dutch door w/ alum. inserts	As Shown	Crossbuck-Bottom Only	Alum.	Alum.	Alum.	4'-0" x 7'-0"	H1	D2	(4) Full height hinged steel stall guard w/ yokes on interior
D3	4	4' x 7' Pine wood slider stall door	No	Crossbuck-Bottom Only	Wood	Wood	-		H4	D3	Powder coated steel grille in top w/ removable yoke
D4	1	3068 2-Panel wood passage door - IP782	No	2-Panel	Wood	Wood	Wood	3'-2" x 6'-11"	H6	D4	
D5	1	6070 2-Panel DF wood passage door - 7522 (I.G.)	12-lite	2-Panel	Wood	Wood	Wood	6'-2 1/2" x 6'-11"	H5	D5	
D6	1	6080 Spanish cedar wood passage door - Arched top	9-lite	1-Panel	Wood	Wood	Wood	6'-2 1/2" x 8'-2 1/2"	H3	D6	
D7											

HARDWARE LEGEND

- H1 Steel pintel hinges - 2 per leaf
  horseshoe sliding door latch w/ head
- H2 Standard door track w/ trolley hangers
  black door pull, cam latches, stay rollers
- H3 Standard butt hinges
  Lever/Lever entrance - Black
  False strap hinges
- H4 Standard door track w/ trolley hangers
  horseshoe sliding door latch w/ head, stay rollers
- H5 Standard butt hinges
  Lever/Lever entrance - Black
- H6 Standard butt hinges
  Lever/Lever privacy - Black
- H7 Standard butt hinges
  Lever/Lever passage - Black



NOTE: Door headers to be 2-2x10 syp MSR 2400 framed into wall above opening unless noted otherwise.

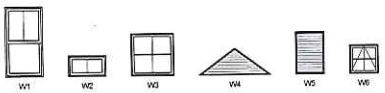
WINDOW SCHEDULE

SYM	QTY	MANUFACTURER	SERIES	MANUFACTURER NO	TYPE	STYLE	ROUGH OPENING	GRIDS	SCREEN	COLOR	EGRESS	HEAD HGT. FROM F.F.L.	U-Factor	SHGC	REMARKS
A	10	Andersen	200	244DH2850	Double-Hung	W1	2'-6" x 5'-0"	Finelite	Yes	A1	-	7'-0"	.30	.28	
B	6	Andersen	200	244FX2616	Transom	W2	2'-6" x 1'-4"	Finelite	-	A1	-	6'-11 1/2"	.30	.28	
C	2	Andersen	400	P3030	Fixed	W3	3'-0 1/2" x 3'-0 7/16"	Finelite	-	A1	-	19'-0"	.30	.28	
D	4	Andersen	400	P3030	Fixed	W3	3'-0 1/2" x 3'-0 7/16"	Finelite	-	A1	-	14'-0"	.30	.28	
E	2	King Construction	-	Custom - Triangle louver	Louver	W4	5'-0 1/2" x 1'-11"	-	-	TBD	-	See elevations	-	-	
F	1	King Construction	-	Custom - Rectangle louver	Louver	W5	2'-0 1/2" x 3'-0 1/2"	-	-	TBD	-	See elevations	-	-	
G	4	Andersen	400	A21	Awning	W6	2'-0 5/8" x 2'-0 5/8"	Finelite	Yes	A1	-	7'-0"	.30	.28	

ANDERSEN COLORS

SERIES 100 & 200
- A1 - White
- A2 - Sandtone

SERIES 400
- A1 - White
- A2 - Sandtone
- A3 - Canvas
- A4 - Terratone
- A5 - Forest Green
- A6 - Dark Bronze
- A7 - Black



NOTE: Window headers to be 2-2x10 syp MSR 2400 framed into wall above opening unless noted otherwise.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR			WALLS				INSUL.	CEILING			REMARKS
	MATERIAL	FINISH	MISC.	FINISH					FINISH	INSUL.	HEIGHT	
Tack Room	F1	Troweled		W1	W1	W1	W1	R-21	C1	R-30	12'-0"	
Bathroom	F1	Troweled		W1	W1	W1	W1	R-21	C1	R-30	10'-0"	
Wash Stall	F1	Troweled	F3 As Noted	W0	-	W0	W0	-	C1	-	Varies	
Open Area	F1	Troweled		W2	-	W2	W2	-	C1	-	Varies	
Stalls #1 - #4	F2			W2	W2	W2	W2	-	C1	-	Varies	
Aisles	F1	Troweled	F3 As Noted	W2	W2	W2	W2	-	C1	-	Varies	See floor plan for location of rubber mats
Cross Aisles	F1	Troweled	F3 As Noted	W2	W2	W2	W2	-	C1	-	Varies	See floor plan for location of rubber mats

FLOOR FINISH LEGEND

- F1 4" Concrete floor w/ stone base
- F2 3/4" Rubber mat w/ stone dust base
- F3 3/4" Rubber mat recessed into concrete floor

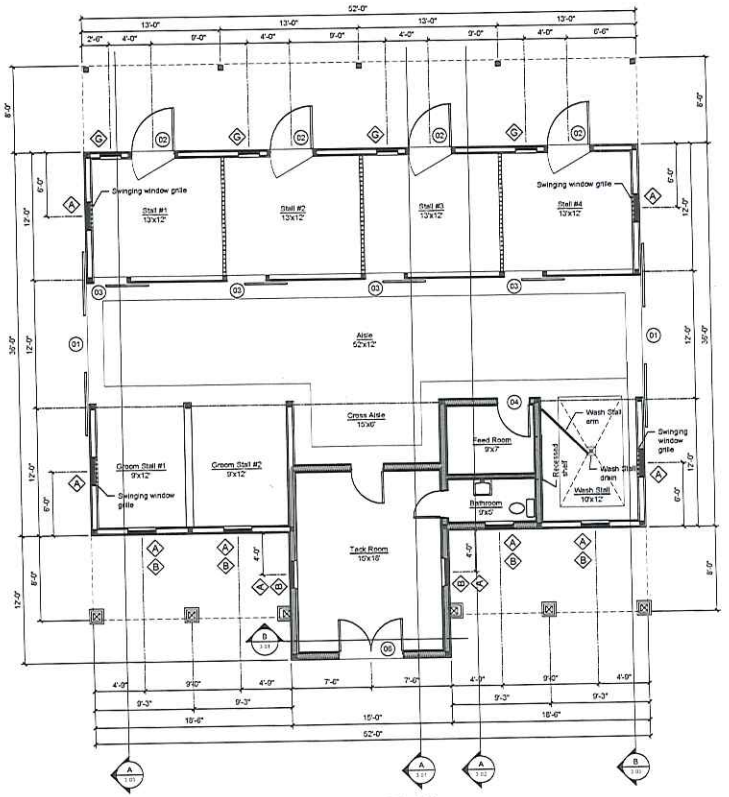


CEILING FINISH LEGEND

- C1 1x6 Pine T&G E&CB

WALL FINISH STYLE LEGEND

- W1 1x8 Pine T&G E&CB - Applied vertical
- W2 2x8 #1 SYP T&G Edge V - Applied horizontal (Approx. 9' high)
  1x6 Pine T&G E&CB - Applied vertical
- W0 2x6 PT SYP T&G Edge V - Applied horizontal (Approx. 9' high)
  1x6 Pine T&G E&CB - Applied vertical



FLOOR PLAN
Scale: 3/16" = 1'-0"

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FLOOR PLAN
Madelyn Circle - East Haddam, CT
84 Lot 14 Hartford Listing Plan

KING CONSTRUCTION COMPANY
533 HOLLANDER ROAD NEW HOLLAND PA 17557 717-354-4749

Date:
August 20, 2021
Revisions:
January 6, 2022
January 31, 2022

Drawn By:
Brian Houck
Job Number:
2171
Sheet Number
1.01