



239 Shore Road
Waterford, CT 06385
(860) 271-5500
fflorek@floreksurveyingllc.com



REVISION	DATE	BY	DESC

PROPERTY SURVEY OF
66 WHIPPOORWILL HOLLOW ROAD
FRANKLIN, CT
PREPARED FOR
COLLEEN L. RAY & APRIL L. PICHE-RIENDEAU

SHEET NO: **1**
OF 5
SCALE: **1" = 40'**
DATE: **May 5, 2025**
PROJECT NO: 24-013
FILE: 24-13_001_06_Whippoorwill
DRAWN BY: J. L. Fogarty
CHECKED BY: J. L. Fogarty
IN CHARGE: J. L. Fogarty

LEGEND

- These standard symbols may be found in the drawing.
- Light Pole
 - Concrete
 - Bituminous
 - Utility Valve
 - Gas Valve
 - Chain Link Fence
 - Boundary Line
 - Proposed Lot Line
 - Edge of Road / Drive
 - 20' Setback
 - Catch Basin
 - Sewer Manhole
 - Reinforced Concrete Pipe
 - Asph. Insulated Polyethylene Pipe
 - Polyvinyl Chloride Pipe
 - Polyethylene Pipe
 - 5/8" Iron Pin Set
 - Reinforced Spike Found
 - Drill Hole Found
 - Drill Hole Set
 - Water Line
 - Unexcavated
 - Existing Concrete Monument To Be Set
 - EX. CONC. MON. TO BE SET
 - Light of Clearing/Tree Line
 - Highway Department Monument
 - Existing Contour Line
 - 3/4" Fence
 - Water Line
 - Sewer Line
 - Electric Service
 - Communications Service
 - BT Conc. Liped Curbing
 - Drain Pipe
 - Haystack

NOW OR FORMERLY
Boris S. Ardenich, Trustee
78 Whippoorwill Hollow Road
Town Clerk Volume 40 Page 70
Tax Assessor Plan 53 Lot 17-2

NOW OR FORMERLY
Joseph & Wendy Studis
86 H Whippoorwill Hollow Road
Town Assessor Plan 53 Lot 17-11
Map Reference 1a / 1c

Line Table:

LINE	BEARING	DISTANCE
L1	N 80°55'00" W	42.86
L2	N 89°10'00" W	103.35
L3	S 88°44'24" W	26.37
L4	S 85°41'14" W	35.71
L5	S 09°12'53" E	40.49
L6	S 02°27'13" W	28.26
L7	N 04°01'09" W	13.87

GENERAL NOTES:

- Reference is made to the following plans:
 - Plan Made For Joseph Studis Showing Land On Ayers Mountain Off Whippoorwill Hollow Road And Route 207, Franklin, Connecticut, Scale: 1"=100', Dated: 19 March 1988; Revised: July 31, 1987. Plan surveyed and mapped by King & Mullan. Plan filed on the Franklin Land Records as map 397.
 - Property Survey, Land Of George B. Armstrong & Fred S. Armstrong, 2nd., Franklin Town Map 19 - Lot 15, Under The Mountain Road, Franklin, Connecticut, Prepared For The Department Of Environmental Protection, State Of Connecticut, Scale: 1"=100', Dated: January 2008. Plan surveyed and mapped by URS. Plan filed on the Franklin Land Records as Map 859.
 - Lot Line Revision Plans, Property Of & Prepared For Joseph & Wendy Studis, Whippoorwill Hollow Road, Franklin, Connecticut, Scale: 1"=100', July 1, 2017. Plan surveyed and mapped by McMillin Associates. Plan filed on the Franklin Land Records as Map 1036.
- North orientation is based on a GPS / RTK observation in April 2024 utilizing the Acom Network.
- Reference is made to Franklin Town Clerk Volume 314 Page 88; Town Clerk Volume 633 Page 62 for the subject property.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Not all underground utilities may be shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-31g.
- Abutting property lines are shown for demonstration purposes only and are not to be construed as being accurately located.
- Septic tank and leaching field taken from AS-Built dated 8/1/2011 from Wrenworth Septic Service, LLC. As-Built and other documentation of the existing septic system provided by the Uncas Health District.

66 WHIPPOORWILL HOLLOW ROAD - EXISTING HOUSE LOT
BASIS OF DESIGN - 3BR SINGLE FAMILY RESIDENTIAL
PERCOLATION RATE - LESS THAN 10.0 MIN/IN (8/1/2011 AS-BUILT)
EXISTING LEACHING SYSTEM - 52 LF (8/1/2011 AS-BUILT)
1000 GAL SEPTIC TANK (8/1/2011 AS-BUILT)
1000 GAL PUMP CHAMBER (8/1/2011 AS-BUILT)
MINIMUM LEACHING SYSTEM SPREAD - RESERVE AREA
MLSS = HF X PF X FF
• HF = 24 (SLOPE = 11.9%)
• PF = 100
• FF = 150 (3BR)
MLSS = 24 X 100 X 150
MLSS = 36 LF (RESERVE AREA PROVIDED)
ELA REQUIRED - 495 SF
ELA PROVIDED - 504 SF (GST 6218)
100% RESERVE LEACHING AREA PROVIDED

Zoning Compliance Chart
RU-80 Lot 1

	REQUIRED	PROVIDED (EXISTING)	PROVIDED (PROPOSED)
MINIMUM LOT AREA:	80,000 FT ²	1,283,776 FT ²	87,882 FT ²
MINIMUM LOT FRONTAGE:	200 FT	475.5 FT	326.5 FT
MINIMUM FRONT YARD SETBACK:	75 FT/50 FT	83 FT	83 FT
MINIMUM SIDE YARD SETBACK:	25 FT	158 FT	123 FT
MINIMUM REAR YARD SETBACK:	25 FT	2132 FT	117 FT
MINIMUM LOT WIDTH:	200 FT	476 FT	326 FT
MINIMUM BULDBLE AREA:	40,000 FT ²	1,128,765 FT ²	42678 FT ²

Zoning Compliance Chart
RU-80 Lot 2

	REQUIRED	PROVIDED (EXISTING)	PROVIDED (PROPOSED)
MINIMUM LOT AREA:	80,000 FT ²	1,283,776 FT ²	1,195,894 FT ²
MINIMUM LOT FRONTAGE:	200 FT	475.5 FT	149 FT
MINIMUM FRONT YARD SETBACK:	75 FT/50 FT	83 FT	1,102 FT
MINIMUM SIDE YARD SETBACK:	25 FT	158 FT	240 FT
MINIMUM REAR YARD SETBACK:	25 FT	117 FT	811 FT
MINIMUM LOT WIDTH:	200 FT	476 FT	506 FT
MINIMUM BULDBLE AREA:	40,000 FT ²	1,128,765 FT ²	1,011,733 FT ²

TEST HOLE DATA
66 WHIPPOORWILL HOLLOW ROAD, FRANKLIN, CT
DATE - OCTOBER 18, 2024
(TH4 - OCTOBER 22, 2024)
HEALTH DEPARTMENT - DAVID COUGHLIN
SANITARIAN
UNCAS HEALTH DISTRICT

TEST HOLE 4 - TH4
0 - 16" TOPSOIL
16" - 29" BRDNV SANDY LDM
29" - 46" GREY SANDY TILL
46" - 64" WATER

GROUNDWATER - 46"
TOTAL TEST HOLE DEPTH - 64" - NO LEDGE
MOTTILING - 29"
REDDX/RESTRICTIVE LAYER - 29"

Proposed Construction Entrance (TYP.)
Proposed 15" Corrugated PE Culvert Pipe
Standard Rip Rap Protection at Inlet and Outlet
Proposed Communications Service (TYP.)
Proposed Electric Service (TYP.)
Proposed Reserve Leaching Area = 35 LF - GST 6218
Proposed Driveway - Lot 2 - 10% maximum grade

SURVEY NOTES:

1. This survey has been prepared in accordance with "The Standards and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2018. This survey type is a **PRIORITY SURVEY** based on a **REVISION** of map reference 1 & b. It is intended to show **EXISTING** CONDITIONS.

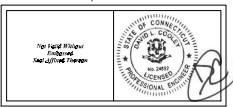
2. This survey conforms to Class A-2 / T-2

To the best of my knowledge and belief this map is substantially correct as noted thereon.

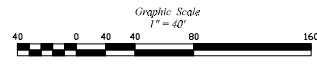
Not Valid Without Signature Over Embossed Seal

To the best of my knowledge and belief this plan set is substantially correct as noted thereon.

[Signature]
5/5/2025
David L. Fogarty, P.E. 080387
Managing Member, DLG Engineering Services, LLC
208 North Lehigh Road, Merist, CT 06455
dlf@dlgeoservices.com (860) 248-5538



NOW OR FORMERLY
Zachary Eldridge & Spencer Carboni
622 Route 32
Town Clerk Volume 48 Page 111
Tax Assessor Plan 53 Lot 19-1



Brian D. Florek, L.S., CFS #70435 / NCS-026 Date:
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
fflorek@floreksurveyingllc.com (860) 271-6066



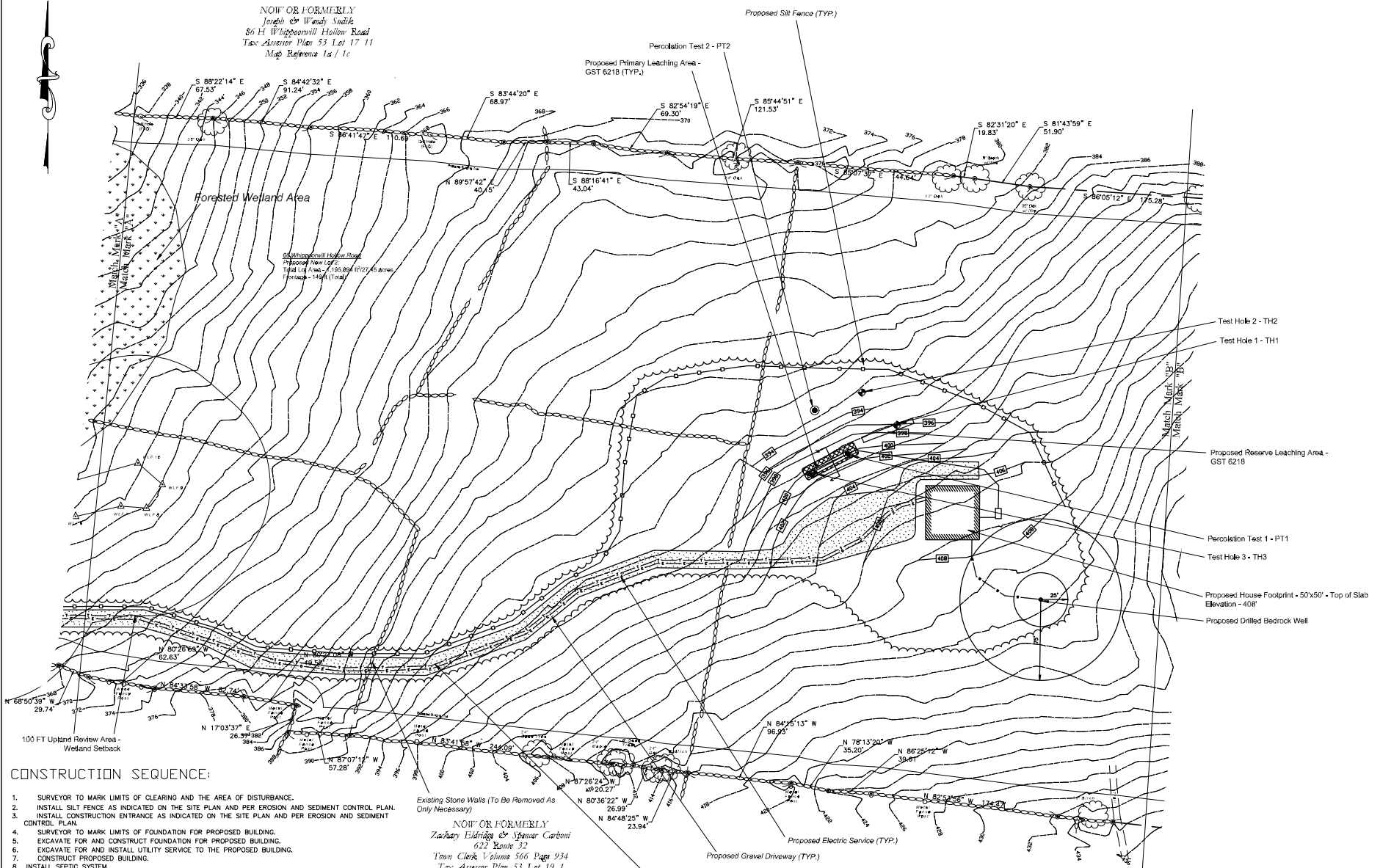
239 Shore Road
Waterford, CT 06385
(860) 271-5006
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REVISION	BY	DATE
Delivery Contact <td>DLC <td>3/7/2025</td> </td>	DLC <td>3/7/2025</td>	3/7/2025

PROPERTY SURVEY
OF
66 WHIPPOORWILL HOLLOW ROAD
FRANKLIN, CT
PREPARED FOR
COLTEN L. RAY & APRIL L. PICHE-RIENDEAU

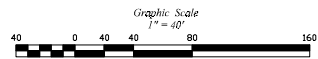
SHEET NO:
2
OF 5
SCALE:
1" = 40'
DATE:
May 5, 2025
PROJECT NO:
24-013
FILE:
24-13_001_56_Whipoorwill
DRAWN BY:
JLH-JRplglsbng
CHECKED BY:
JAM-AMF



CONSTRUCTION SEQUENCE:

1. SURVEYOR TO MARK LIMITS OF CLEARING AND THE AREA OF DISTURBANCE.
2. INSTALL SILT FENCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
3. INSTALL CONSTRUCTION ENTRANCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
4. SURVEYOR TO MARK LIMITS OF FOUNDATION FOR PROPOSED BUILDING.
5. EXCAVATE FOR AND CONSTRUCT FOUNDATION FOR PROPOSED BUILDING.
6. EXCAVATE FOR AND INSTALL UTILITY SERVICE TO THE PROPOSED BUILDING.
7. CONSTRUCT PROPOSED BUILDING.
8. INSTALL SEPTIC SYSTEM.
9. COMPLETE FINAL GRADING WITHIN THE AREA OF DISTURBANCE.
10. INSTALL PERMANENT STORM WATER MITIGATION MEASURES - RAIN GARDEN.
11. INSTALL DRIVEWAY AND PARKING AREAS.
12. TOPSOIL OF EXPOSED SOILS TO PREPARE FOR RESEEDING.
13. RESEED ALL EXPOSED AREAS PER EROSION AND SEDIMENT CONTROL PLAN. COVER WITH STRAW.
14. SILT FENCE TO REMAIN IN PLACE UNTIL ALL UP-GRADIENT AREAS ARE PERMANENTLY ESTABLISHED TO THE SATISFACTION OF THE TOWN.

EXISTING STONE WALLS (TO BE REMOVED AS ONLY NECESSARY)
NOW OR FORMERLY
Zachary Eldridge & Sharon Carboni
622 Route 32
Town Clerk Volume 566 Page 934
Tax Assessor Plan 53 Lot 19.1

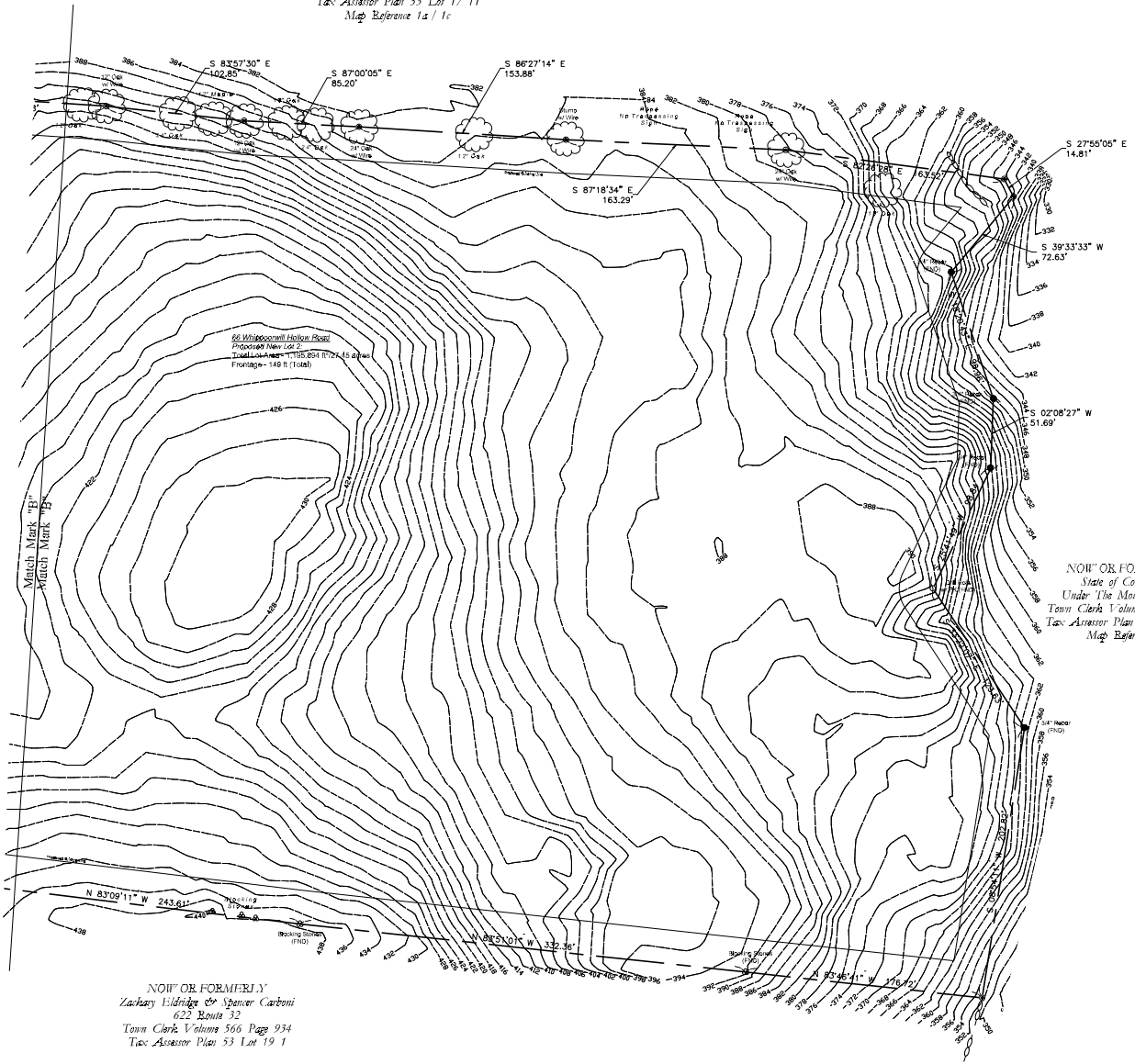


EROSION AND SEDIMENT CONTROL PLAN:

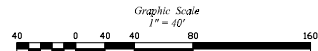
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND INSTALLED PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. TOWN STAFF SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES.

- ESTIMATED DURATION OF MAJOR CONSTRUCTION ACTIVITIES - 90 DAYS.
- SURVEYOR TO MARK WETLAND SETBACK LIMITS ON THE PROPERTY AS APPLICABLE.
- SILT FENCE IS TO BE INSTALLED, AS INDICATED ON THE SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY AND INSPECTED BY THE ZONING AND WETLANDS OFFICER. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN FOR THE PURPOSE OF INSPECTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- CONSTRUCTION ENTRANCE TO BE INSTALLED, AS INDICATED ON THE SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS INDICATED IN THE CONSTRUCTION SEQUENCE ON THE SITE PLAN.
- STOCKPILE AREAS MUST BE DIRECTLY CONTAINED WITHIN SILT FENCE AROUND THE COMPLETE PERIMETER. HAYBALES SHALL BE USED TO BACKUP THE DOWNGRADIENT PERIMETER OF THE STOCKPILE AREA.
- EXCESS SPOILS SHALL BE DISPOSED OF OFF SITE AT AN APPROPRIATELY LICENSED FACILITY.
- STORM WATER MITIGATION MEASURES SHALL BE PROTECTED FROM SEDIMENTATION UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION.
- STRAW BALES SHALL BE USED AS INDICATED ON THE SITE PLAN AND ANY OTHER EXPOSED AREAS BRAINING DIRECTLY TO EXISTING DEVELOPED AREAS.
- ALL REMAINING DISTURBED AREAS SHALL BE SEEDED WHEN THEY ARE EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS OR UPON COMPLETION OF CONSTRUCTION, IF DURING THE PLANTING SEASON. RECOMMENDED SEEDING DATES SHALL BE BETWEEN APRIL 15 AND SEPTEMBER 15. TEMPORARY STABILIZATION SEED MIXES, APPLICATION RATES AND SEASONS SHALL BE AS FOLLOWS:
ANNUAL RYEGRASS - 3/1 TO 6/15 OR 8/1 TO 10/15 - 10 LB PER 1,000 SF.
BUCKWHEAT - 4/1 TO 9/15 - 0.4 LB PER 1,000 SF.
CT DOT ALL PURPOSE MIX - 3/15 TO 6/15 OR 8/15 TO 10/15 - 3.4 LB PER 1,000 SF.
RECOMMENDED PERMANENT SEED MIX, APPLICATION RATES AND SEASONS:
NEW ENGLAND CONSERVATION MIX - 4/15 TO 9/15 - 3.0 LB PER 1,000 SF.
- APPLY STRAW OR HAY MULCH ON ALL NEWLY SEEDED AREAS AT A RATE OF 2 BALES PER 1000 SF.
- FERTILIZER MAY BE APPLIED AT THE RATE OF 7.5 LB PER 1,000 SF. OF 10-10-10.
- THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
- SILT FENCE BARRIER TO BE MAINTAINED AND LEFT IN PLACE UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION TO THE SATISFACTION OF THE ZONING AND WETLANDS OFFICER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF SILT FENCE AND EROSION AND SEDIMENT CONTROL CONDITIONS DURING CONSTRUCTION. THE CONTACT INFORMATION FOR THE SELECTED CONTRACTOR SHALL BE PROVIDED TO THE ZONING AND WETLANDS OFFICER PRIOR TO THE START OF CONSTRUCTION.
- PROJECT ENGINEER MAY BE CALLED FOR SPECIAL INSPECTIONS TO ASSESS EROSION AND SEDIMENT CONTROL PLAN EFFECTIVENESS AND MAKE REVISIONS AS NECESSARY.
- PROJECT ENGINEER MAY ALSO BE CALLED IN TO ASSESS EMERGENCY SITUATIONS (I.E. SEVERE FLOODING, RAINS OR OTHER ENVIRONMENTAL PROBLEMS).

NOW OR FORMERLY
Joseph & Wendy Smith
8611 Whitepoorwill Hollow Road
Tax Assessor Plan 53 Lot 17 11
Map Reference 1a / 1c



NOW OR FORMERLY
Zachary Valbridge & Spencer Carboni
623 Route 32
Town Clerk Volume 566 Page 934
Tax Assessor Plan 53 Lot 19 1



Florek Surveying, LLC



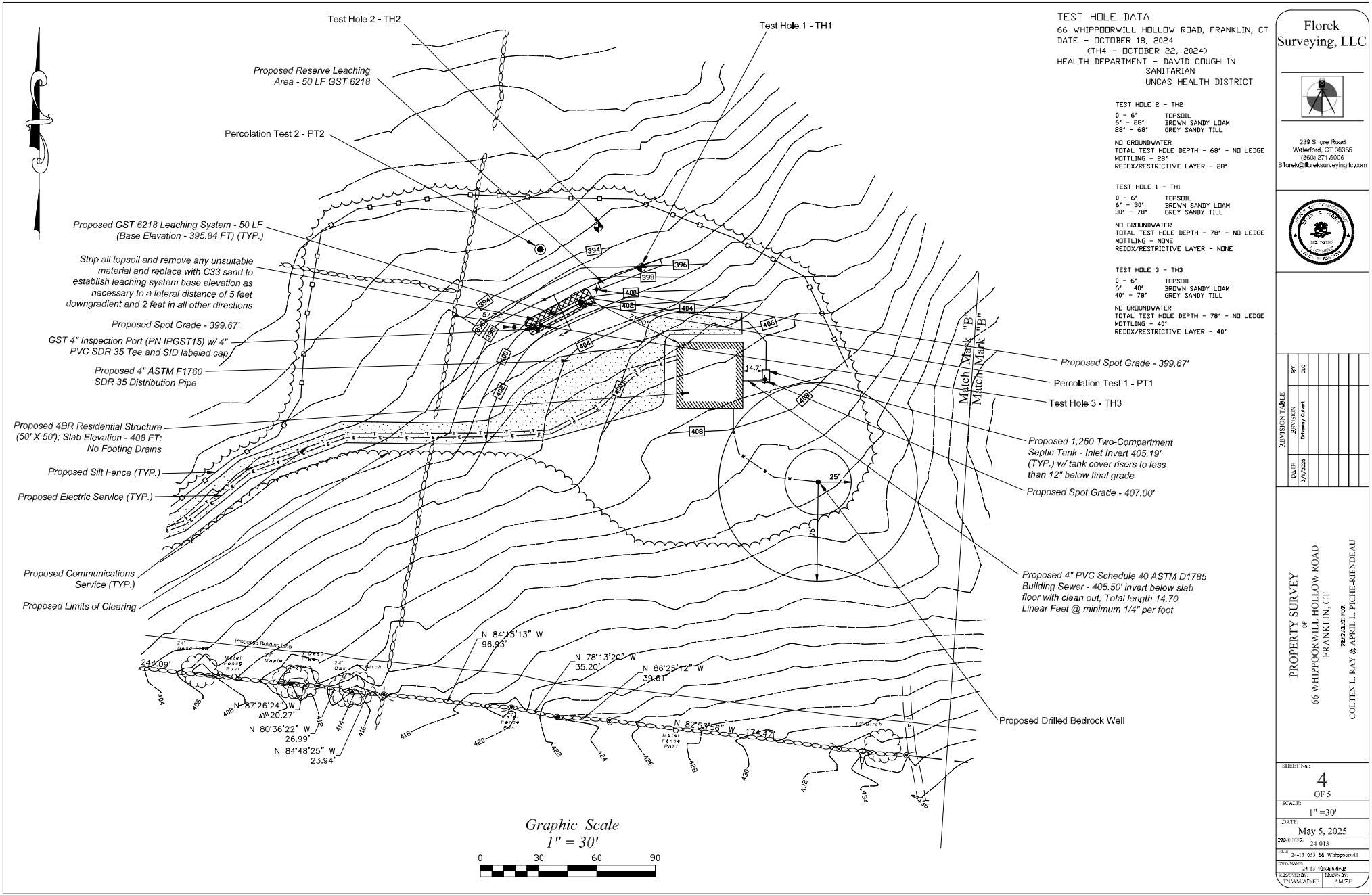
239 Shore Road
Waterford, CT 06385
(860) 271-5006
Eflorak@floreksurveyingllc.com



REVISION	DATE	
	BY	DESC
1	3/7/2025	Delivery Count

PROPERTY SURVEY
OF
66 WHITEPOORWILL HOLLOW ROAD
FRANKLIN, CT
PREPARED FOR
COLTENE L. RAY & APRIL L. PICHE-RIENDEAU

SHEET No.	3
OF	5
SCALE	1" = 40'
DATE	May 5, 2025
PROJECT No.	24-013
FILE	24-11-563-56-Whi
DRAWN BY	J.L. & S. Carboni
CHECKED BY	J.L. & S. Carboni
INVESTIGATED BY	J.L. & S. Carboni



TEST HOLE DATA
 66 WHIPPOORWILL HOLLOW ROAD, FRANKLIN, CT
 DATE - OCTOBER 18, 2024
 (TH4 - OCTOBER 22, 2024)
 HEALTH DEPARTMENT - DAVID COUGHLIN
 SANITARIAN
 UNCAS HEALTH DISTRICT

TEST HOLE 2 - TH2
 0 - 6' TOPSOIL
 6' - 28' BROWN SANDY LDM
 28' - 68' GREY SANDY TILL
 NO GROUNDWATER
 TOTAL TEST HOLE DEPTH - 68' - NO LEDGE
 MOTTLING - 28'
 REDOX/RESTRICTIVE LAYER - 28'

TEST HOLE 1 - TH1
 0 - 6' TOPSOIL
 6' - 30' BROWN SANDY LDM
 30' - 78' GREY SANDY TILL
 NO GROUNDWATER
 TOTAL TEST HOLE DEPTH - 78' - NO LEDGE
 MOTTLING - NONE
 REDOX/RESTRICTIVE LAYER - NONE

TEST HOLE 3 - TH3
 0 - 6' TOPSOIL
 6' - 40' BROWN SANDY LDM
 40' - 78' GREY SANDY TILL
 NO GROUNDWATER
 TOTAL TEST HOLE DEPTH - 78' - NO LEDGE
 MOTTLING - 40'
 REDOX/RESTRICTIVE LAYER - 40'

Proposed Spot Grade - 399.67'
 Percolation Test 1 - PT1
 Test Hole 3 - TH3

Proposed 1,250 Two-Compartment
 Septic Tank - Inlet Invert 405.19'
 (TYP.) w/ tank cover risers to less
 than 12" below final grade
 Proposed Spot Grade - 407.00'

Proposed 4" PVC Schedule 40 ASTM D1785
 Building Sewer - 405.50' invert below hollow road
 floor with clean out; Total length 14.70
 Linear Feet @ minimum 1/4" per foot

Graphic Scale
 1" = 30'



Florek
 Surveying, LLC



239 Shore Road
 Waterford, CT 06385
 (860) 271-6006
 info@floreksurveyingllc.com



REVISION TABLE

DATE	BY	EC
3/7/2024	DM	

PROPERTY SURVEY
 OF
 66 WHIPPOORWILL HOLLOW ROAD
 FRANKLIN, CT
 PREPARED FOR
 COLTEN L. RAY & APRIL L. PICHE-RIENDEAU

SHEET No.:
4
 OF 5
 SCALE:
 1" = 30'
 DATE:
 May 5, 2025
 PROJECT No.:
 24-013
 TITLE:
 24-13_053_06_Whippoorwill
 DRAWN BY:
 24-13-053-06.dwg
 CHECKED BY:
 24-13-053-06.dwg
 INCHES ADDED:
 AMB

SUBSURFACE SEWAGE DISPOSAL SYSTEM NOTES

1. THERE ARE NO WELLS WITHIN 75 FEET OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
2. THERE ARE NO FLOODING TRAINS WITHIN 25 FEET OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
3. A CONDITION OF THIS DESIGN IS THAT THE SUBSURFACE DISPOSAL SYSTEM SHALL BE INSTALLED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
4. THE LICENSED INSTALLER IS RESPONSIBLE FOR INSTALLING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE APPROVED PLANS. IN ADDITION, PER PUBLIC HEALTH CODE REQUIREMENTS THE LICENSED INSTALLER SHALL BE ON-SITE DURING THE CONSTRUCTION OF THE SYSTEM.
5. ALL TOPSOIL, STUMPS AND BOLLERS MUST BE REMOVED FROM THE AREA OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. SILT FENCE SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE SYSTEM.
6. THE LOCAL HEALTH DEPARTMENT/DISTRICT MUST BE NOTIFIED BEFORE ANY PORTION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM IS CONSTRUCTED AND PRIOR TO BACKFILL OF ANY PORTIONS.
7. THE INSTALLER SHALL BE RESPONSIBLE FOR ADEQUATELY COMPACT ANY FILL THAT IS REQUIRED OR USED FOR OR IN CONNECTION WITH THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ALL FILL SHALL BE PLACED IN 6 TO 8 INCH LIFTS AND SHALL BE MECHANICALLY COMPACTED.
8. THERE SHALL BE NO CUTS WITHIN 50 FEET OF THE DOWNHILL SIDE OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM OR WITHIN 25 FEET OF THE SIDES OF THE SYSTEM. THERE SHALL BE NO STUMPS OR BOLLERS BURIED WITHIN 50 FEET OF THE DOWNHILL SIDE OF THE SYSTEM.
9. SHOULD ANY SIGNIFICANT VARIATIONS FROM TEST PIT DATA SHOWN (LEAKS, GROUNDWATER, MOTTILING, SOIL TYPES) BE DISCOVERED BY THE INSTALLER, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE INSTALLATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
10. IN GENERAL, ALL CONSTRUCTION PRACTICES, AS PER THE PUBLIC HEALTH CODE, SHALL BE ADHERED TO. THE FOLLOWING OUTLINES SOME OF THE MAJOR PROCEDURES, BUT DO NOT RELIEVE THE INSTALLER FROM FULL COMPLIANCE DUE TO THEIR LACK OF MENTION BELOW.
 - a. ALL TOPSOIL, STUMPS AND BOLLERS SHALL BE REMOVED FROM TEN AREA OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND FILL. THIS AREA SHALL EXTEND TO A MINIMUM OF 5 FEET AROUND EACH LEACHING AREA. NO MACHINERY OR VEHICLES SHALL BE ALLOWED ON THE EXPOSED NATIVE SOIL. STRIPPING SHOULD NOT TAKE PLACE WITHIN 48 HOURS OF A RAIN STORM OR IF THERE IS STANDING WATER IN THE AREA.
 - b. THE EARTH SHALL BE SORTICED PRIOR TO FILL. PLACEMENT GRAVEL FILL SHALL MEET PUBLIC HEALTH CODE SPECIFICATIONS AND BE PLACED IN ACCORDANCE WITH NOTE 7.
 - c. NO TRUCKS OR HEAVY MACHINERY SHALL BE ALLOWED IN THE STRIPPED AREA.
11. THIS SUBSURFACE SEWAGE DISPOSAL SYSTEM IS NOT DESIGNED TO ACCEPT BACKWASH FROM A WATER SOFTENER.
12. ALL GEDMATRX GST 6218 INSTALLATIONS UTILIZE A SPECIFIED SAND (SEE DESIGN NOTE ON SPECIFIED SAND) AROUND THE LENGTH OF LEACHING SYSTEM SPECIFIED = 2 INCH MINIMUM UNDERNEATH AND 2 INCH MINIMUM ON THE SIDES. THE DEPTH OF SPECIFIED SAND UNDERNEATH THE LEACHING SYSTEM SHALL BE INCREASED BASED ON EXISTING GRADES WITH TOPSOIL REMOVED TO MAINTAIN A LEVEL BASE ELEVATION FOR EACH LEACHING AREA.
13. THE SPACE BETWEEN THE GEDMATRX GST 6218 SECTIONS CREATED AT ANGLED BENDS SHALL BE FILLED WITH ASTM C33, SPECIFIED SAND, WHERE APPLICABLE.
14. THE GEDMATRX GST 6218 SYSTEM SHALL BE FED BY A 4 INCH SOLID SDR 35 PVC PIPE AND TRANSITION TO A 4 INCH PERFORATED SDR 35 PVC PIPE. THE LENGTH OF EACH LEACHING SYSTEM, THE END OF PERFORATED DISTRIBUTION PIPE SHALL BE PROVIDED WITH A SOLID CAP.
15. BACKFILL AND FINISH GRADING CAREFULLY PLACE BACKFILL OVER THE LEACHING SYSTEM. A TOTAL MINIMUM DEPTH OF 6 INCHES OF WELL GRADED SANDY FILL (CLEAN, PERKINS, AND BEYOND OF ROCKS) AS REQUIRED FROM THE TOP OF THE FILTER FABRIC TO THE DISTRIBUTION PIPE. FROHER GRADE MUST DIVERST SURFACE RUNOFF FROM THE SOIL TREATMENT AREA AND PREVENT SURFACE PENETRATING THE PROPOSED CONTOUR LINES AND SPOT GRADES PROVIDED ON THE SITE PLAN. PROTECT THE SYSTEM AREA FROM EROSION BY LOADING AND SEEDING OR BY USING OTHER APPROVED METHODS OF EROSION CONTROL.
16. THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT GEDMATRX GST 62 SERIES DESIGN AND INSTALLATION MANUAL.
17. THE FILL OVER THE SEPTIC TANK SHALL NOT EXCEED 12 INCHES WITHOUT THE INSTALLATION OF PRECAST CONCRETE RISERS ABOVE THE MANHOLES. IF RISERS ARE INSTALLED, THE ORIGINAL COVERS ON THE SEPTIC TANK SHALL REMAIN.
18. A CLEAN OIL SHALL BE INSTALLED JUST INSIDE THE FOUNDATION WALL ON THE BUILDING SEWER PIPE FOR MAINTENANCE PURPOSES.

SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN CALCULATIONS

BASIS OF DESIGN:

RESIDENTIAL HOME - 4 BEDROOMS
 NO GARAGE GRINDER AND NO LARGE TUBS OF 100-200 GALLONS
 ASSUME 150 GALLONS PER BEDROOM PER DAY BASED ON DESIGN FLOW FOR SINGLE FAMILY RESIDENTIAL UP TO 3 BEDROOMS 75 GALLONS PER DAY FOR EACH ADDITIONAL BEDROOM
 DESIGN FLOW = 3 BEDROOMS X 150 GPCD + 1 BEDROOM X 75 GPCD = 525 GALLONS PER DAY
 DESIGN PERCOLATION RATE = LESS THAN 100 MINUTES PER INCH

DESIGN COMPONENTS:

1250 GALLON TWO COMPARTMENT SEPTIC TANK
 EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF PER TABLE 6 OF THE CDPH TECHNICAL STANDARDS
 ASSUME 150 GALLONS PER BEDROOM PER DAY BASED ON DESIGN FLOW FOR SINGLE FAMILY RESIDENTIAL
 62"X18" GEDMATRX GST 6218 LEACHING SYSTEM, ELA140 SF/LF
 13 FEET MINIMUM ROW SPACING (ON CENTER)
 LENGTH OF LEACHING UNITS REQUIRED = 577.5 SF/140 SF/LF = 41.25 LF
 LENGTH OF LEACHING SYSTEM PROVIDED = 50 LF
 TOTAL EFFECTIVE LEACHING AREA PROVIDED = 7000 SF
 DEPTH TO RESTRICTIVE LAYER = 24 INCHES RESTRICTIVE LAYER/MOTTILING
 M55 HYDRAULIC GRADIENT = 8.1%
 M55 = H² X FF X PF ÷ 28 X L75 X 10 = 490 LF
 50 LF OF LEACHING SYSTEM SPREAD PROVIDED

LEACHING SYSTEM BOTTOM ELEVATION (UPGRADIENT SIDE) = 393.84 FT
 LEACHING SYSTEM FILL - PER MANUFACTURER SPECIFICATIONS AND DETAIL DRAWINGS, GST 6218 SYSTEM USES A COMBINATION OF ASTM C33 SELECT SAND AND CT DOT FIRM 616 NO. 6 STONE AGGREGATE PER SECTION VIIIA OF THE CDPH TECHNICAL STANDARDS MEETING THE FOLLOWING STIPULATIONS AND GRADATION:

SELECT FILL	WET SIEVE SIZE	PERCENT PASSING
#4	100	100
#10	70-100	70-100
#40	10-50	10-75
#100	0-20	0-5
#200	0-5	0-2.5

IF 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 #80 SIEVE DOES NOT EXCEED 5%. IF THE FILL FAILS THE DRY SIEVE BUT PASSES THE WET SIEVE, THEN THE FILL SHALL BE APPROVED.

CTDOT SAND	PERCENT SIEVE SIZE PASSING
#4	95.0-100.0
#10	50.0-85.0
#20	25.0-60.0
#40	5.0-30.0
#100	0.5
#200	0.5

NOTE: ASTM C33 SELECT SAND SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE SIZE TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.

NO. 6 STONE AGGREGATE (A.K.A. 3/4" STONE)	PERCENT PASSING (BY WEIGHT)
2"	N/A
1 1/2"	100
1"	90-100
3/4"	20-55
1/2"	0-15
3/8"	0-15
#4	0-5

NOTE: STONE AGGREGATE MUST BE OF UNIFORM CONSISTENCY AND ONLY CONTAIN CLEAN, HARD, TOUGH, DURABLE FRAGMENTS THAT MEET THE SPECIFICATIONS CITED IN THE STONE AGGREGATE DEFINITION WITHIN THE CDPH TECHNICAL STANDARDS, WHICH INCLUDES A FINES STANDARD OF A MAXIMUM OF 1% PASSING THE #20 SIEVE AT THE PTT/QUARRY SOURCE. THIS STANDARD SHOULD ALSO BE MET AT THE SIDS INSTALLATION SITE, HOWEVER IN NO CASE SHALL THE FINES EXCEED 1.5%.

PERCOLATION TEST DATA

WHIPPOORWILL HOLLOW ROAD, FRANKLIN, CT
 DATE = OCTOBER 18, 2024
 BY: DAVID L. CODLEY, P.E.
 DLCI ENGINEERING SERVICES, LLC

PERCOLATION TEST 1 - PT1

DEPTH = 21"
 PRE-SDAK = 110MM

TIME	WATER LEVEL (IN)	WATER LEVEL DROP (IN)	MIN./IN.
11:42AM	8.04		
11:47AM	18.90	2.88	1.74
11:52AM	12.96	2.04	2.45
11:57AM	14.76	1.80	2.78
12:02PM	16.32	1.56	3.21
12:07PM	17.28	0.96	5.21
12:12PM	18.12	0.84	5.95
12:17PM	18.72	0.60	8.33
12:22PM	19.44	0.72	6.94
12:27PM	EMPTY		

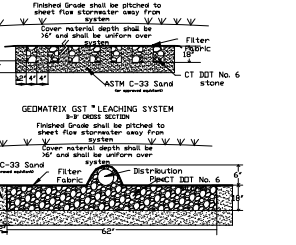
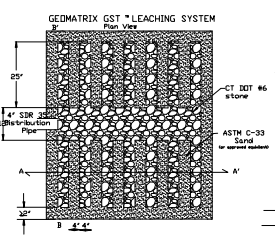
PERCOLATION TEST 2 - PT2

DEPTH = 21"
 PRE-SDAK = 110MM

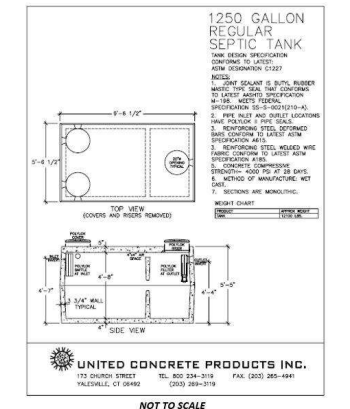
TIME	WATER LEVEL (IN)	WATER LEVEL DROP (IN)	MIN./IN.
12:57PM	6.36		
12:58PM	9.60	2.64	1.89
12:59PM	11.04	1.44	3.47
1:00PM	12.60	1.56	3.21
1:01PM	13.68	1.08	4.63
1:02PM	14.76	1.08	4.63
1:03PM	15.84	1.08	4.63
1:04PM	16.80	0.96	5.21
1:05PM	17.76	0.96	5.21
1:06PM	18.48	0.72	6.94
1:07PM	19.08	0.60	8.33
1:08PM	19.68	0.60	8.33
1:09PM	EMPTY		

PERCOLATION RATE AT 21" DEPTH = 110.0 MINUTES/INCH

PERCOLATION RATE AT 21" DEPTH = 110.0 MINUTES/INCH



1250 GALLON SEPTIC TANK DETAILS



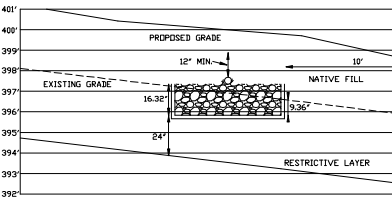
UNITED CONCRETE PRODUCTS INC.
 1000 CHURCH STREET, TEL: 800-534-3111 FAX: (203) 263-8441
 WINDSOR, CT 06095 (203) 684-9179

1. SEE ELEVATION SCHEDULE FOR SEPTIC TANK INSTALLATION ELEVATIONS.
2. SEPTIC TANK SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SEPTIC ELEVATIONS SCHEDULE

BUILDING SEWER INVERT BELOW SLAB (4 IN. PIPE AT 1/4 IN. PER FOOT)	
OUTLET INVERT	405.50'
SEPTIC TANK	
INLET INVERT	405.19'
OUTLET INVERT	404.94'
TOP OF TANK	406.27'
BOTTOM OF TANK	400.85'
GRADE ON TOP OF TANK	407.00'
LEACHING AREA	
INLET INVERT	397.34'
TOP ELEVATION	397.67'
BOTTOM ELEVATION	395.84'

LEACHING AREA CROSS SECTION DETAIL CROSS SECTION A-A'

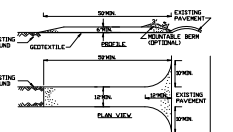


NOT TO SCALE

NOTES:

1. TOPSOIL SHALL BE STRIPPED WITHIN THE LEACHING AREA AND EXTEND A MINIMUM OF 5 FEET DOWN-GRADIENT AND 2 FEET ON EACH SIDE AND UP-GRADIENT BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.
2. ONCE TOPSOIL IS REMOVED, C33 SAND SHALL BE USED TO ESTABLISH THE BASE ELEVATION FOR THE LEACHING SYSTEM, AS NEEDED.
3. COMMON/NATIVE CLEAN FILL SHALL BE USED TO FILL THE REMAINING AREAS AND ESTABLISH PROPOSED GRADES AND ELEVATIONS AS SPECIFIED.
4. COMMON/NATIVE CLEAN FILL SHALL EXTEND AT LEAST 5 FEET IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

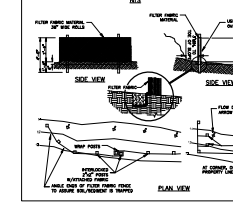
CONSTRUCTION ENTRANCE DETAIL



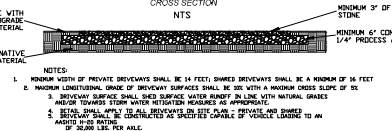
CONSTRUCTION SPECIFICATIONS

1. STONE STEP - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE.
2. LENGTH - NOT LESS THAN 30 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. CURB - 4 INCH WELLS OF CONCRETE BOLLERS. LENGTH FOUR (4) FEET SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DRIFTING TOWARD CONSTRUCTION AREA SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION AREA. VEGETATION SHALL BE PROTECTED AND TRACKED INTO PUBLIC RIGHTS-OF-WAY SHALL BE REVEALED IMMEDIATELY.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD OR OTHER MATERIALS ONTO ADJACENT PROPERTIES.
8. WHEN MAINTENANCE IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED EQUIPMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

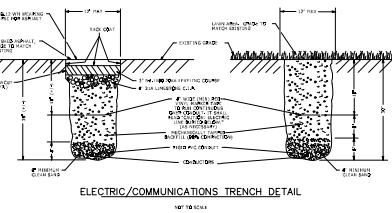
SILT FENCE DETAIL



GRAVEL DRIVEWAY DETAIL CROSS SECTION



ELECTRIC/COMMUNICATIONS TRENCH DETAIL



Florek Surveying, LLC



239 Shore Road
 Waterford, CT 06385
 (860) 271-5506
 fllorek@floreksurveyingllc.com



REVISION	DATE	BY	DESC
1	3/7/2025	DL	Delivery Content

PROPERTY SURVEY OF
 66 WHIPPOORWILL HOLLOW ROAD
 FRANKLIN, CT
 PREPARED BY
 COLLEEN L. RAY & APRIL L. PICHE-RIENDEAU

SHEET NO. 5 OF 5
 SCALE: AS SPECIFIED
 DATE: May 5, 2025
 PROJECT NO: 24-013
 FILE: 24-11_501_56_Whippoorwill
 DRAWN BY: JAL-LAP/aps/eng
 CHECKED BY: JAL-LAP/aps/eng
 DESIGNED BY: JAL-LAP/aps/eng
 APPROVED BY: JAL-LAP/aps/eng