

TOWN OF ESSEX  
**LAND USE APPLICATION**  
 PART ONE

**RECEIVED**  
 JAN 25 2021

BY: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	<u>  X  </u>	VARIANCE / APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	_____	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION OR RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

**PROJECT DESCRIPTION:**

The applicant is proposing to construct a 6-bedroom, 2 1/2 story year-round dwelling with an attached garage and rear open covered porch, a rear patio and inground pool, install a pervious driveway, landscaping and a 100% Connecticut Public Health Code-compliant septic system and other associated improvements. The proposed dwelling will be located entirely outside of FEMA Flood Hazard Zone AE (El. 10).

PROJECT NAME: 17 Mack Lane, Essex, CT 06426

STREET ADDRESS OF PROPERTY \_\_\_\_\_

ASSESSOR'S MAP 50 LOT 14-1 LOT SIZE 32,130± s.f.  
 (0.74± acres) DISTRICT VR

APPLICANT Bertie Deming Heiner  
601 Old Ballard Road, Charlottesville, VA 22901 PHONE (434) 960-9171

APPLICANT'S AGENT (if any) Joe Wren, P.E. (Indigo Land Design, LLC)  
40 Elm Street, 2nd Floor, Old Saybrook, CT 06475 PHONE (860) 388-9343

**ENGINEER** SURVEYOR/ARCHITECT <same as agent>  
 \_\_\_\_\_ PHONE \_\_\_\_\_

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.



**TOWN OF ESSEX**  
**Planning and**  
**Zoning Commission**  
 29 West Avenue  
 Essex, CT 06426  
 860-767-4340 x 115 Fax: 860-767-8509  
[www.essexct.gov](http://www.essexct.gov)

✓ #5528

Fees: \$125.00 + \$60.00 (DEP)  
 Make check payable to the Town of Essex

**Application for Special Exception**  
**PART TWO**

Owner(s) of Property : Bertie Deming Heiner

Address: 601 Old Ballard Road, Charlottesville, VA 22901

Phone No.: (434) 960-9171 Email: bebeheiner@gmail.com

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 101J of the Essex Zoning Regulations.

(for residential structures in the Gateway Zone that are over 4,000 sq. ft. in total floor area)

Accompanying this application form is:

- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- D) A Site Development Plan prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We, the undersigned, certify that all the information on this application, including all accompanying documents, is correct as of the date below, and conforms with Town's zoning regulations. I/ We certify that I/ We am/are the owner(s) of the premises described above and are aware of and understand the above referenced zoning regulation(s).

<b>FOR OFFICIAL USE ONLY:</b>	
Application No.	<u>20-2</u>
Date received by ZEO:	<u>1-26-21</u>

Signed: Bertie D Heiner  
 Property owner

Dated: 1/23/21

## Appendix A

### Application Checklist for Special Exception

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This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Special Exception. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area in the “waiver” category is provided for check-off, submission of information is always mandatory.

Waiver(s) may be granted by the Commission pursuant to Section 120C.8. for the furnishing of item(s) of information in which the Commission finds that such item(s) are not relevant to the proper disposition of an application. Such waiver(s) are limited to the furnishing of said information and do not include a request for delay in time to submit necessary items.

Nothing in this section shall prohibit an applicant(s) from requesting a waiver(s) in advance of submitting an application for Special Exception to the Commission.

This checklist shall be complete when signed and dated by the applicant(s) where such signatures and date shall be entered no later than the actual date of the submission of said application.

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner	X			
120A.2	Purchaser Owner's written consent			X	
120A.3	Lessee Owner's written consent			X	
120B	Application Documents- 15 copies	X			
120C.1	Description of Premises	X			
120C.2	List of Neighboring Owners	X			
120C.3	Statement of Use	X			
120C.4	Site Development Plan	X			
120C.4.a	Owner / Applicant Name	X			
120C.4.b	Plan Data	X			
120C.4.c	Roadways			X	
120C.4.d	Survey Monuments	X			
120C.4.e	Municipal / District Boundaries			X	
120C.4.f	Easements / R-O-W / etc.	X			
120C.4.g	Wetlands and Watercourses	X			
120C.4.h	Total Premise Area Use	X			
120C.4.i	Building / Lot Coverage	X			
120C.4.j	Location / Setback Data	X			
120C.4.k	Building / Structure Dimension Signs and Lighting	X			
120C.4.l	Roadways and Parking			X	
120C.4.m	Infrastructure Data			X	
120C.4.n	Access / Soil / etc.			X	
120C.4.o	Water Supply / Septic Systems	X			
120C.4.p	Land Contours / Topography ( <u>  1  </u> foot intervals)	X			
120C.4.q	Wetlands / Watercourses			X	
120C.4.r	Soils Classifications	X			
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control	X			
120C.4.t	Special Flood Hazard Area	X			
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110			X	
120C.5	Sanitation Letter & Data (see note below)	X			
120C.6	Multiple Dwelling Projects			X	
120C.7	Non-Commercial Timber Cutting			X	
120C.8	Waiver Requests (written)			X	
120D	Maps, Drawings, Certification	X			
101	Gateway Conservation District	X			
102	Coastal Management District	X			
103	Flood Plain District	X			
104	Water Resource District			X	
	Application submitted to town Director of Health or Town Sanitarian for review	X			



**NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 120F. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:**

120F. **PUBLIC HEARING.** The Commission shall hold a public hearing on each application for a special exception. A copy of such application shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing. Notice of the time and place of such hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the hearing. Such notice shall fairly and sufficiently apprise those who may be interested in the proceeding of the nature and character of the matter proposed in order that intelligent preparation for the hearing may be made. Such hearing shall commence within sixty-five (65) days after the receipt of the application. The hearing shall be completed within thirty-five (35) days after it commences. The commission shall render a decision on all applications within sixty-five (65) days after completion of such hearing. The petitioner or applicant may consent to one or more extensions of any period specified in this section, provided the total extensions all such periods shall not be longer than sixty-five (65) days, or may withdraw such petition or application.

**Not less than fifteen days prior to the commencement of the public hearing, the applicant shall post a notice of the hearing on the property involved.** Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twelve square feet (12 sq. ft.).**

The sign shall contain the following text:

"Application pending on this property before the Planning and Zoning Commission for Special Exception approval for which a public hearing is being held:

Time:

Date:

Place: Town Hall, 29 West Avenue, Essex, CT 06426

For more information, call (860)767-4340 (or as said number is changed from time to time).

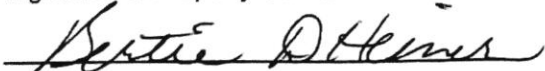
Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

**Note:** If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular Special Exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

Signature of Property Owner



Date:

1/23/21

## Statement of Use

Property: 17 Mack Lane (Map 50 Lot 14-1)

Property Owner: Bertie Deming Heiner

Agent: Joe Wren, PE (Indigo Land Design, LLC)

The property is located in the Village Residential 'VR' zone and is within the Connecticut River Gateway Conservation Zone. The long-established use of the property is private single-family residential and the former single-family dwelling was recently removed prior to the sale of the property in October 2020. A proposed single-family dwelling is permitted as of right per Section 60A.1(A) of the Zoning Regulations, however, since the dwelling is located in the Gateway Zone and is over 4,000 sq. ft. a Special Exception is required.

The applicant is proposing to construct a 6-bedroom, 2 1/2 story year-round dwelling with an attached garage and rear open covered porch, a rear patio and inground pool, install a pervious driveway, landscaping and a 100% Connecticut Public Health Code-compliant septic system and other associated improvements. The proposed dwelling will be located entirely outside of FEMA Flood Hazard Zone AE (El. 10).

A View Shed Analysis Plan of the property has been provided (see plan enclosed). The proposed dwelling is in more or less the same location as the former dwelling and the proposed development will significantly enhance the visual aesthetics of the property as viewed from the Connecticut River and its tributaries. This proposal incorporates various landscaping features such as meadow grass buffers along the waterward edge and sides of the property, naturalized screening vegetation near the northeast and southeast corners of the property and proposed trees along the sides of the property. Additionally, permeable hardscape materials were incorporated into the plan. These include CT granite stepping stone patios, stepping stone paths, dry-laid CT stone walls and a permeable concrete driveway in lieu of impervious materials.

This project has been reviewed by the CT River Gateway Commission. Gateway finds no opposition to this project and commends the applicant for incorporating the thoughtful landscaping, lighting and other proposed features. See the attached Gateway letter.



### 100' Abutters ~ 17 Mack Lane



**Property Information**

Property ID 50 14-1  
 Location 17 MACK LA  
 Owner HEINER BERTIE DEMING



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 04/09/2020  
 Data updated 04/09/2020



**Subject Property**

<u>ID</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Co-Owner Name</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner State</u>
50-014-01	17 MACK LA	HEINER BERTIE DEMING		601 OLD BALLARD	CHARLOTTSVILLE	VA	22901

**100' Abutters List**

<u>ID</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Co-Owner Name</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner State</u>
● 50-014-02	15 MACK LA	CARLSON RICHARD E TRUSTEE OF THE RICHARD	E CARLSON LIVING TRUST	15 MACK LA	ESSEX	CT	06426
46-027	12 MACK LA	CASEY THOMAS E		12 MACK LANE	ESSEX	CT	06426
50-007	THATCHBED ISLAND	CONN STATE OF		N/A	ESSEX	CT	06426
50-014-03	13 MACK LA	FLORES FRANK J & MARIANNE		13 MACK LANE	ESSEX	CT	06426
● 46-028	18 MACK LA	KRALL PHILLIP		28 MACK LA	ESSEX	CT	06426
50-013	36 MACK LA	PICKETT ROBERT DOUGLAS JR & WEEKS WHITNEY EMELIE		36 MACK LA	ESSEX	CT	06426
● 50-011	28 MACK LA	KRALL PHILLIP		28 MACK LA	ESSEX	CT	06426
● 46-031	22 MACK LA	MCFADDEN DANA DAVISON		22 MACK LA	ESSEX	CT	06426
● 50-012	30 MACK LA	FURGUESON MICHAEL G		30 MACK LA	ESSEX	CT	06426
● 50-014-1A	MACK LA	ESSEX TOWN OF		29 WEST AVE	ESSEX	CT	06426-0098
46-026	10 MACK LA	ELMGREN TODD J & BROOKE STROH CO-TRUSTEE		6425 CHABOT RD	OAKLAND	CA	94618

- Indicated direct property abutter
- Indicates direct property abutter across the street (or Town ROW)



# 17 MACK LA

**Location** 17 MACK LA

**Mblu** 50/ 014/ 01/ /

**Acct#** 00246500

**Owner** HEINER BERTIE DEMING

**Assessment** \$760,000

**Appraisal** \$1,085,800

**PID** 1260

**Building Count** 1

## Current Value

Appraisal	
Valuation Year	Total
2018	\$1,085,800

Assessment	
Valuation Year	Total
2018	\$760,000

## Owner of Record

**Owner** HEINER BERTIE DEMING

**Sale Price** \$1,390,000

**Co-Owner**

**Certificate**

**Address** 601 OLD BALLARD RD  
CHARLOTTSVILLE, VA 22901

**Book & Page** 337/68

**Sale Date** 10/13/2020

**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HEINER BERTIE DEMING	\$1,390,000		337/68	00	10/13/2020
RIVERA RAQUEL & HUTTON THOMAS C	\$900,000		0321/0362	00	10/06/2017
GRANT JENIFER	\$372,000		0149/0934	UNKQ	05/31/1994

## Building Information

**Building 1 : Section 1**

**Year Built:**

**Living Area:** 0

**Building Percent Good:**

**Building Attributes**

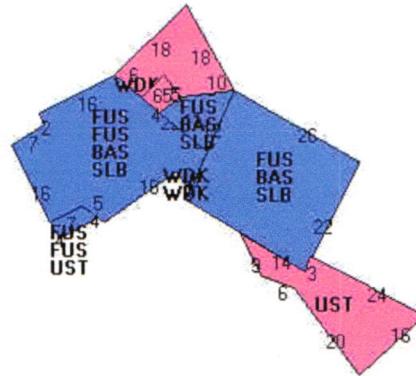
Field	Description
Style	
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	

### Building Photo



(<http://images.vgsi.com/photos/EssexCTPhotos///0006/17%20MACK%20LI>)

### Building Layout



([http://images.vgsi.com/photos/EssexCTPhotos//Sketches/1260\\_1260.jpg](http://images.vgsi.com/photos/EssexCTPhotos//Sketches/1260_1260.jpg))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Building Sub-Areas	

No Data for Extra Features

**Land**

**Land Use**

**Use Code** 100V  
**Description** Residentl MDL-00  
**Zone** VR  
**Neighborhood** SX19

**Land Line Valuation**

**Size (Acres)** 0.73  
**Depth**  
**Assessed Value** \$753,100  
**Appraised Value** \$1,075,900

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	
DCK1	Dock-Res			264.00 S.F.	

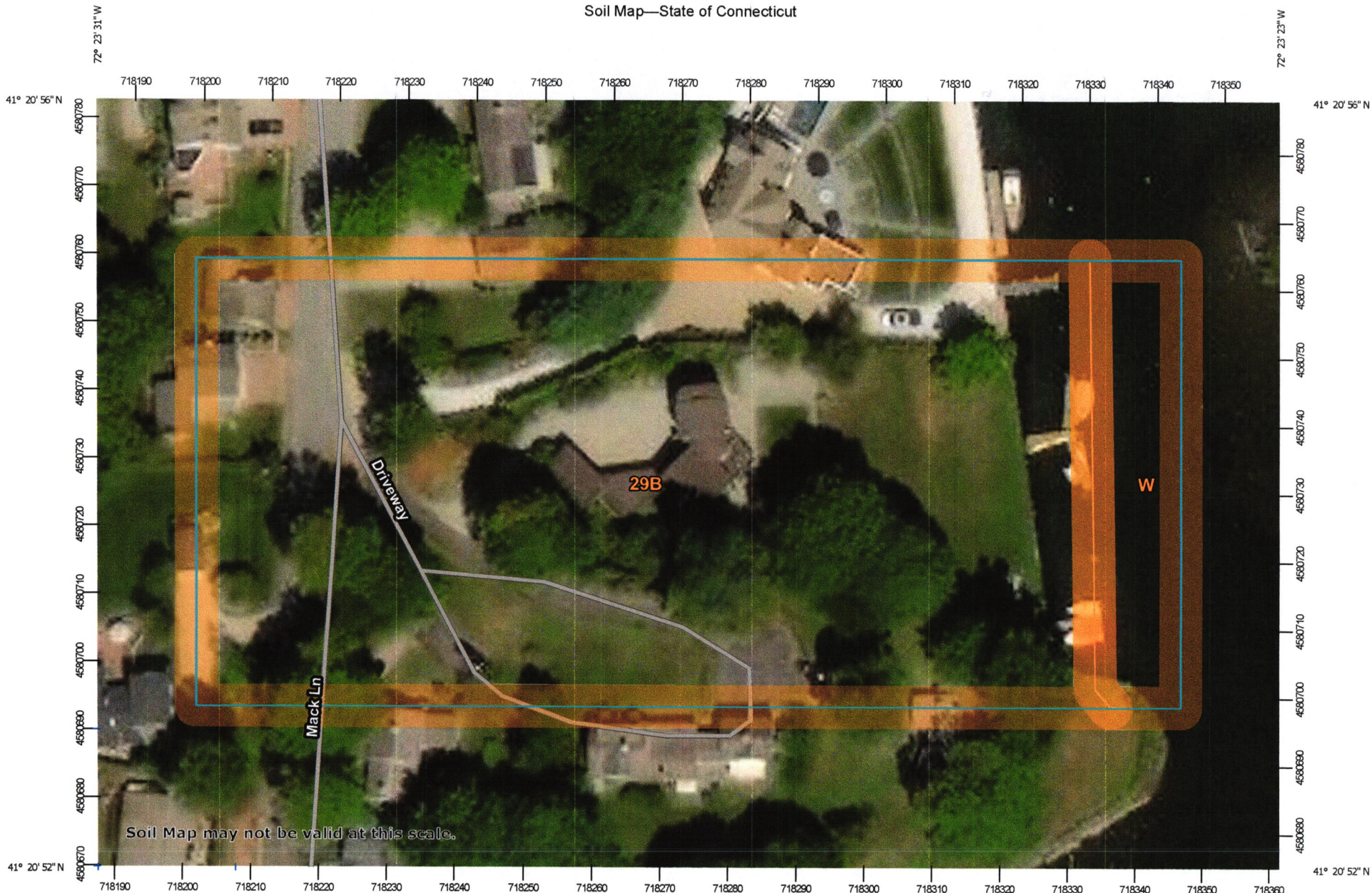
**Valuation History**

Appraisal	
Valuation Year	Total
2019	\$1,269,700

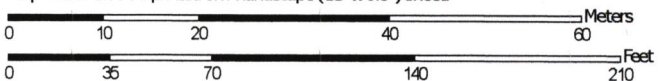
Assessment	
Valuation Year	Total
2019	\$888,800



Soil Map—State of Connecticut



Map Scale: 1:796 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84





### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)


**Soils**


 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot


 Other

 Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 6, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29B	Agawam fine sandy loam, 3 to 8 percent slopes	2.2	91.0%
W	Water	0.2	9.0%
<b>Totals for Area of Interest</b>		<b>2.4</b>	<b>100.0%</b>

## Soil Testing per the Town of Essex

**SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM**Address 17 Mack Lane Map: 50 Lot: 14-1Property Owner Bertie Heiner – Contract purchaser Application/Permit # \_\_\_\_\_Date: 10/8/20**DEEP TEST PIT DATA/SOIL DESCRIPTIONS**  
(Record all Test Pits)

TEST PIT:	TP-1	TEST PIT:	TP-2	TEST PIT:	TP-3	TEST PIT:	TP-4
0-15" Fill (Br. Sandy loam, topsoil)		0-16" Fill (Br. Sandy loam w/gravel and stone)		Mixed dredge spoil and fill for the entire depth, much of it black silt, damp toward bottom. Total depth = 100"		0-66" Mixed fill (sand and gravel, dredge spoil, stump)	
15-51" Dredge spoil		16-53" Light br. med. sand w/strata of br. coarse sand				66-91" Grey fine to coarse sand (stratified)	
51-62" Fill (Br. Loamy sand w/gravel and stone)		53-91" Red br. silt				91-103" Red br. silt	
62-98" Fill (Mixed dredge spoil w/muck, ceramic)							
Mottles:	None apparent	Mottles:	None apparent	Mottles:	None apparent	Mottles:	None apparent
GW:	None	GW:	None	GW:	None	GW:	None
Ledge:	None	Ledge:	None	Ledge:	None	Ledge:	None
Roots:	none	Roots:	62"	Roots:	None	Roots:	90"
Restrictive:	Unsuitable	Restrictive:	53"	Restrictive:	Unsuitable	Restrictive:	91"
MLSS Req'd?		MLSS Req'd?	Yes	MLSS Req'd?		MLSS Req'd?	?

## COMMENTS:

**TP-2 is good, TP-4 could be used but is not an optimum profile**

GROUNDWATER TABLE (Near max., below max., etc.) Below maximum

TEST PIT:	TP-5	TEST PIT:	TP-6	TEST PIT:	TP-7	TEST PIT:	TP-8
Disturbed soil for entire depth. Hit old foundation. Total depth = 92"		0-14" Fill (Br. sandy loam, topsoil)		0-8" Topsoil (br. sandy loam)		0-30" Fill (Dark br. sandy loam with gravel	
		14-25" Dark br. loamy sand w/gravel, original topsoil		8-28" Yellow br. loamy sand and gravel		30-59" Light br. fine sands weakly stratified	
		25-69" Grey and br. stratified sand and gravel		28-77" Grey and br. stratified sand and gravel		59-115" Red br. silt	
		69-100" Red br. silt		77-107" Red br. silt			
Mottles:	None apparent	Mottles:	None apparent	Mottles:	None apparent	Mottles:	None apparent
GW:	None	GW:	None	GW:	None	GW:	None
Ledge:	None	Ledge:	None	Ledge:	None	Ledge:	None
Roots:	None	Roots:	69"	Roots:	68"	Roots:	None
Restrictive:	Unsuitable	Restrictive:	69"	Restrictive:	77"	Restrictive:	59"
MLSS Req'd?		MLSS Req'd?	No	MLSS Req'd?	No	MLSS Req'd?	Yes

## COMMENTS:

**TP-6, TP-7 and TP-8 are all good**

GROUNDWATER TABLE (Near max., below max., etc.) Below maximum



\_\_\_\_\_

**Engineer to run**

Date: ~36" deep

**PERCOLATION TEST DATA**

(Record all Perc Tests)

PERC:		PERC:		PERC:		PERC:	
DEPTH:		DEPTH:		DEPTH:		DEPTH:	
PRESOAK:		PRESOAK:		PRESOAK:		PRESOAK:	
TIME	READING	TIME	READING	TIME	READING	TIME	READING
PERC RATE:		PERC RATE:		PERC RATE:		PERC RATE:	
Comments:							

**SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM**

(See attached rough sketch)

**LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES**

SPECIAL CONDITIONS		CONCLUSIONS	
Design Flow > 2000 GPD		Suitable for Sewage Disposal	Yes
Public Water Supply Watershed		Unsuitable for Sewage Disposal	
Probable High Groundwater		Additional Investigation Req'd	
Slope > 25 percent		Wet Season Monitoring Req'd	
Perc Rate < 1 min/inch		Retest During Wet Season	
Perc Rate > 30 min/inch		Professional Engineer Plan Required	Yes
Ledge < 5 feet below grade		Other:	
Limited Suitable Area	Yes		
Open Watercourse or Wetlands	Some		
Flood Plain / Seasonal Flooding			
Max. G.W. < 36 inches below grade			

### Design Recommendations

Design system in area of TP's 6,7, &8. System should access grey to brown or light brown sandy layer. Restrictive layer is red brown silt. Dependent on perc tests stay 18-24" above that layer. Average restrictive layer is ~68" in that area so MLSS does not apply.

**Form Completed by: Don Mitchell, RS**

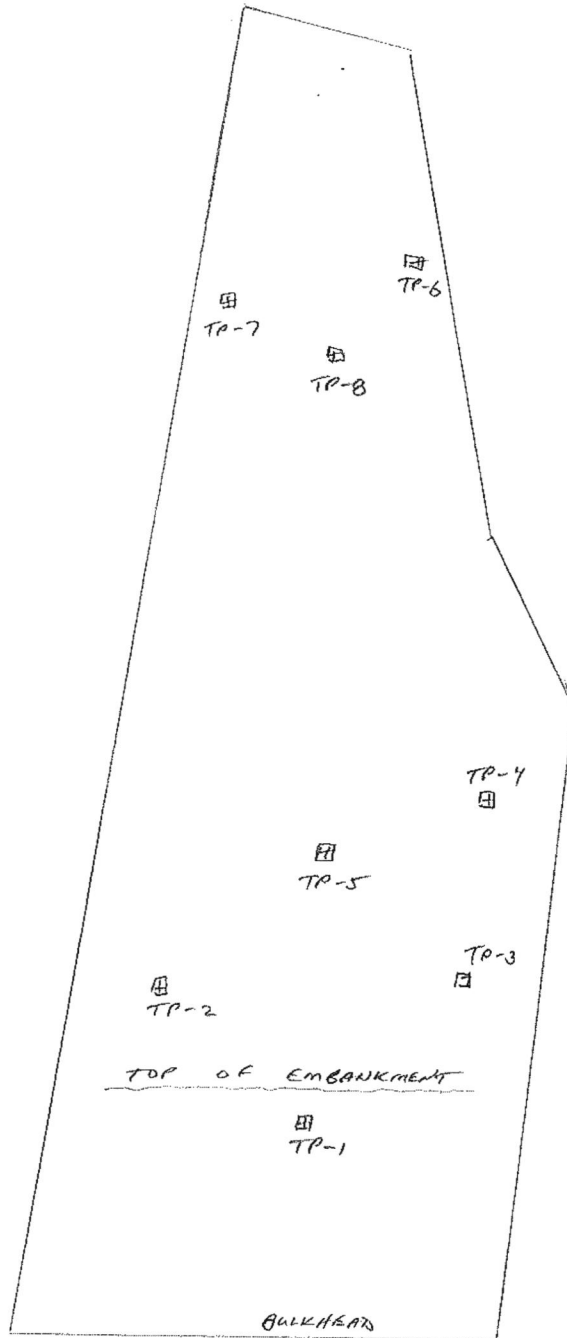
(Local Health Agent or Professional Engineer)

**Accuracy Assured by (If Professional Engineer Completed the form)**

(Local Health Agent)

**Others present for site investigation (e.g. engineer, soil scientist, installer) Joe Wren, PE; Bob Russo – soil scientist; Duncan Downie -excavating contractor; Jaime Childs – Buyer's agent Wm. Pitt Sotheby's; Tom Evans – Seller's agent Century 21, Current owner and one other individual (did not get name).**

17 MACK LA.  
RONGA TP layout  
N.T.S



WATER