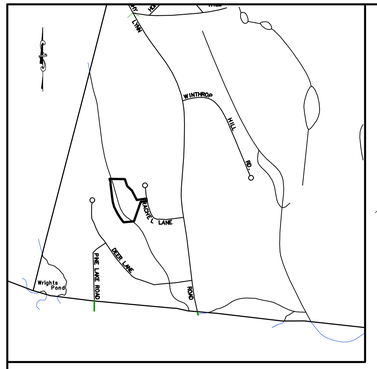
DATE	REVISION	CK.
07/29/22	GENERAL REVISIONS	



LOCATION MAP
SCALE: 1"=1000'±

Test Hole Data
Performed by Doane Engineering
& Madison Health Department
5/18/22

TP 22-1 (Lower Side)

0 – 5" Topsoil (fill)
5 – 19" Brown mixed fine sandy loam with gravel (fill)
19 – 36" Gray fine/medium sand, some gravel, and rocks (mottled, fill)
36 – 38" Topsoil, organic
38 – 64" Mixed sandy soil
64 – 90" Gray/brown fine/medium sand & gravel, damp
No ledge observed
No groundwater observed
Mottling observed a 55"

TP 22-1 (Upper Side)

0 – 34" Mixed mottled fill
34 – 37" Topsoil, organic
37 – 55" Red/brown silty fine sandy loam, some gravel, damp
55 – 90" Gray/brown fine/medium sand & gravel, damp
Roots observed to 59"
No ledge observed
No groundwater observed
Mottling observed in fill on top

TP 22-2

0 – 6" Topsoil
6 – 29" Light orange to red/brown fine sandy loam, some silt
29 – 80" Gray, fine/medium sand & gravel, damp
Note – Top 24" of uphill side is fill
Roots observed to 67"
No ledge observed
No groundwater observed
No mottling observed

PERCOLATION TEST
PERFORMED BY DOANE ENGINEERING
ON 6/28/22

PT 1

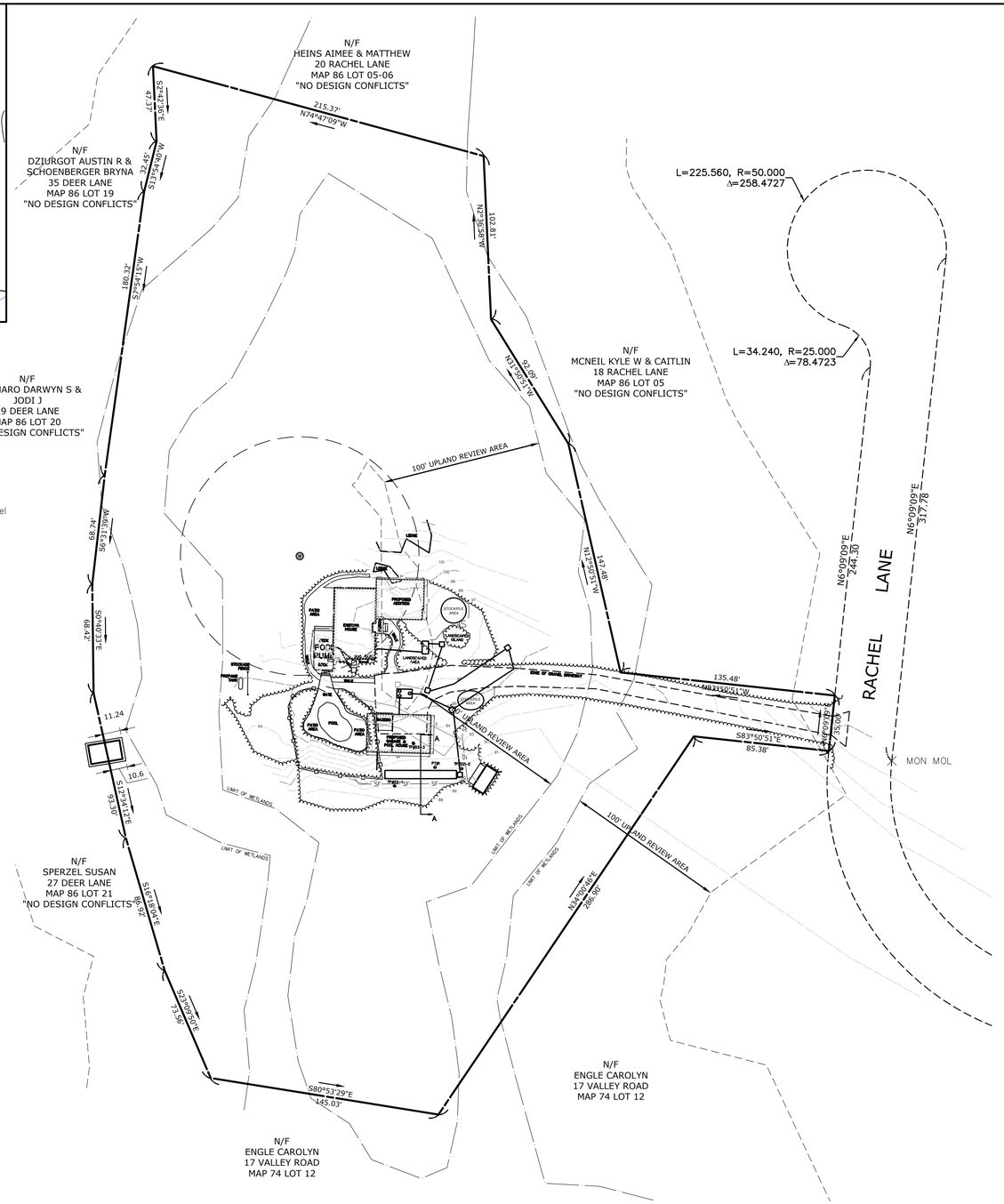
D = 30" PRESOAK @ 7:30 AM

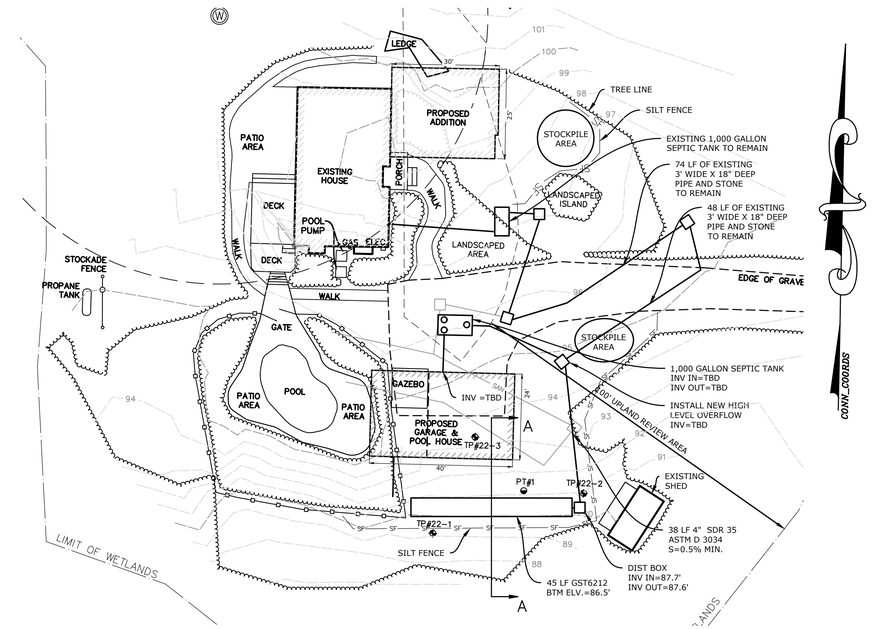
TIME (IN)	DEPTH (IN)	CHANGE DEPTH (IN)	RATE (MIN/IN)
8:30	2.0		
8:40	11.5		
8:50	18.0		
9:00	23.25	5.25	1.90
9:10	26.0	2.75	3.63
9:20	DRY	2.5	2.50
9:30			

PERCOLATION RATE = 1–10.0 MIN/INCH

LEGEND

- IRON PIPE/ROD TO BE SET
- MON — MONUMENT
- IP — IRON PIPE/ROD
- DH — IRON PIPE/ROD
- CONC. — CONCRETE
- GTD — GRADE TO DRAIN
- FND — FOUND
- FF — FINISHED FLOOR
- EXIST. — EXISTING
- TW — TOP OF WALL
- CL&P# 1198 — EXISTING UTILITY POLE
- TH#1 — TEST HOLE
- 7.0 — PROPOSED SPOT ELEVATION
- 100 — EXISTING CONTOURS
- SF — SILT FENCE
- PW — PROPOSED WATERLINE





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE:

1) **PRIOR TO CONSTRUCTION THE SURVEYOR SHALL SET A STABLE BENCH MARK WITHIN 15' OF THE PROPOSED SANITARY SYSTEM**

PROPOSED HOUSE SANITARY SYSTEM DESIGN:

3 BEDROOM HOUSE AND POOL HOUSE

DESIGN PERCOLATION RATE = 10.1–20.0 MIN/IN
(BASED ON PERC CONDUCTED BY D.W. GERWICK ENGINEERING 4/19/91)
3 BED ROOM HOUSE
REQUIRED EFFECTIVE LEACHING AREA=675 SF

POOL HOUSE
ASSUMED 150 GPD
APPLICATION RATE=1.2 (NON–PROBLEMATIC WITH PERC OF 10.1–20.0)

REQUIRED EFFECTIVE LEACHING AREA=150/1.2=125 SF

TOTAL REQUIRED EFFECTIVE LEACHING AREA=125+675/=800 SF

EXISTING PIPE AND STONE TO REMAIN
74 LF + 48 LF = 122LF
122 LF X 3.0 SF/LF=366 SF

PROVIDE 1–45 FT ROW OF GST 6212
EFFECTIVE LEACHING AREA PROVIDED
45 LF X 10.0 SF/LF = 450 SF

PROVIDE NEW 1,000 GALLON SEPTIC TANK FOR PROPOSED POOL HOUSE

MINIMUM LEACHING SYSTEM SPREAD
DEPTH TO RESTRICTIVE LAYER 55"
SLOPE>15.0%
HF=10
FF=1.5
PF=1.25

MLSS REQUIRED=10 X 1.5 X 1.25=18.75 LF
MLSS PROVIDED 45 LF

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THRU 20–300b–4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT EXISTING AND PROPOSED IMPROVEMENTS. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP(S) NOTED HEREON.
A.)
PROPOSED SEPTIC SYSTEM DESIGN, JANET & KEVIN HOADLEY, LOT 4, RACHEL DRIVE, IVORYTON, CONNECTICUT. SCALE 1"=20' DATED MAY 30, 1991, BY D.W. GERWICK ENGINEERING

B.)
PLAN SHOWING EXISTING HOUSE LOCATION LOT 4 RYANS WOODS RACHEL LANE IVORYTON, CONN. PREPARED FOR SPENCOR CONSTRUCTION CO., INC. SALE 1"=40' DATED SEPT. 11, 1991, BY DAVID M. COONROD L.S.

C.)
SUBDIVISION MAP "RYAN'S WOODS" LYNN RD, IVORYTON, CONNECTICUT. SCALE 1"=40' DATED JULY 5, 1988, REVISED AUG. 14, 1988 BY KENNY & STEVENS, CIVIL ENGINEERS AND LAND SURVEYORS.

THE SUBJECT PROPERTY CONTAINS 171,304.14 SF 3.93 AC

HORIZONTAL ACCURACY CONFORMS TO CLASS A–2.

VERTICAL ACCURACY CONFORMS TO CLASS T–2 (NAVD 1988)

SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 227, PG 1049

THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FIRM COMMUNITY PANEL NUMBER 09007 C0329 G MAP EFFECTIVE DATE 08–28–2008

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463

STATE OF CONNECTICUT ROBERT L. DOANE, JR. NO. 11463 REGISTERED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT L. DOANE, JR. NO. 11463 LICENSED LAND SURVEYOR

MAP #86 LOT #4

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN
PREPARED FOR
CAROLEE CANNATA
12 RACHEL LANE ,IVORYTON , CONNECTICUT

SCALE:	DATE:	SHEET NO.:	IDENT. NO.:
AS SHOWN	07/21/22	1 OF 2	

FILE:R:\DRAWINGS\TOWNS\ESSEX\IVORYTON\RACHEL LANE\Cadwork-Joseph\CALLIZZO-SITE-PLAN-7-29-22.dwg