

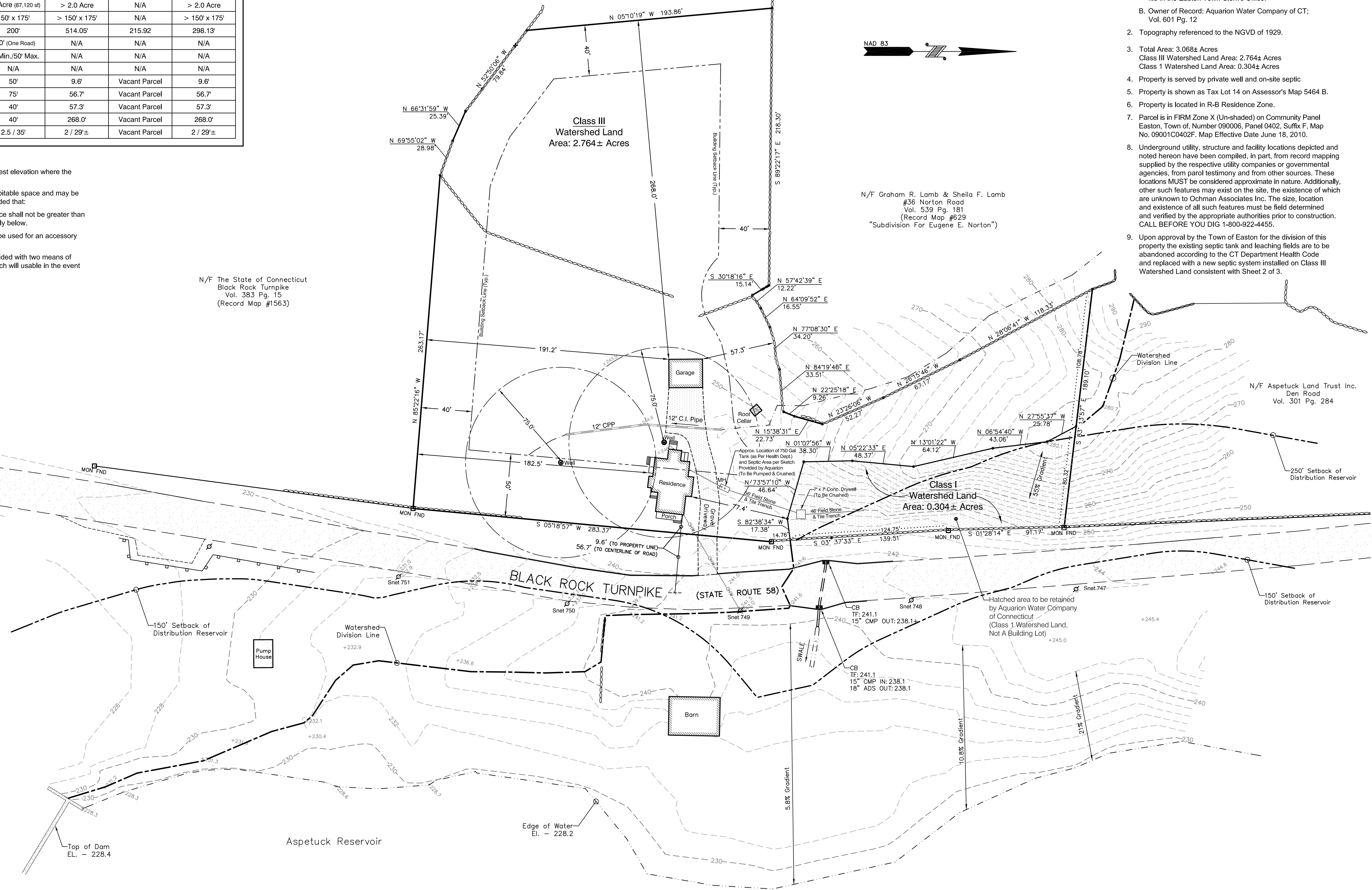
TOWN OF EASTON: ZONING R-B				
	REQUIRED	EXISTING Class I & III	PROPOSED Class I Parcel	PROPOSED Class III Parcel
Minimum Lot Size: Acre	3.0 Acre (130,680 sf)	3.068± Acre	0.304± Acre	2.764± Acre
Minimum Buildable Acre	2.0 Acre (87,120 sf)	> 2.0 Acre	N/A	> 2.0 Acre
Lot Shape	150' x 175'	> 150' x 175'	N/A	> 150' x 175'
Minimum Frontage (Unless Noted)	200'	514.05'	215.92'	298.13'
Minimum Frontage (Corner Lots)	200' (One Road)	N/A	N/A	N/A
Minimum Frontage (Flag Lots)	25' Min./50' Max.	N/A	N/A	N/A
Minimum Frontage (Common Driveway)	N/A	N/A	N/A	N/A
Minimum Front Yard	50'	9.6'	Vacant Parcel	9.6'
Min. Front Yard to Centerline of Road	75'	56.7'	Vacant Parcel	56.7'
Minimum Side Yard	40'	57.3'	Vacant Parcel	57.3'
Minimum Rear Yard	40'	268.0'	Vacant Parcel	268.0'
Maximum Height: Stories / Feet	2.5 / 35'	2 / 29'±	Vacant Parcel	2 / 29'±

**Section 3500 Residence Districts**  
 Maximum Building Height - Height above the highest elevation where the foundation meets the ground.  
 Attic Limitations - Attic may contain finished or habitable space and may be equipped with heat, plumbing and electricity provided that:  
 a. The amount of finished or habitable floor space shall not be greater than 50% of the gross floor area of the story directly below.  
 b. The finished residential attic space shall not be used for an accessory apartment.  
 c. Any habitable space in the attic shall be provided with two means of egress acceptable to the Building Official which will be usable in the event of an emergency.

N/F The State of Connecticut  
 Black Rock Turnpike  
 Vol. 383 Pg. 15  
 (Record Map #1563)

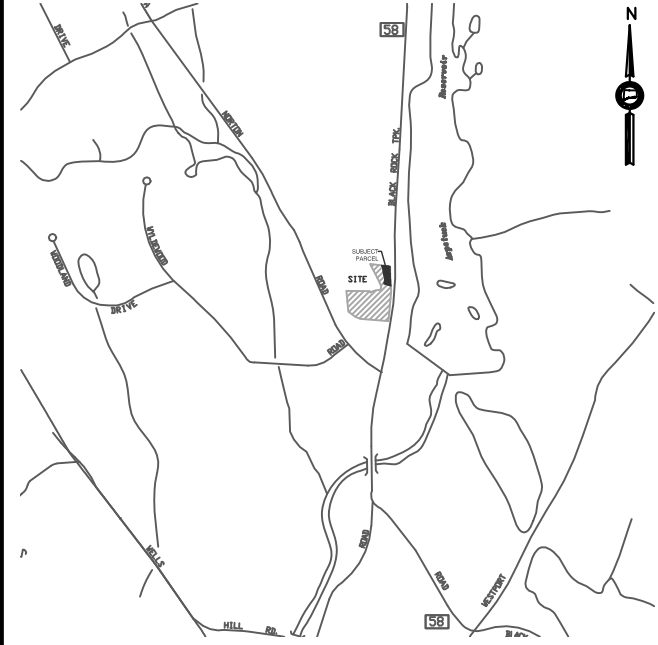
18" CMP INV. - 223.8  
 18" CMP IN: 223.1  
 18" CMP OUT: 223.1

LEGEND	
— 270 —	Existing Contour
x 271.1	Existing Spot Elevation
Gp	Grade Plane
- 270 -	Proposed Contour
+ 271.1	Proposed Spot Elevation
⊕	Percolation Test
○	Deep Test Hole
○	(WM) Water Meter
○	(WV) Water Valve
○	(STMH) Storm Manhole
○	(SSMH) Sanitary Sewer Manhole
⊗	Geotextile Silt Fence
⊗	Drain Inlet Siltsock
⊗	Tree Protection
⊗	Trees To Be Removed
— FD —	Proposed Foundation Drain
— RL —	Proposed Rain Leader Drain
— HLO —	Proposed High Level Overflow
— E —	Proposed Electric Line
— W —	Proposed Waterline
— G —	Proposed Gas Line
⊕	Utility Pole
⊕	Grade To Drain
⊕	Building Setback
⊕	Stonewall



N/F Graham R. Lamb & Sheila F. Lamb  
 #36 Norton Road  
 Vol. 539 Pg. 181  
 (Record Map #529)  
 "Subdivision For Eugene E. Norton"

- NOTES:**
- References:  
 A. Reference is hereby made to a map entitled "Property Survey Of IP-21, BHC Company, #433 Black Rock Road, Easton, Ct., Jan. 31, 2002" Prepared by Ochman Associates Inc. and on file in the Easton Town Clerk's Office.  
 B. Owner of Record: Aquarion Water Company of CT; Vol. 601 Pg. 12
  - Topography referenced to the NGVD of 1929.
  - Total Area: 3.068± Acres  
 Class III Watershed Land Area: 2.764± Acres  
 Class I Watershed Land Area: 0.304± Acres
  - Property is served by private well and on-site septic
  - Property is shown as Tax Lot 14 on Assessor's Map 5464 B.
  - Property is located in R-B Residence Zone.
  - Parcel is in FIRM Zone X (Un-shaded) on Community Panel Easton, Town of, Number 090006, Panel 0402, Suffix F, Map No. 09001C0402F. Map Effective Date June 18, 2010.
  - Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
  - Upon approval by the Town of Easton for the division of this property the existing septic tank and leaching fields are to be abandoned according to the CT Department Health Code and replaced with a new septic system installed on Class III Watershed Land consistent with Sheet 2 of 3.



ORIENTATION SCALE: 1" = 1800'

**OCHMAN ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 P.O. BOX 76  
 EASTON, CONNECTICUT 06612  
 PHONE (203) 268-9194

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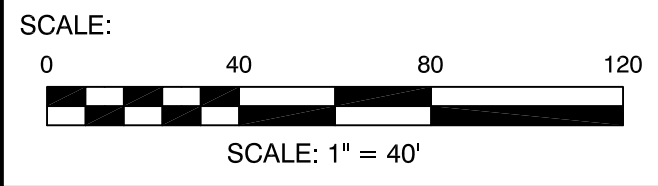
NO.	DATE	REVISION
1.	04/09/20	Classify Watershed Land Types and Areas
2.	06/01/21	Division of Property Map
3.	06/17/21	Approx. Location of Septic

**DIVISION OF PROPERTY**

- PREPARED FOR -  
**THE AQUARION WATER COMPANY OF CONNECTICUT**  
 #433 BLACK ROCK TURNPIKE (STATE ROUTE 58)  
 EASTON, CONNECTICUT  
 ASSESSOR MAP 5464B • LOT 14  
 AUGUST 4, 2009

SHEET 1 OF 3

COMMENCE: 04/2009	FB: 113 PG. 44, 142
DRAWN BY: MVB	PROJECT NO.: 576
CHECKED BY: MAO	DWG NO.: 24-1105



TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES \*MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT\* ADOPTED JUNE 21, 1996, AMENDED OCTOBER 20, 2018.

IT IS AN ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

Mark Ochman

MARK A. OCHMAN, PE, LS CT LICENSE #24913  
 NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL

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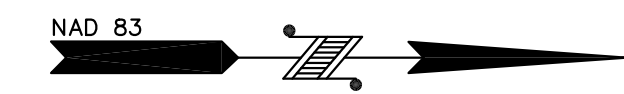
Proposed 60 LF  
Of Gst 6218

Proposed Siltfence  
(Typ.)

\*Benchmark  
Pk Nail In 20' Oak  
El.: 266.67

2" Sch 40 ASTM D 1785  
Pvc Force Main Or  
Approved Equivalent

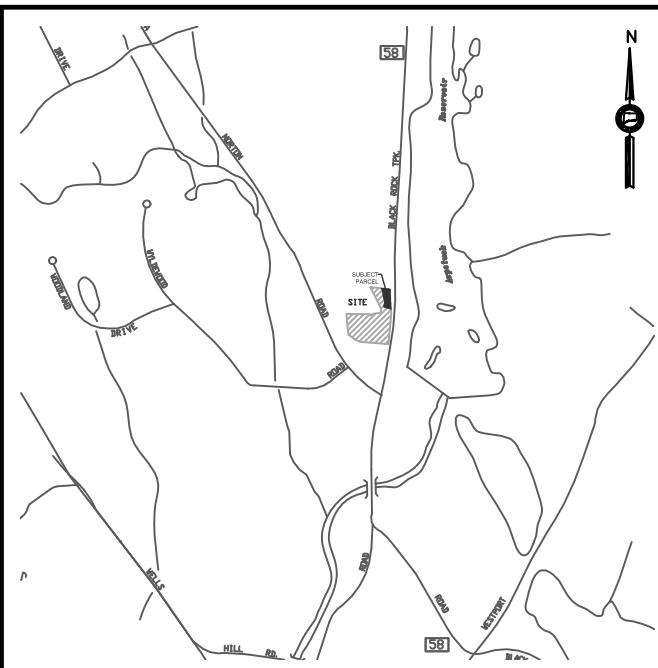
4" Sch 40 ASTM D 1785  
Pvc @ 2.1% Min.



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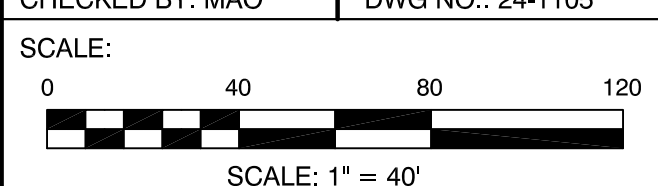
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**SITE PLAN:  
REPLACEMENT  
SEPTIC SYSTEM**

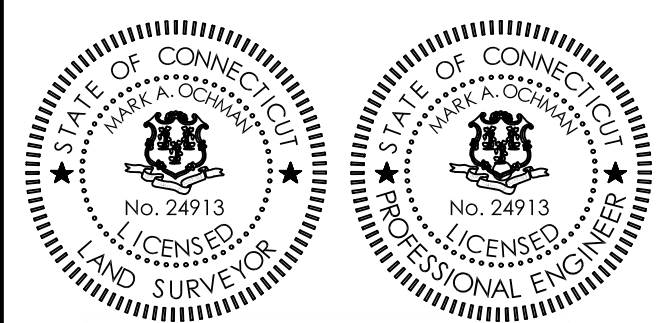
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#433 BLACK ROCK TURNPIKE  
(STATE ROUTE 58)  
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ASSESSOR MAP 5464B • LOT 14  
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SHEET 2 OF 3

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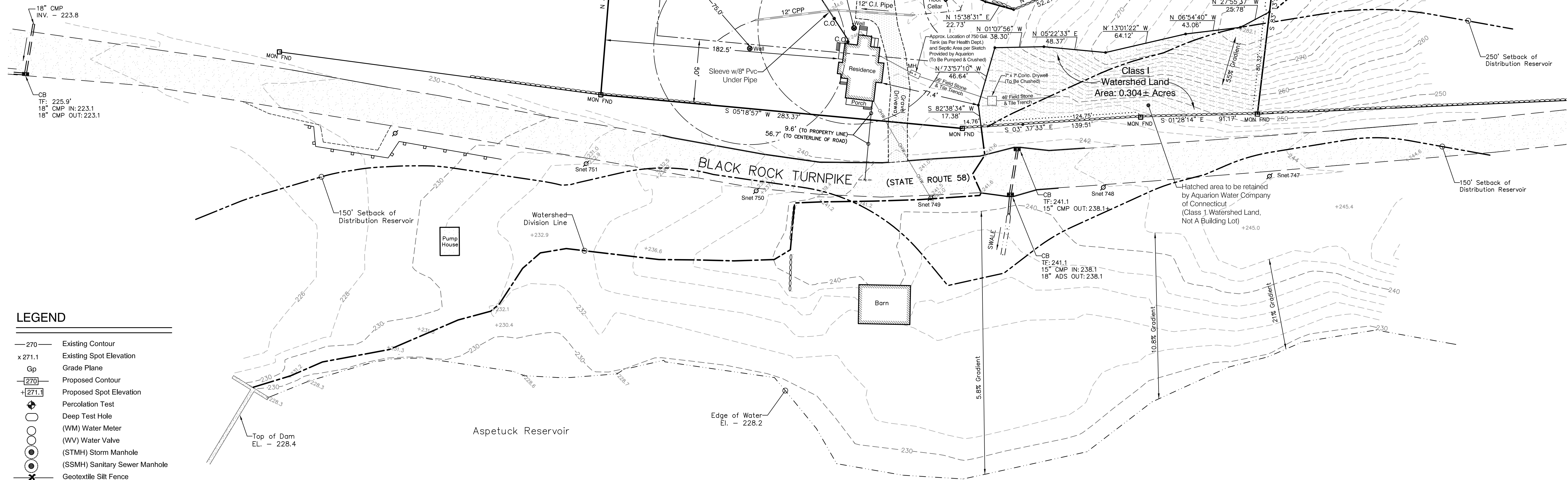
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18" CMP  
INV. - 223.8

18" CMP IN: 223.1  
18" CMP OUT: 223.1

**LEGEND**

- 270 — Existing Contour
- x 271.1 Existing Spot Elevation
- Gp Grade Plane
- 270 - Proposed Contour
- + 271.1 Proposed Spot Elevation
- ⊕ Percolation Test
- Deep Test Hole
- (WM) Water Meter
- (WV) Water Valve
- (STMH) Storm Manhole
- (SSMH) Sanitary Sewer Manhole
- ⊗ Geotextile Silt Fence
- ⊗ Drain Inlet Siltsock
- ⊗ Tree Protection
- ⊗ Trees To Be Removed
- FD — Proposed Foundation Drain
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- E — Proposed Electric Line
- W — Proposed Waterline
- G — Proposed Gas Line
- Utility Pole
- GTD — Grade To Drain
- ⊗ Building Setback
- ⊗ Stonewall



**SEPTIC NOTES**

- All materials and procedures are to conform to all applicable local and state regulations and to the normal standards of good practice.
- The Surveyor shall stake out the septic system and provide a benchmark for the contractor prior to installation of the system.
- The contractor shall verify all on-site and off-site conditions pertinent to the proposed construction. The engineer shall be notified of any field conditions that conflict with this plan.
- No open jointed perforated or pervious pipe drains are to be located within 50' down gradient of any system area. No perforated drains to be located within 25' up gradient and to the sides of the septic system.
- The septic pipe from the house to the septic tank shall be a 4" Solvent Welded PVC ASTM D 1785, Schedule 40 pipe or accepted equal. The septic pipe from the septic tank to the septic system shall be a 4" SDR 35 or accepted equal.
- Call "CALL BEFORE YOU DIG" @ 1-800-922-4455 before the start of any construction.
- Contractor shall contact the Certifying Engineer and the Health District prior to starting construction or the system will not be certified.
- The proposed septic area shall be roped off to prevent any heavy equipment from the area. All loam, stumps, and brush shall be removed from the proposed septic area. The topsoil shall be removed and the bottom surface area of the excavation shall be scarified.
- If select fill is required, the select fill shall be placed on the edge of the site and spread over the prepared area with a bulldozer. The first lift shall be 12 inches and the remaining lifts shall be 8 inches and compacted by normal bulldozing. Fill shall be placed only during dry weather. If water is present at the bottom of the excavation following a period of rain, the excavation shall be dewatered and rescarified. If the soil is moist scarification may be required by a heavy iron rake. The select fill shall extend a minimum of 5 feet laterally in all directions beyond the outer perimeter of the leaching system. The select fill shall have a percolation rate better than 1 inch in 10 minutes. After 50% of the select fill has been installed, the contractor shall have a certified lab pick up and do a sieve analysis on two samples. The contractor shall also hire an engineer to complete two percolation tests in the select fill whenever the entire leaching system (bottom and sides) will be situated within the select fill or when it appears the select fill will not be suitable. The test results shall be given to the Town Sanitarian and Design Engineer.

- Select fill placed within and adjacent to leaching system areas shall be a clean material comprised of sand, or sand and gravel, free from organic matter and foreign substances. The select fill shall meet the following requirements unless otherwise approved by the design P.E. Select fill exceeding 6 percent passing the #200 sieve based on a wet sieve analysis cannot be approved by the design P.E.
  - The select fill shall not contain any material larger than the three (3) inch sieve.
  - Up to 45% of the dry weight of the representative sample may be retained (gravel portion) on the #4 sieve.
  - The material that passes the #4 sieve is then reweighed and the sieve analysis started.
  - The remaining sample shall meet the following gradation criteria:

SIEVE SIZE	PERCENT PASSING	
	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 sieve 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.

Select fill that does not meet the dry sieve gradation criteria but meets the wet sieve gradation criteria is acceptable

- Stone aggregate shall be of uniform consistency and only contain clean, hard, tough, durable fragments that meet the stone aggregate criteria.

SIEVE SIZE	No. 4 Stone Aggregate (A.K.A., 1 1/4" Stone) % Passing (By Weight)		No. 6 Stone Aggregate (A.K.A., 3/4" Stone) % Passing (By Weight)	
	2-inch	100	N/A	100
1.5-inch	90 - 100	N/A	100	N/A
1-inch	20 - 85	100	100	N/A
3/4-inch	0 - 15	90 - 100	100	N/A
1/2-inch	N/A	20 - 55	100	N/A
3/8-inch	0 - 5	0 - 15	100	N/A
#4	N/A	0 - 5	100	N/A

- Septic tanks shall have a minimum cover of 6." Cleanout manholes shall be a min. inside diameter of 17." Cleanout manholes shall be located at a depth not greater than 12" below final grade. New tanks and existing tanks deeper than 24" below finish grade shall be provided with 24" minimum inside diameter access risers over each cleanout manhole opening. Where covers are flush or above grade, either the lid shall weigh a min. 59 lbs or the cover shall be provided with a lock system to prevent unauthorized entrance.

- No Apparent Wells within 75' of proposed septic system.

**Septic Design**  
 Proposal: Replace Existing 4 Bedroom Septic System

Existing Septic System: Reference Plan

Septic Design is based on a percolation rate of **1" IN 11.4 MINUTES.**

Connecticut Public Health Code requires **787.5** sq. ft. of effective leaching area for a 4 bedroom residence.

Primary System shall be **60 L.F. of GST 6218** with an application rate of **14** sq. ft./ft. to provide an effective area of **840** sq. ft.

Proposed Septic Tank is **1250 Gallons**  
 Proposed Pump Chamber is **1000 Gallons**

MLSS  
 Minimum leaching spread required by the State Health Code based on the Hydraulic Gradient =  $(273-270)/26 = 11.5\%$  and  
 Receiving Soil =  $((Th\ 1+4)/2 + (Th\ 2+3)/2) / 2 = ((60+60)/2 + (43+60)/2) / 2 = 55.75'$   
 $HF \times PF \times FF = (14 \times 1.25 \times 1.75) = 30.6'$   
 Provided = **60'** (Proposed Spread)

**APPROXIMATE PROPOSED ELEVATIONS**  
 First Floor 249.5 (E.L.)  
 Effluent Line At House 243.3  
 Proposed Septic Tank Inlet 241.4, Septic Tank Outlet 241.15  
 Proposed Pump Chamber Inlet 241.0  
 Proposed SB Inlet 274.06, Outlet 273.9  
 Proposed DB Inlet 273.76, Outlet 273.6

**DEEP TESTHOLES**  
 433 BLACK ROCK TURNPIKE, EASTON  
 Performed by Ochman Associates Inc., March 1, 2022  
 (Fb 113, Pg. 142)

TH #1	TH #4
0 - 08" Topsoil	0 - 07" Topsoil
08" - 38" Brown Silty Loam & Roots	07" - 24" Brown Silty Loam & Roots
38" - 67" Olive Brown Sand W/ Trace Of Silt	24" - 65" Olive Brown Sand With Some Silt
Ledge 67"	65"
Groundwater None	Groundwater None
Mottling None	Mottling None
Roots To 38"	Roots 24"

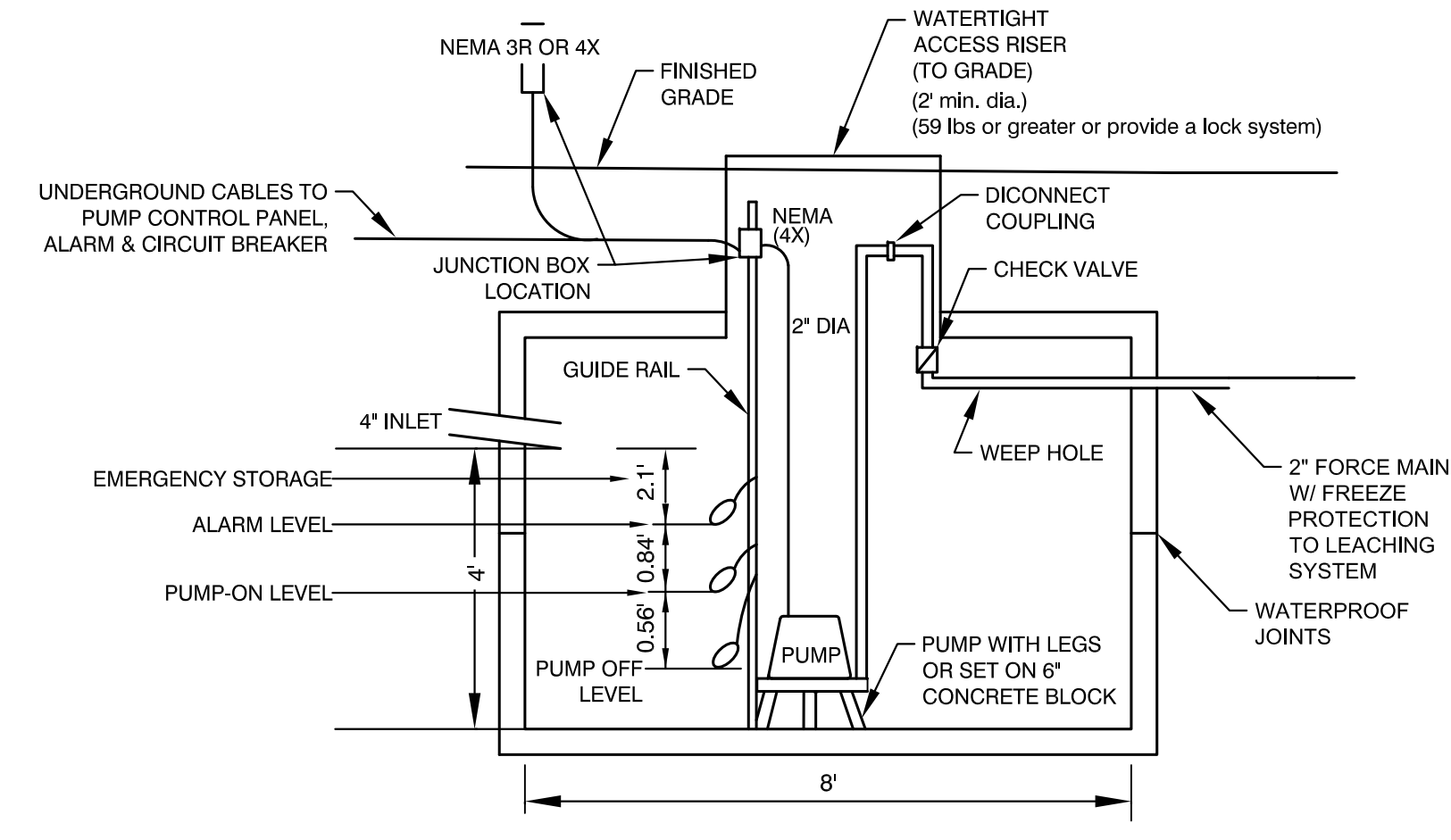
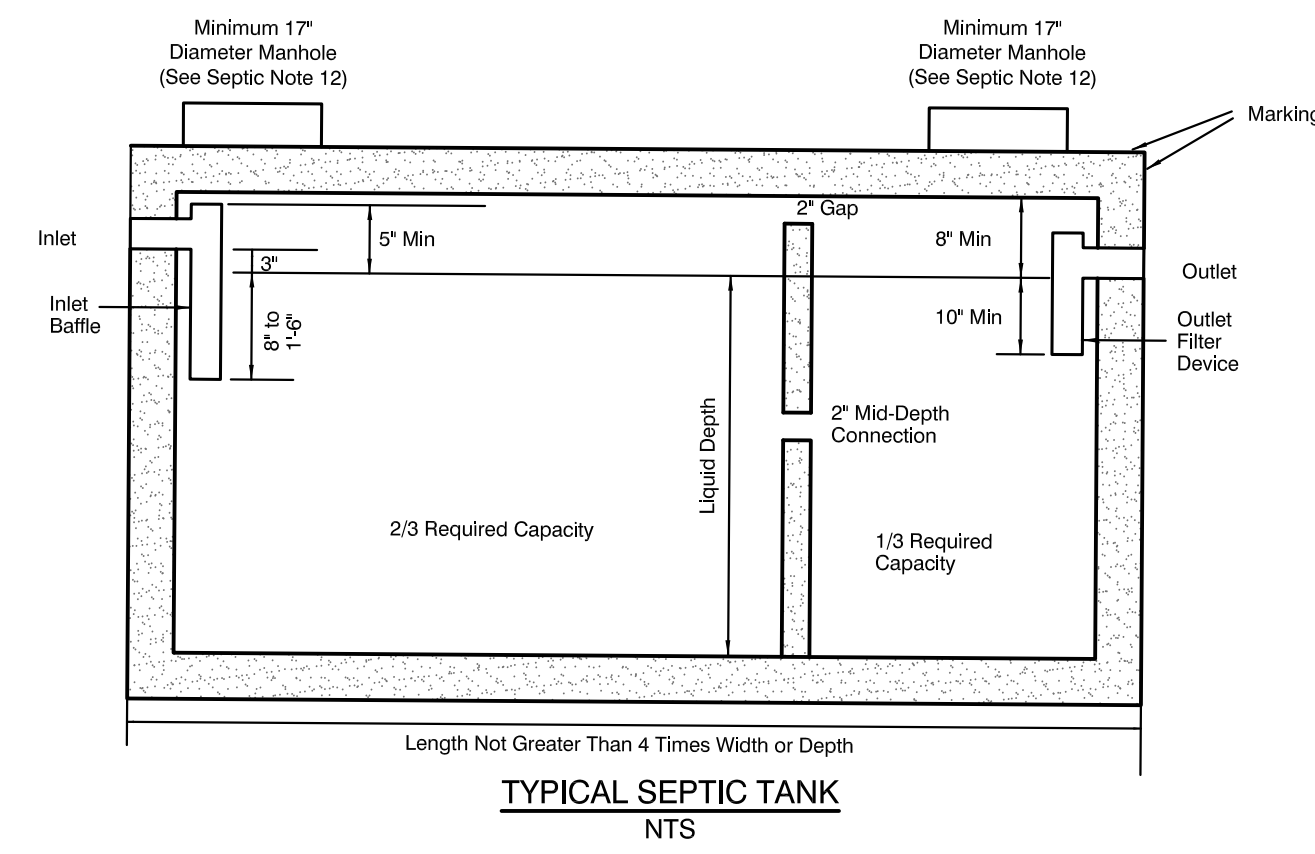
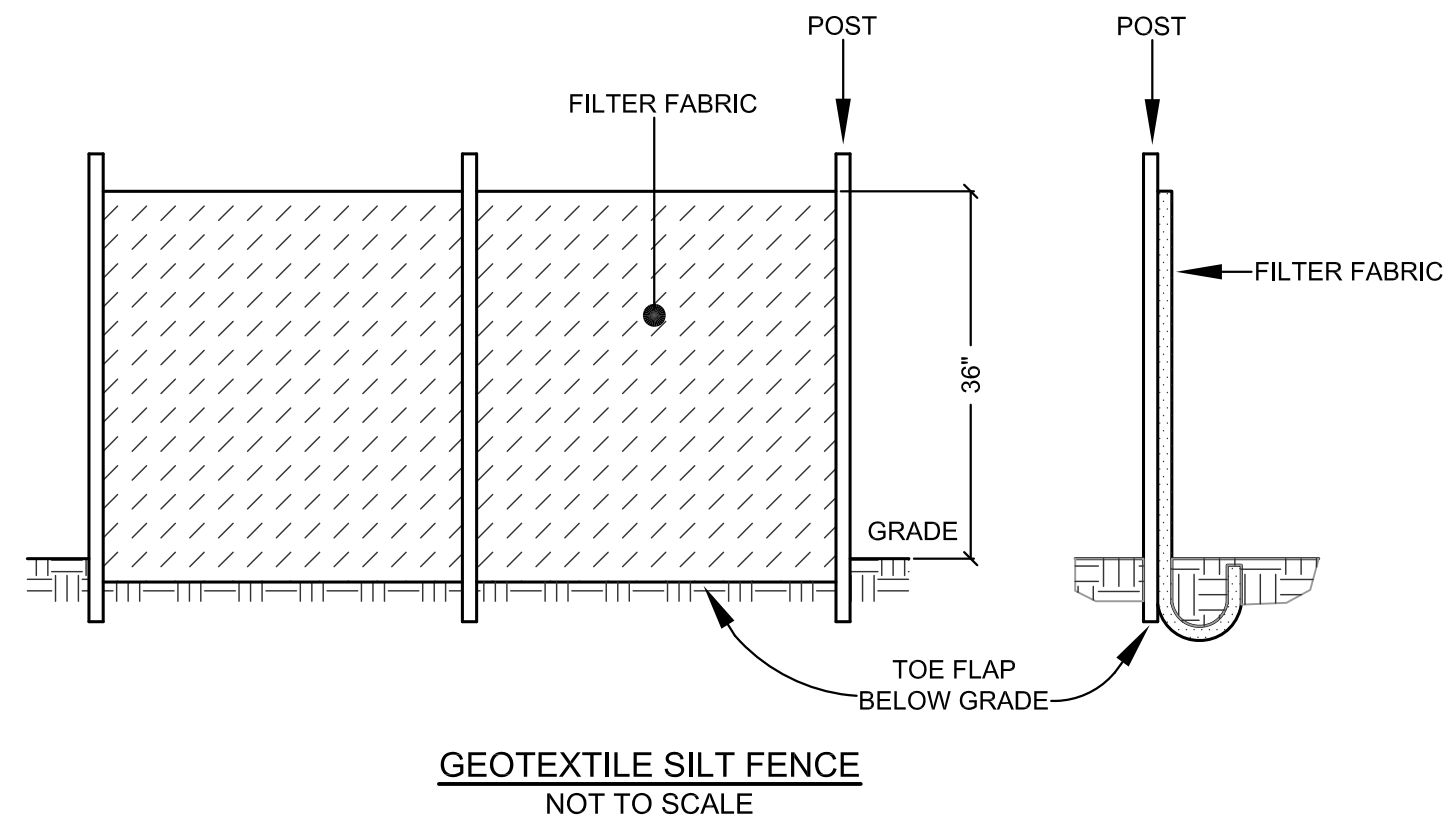
TH #2	TH #5
0 - 10" Topsoil	0 - 15" Topsoil
10" - 43" Brown Silty Loam & Roots	15" - 44" Mottled Brown/Gray Silty Loam & Roots
43" - 76" Compact Olive Brown Sand W/ Some Silt	44" - 74" Olive Brown Fine To Medium Sand With A Trace Of Silt
Ledge None	None
Groundwater None	Groundwater None
Mottling 43"	Ledge None
Roots To 54"	Groundwater None
	Mottling 15"
	Roots 15"

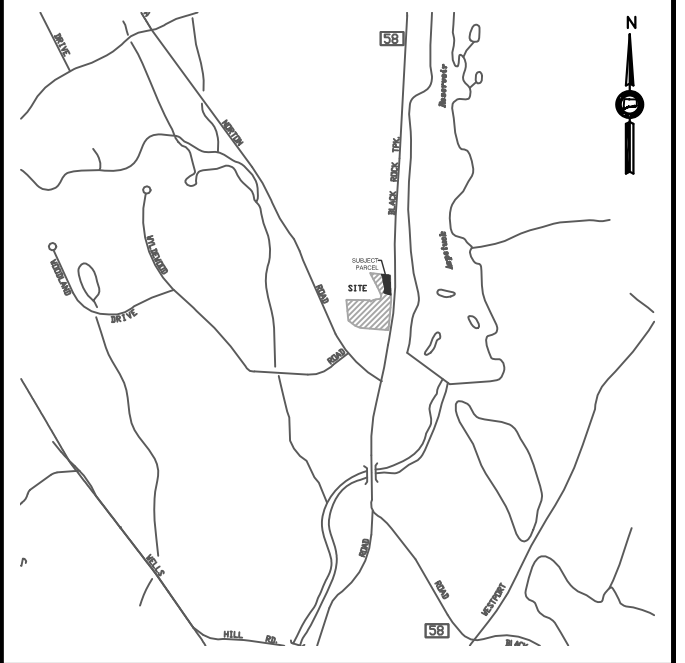
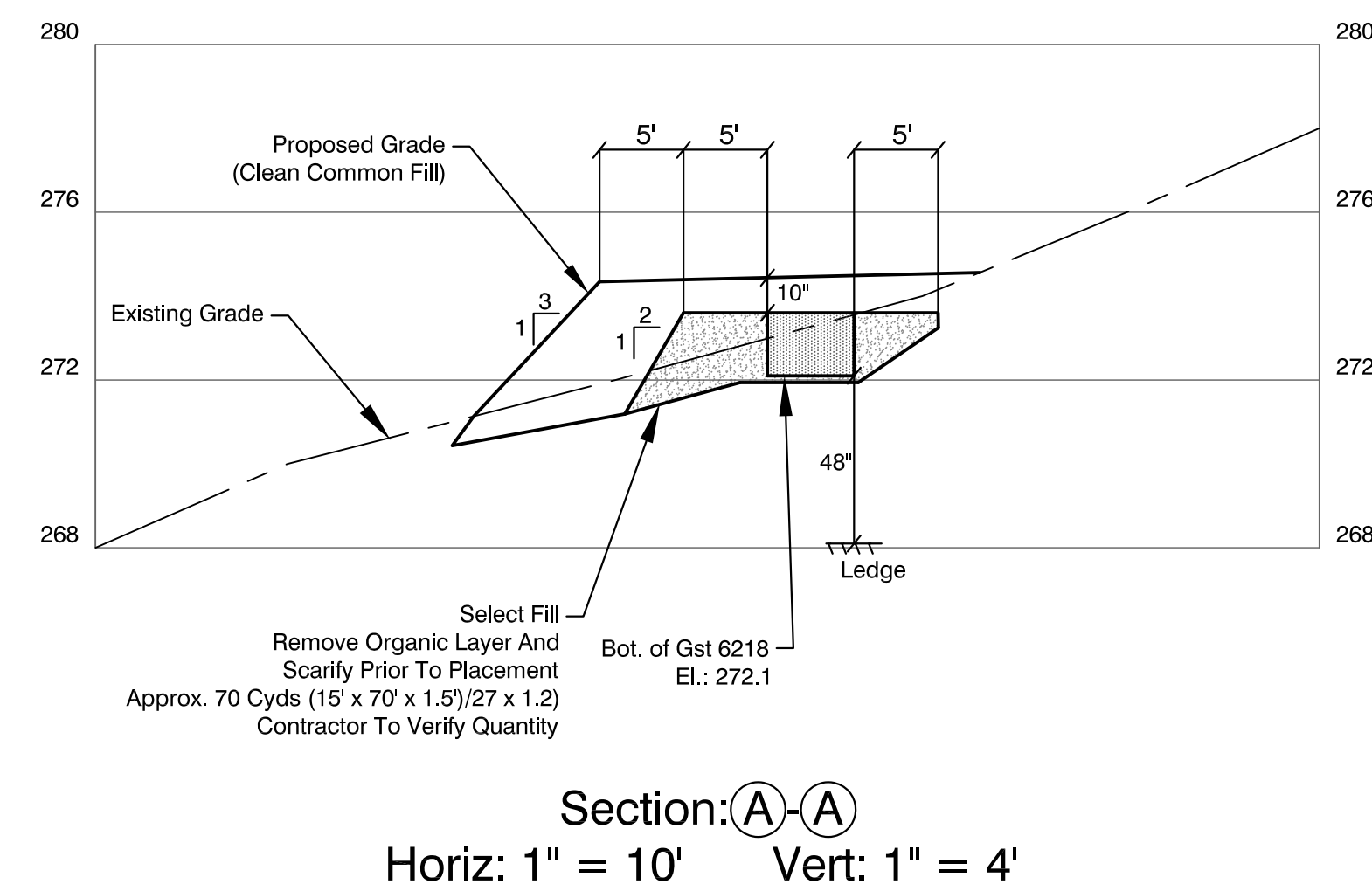
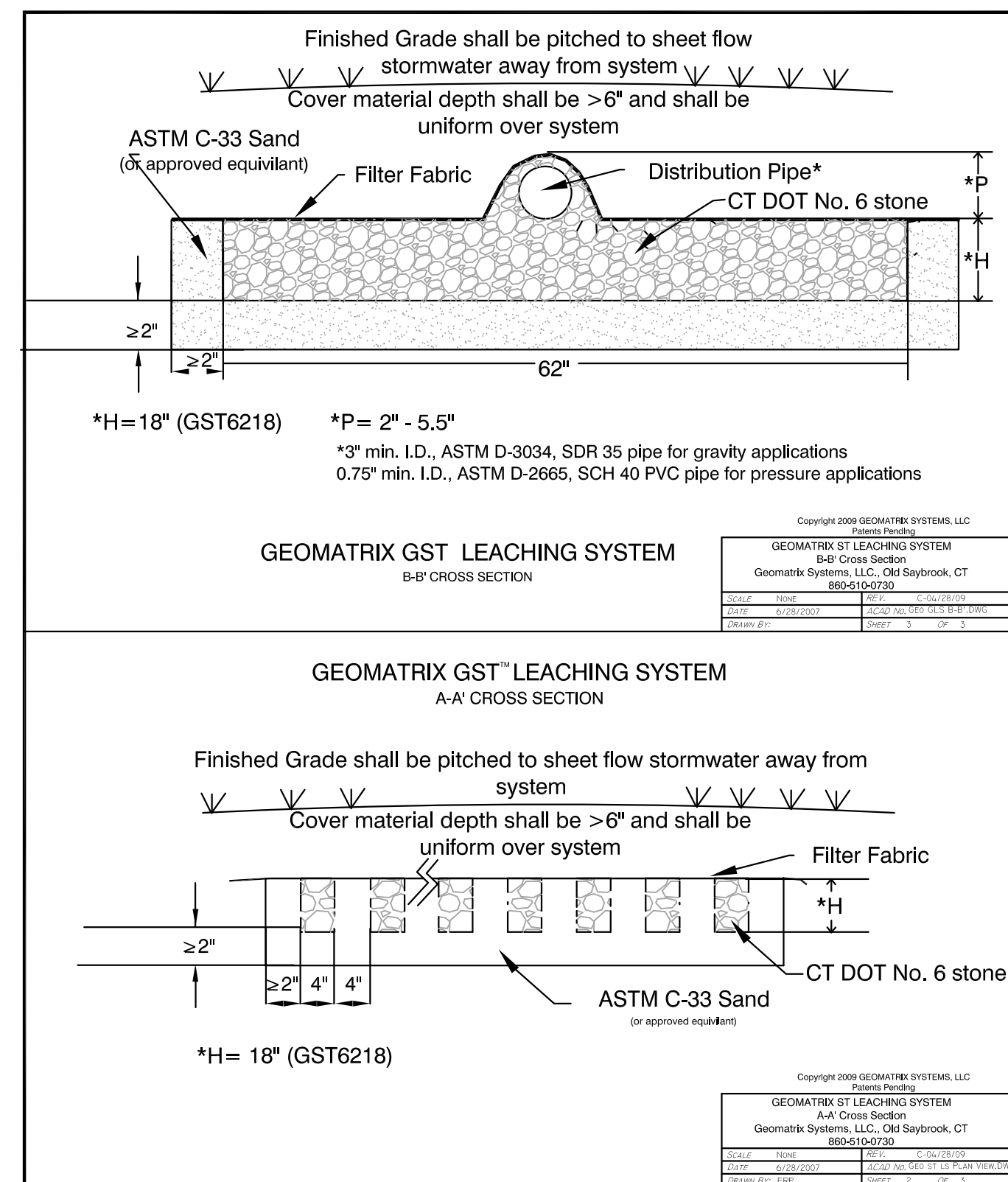
TH #3
0 - 08" Topsoil
08" - 34" Brown Silty Loam
34" - 65" Olive Brown Sand With Some Silt
Ledge 65"
Groundwater None
Mottling None
Roots To 34"

**PERCOLATION TESTHOLES**  
 433 BLACK ROCK TURNPIKE, EASTON  
 Performed by Ochman Associates Inc., March 1, 2022  
 (Fb 113, Pg. 142)

PERC #1*	PERC #2*
Hole Diameter = 8.0"	Hole Diameter = 8.0"
Hole Depth = 26"	Hole Depth = 26"
Pre-Soak @ 12:00	Pre-Soak @ 12:00
TIME DOWN	TIME DOWN
2:10 3 1/2"	2:11 7 1/2"
2:30 15 1/2"	2:31 12"
2:40 17 7/8"	2:41 13 1/2"
2:50 19 1/8"	2:51 15"
3:00 20 3/4"	3:01 16 3/8"
3:10 Out	3:11 17 1/4"
1" in 6.2 Minutes	1" in 11.4 Minutes



1000 Gallon CT Precast Chamber (Inside Dim. 8' L x 4'-4" W x 4'-0"H); 250 gal. per foot  
 1. Internal Leaching System Storage Volume = 13.84 Gallons/LF x 60 LF = 830.4;  
 2. 20% of 830.4 Gal. = 166 gallons; Use 140 Gal. / Dose  
 3. 140 Gal. / 250 gal. per foot of Tank = 0.56 Dose Drop  
 4. 24 Hr. Emergency Storage for 4 Bedrooms = 525 Gal.  
 Provided = 2.1' x 250 gal. / ft = 525 gallons  
 5. Total Head Required = 37'; Therefore Use Liberty FL60 (6/10 HP) Pump  
 Or Equivalent; @ 37' Of Head Liberty FL60 Flow Rate is 60 Gal./Min.



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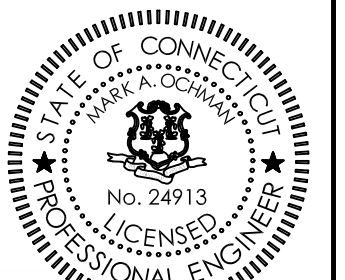
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