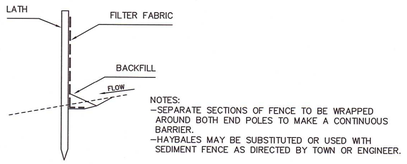
INCHES



NOTES:
–SEPARATE SECTIONS OF FENCE TO BE WRAPPED AROUND BOTH END POLES TO MAKE A CONTINUOUS BARRIER.
–HAYBALES MAY BE SUBSTITUTED OR USED WITH SEDIMENT FENCE AS DIRECTED BY TOWN OR ENGINEER.

SEDIMENT FENCE DETAIL

EROSION AND SEDIMENTATION CONTROL NOTES :

- EROSION AND SEDIMENTATION CONTROL MEASURES TO BE INSTALLED AT THE TOE OF SLOPES OR AS SHOWN ON THE PLANS.
- ALL MEASURES TO BE INSTALLED PRIOR TO GROUND DISTURBANCE.
- TOPSOIL TO BE STRIPPED, STOCKPILED AND SEEDED IN ALL AREAS OF PROPOSED GRADING.
- EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL DISTURBED AREAS ARE STABILIZED. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY.
- THE OWNER OF RECORD / CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS.
- ALL EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED IN ACCORDANCE WITH THE 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

ZONING TABLE

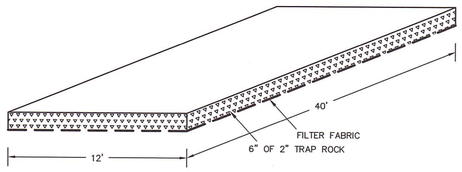
ZONE– RR – RURAL RESIDENCES
USE: Residential (Created prior to December 17, 1987) PER GENERAL STANDARD REQUIREMENTS, SECTION: C3b

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT SIZE (S.F.) :	80,000 S.F.	29,500± S.F.	29,500±	–
SETBACKS:				
FRONT YARD (ft.)	50'	13.5'	44.0'	7'
SIDE YARD (ft.)	20' (SIDE YARD AGGREGATE = 50')	12.5'	30.5' (WEST SIDE)	–
REAR YARD (ft.)	50'	N/A	N/A	–
BUILDING COVERAGE	15%	1,378/29,500±=4.7±%	1,379/29,500±=04.7±%	–
BUILDING HEIGHT	35'	1 STORY	TO BE DETERMINED	–

CONSTRUCTION SEQUENCE

1. Start and Completion Dates:
   Start Date: Summer 2021
   Completion Date: Summer 2022

2. Construction Sequence
- Obtain all permits.
- Notify "Call Before You Dig" for utility marking.
- Install sediment fence at the toe of all proposed fill slopes and as shown on the site plans.
- Demolish and remove existing dwelling.
- Remove and stockpile topsoil. Stockpile to be seeded with annual rye grass and mulched.
- Install anti–tracking pad at proposed driveway entrance.
- Install house foundation and associated items such as septic tank, well and driveway.
- Install drainage
- Grade subgrade to provide adequate surface drainage.
- Place topsoil on all disturbed areas.
- Topsoil to be fertilized, seeded and mulched immediately.
- Remove sedimentation controls when vegetation is established.



CONSTRUCTION ENTRANCE DETAIL

N.T.S.

Deep test pits and percolation tests results
9/9/20

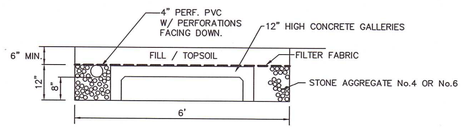
Deep test pit #1
0–14" Fill
14–19" Original topsoil
19–33" Orange brown friable sandy loam
33–72" Grey compact sandy loam
Mottling @ 33"
No water
No ledge

Deep test pit #2
0–30" Fill
30–40" Original topsoil
40–48" Grey mottled silty loam
Mottling @ 40"
No water
No ledge

Deep test pit #3
0–17" Fill
17–27" Original topsoil
27–35" Orange brown friable sandy loam
35–60" Grey compact sandy loam
Mottling @ 35"
No water
No ledge
Stone pit / bury hole on end of hole towards deep test pit #1

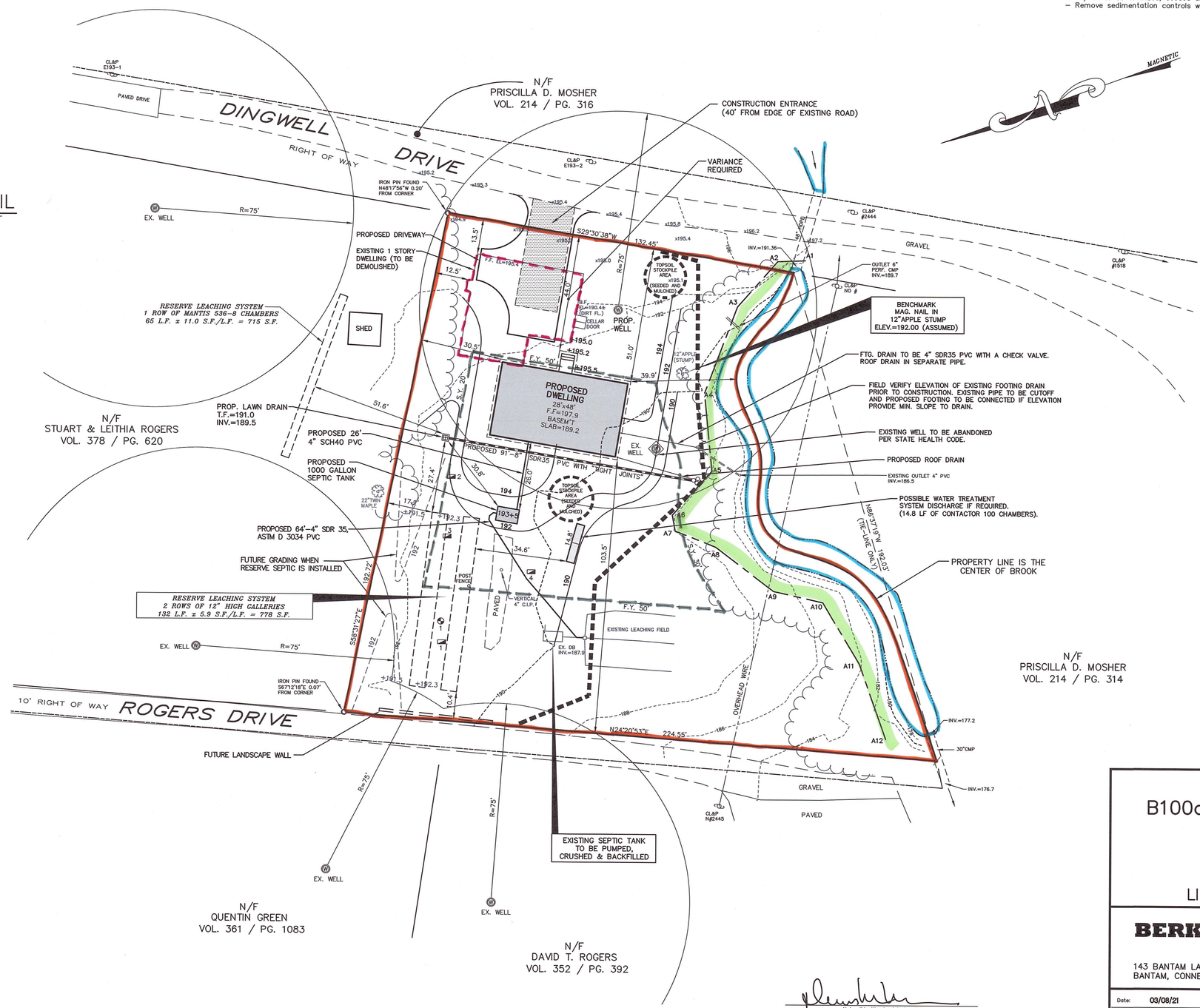
Deep test pit #4
0–20" Fill
20–32" Topsoil
32–46" Orange brown friable sandy loam
46–72" Grey compact sandy loam
Mottling @ 46"
No water
No ledge

Percolation test A 18" deep – Presoak 2hr.
00 17"
10 18"
20 19"
30 19.75"
40 20.375"
50 21.125"
60 21.75"
Percolation rate: 16min./inch



12" HIGH CONCRETE GALLERY DETAIL

N.T.S.



DESIGN CRITERIA	
NO. OF BEDROOMS	2
PERCOLATION RATE	20.1–30 MIN./INCH
LEACHING AREA REQ'D (S.F.)	565
RESERVE AREA PROV. (S.F.)	778

MLSS – MINIMUM LEACHING SYSTEM SPREAD	
DEPTH TO RESTRICTION	18" ORIG. SOIL
GRADE	4.1–6%
HYDRAULIC FACTOR	42
FLOW FACTOR	1.0
PERCOLATION FACTOR	1.5
MLSS REQUIRED	63'
MLSS PROVIDED	66'

DESIGN FLOW LINES / ELEVATIONS			
	IN	OUT	DIRECTION
HOUSE		193.0	TO TANK
SEPTIC TANK	192.25	192.0 (MIN.)	TO DB 1
DB 1	188.0±	187.8±	TO TRENCH

LEGEND

PROPERTY LINE
EDGE WATER
FLAGGED WETLANDS 5
PAVED DRIVE
GRAVEL DRIVE
OVERHEAD WIRE
EXISTING IRON PIN OR PIPE
UTILITY POLE WITH ANCHOR
WELL
TREES
EXISTING CONTOUR 990
EXISTING SPOT ELEVATION 991.5
TREE LINE
PROPOSED CONTOUR 990
FUTURE PROPOSED CONTOUR 990
EXISTING SPOT ELEVATION 991.5
PROPOSED SPOT ELEVATION 991+5
DEEP HOLE 1
PERCOLATION TEST A
TREE LINE
HAYBALE CHECK DAM
SEDIMENT FENCE

NOTES:
– BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON PROPERTY / TOPOGRAPHIC SURVEY PREPARED FOR DAVID T. ROGERS 18 DINGWELL DRIVE LITCHFIELD, CONNECTICUT DATED: 06/01/20 BY THIS OFFICE.
– LOT AREA: 0.68 ± ACRES
– THE PURPOSE OF THIS PLAN IS TO SHOW A RESERVE SEPTIC AREA PER THE B100a SECTION OF THE TECHNICAL STANDARDS.

Not valid without original seal

SITE PLAN & B100a RESERVE SEPTIC PLAN

PREPARED FOR

DAVID T. ROGERS

18 DINGWELL DRIVE
LITCHFIELD, CONNECTICUT

BERKSHIRE ENGINEERING & SURVEYING, LLC
143 BANTAM LAKE ROAD
BANTAM, CONNECTICUT 06750
(860)567–8007
(860)567–8006 (fax)

Date:	03/08/21	Proj. No.:	20-3352-B100A(1)	Sheet:	1/1
Scale:	1"=20'	Drawn By:	MS	Map No.:	3352