

N/F  
Essex Land Trust Inc.  
Volume 259 Page 956  
(Heron Pond Road)  
MBL: 75-010

CONSERVATION EASEMENT AREA  
HATCHED AREA = 33,668.5± SQ. FT.  
0.77± ACRES

MAP-LOT: 32-0080  
LOT AREA = 57,367± SQ. FT.  
1.32± ACRES

WETLAND AREA  
DELINEATED AREA = 12,872± SQ. FT.  
0.30± ACRES  
WETLAND FLAGS  
MARKED BY ERIC DAVISON  
LOCATED BY THIS OFFICE 08/24/2023

Wetlands Regulated Area  
Setback Boundary (Typ.)  
Per Map Reference "B"

Wetlands 100' Regulated  
Activity Area Boundary

N/F  
David M & Robin E Isaacs  
Volume 346 Page 900  
(23 Heron Pond Road)  
MBL: 74-001-07

CONTROL POINT  
M.A.G. SPIKE  
B.M. ELEV.=62.03  
N 683375.06  
E 1099217.77  
NAD 83, NGVD 88

HERON POND ROAD

TEST HOLE #114  
0-6" TOPSOIL  
6-32" RED/BR FINE SANDY LOAM  
32"-60" BR M SAND. TRACE SILT  
60"-85" BR/RDBR M/C SAND & GRAVEL,  
SOME SILT WET, MOTTLED

ROOTS AT 55"  
MOTTLING AT 60"  
WATER AT 77"  
NO LEDGE

TEST HOLE #221  
0-2" TOPSOIL  
2-28" RD/BR FINE SANDY LOAM  
28"-40" TAN F-M SAND, POCKETS TAN VF SAND  
40"-80" TAN F-M SILTY SAND W/ GRAVEL,  
STONES, MOD. COMPACT

NO MOTTLING  
NO LEDGE  
ROOTS AT 44"  
GROUNDWATER AT 77"

TEST HOLE #222  
0-2" TOPSOIL  
2-21" RD/BR FINE SANDY LOAM  
21"-76" BR M-C SAND & GRAVEL,  
STONES & COBBLES

NO MOTTLING  
NO LEDGE  
NO SEEPS  
GROUNDWATER AT 72"  
ROOTS AT 42"

TEST HOLE #306  
0-4" TOPSOIL  
4-36" BR FINE SILTY LOAM  
36"-79" BR MEDIUM SAND, DAMP

MOTTLING AT 36"  
NO LEDGE  
WATER AT 51"

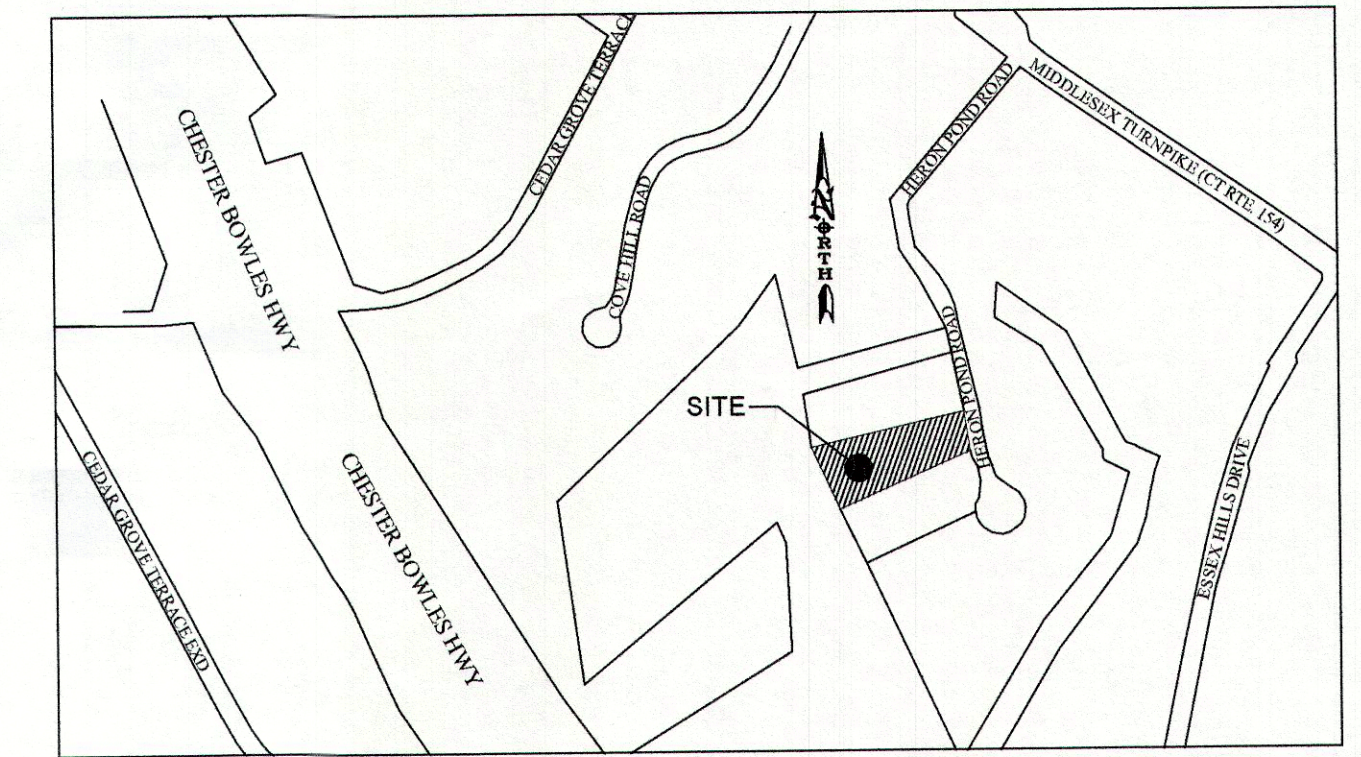
PERCOLATION HOLE #113  
DEPTH OF HOLE = 26"  
DATE OF PRESOAK: 12/22/05  
TIME OF PRESOAK: 10:15 A.M.  
DATE PERFORMED: 12/22/05

TIME	READING	RATE
11:10	4.50	—
11:15	13.25	0.57
11:21	17.875	1.3
11:26	21.875	1.25
11:30	24.00	1.28
REFILL		
11:40	3.50	—
11:45	10.25	0.57
11:50	14.00	1.3
11:55	18.50	1.25
12:00	20.125	1.28
12:00	22.00	1.28
12:00	24.00	1.28

PERCOLATION RATE = 1-10.0 MIN/IN.

#### ADDITIONAL NOTES:

- TEST AND PERCOLATION HOLE LOCATIONS PER MAP REFERENCE "C" & DATA PER MAP REFERENCE "B", WHICH IS ON FILE IN THE ESSEX LAND RECORDS.
- PROPERTY IS SUBJECT TO CONSERVATION EASEMENT DEEDED TO ESSEX LAND CONSERVATION TRUST. EASEMENT AREA = 33,668.5 ± S.F.



SITE LOCATION MAP (NOT TO SCALE)

#### MAP NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" HAVING AN EFFECTIVE DATE OF OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
- BOUNDARY DETERMINATION: "DEPENDENT RESURVEY". THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN "INDEPENDENT RESURVEY" MAY DISCLOSE. BOUNDARY LINES ARE PER REFERENCES OF NOTE #8 (A) HEREON.
- THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
- THE NORTH ARROW AND BEARINGS ARE BASED UPON MAP REFERENCE A.
- PROPERTY IS SUBJECT TO ALL COVENANTS, EASEMENTS, AND DEED RESTRICTIONS OF RECORD. SEE DEED ON FILE IN THE ESSEX LAND RECORDS AT VOLUME 259, PAGE 799.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE WHICH IS UNKNOWN TO NATURE. ENGINEERING & SURVEYING LLC. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.
- MAP REFERENCES:

A. MAP ENTITLED, "ESSEX HIGHLANDS, PREPARED FOR ESSEX HIGHLANDS, LLC, BOUNDARY SURVEY PLAN, TRUEBE RD ESSEX CT, SHEET NO. 3 OF 9, DATED 02/06/06, REVISED: 4/10/06, 5/09/06, 6/05/06, 7/27/06, 2/07/07, 2/12/07, 2/22/07, 2/23/07, SCALE 1" = 100', PREPARED BY ANCHOR ENGINEERING SERVICES, INC." WHICH IS ON FILE IN THE ESSEX LAND RECORDS AS MAP#594-B.

B. MAP ENTITLED, "ESSEX HIGHLANDS, PREPARED FOR ESSEX HIGHLANDS, LLC, DETAILED LAYOUT PLAN, TRUEBE RD ESSEX CT, SHEET NO. 4 OF 9, DATED 02/06/06, REVISED: 3/09/06, 4/10/06, 5/09/06, 5/18/06, 6/05/06, 7/27/06, 2/07/07, 2/22/07, SCALE 1" = 40', PREPARED BY ANCHOR ENGINEERING SERVICES, INC." WHICH IS ON FILE IN THE ESSEX LAND RECORDS AS MAP#594-C.

C. MAP ENTITLED, "ESSEX HIGHLANDS, PREPARED FOR ESSEX HIGHLANDS, LLC, SOIL TEST DATA, TRUEBE RD ESSEX CT, SHEET NO. 9 OF 9, DATED 02/06/06, REVISED: 3/09/06, 4/10/06, 5/09/06, 7/27/06, 2/07/07, 2/22/07, NOT TO SCALE, PREPARED BY ANCHOR ENGINEERING SERVICES, INC." WHICH IS ON FILE IN THE ESSEX LAND RECORDS AS MAP#594-H.

#### LEGEND:

- EXISTING IRON PIN/PIPE
- IRON PIN/DRILL HOLE SET
- ⊕ UTILITY POLE
- △ CONTROL POINT
- "C" CATCH BASIN
- ▤ "C-L" CATCH BASIN
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING GUY ANCHOR
- ⊕ EXISTING EDGE OF CURB
- ⊕ EXISTING EDGE OF PAVEMENT
- ⊕ EXISTING TREE
- ⊕ EXISTING MAILBOX
- ⊕ TEST HOLE
- ⊕ PERCOLATION HOLE
- ⊕ EXISTING ELECTRICAL MANHOLE
- BOUNDARY LINE
- EXISTING TREE/VEGETATION LINE
- SETBACK LINE
- EDGE OF ROAD
- EDGE OF ROAD (CURBED)
- 498 EXISTING CONTOURS
- E E E APPROX. EXISTING ELEC./CATV LINE

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BY: [Signature]

REV.	REVISIONS
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**ASAP**  
ENGINEERING & SURVEYING LLC  
Land Surveying - Engineering - Architecture  
tel. 860.480.9795  
rjg@asapengineeringandsurveyingllc.com  
296 Reynolds Bridge Rd  
Thomaston, CT, 06787

EXISTING CONDITIONS PLAN			
PREPARED FOR: VH, LLC 21 Heron Pond Road			
ESSEX		CONNECTICUT	
DATE AUGUST 28, 2023	SCALE 1" = 20'	DRAWN BY R.J.G.	SHEET # 1 of 4
JOB. No. 2460185	FIELD BK. DATA COL	CHECKED BY R.A.	



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0.30± ACRES  
WETLAND FLAGS  
MARKED BY ERIC DAVISON  
LOCATED BY THIS OFFICE 08/24/2023

Wetlands Regulated Area  
Setback Boundary (Typ.)  
Per Map Reference "B"

PROPOSED 1250 GAL.  
SEPTIC TANK  
(MIN. 25' FROM BUILDING)

Wetlands 100' Regulated  
Activity Area Boundary

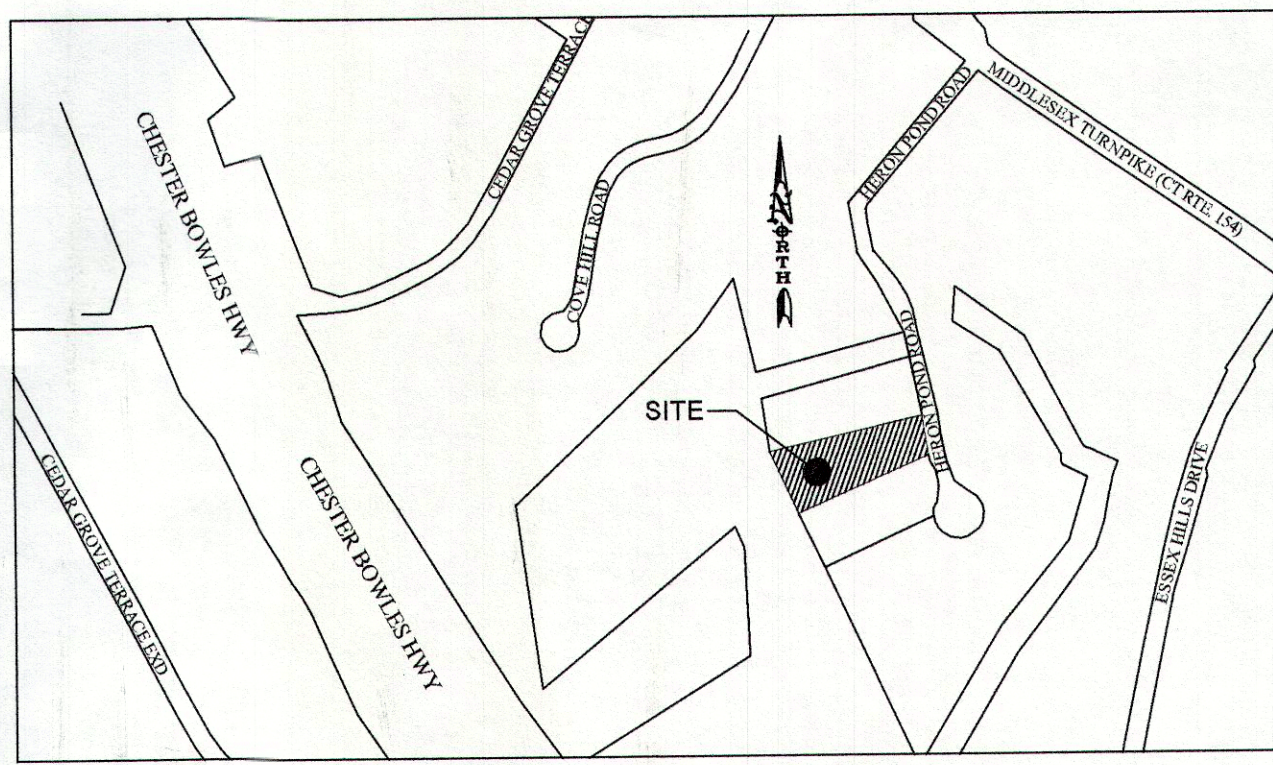
PROPOSED CLEARING LIMIT  
(TYP.)

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CONTROL POINT  
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N 683375.06  
E 1099217.77  
NAD 83, NGVD 88

HERON POND ROAD

BUILDABLE LOT STANDARDS	R-45	PROVIDED
1. DWELLINGS PERMITTED	1 FAMILY	1 FAMILY
2. MIN. LOT AREA (IN SQUARE FEET)	57,367 ±	57,367 ±
3. MIN. STREET FRONTAGE/WIDTH FOR LOT	125'	129.59'
4. MAX. HEIGHT OF A BUILDING OR STRUCTURE	30'	1 Story W/ Walkout Basement
5. MIN. SETBACKS:		
5.1 FROM FRONT PROPERTY LINE	25'	273.9'±
5.2 FROM REAR PROPERTY LINE	30'	101.4'
5.3 FROM SIDE LINES	15'	30.3'
6. MAX. BUILDING COVERAGE	15%	8.66%



SITE LOCATION MAP (NOT TO SCALE)

SYSTEM INVERT ELEVATIONS:

INVERT AT FOUNDATION WALL= 34.30  
INVERT AT SEPTIC TANK: IN= 30.91  
OUT= 30.66

INVERT AT CLEANOUT #1= 34.19  
INVERT AT CLEANOUT #2= 31.02  
INVERT AT CLEANOUT #3= 29.88  
INVERT AT CLEANOUT #4= 29.77

INVERT OF D.BOX #1 (IN)= 28.35  
SERVING SYSTEM (OUT)= 29.85  
SERVING RESERVE (OUT)= 29.35 (NOT BEING USED)  
INVERT OF SYSTEM= 29.77  
BOTTOM OF SYSTEM= 29.60  
TOP OF SYSTEM= 29.60

MLSS CALCULATION (PER MAP REFERENCE "C"):

SLOPE (%) = 9  
HYDRAULIC FACTOR = 24  
NUMBER OF BEDROOMS = 4  
FLOW FACTOR = 2.0  
PERCOLATION RATE = UP TO 5 MIN./IN.  
PERCOLATION FACTOR = 1.0  
MLSS = 24 X 2.0 X 1.0 = 48'

\*SEE SHEET 3 OF 4 FOR SEPTIC DETAILS & NOTES.

ADDITIONAL SEPTIC INFORMATION:

PIPE #1 = 5.0 LF. SCH 40 PVC @ 1/4" / FT MIN. SLOPE  
(FROM FOUNDATION WALL TO CLEANOUT #1)

PIPE #2 = 31.67 LF. SCH 40 PVC @ 9.4% SLOPE  
(FROM CLEANOUT #1 TO CLEANOUT #2)

PIPE #3 = 4.0 LF. SCH 40 PVC @ 1/4" / FT MIN. SLOPE  
(FROM CLEANOUT #2 TO SEPTIC TANK)

PIPE #4 = 37.30 LF. SCH 40 PVC @ 1/4" / FT MIN. SLOPE  
(FROM SEPTIC TANK TO CLEANOUT #3)

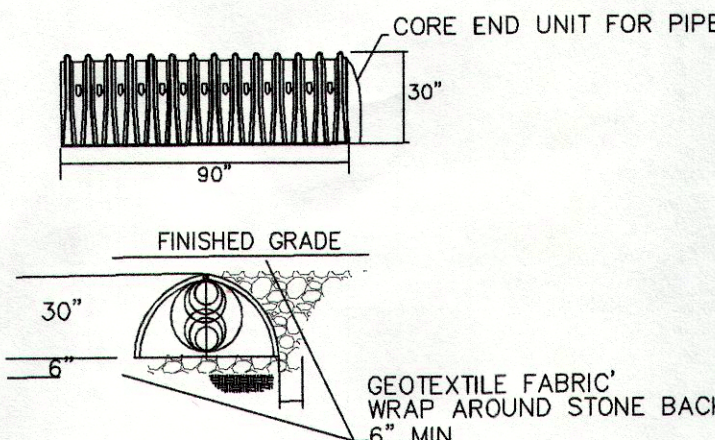
PIPE #5 = 5.0 LF. SCH 40 PVC @ 1/4" / FT MIN. SLOPE  
(FROM CLEANOUT #3 TO CLEANOUT #4)

PIPE #6 = 8.0 LF. SCH 40 PVC @ 1/4" / FT MIN. SLOPE  
(FROM CLEANOUT #4 TO D.BOX #1)

\*SEE SYSTEM INVERT ELEVATIONS

STORMWATER CALCULATIONS:

Chamber SC 740 w/stone backfill=75c.f.  
Total = 337.65 c.f. < 375 c.f. 5 chambers OK  
Roof= 4052 s.f. \* .08333 = 337.65 c.f.



Stormtech SC-740

ADDITIONAL NOTES:

- SEE SHEET 1 OF 4. ALSO SEE MAP REFERENCE "B" & "C". ON FILE IN THE ESSEX LAND RECORDS, FOR ALL EXISTING TEST HOLE & PERCOLATION HOLE DATA.
- SEE SHEET 3 OF 4 FOR SEPTIC DETAILS & NOTES REQUIRED FOR INSTALLATION. SEE SHEET 4 FOR ALL EROSION CONTROL & ADDITIONAL SITE DETAILS.

LEGEND:

- EXISTING IRON PIN/PIPE
- IRON PIN/DRILL HOLE SET
- UTILITY POLE
- CONTROL POINT
- "C" CATCH BASIN
- "C-L" CATCH BASIN
- EXISTING WATER VALVE
- EXISTING GUY ANCHOR
- EXISTING EDGE OF CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING TREE
- EXISTING MAILBOX
- TEST HOLE
- PERCOLATION HOLE
- EXISTING MANHOLE
- PROPOSED SPOT ELEVATION

- BOUNDARY LINE
- EXISTING TREE/VEGETATION LINE
- SETBACK LINE
- EDGE OF ROAD
- EDGE OF ROAD (CURBED)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EDGE OF WALK
- APPROX. EXISTING GAS LINE
- WATER LINE
- ELECTRICAL LINE
- PROPOSED CABLE LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SILT FENCE

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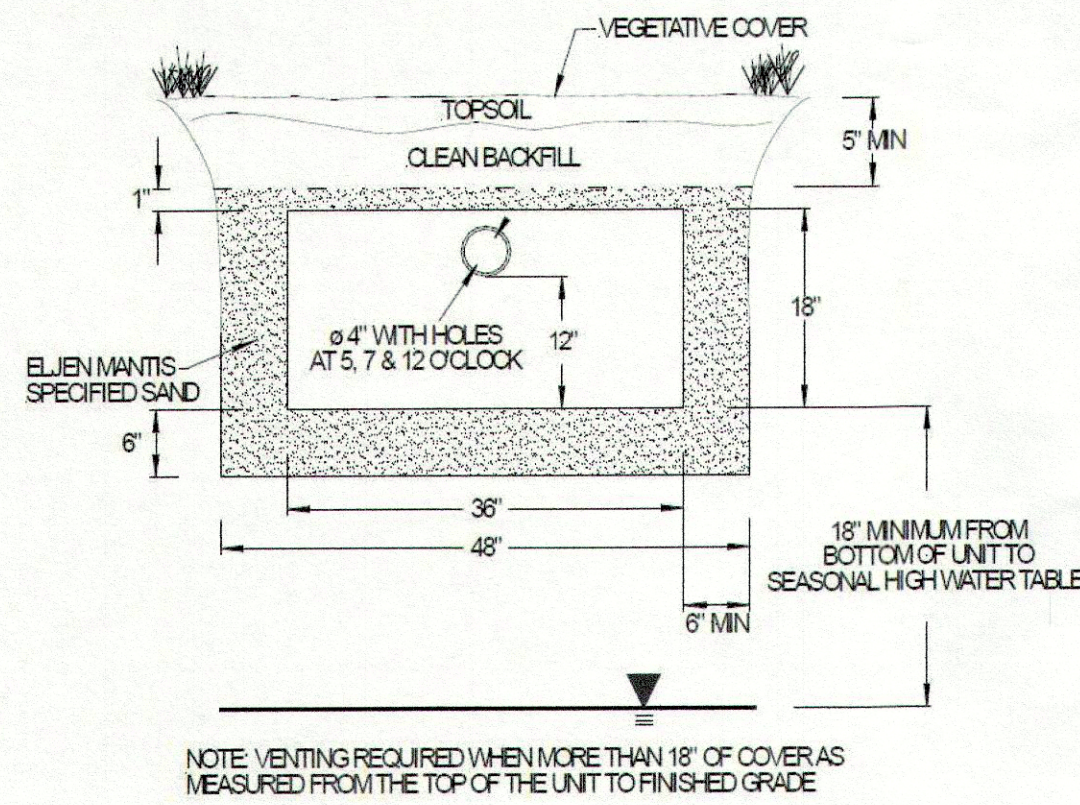
REVISIONS
REV. 1
REV. 2
REV. 3
REV. 4
REV. 5
REV. 6
REV. 7
REV. 8
REV. 9

ASAP  
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Land Surveying - Engineering - Architecture  
tel. 860.480.9795  
rjg@asapengineeringandsurveyingllc.com  
296 Reynolds Bridge Rd  
Thomaston, CT, 06787

SITE PLAN  
PREPARED FOR:  
VH, LLC  
21 Heron Pond Road  
ESSEX CONNECTICUT  
DATE: AUGUST 28, 2023 SCALE: 1" = 20'  
JOB. No. 2460185 DRAWN BY: R.J.G.  
FIELD BK. DATA COL CHECKED BY: R.A. SHEET # 2 of 4

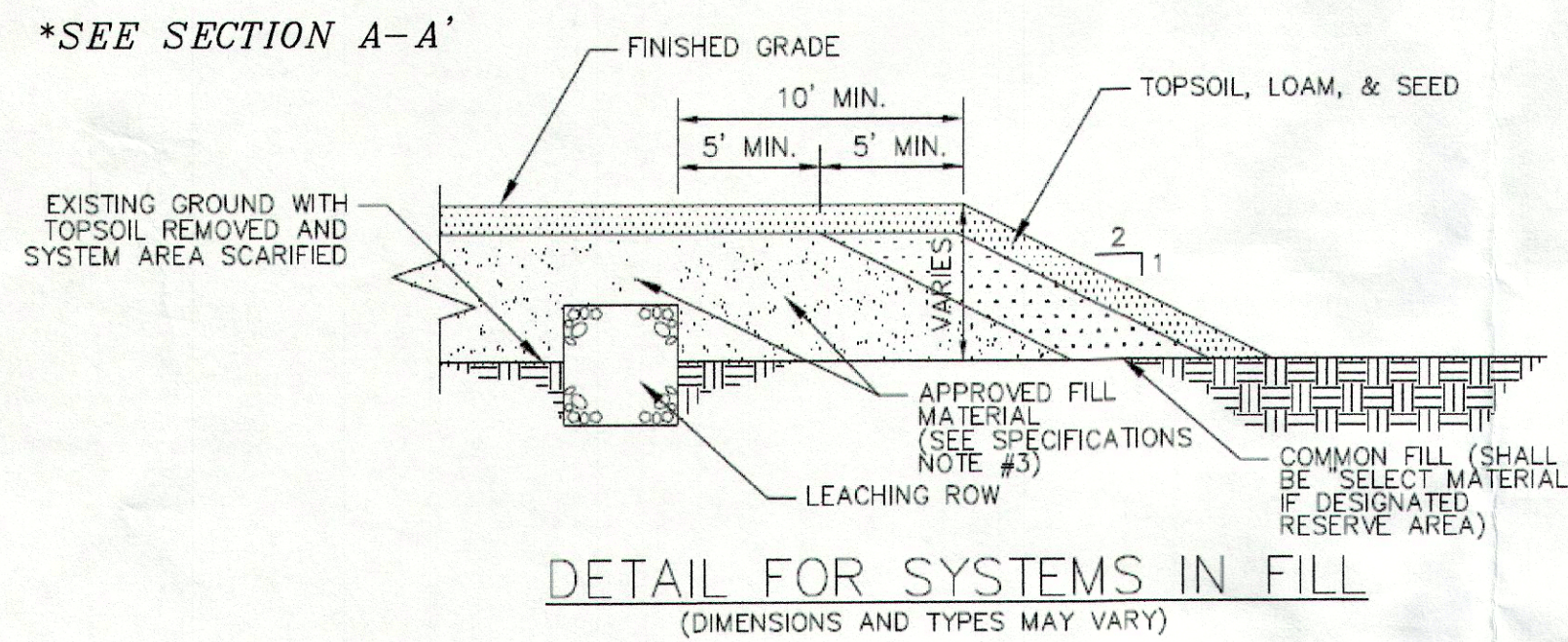


# ELJEN MANTIS 536-8 SECTION:

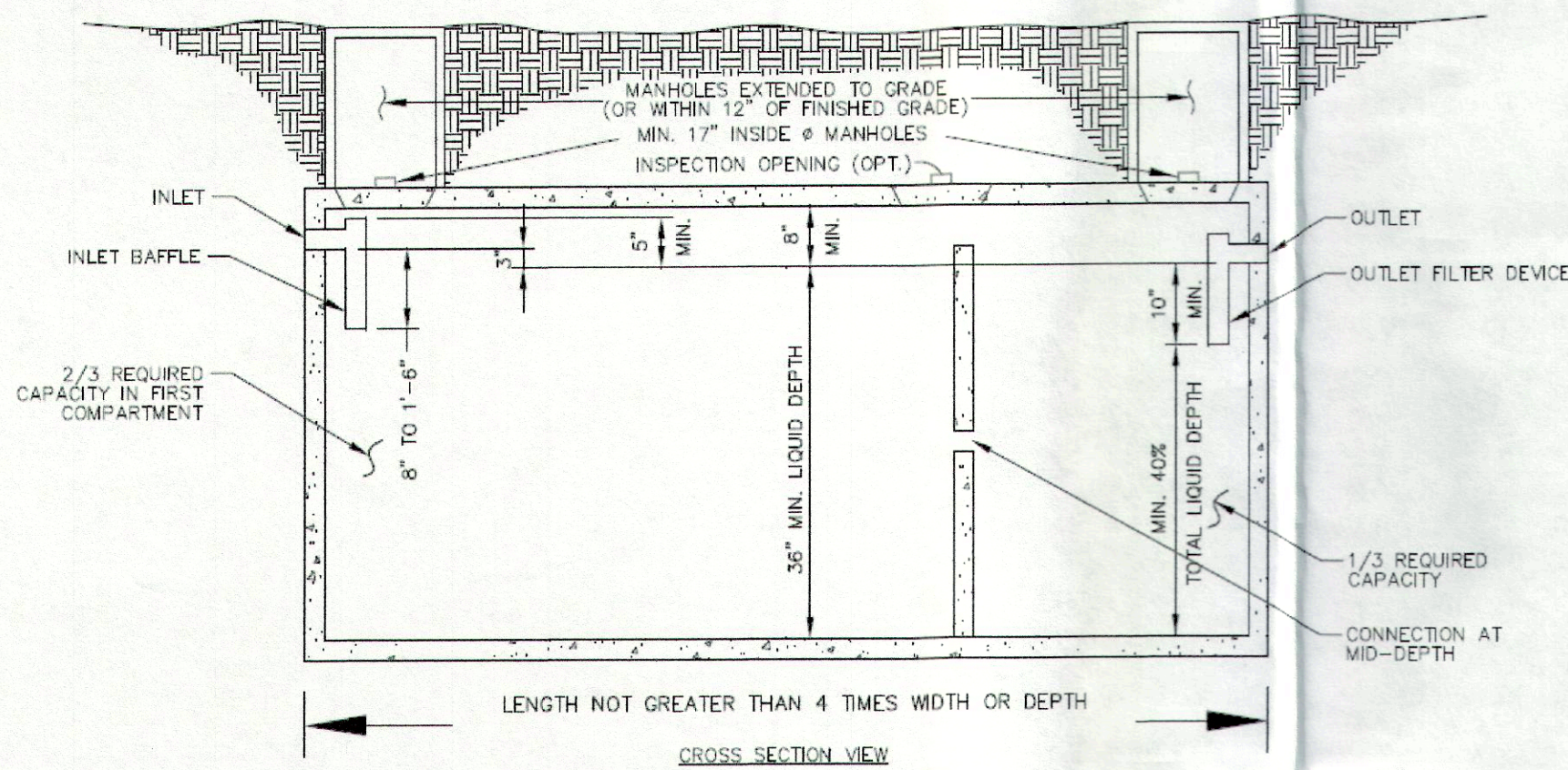
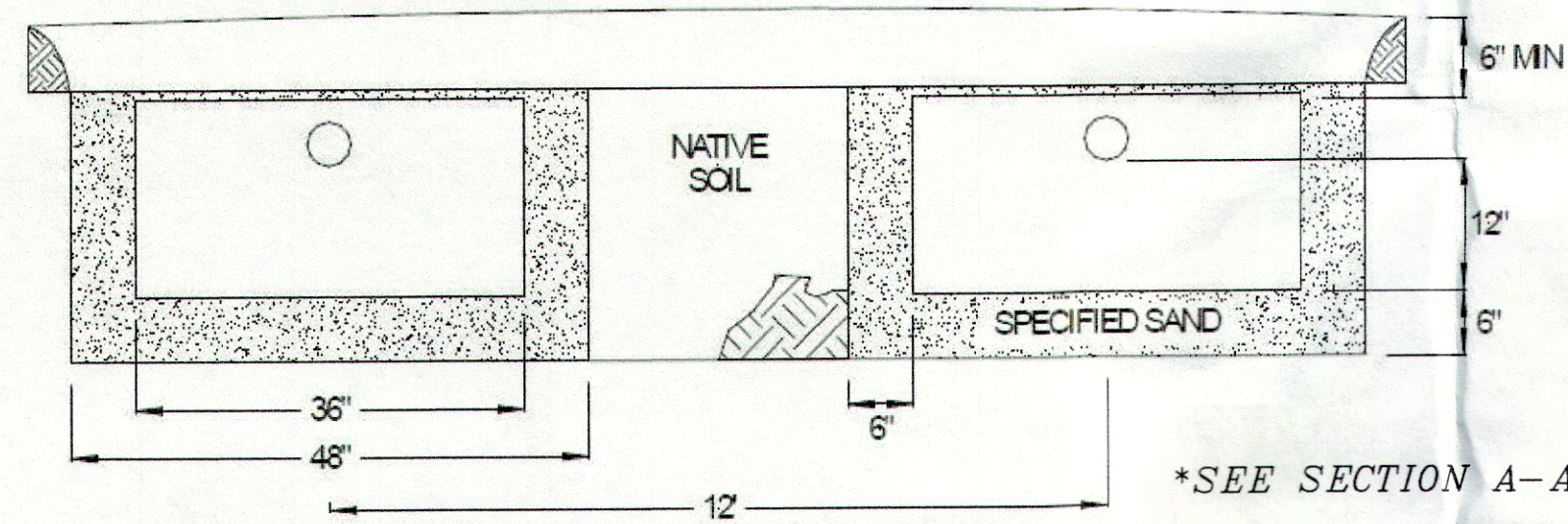


- ELJEN MANTIS 536-8 SPECIFICATIONS:**
- EFFECTIVE LEACHING AREA..... 11.0 S.F./L.F.
  - SIZE (W x L x H)..... 36" x 60" x 18"
  - INVERT HEIGHT..... 12"
  - WEIGHT..... 35 POUNDS

\*SEE SECTION A-A'



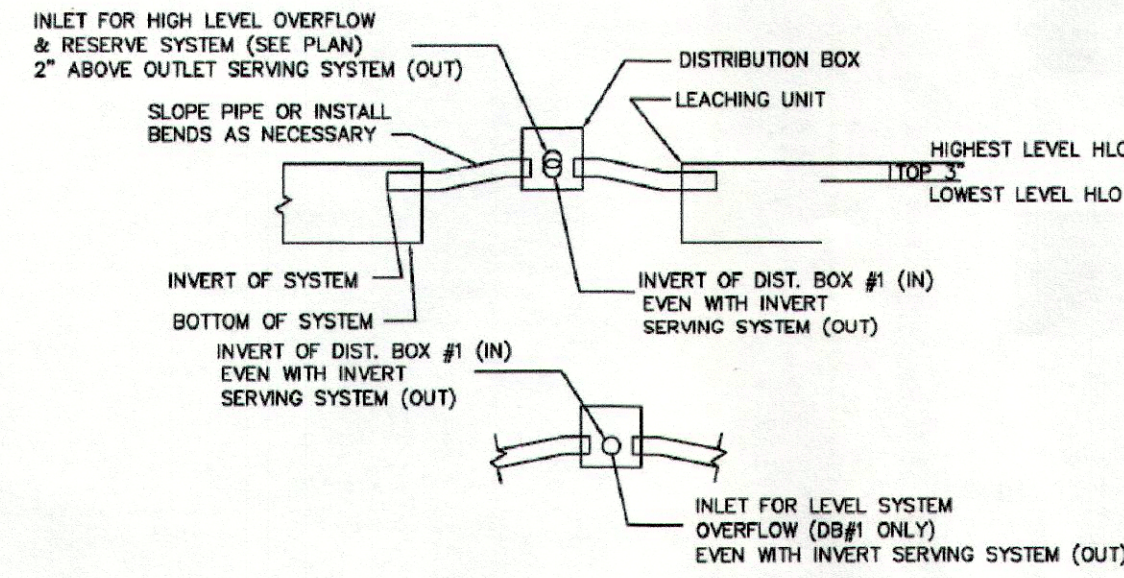
## ELJEN MANTIS 536-8 SERIES MULTIPLE TRENCH CROSS SECTION



- CONCRETE SEPTIC TANK CONSTRUCTION SHALL CONFORM TO ASTM C-1227.
- ALL NEW TANK SHALL HAVE MANHOLE COVERS WHICH HAVE BEEN PLACED WITH NOTIFICATION OF ITS TWO COMPARTMENT CONSTRUCTION AND A WARNING THAT ENTRANCE INTO TANK COULD BE FATAL.

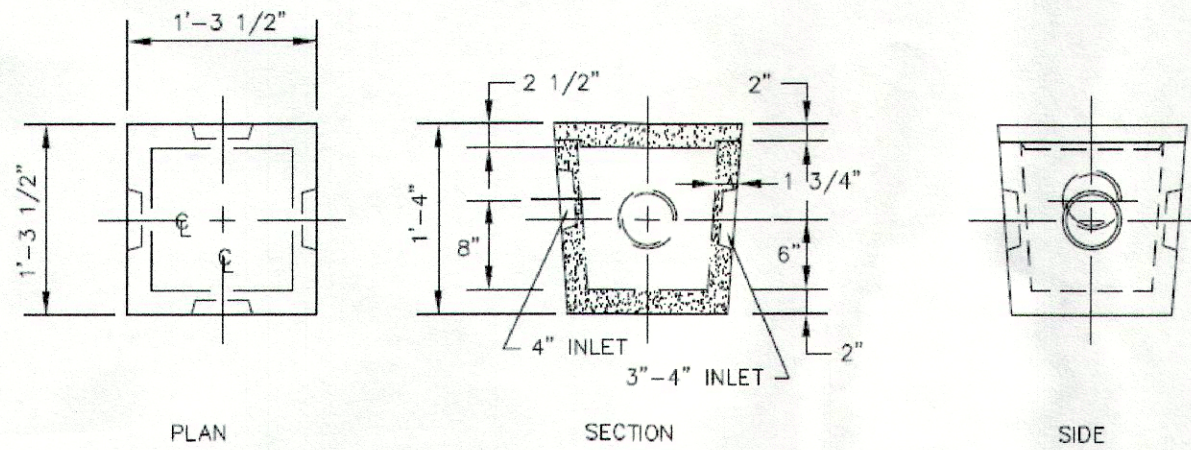
## DOUBLE CHAMBER SEPTIC TANK DETAIL

MINIMUM SIZE  
3 BEDROOMS - 1000 GALLONS  
4 BEDROOMS - 1250 GALLONS  
5 BEDROOMS - 1500 GALLONS  
NOTE: ALL SEPTIC TANKS INSTALLED AFTER JANUARY 1, 1990



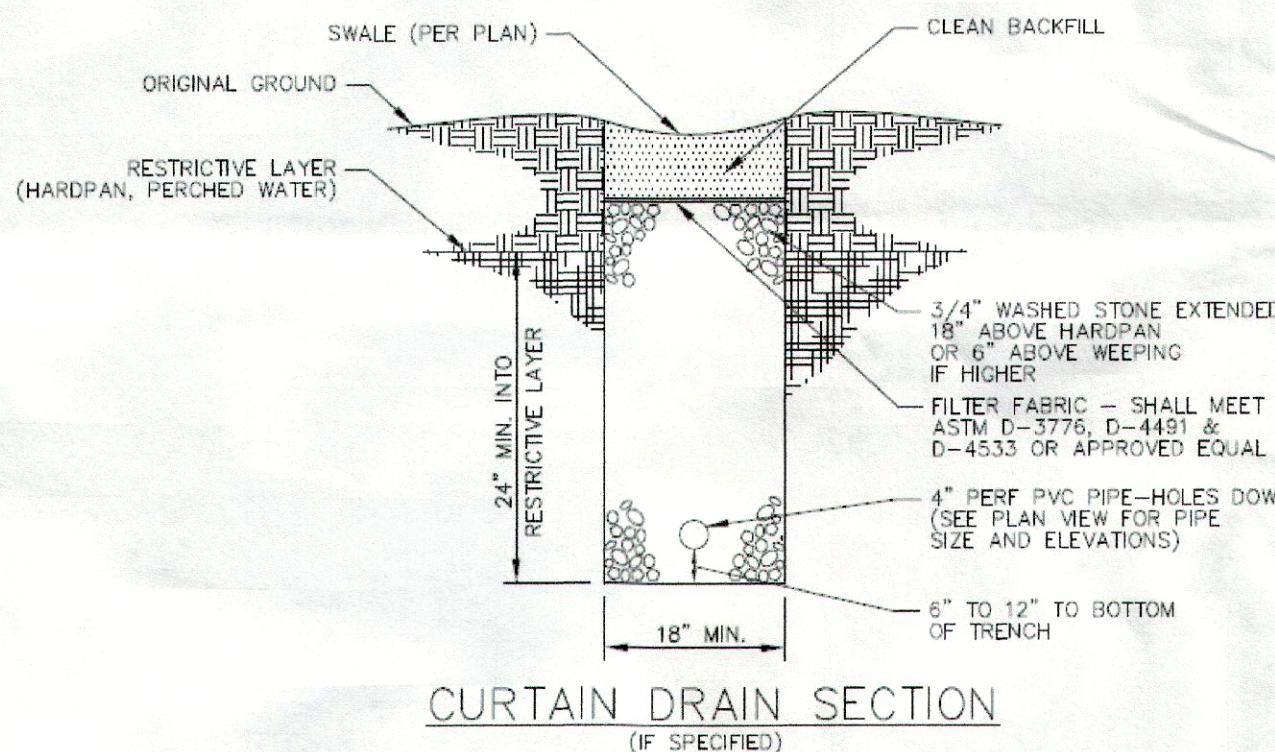
## DIST. BOX INVERT DETAIL

NOTE:  
THE OUTLET INVERT OF THE TANK SHALL BE SET AT A HIGHER ELEVATION THAN THE TOP OF ALL LEACHING STRUCTURES (EXCEPT IN A PUMP SYSTEM), OR IN THE CASE OF LEACHING SYSTEMS UTILIZING SERIAL DISTRIBUTION, HIGHER THAN THE HIGH-LEVEL OVERFLOW ELEVATION OF THE UPPER MOST LEACHING SYSTEM ROW. LEACHING SYSTEMS DESIGNED FOR SERIAL DISTRIBUTION SHALL BE DESIGNED SO THAT THE HIGH-LEVEL OVERFLOW INVERT ELEVATIONS ARE WITHIN THE TOP 3 INCHES (0.25 FEET) OF THE LEACHING STRUCTURE (TRENCH, GALLERY, ETC.).



## DISTRIBUTION BOX DETAIL

(DIMENSIONS AND TYPES MAY VARY)



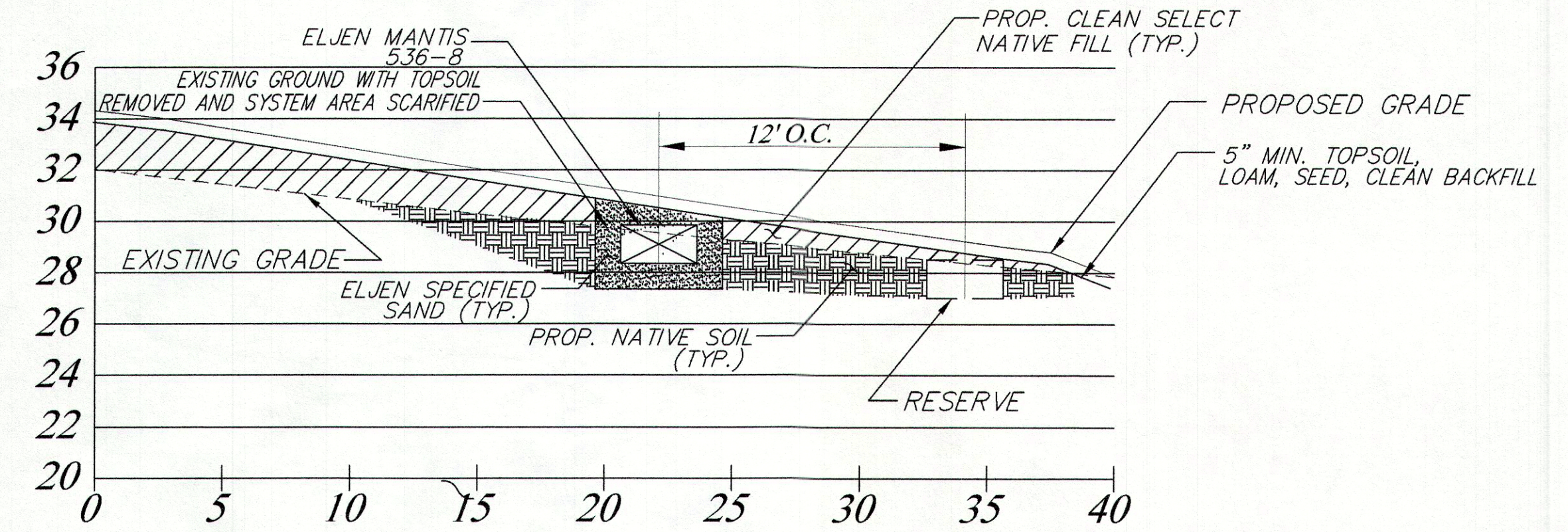
## CURTAIN DRAIN SECTION

(IF SPECIFIED)

## ADDITIONAL GENERAL NOTES:

- LOT AREA = 1.32 ACRES
- SYSTEM DESIGNED FOR: 4 BEDROOMS
- NUMBER OF BEDROOMS IN HOUSE: 3
- LOT TO BE SERVED BY: PRIVATE WELL & PRIVATE SEPTIC SYSTEM.
- RESERVE SYSTEM IS: SAME AS PRIMARY SYSTEM.
- INSTALL EROSION CONTROL, STRIP TOPSOIL, STOCKPILE, AND INSTALL SYSTEM. (SEE SEDIMENTATION & EROSION CONTROL NOTES AND SEQUENCE).
- TOPSOIL TO BE STRIPPED AND STOCKPILED, AREA OVER SYSTEM SHALL BE SCARIFIED, PRIOR TO PLACEMENT OF SEPTIC FILL (IF A FILL SYSTEM).
- IF DIFFERENT SOIL RESULTS ARE OBSERVED DURING CONSTRUCTION, IMMEDIATELY NOTIFY THE DESIGN ENGINEER AT ASAP ENGINEERING & SURVEYING LLC AT 860-480-9795.
- SYSTEM TO BE INSTALLED ACCORDING TO PROPOSED ELEVATIONS.
- SYSTEM TO BE INSPECTED BY SANITARIAN PRIOR TO BACKFILLING.
- GRADE SO AS TO DIRECT WATER AWAY FROM HOUSE AND SYSTEM.
- ALL EFFLUENT DISTRIBUTION PIPE TO BE 4" PVC ASTM D3034, SDR 35 OR APPROVED EQUAL.
- PIPE BETWEEN HOUSE AND TANK TO BE 4" C.I. OR 4" PVC. ASTM D- 1785/SCH-40.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES, AND DETAILS PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG AT 1- 800-922-4455.

# SECTION A-A'



SCALE: 1" = 5'

## MINIMUM SEPARATING DISTANCES FROM SEPTIC SYSTEMS

- WATER SUPPLY WELL (POTABLE, OPEN LOOP GEOTHERMAL, IRRIGATION), SPRING OR DOMESTIC WATER SUCTION PIPE  
REQUIRED WITHDRAWAL RATE  
<10 GAL. PER MINUTE.....75'  
10 TO 50 GAL. PER MINUTE.....150'  
>50 GAL. PER MINUTE.....200'
- BUILDING SERVED.....10'
- OPEN WATERCOURSE.....50'
- PUBLIC WATER SUPPLY RESERVOIR.....100'
- SURFACE OR GROUNDWATER DRAIN CONSTRUCTED OF SOLID PIPE (IF TIGHT JOINT PER TABLE 3.....).....25'
- STORMWATER STRUCTURES (E.G., CATCH BASINS, MANHOLES).....25'
- GROUNDWATER DRAINS (CURTAIN, FOOTING, FOUNDATION, ETC.), STORM WATER INFILTRATION OR RETENTION/DETENTION SYSTEM LOCATED UP GRADIENT, OR ON THE SIDE OF SYSTEM.....25'  
GROUNDWATER DRAINS (CURTAIN, FOOTING, FOUNDATION, ETC.), STORM WATER INFILTRATION OR RETENTION/DETENTION SYSTEM LOCATED DOWN GRADIENT, OR ON THE SIDE OF SYSTEM.....50'
- STORM WATER SYSTEMS (E.G., INFILTRATION, RETENTION) SINGLE FAMILY-RESIDENTIAL BUILDING LOTS.....50'  
OTHER LOTS (E.G., COMMERCIAL, MULTIFAMILY).....75'
- TOP OF EMBANKMENT (I.E. FILL PACKAGE AROUND PERIMETER OF LEACHING SYSTEM).....10'
- PROPERTY UP-GRADE AND ON SIDES.....15'  
DOWN-GRADE.....25'
- WATER PIPING PRESSURE (E.G., POTABLE, IRRIGATION).....10'  
WATER SUPPLY SUCTION.....75'
- BELOW GROUND SWIMMING POOL.....25'
- ABOVE GROUND SWIMMING POOL.....10'
- ACCESSORY STRUCTURE.....10'
- UTILITY SERVICE TRENCH (E.G. ELECTRIC, GAS).....5'
- BURIED FUEL TANKS.....25'
- WATER TREATMENT WASTEWATER (WTW) DISPERSAL STRUCTURE SMALL DISCHARGE (<150 GPD).....25'  
MED DISCHARGE (150-500 GPD).....50'  
LARGE DISCHARGE (>500 GPD).....75'
- CLOSED LOOP GEOTHERMAL SYSTEM BOREHOLE (BH), TRENCH.....50'  
GEOTHERMAL PIPING TO BH/TRENCH.....10'
- GRADE CUTS OR SOIL DISTURBANCES DOWN-GRADE OF LEACHING SYSTEM.....50'

\*REFER TO THE TECHNICAL STANDARDS LATEST REVISIONS, TO ENSURE COMPLIANCE WITH THE STATE HEALTH CODE.

15. INSTALLER SHALL SUBMIT AN "AS-BUILT" SKETCH TO THE DESIGN ENGINEER OF THE SEPTIC SYSTEM UPON COMPLETION.

16. TIGHT JOINT FOOTING DRAIN PIPE SHALL BE SDR 35 (ASTM D-3034) 6" SOLID PIPE OR APPROVED EQUAL IF WITHIN 25' OF PROPOSED SEPTIC SYSTEM.

17. CONTRACTOR AND/OR WORKERS SHALL NOT DRIVE OVER OR PARK ANY EQUIPMENT OR VEHICLES OVER THE SYSTEM AREA OR DOWN GRADIENT OF THE SYSTEM. THE SEPTIC INSTALLER MAY DO SO, ONLY DURING CONSTRUCTION OF THE SYSTEM.

18. A FOOTING DRAIN IS PROPOSED.

19. CONTROL POINT IS SHOWN. ADDITIONAL BENCHMARK TO BE SET NEAR SEPTIC SYSTEM AT TIME OF STAKEOUT

20. DRIVEWAY GRADES NOT TO EXCEED 15% AS SHOWN.

21. NO WELLS WITHIN 75' OF PROPOSED SEPTIC SYSTEM, NO FOOTING DRAINS WITHIN 25' OF SEPTIC SYSTEM.

## SPECIFICATIONS

- CONSTRUCTION METHODS: CARE SHALL BE TAKEN BEFORE AND DURING CONSTRUCTION TO MINIMIZE COMPACTION AND DISTURBANCE OF THE EXISTING GROUND. BOTTOM AND SIDES OF TRENCHES TO BE RAKED TO A DEPTH OF ONE INCH AND LOOSE MATERIAL REMOVED BEFORE PLACING STONE.
- FINAL GRADING AND ROOF WATER: FINAL GRADING SHALL BE DONE IN A MANNER THAT WILL PROTECT THE SYSTEM FROM SURFACE WATER INFILTRATION. THE ENTIRE AREA OF THE SYSTEM SHALL BE IMMEDIATELY SEED TO A THICK COVER. ALL ROOF DRAINAGE WATER SHALL BE DIRECTED AWAY FROM LEACHING SYSTEM AS SHOWN ON PLAN.
- "SELECT FILL MATERIAL" AND "SELECT BACKFILL MATERIAL", PLACED WITHIN AND ADJACENT TO PROPOSED LEACHING AREAS SHALL BE COMPRISED OF SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:
  - 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 ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
  - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REFINISHED AND THE SIEVE ANALYSIS STARTED.
  - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING
#4	100
#10	70-100
#40	10-50*
#100	0-20
#200	0-5

NOTE: 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%.

- MAINTENANCE: SEPTIC TANK TO BE CLEANED EVERY 3 YEARS.
- SEPTIC SYSTEM PIPE MATERIAL: CONTRACTOR SHALL REFER TO THE "ACCEPTED SEWER PIPE" TABLES IN THE LATEST EDITION OF THE STATE HEALTH CODE AND/OR LOCAL SANITARIAN TO ENSURE THE PROPER PURCHASE AND INSTALLATION OF ALL PIPING MATERIALS.

## INSTALLERS NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL OBTAIN A "PERMIT TO INSTALL SYSTEM" FROM THE LOCAL HEALTH DEPARTMENT/DISTRICT.
- PROPOSED CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CONNECTICUT PUBLIC HEALTH CODE, AS AMENDED.
- IF FIELD CONDITIONS (LEDGE, GROUNDWATER, MOTTING, ETC.) ARE ENCOUNTERED AT SHALLOWER DEPTHS THAN SHOWN IN THE DEEP TEST HOLE RESULTS, THE SANITARIAN AND DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY AND CONSTRUCTION HALTED UNTIL DIRECTED FURTHER.
- THE DESIGN ENGINEER SHALL BE CONTACTED, PRIOR TO BACKFILLING THE SEPTIC SYSTEM, TO TAKE NECESSARY MEASUREMENTS FOR THE PREPARATION OF A CERTIFIED "AS-BUILT" DRAWING OF THE SEPTIC SYSTEM CONSTRUCTION. A COPY OF THE CERTIFIED "AS-BUILT" DRAWING MUST BE SUBMITTED TO THE LOCAL HEALTH DEPT. FOR REVIEW AND FINAL APPROVAL OF THE SEPTIC SYSTEM. (SEE NOTE #7)
- NO DEVIATIONS FROM THE APPROVED DESIGN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND THE DESIGN ENGINEER.
- THE TOWN SANITARIAN SHALL BE NOTIFIED AFTER THE FOLLOWING (AS APPLICABLE PER THE HEALTH DEPARTMENT/DISTRICT) FOR INSPECTION:
  - PLACEMENT OF FILL MATERIAL
  - INSTALLATION OF LEACHING SYSTEM
- NO PORTION OF THE SEPTIC SHALL BE COVERED UNTIL APPROVED BY THE TOWN SANITARIAN.
- IF ENGINEER IS REQUIRED TO PERFORM THE "AS-BUILT" SURVEY OF SEPTIC SYSTEM BY THE HEALTH DEPARTMENT/DISTRICT, CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST THREE WORKING DAYS PRIOR TO BACKFILLING PROCEDURE SO SYSTEM COMPONENTS ARE VISIBLE.
- THE RESPONSIBILITY FOR THE PREPARATION OF A LEACHING AREA UTILIZING "SELECT" MATERIAL IS THAT OF THE LICENSED INSTALLER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SITUATION ONCE EXPOSED.

## SEPTIC SYSTEM SPECIFICATIONS:

- LEACHING SYSTEM: DESIGNED FOR PERCOLATION RATE OF UP TO 5 MINUTES PER INCH. REQUIRED S.F. = 660. DESIGNED FOR MLSS = 48' PER MAP REFERENCE "C", SEE SITE PLAN SHEET 2 OF 4.
- USE 18" HIGH, 36" WIDE ELJEN'S MANTIS 536-8, EFFECTIVE LEACHING = 11.0 S.F./L.F. USE OF TWO ROWS OF 24' LENGTH. LEACHING AREA PROVIDED = 11.0 S.F./L.F. X 35' X 2 = 770 S.F.
- SHALL BE CONSTRUCTED AS SHOWN ON THE SITE PLAN (SHEET 2 OF 4) AND THIS SEPTIC DETAIL SHEET (SHEET 3 OF 4).
- A 1,250 GALLON DOUBLE CHAMBERED SEPTIC TANK SHALL BE PROVIDED, MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.
- NOTIFY THE TOWN HEALTH DEPARTMENT PRIOR TO CONSTRUCTION, AT LEAST 24 HOURS IN ADVANCE. SEPTIC TANK TO BE CLEANED AT LEAST EVERY THREE YEARS OR AS OFTEN AS NECESSARY.

REV.	REVISIONS
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REV. 8	
REV. 9	

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**SEPTIC DETAILS & NOTES**  
PREPARED FOR:  
VH, LLC  
21 Heron Pond Road  
ESSEX CONNECTICUT  
DATE: AUGUST 28, 2023 SCALE: 1" = 20'  
JOB. No. 2460185 DRAWN BY R.J.G.  
FIELD BK. DATA COL CHECKED BY R.A. SHEET # 3 of 4



GENERAL SEQUENCE OF CONSTRUCTION

- INSTALL SILTFENCE AROUND PERIMETER OF PROJECT AS SHOWN
- INSTALL ANTI-TRACKING PAD AT ENTRANCE TO SITE
- STRIP TOPSOIL IN AREA OF PROPOSED BUILDING AND STOCKPILE WITH HAY BALES AND/OR SILT FENCE AROUND IT
- STOCKPILE EXCAVATED MATERIAL FROM FOUNDATION
- CONSTRUCT FOOTINGS AND FOUNDATION WALLS, INSTALL UTILITIES (SEE EROSION CONTROL SEQUENCE)
- CONSTRUCT SEPTIC SYSTEM PER DESIGN & DETAILS SHOWN (SEE SHEETS 2 & 3 FOR SEPTIC SYSTEM DESIGN & NOTES FOR INSTALLATION)
- BACKFILL FOUNDATION/DISTURBED AREAS
- DISTURBED AREAS WILL REQUIRE TEMPORARY SEEDING SO AS NOT TO REMAIN UNPROTECTED FOR MORE THAN 5 DAYS OR IF WEATHER CONDITIONS DETERIORATE
- SPREAD TOPSOIL TO GRADE AND STABALIZE ALL AREAS
- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION
- STOCKPILED TOPSOIL IN PLACE FOR MORE THAN 30 DAYS WILL BE SEEDED
- A COPY OF THESE PLANS SHALL BE KEPT ON SITE AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT

EROSION AND SEDIMENTATION CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHOULD HAVE PERMANENT SOIL STABILIZATION MEASURES APPLIED WITHIN 7 DAYS OF ESTABLISHING THE FINAL GRADE. IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOILS ARE DISTURBED, TEMPORARY SOIL STABILIZATION MEASURES (e.g. TEMPORARY SEEDING OR A NON-VEGETATED COVER) SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4"MIN.) AND SEEDED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, THIER APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
5. ALL E&S CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ANY E&S CONTROL MEASURES NOT WILL BE SUBJECT TO A CITATION.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE MUNICIPALITY.
7. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
8. SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
9. BRING ANY UNFORSEEN CONDITIONS TO THE ATTENTION OF THE MUNICIPALITY.
10. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
11. CONTRACTOR, OR DULY AUTHORIZED AGENT IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
12. CONTRACTOR, OR DULY AUTHORIZED AGENT IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
13. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING HAY BALES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
14. SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE. PERPENDICULAR WINGS SHOULD BE USED TO BREAK THE VELOCITY OF WATER FLOWING ALONG THE GEOTEXTILE SILT FENCE WHERE IT DOES NOT FOLLOW THE CONTOUR AT THE TOE OF SLOPE. FOR SLOPES OF 5:1 OR FLATTER, WINGS SHALL BE PLACED EVERY 100 FEET; FOR 3:1 TO 5:1 EVERY 75 FEET; AND FOR 2:1 TO 3:1 SLOPES, EVERY 50 FEET.
15. PURSUANT TO THE REGULATIONS; A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEEDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
16. CATCH BASIN MAINTENANCE SCHEDULE: SEDIMENT TO BE EXTRACTED FROM SUMP(S) BI-YEARLY IN THE SPRING AND FALL AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
17. MATERIAL FROM THE TEMPORARY STOCKPILE WHICH IS NOT USED DURING CONSTRUCTION SHALL HAULED OFF-SITE.
18. IF OVER 5 ACRES ARE TO BE DISTURBED, THE SITE CONTRACTOR SHALL OBTAIN A NPDES STORMWATER PERMIT.
19. INSPECTION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONDUCTED ONCE A WEEK AND WITHIN 24-HOURS AFTER EVERY RAINFALL

ADDITIONAL SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND THE RESTABILIZATION OF THE AREA SHALL BE AS SOON AS PRACTICAL. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED WITH THE LATEST STANDARDS AS SET FORTH IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE SITE TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES AS DEPICTED HEREON ON THE ATTACHED PLANS AND AS REQUIRED BY THE TOWN OF ESSEX STANDARDS.
3. UTILITIES SHOWN ARE FROM FIELD INFORMATION AND FROM EXISTING MAPS AND ARE SUBJECT TO FIELD VERIFICATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHOULD BE AWARE THAT OTHER UTILITIES MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES MARKED BY THE UTILITY OWNER PRIOR TO CONSTRUCTION.

ADDITIONAL NOTES

NO ZONING VIOLATIONS IF HOUSE ERECTED AS SHOWN.

SEE BUILDING PLANS FOR HOUSE DIMENSIONS.

SEE ZONING TABLE FOR BUILDING COVERAGE

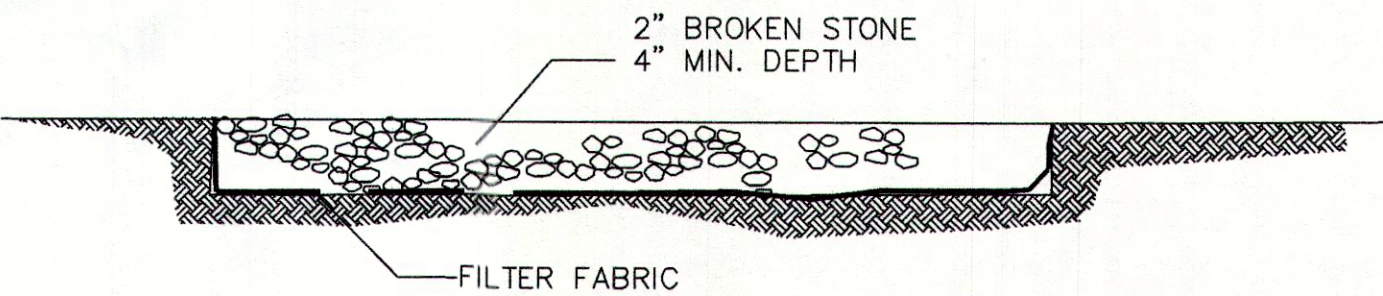
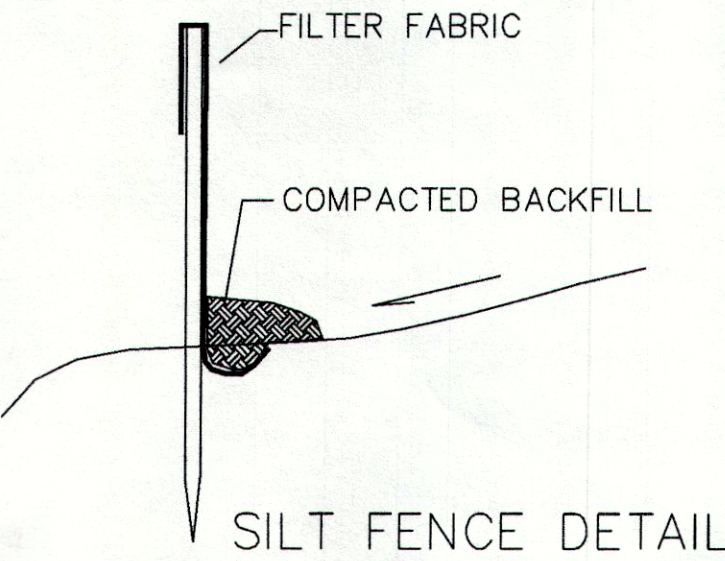
ANY ADDITIONAL EROSION OR SEDIMENTATION CONTROLS DEEMED NECESSARY BY TOWN STAFF DURING CONSTRUCTION SHALL BE INSTALLED BY THE DEVELOPER. ALL EROSION CONTROLS ARE TO BE INSPECTED BEFORE, DURING AND AFTER EVERY STORM EVENT AND REPAIRED OR REPLACED AS NEEDED.

DRIVEWAY AS SHOWN TO BE PAVED TO THE GARAGE. AS A MINIMUM A PAVED APRON TO THE STREET LINE WILL BE PAVED.

ALL AREAS, EXCEPT DRIVEWAYS DISTURBED DURING CONSTRUCTION OF THE HOUSE MUST BE RESTORED WITH 4" (MIN.) OF TOPSOIL AND PERMANENT LAWN SEEDING AS SOON AS POSSIBLE AFTER THE FOUNDATION IS COMPLETED. LAWN AND ANY OTHER LANDSCAPING MUST BE PLANTED PRIOR TO A C.O. REQUEST. SEEDING DATES ARE FROM MARCH 15 TO JUNE 15 AND SEPTEMBER 1 TO OCTOBER 15.

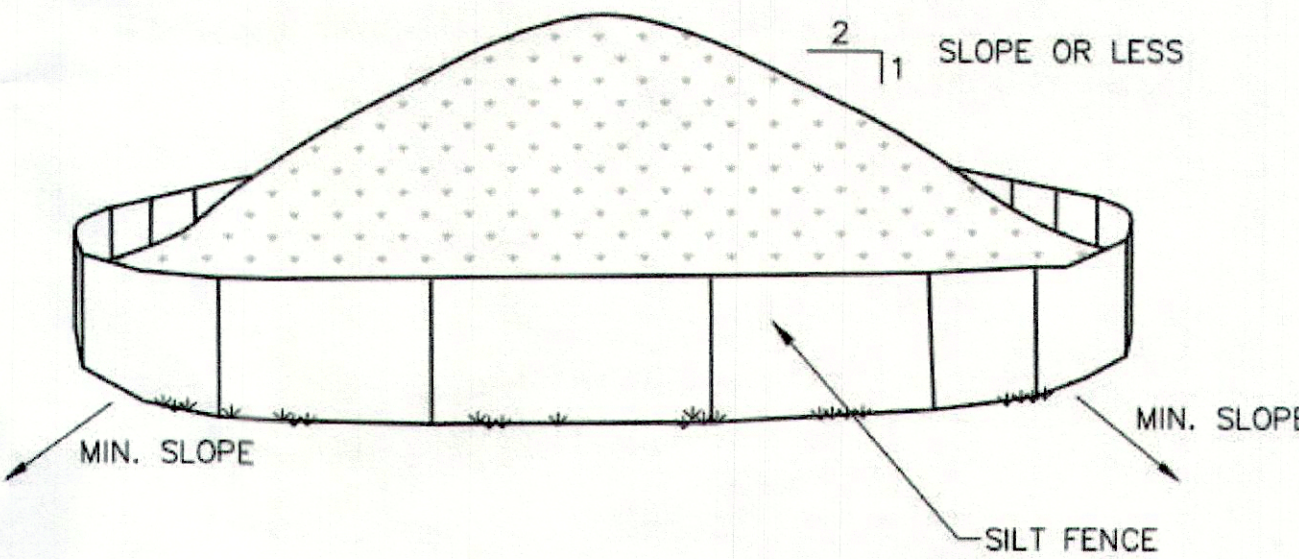
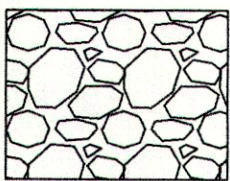
INSTALL SILT FENCE BARRIER AROUND CONSTRUCTION AREA AS REQUIRED BY THE TOWN ENGINEER.

CONTRACTOR MUST VERIFY TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER/SURVEYOR OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON SITE AND THOSE DEPICTED ON THIS PLAN.



ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE

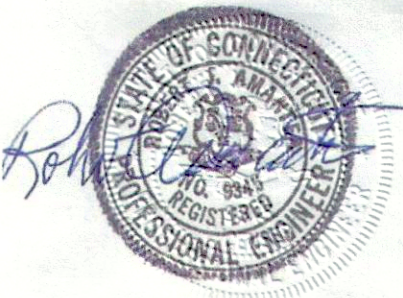
CONSTRUCTION ENTRANCE SHOWN ON PLAN AS:



- NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
  4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
  5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

MATERIALS STOCKPILE DETAIL  
SCALE: NOT TO SCALE

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SEP 09 2023  
BY: [Signature]



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SCALE: 1"=20'

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SITE DETAILS & NOTES			
PREPARED FOR: <b>VH, LLC</b> 21 Heron Pond Road			
ESSEX		CONNECTICUT	
DATE <b>AUGUST 28, 2023</b>	SCALE <b>1" = 20'</b>	DRAWN BY <b>R.J.G.</b>	SHEET # <b>4 of 4</b>
JOB. No. <b>2460185</b>	FIELD BK. <b>DATA COL</b>	CHECKED BY <b>R.A.</b>	