

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY SURVEY, PREPARED FOR EPIC REAL ESTATE GROUP 806, LLC, 806 BOSTON POST ROAD-OLD SAYBROOK, CONNECTICUT", SCALE: 1"=10', DATED: FEBRUARY 9, 2024, AND REVISED THROUGH FEBRUARY 29, 2024 PREPARED BY: ROBERT C. SIMONI, LICENSED LAND SURVEYOR.
- THE APPLICANT IS JACK PRAGOSA OF 4 EDMUND STREET, OLD SAYBROOK, CT 06475.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 118 ON TAX ASSESSOR'S MAP 36, THE DEED REFERENCE OF THE PROPERTY IS VOLUME 689 PAGE 551. THE AREA OF THE PARCEL IS ±6,927 S.F. OR ±0.16 ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE CENTRAL BUSINESS 'B-1' ZONING DISTRICT AND LIES WITHIN THE PEDESTRIAN NODE. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN FEMA FLOOD HAZARD ZONE X.
- THE APPLICANT IS PROPOSING TO REPLACE THE EXISTING PAVEMENT, RE-STRIPE PARKING SPACES INCLUDING ONE HANDICAP ACCESSIBLE PARKING SPACE, LANDSCAPE AREAS ALONG THE SOUTH-WEST SIDE OF THE PROPERTY, RENOVATE AND CHANGE THE USE OF THE EXISTING BUILDING FROM A GLASS SHOP AND DRY CLEANER TO OFFICE SPACES AND WAREHOUSE/STORAGE, REPLACE THE EXISTING SEPTIC SYSTEM AND OTHER ASSOCIATED IMPROVEMENTS.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE OLD SAYBROOK ZONING COMMISSION FOR A SPECIAL EXCEPTION ARCHITECTURAL REVIEW BOARD, THE OLD SAYBROOK INLAND WETLANDS & WATERCOURSES COMMISSION FOR WORK WITHIN THE 100' UPLAND REVIEW AREA AND THE CONNECTICUT RIVER AREA HEALTH DISTRICT (CRAHD) TO DEMONSTRATE COMPLIANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 150 FEET OF THE PROPOSED SEPTIC SYSTEM.
- ALL ELEVATIONS SHOWN HEREON REFER TO NAVD-88 DATUM PER REFERENCE MAP A.

CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF OLD SAYBROOK STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OLD SAYBROOK AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE EXISTING SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY PART OF THE SEPTIC SYSTEM.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION, INCLUDING A CONDOT ENCRoACHMENT PERMIT FOR ANY WORK WITHIN THE STATE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF OLD SAYBROOK AND/OR CONNECTICUT DOT AND/OR CRAHD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT BARRIER SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL WORK WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH ALL LOCAL REQUIREMENTS. ROADWAY SHALL BE MAINTAINED IN A SAFE AND PASSABLE CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND ALL VEHICULAR AND PEDESTRIAN SAFETY AT ALL TIMES.
- ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL BE PUMPED DRY AS NECESSARY AND REMOVED AND/OR PROPERLY ABANDONED IN ACCORDANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE AND ALL APPLICABLE LOCAL REGULATIONS. SELECT FILL SHALL BE USED TO BACKFILL THE EXCAVATED SEPTIC SYSTEM AND ANY OTHER UNSUITABLE MATERIALS IN THE SYSTEM AREA (SEE SELECT FILL AND GRADING NOTES ON SHEET 2 OF 3).
- ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE WORK SHALL BE IN CONFORMANCE WITH THE CONNECTICUT D.O.T. "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" FORM 818, 2020 OR AS AMENDED. ANY VARIATION FROM THIS SPECIFICATION SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
- ALL PROPOSED GRADES WILL GENERALLY MATCH PRE-EXISTING GRADES. EXISTING SIDEWALK AND EXISTING BUILDING SLAB, SO LIMITED PROPOSED GRADING IS SHOWN.
- ALL PROPOSED PAVEMENT JOINTS SHALL BE PROPERLY TACK COATED AND SEALED (AS APPLICABLE).
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN WITH DURABLE WHITE PAVEMENT MARKING PAINT AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

LANDSCAPING DATA TABLE			
CENTRAL BUSINESS 'B-1' DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LANDSCAPE AREA (SECTION 63.1)	10% (693 S.F.) (1)	17.6% (1,217± S.F.)	20.5% (1,418± S.F.) (+2.9% (+201 S.F.))
MIN. NUMBER OF TREES (SECTION 63.1)	12 TREES PER ACRE 12 TREES x 0.16 AC. = 2 TREES	>2 TREES	>2 TREES
FRONT LANDSCAPING (SECTION 63.3)	MIN. WIDTH = 10 FT. 1 TREE PER 40 FT. OF FRONTAGE 94.0 FT./40 FT. = 3 TREES	0 FT. 0 TREES	0 FT. 1 TREE
MIN. PERIMETER LANDSCAPING (SECTION 63.4)	MIN. WIDTH = 10 FT. 1 EVERGREEN TREE SPACED 10 FT. ON CENTER 256.96/10 FT. = 26 TREES	0 FT. (E+W) 7± FT. (SOUTH) 0 TREES (E+W) EXISTING TREELINE (S)	5 TREES (+5 TREES) (W) 0 TREES (E) EXISTING TREELINE (S)
MIN. INTERIOR PARKING LOT LANDSCAPING (SECTION 63.5)	1 ISLAND PER 10 PARKING SPACES 0 ISLANDS 20 S.F. OF LANDSCAPING PER PARKING SPACE 20 S.F. x 9 = 180 S.F. 1 TREE PER PROPOSED ISLAND 1 TREE x 0 ISLANDS = 0 TREES	0 ISLANDS 0 TREES	1 ISLAND 4 TREES

(1) PROPOSED LANDSCAPED AREA MAXIMIZED AND SUBSTANTIALLY IMPROVED OVER EXISTING CONDITIONS.

LANDSCAPING NOTES:

- ALL PLANTING LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED DUE TO ACTUAL FIELD CONDITIONS.
- ALL PLANTINGS MUST BE IN HEALTHY, GROWING CONDITION WHEN INSTALLED. ALL PLANTINGS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE INSTALLATION DATE.
- ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH STANDARD LANDSCAPING PRACTICES. PLANTINGS SHOULD BE INSTALLED BETWEEN MARCH 1 AND JUNE 30 OR BETWEEN SEPTEMBER 1 AND NOVEMBER 1, WEATHER PERMITTING.
- ALL UTILITY LOCATIONS SHALL BE MARKED PRIOR TO INSTALLATION OF TREES AND SHRUBS. CONTACT CALL BEFORE YOU DIG 800-922-4455. THE LANDSCAPING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE VERIFIED AND MARKED IN THE FIELD.
- PROPOSED GROUND COVER AROUND ALL NEW TREES AND SHRUBS SHALL BE HEMLOCK OR CEDAR MULCH OR EQUIVALENT (SEE DETAILS).

ZONING DATA TABLE			
CENTRAL BUSINESS 'B-1' DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	12,500 S.F. (1)	6,927 S.F. (2)	NO CHANGE
MIN. FRONTAGE	50 FT. (1)	94.00 FT.	NO CHANGE
STREET LINE SETBACK (BOSTON POST ROAD)	10 FT.	24.9± FT. (EX. BUILDING) 28.4± FT. (EX. OVERHANG)	NO CHANGE
REAR LINE SETBACK (SOUTH PROPERTY LINE)	10 FT.	10.4± FT. (EX. BUILDING)	NO CHANGE
MAX. # OF STORIES	2 1/2 STORIES	1 STORY	NO CHANGE
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	NO CHANGE
MAX. GROSS FLOOR AREA	150% (10,390 S.F.)	41.6% (2,882± S.F.) (4)	NO CHANGE
MAX. BUILDING/STRUCTURE COVERAGE	75% (4,927 S.F.)	25.0% (3,074± S.F.) (5)	NO CHANGE
MAX. TOTAL LOT COVERAGE	85% (5,887 S.F.)	82.4% (5,710± S.F.) (6)	79.5% (5,509± S.F.) (-2.9% (-201 S.F.)) (6)
MIN. PARKING SPACES	8 SPACES (7)	UNKNOWN (UNMARKED SPACES)	8 SPACES (INCLUDING ONE HANDICAP SPACE) (7)

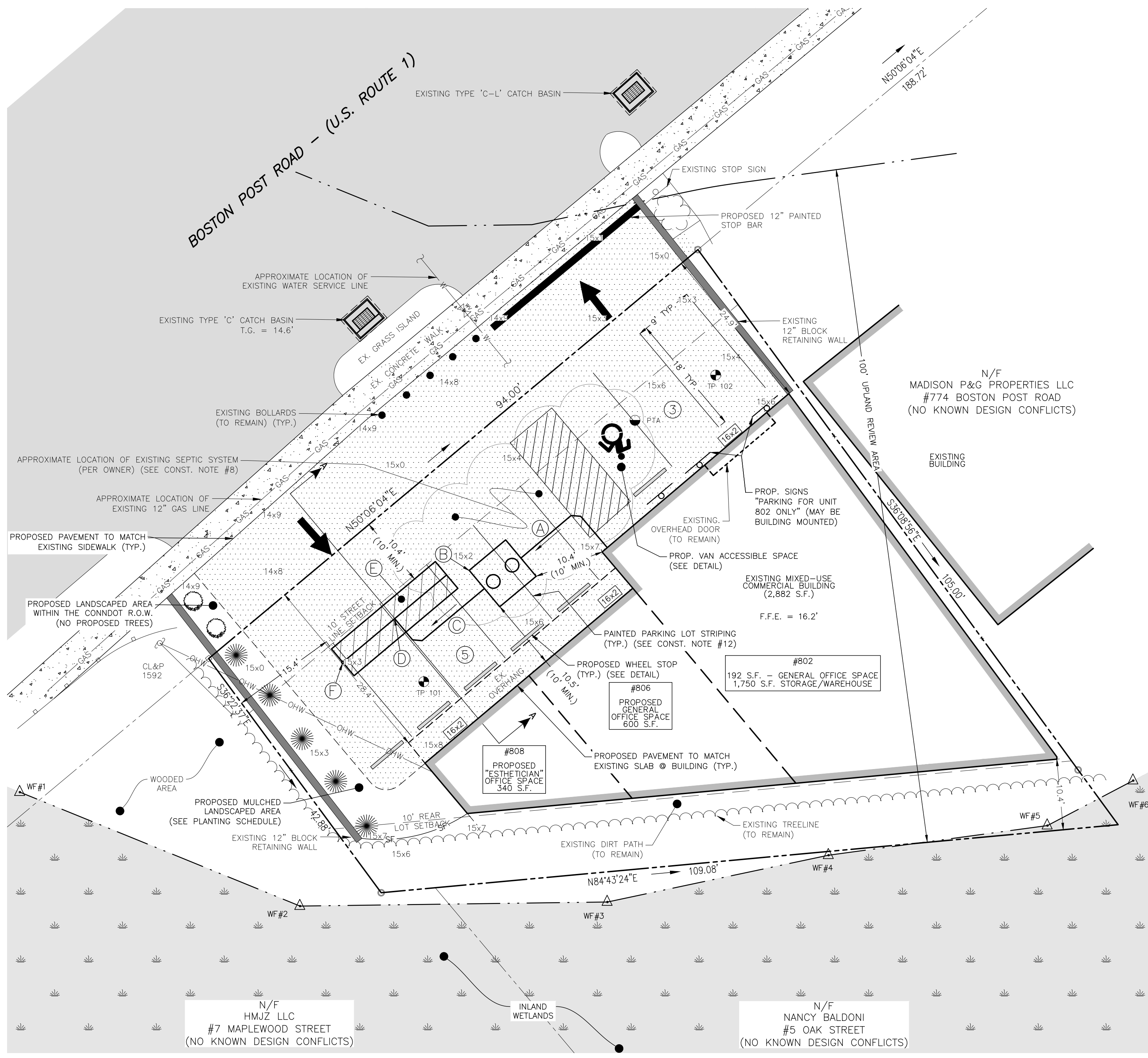
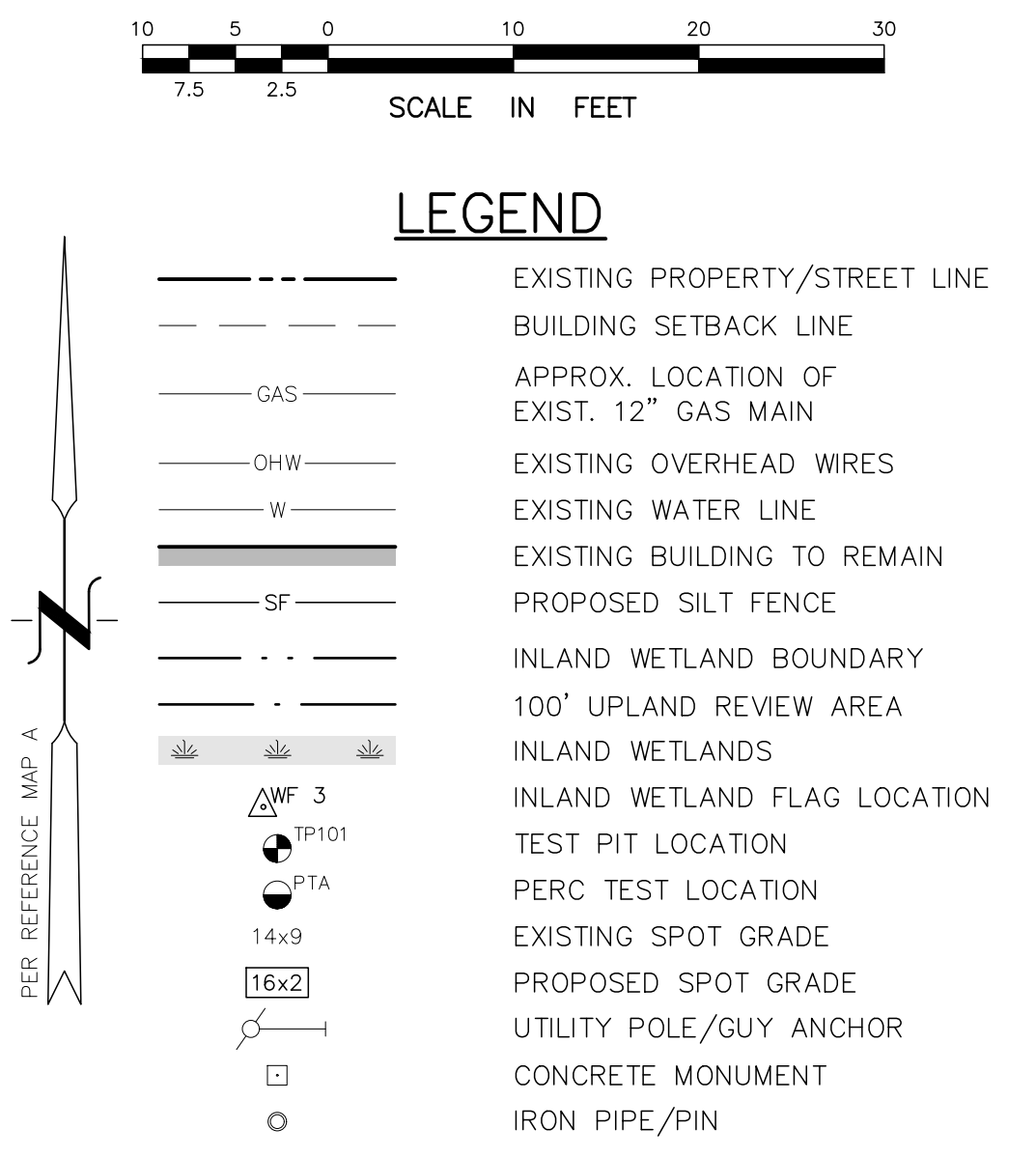
- MIN. LOT AREA IS 12,500 S.F. AND MIN. FRONTAGE IS 50 FT. FOR LOTS SERVED BY PUBLIC WATER.
- EXISTING NON-CONFORMING LOT OF RECORD.
- EXISTING NON-CONFORMITY.
- MAX. GROSS FLOOR AREA PER TOWN ASSESSOR INFORMATION.
- MAX. BUILDING/STRUCTURE COVERAGE INCLUDES ALL ROOFED BUILDING AREA PLUS A/C UTILITY PADs.
- MAX. LOT COVERAGE INCLUDES ALL BUILDING/STRUCTURE COVERAGE PLUS IMPERVIOUS SURFACES.
- SEE PARKING REQUIREMENTS TABLE ON THIS SHEET.

PARKING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
MINIMUM REQUIRED PARKING SPACES	<p>PROPOSED OFFICE SPACE: 1 SPACE PER 200 S.F. G.F.A. 1,132 S.F. x 1 SPACE PER 200 S.F. = 6 SPACES</p> <p>PROPOSED WAREHOUSE/STORAGE SPACE: 1 SPACE PER 1,200 S.F. G.F.A. 1,750 S.F. x 1 SPACE PER 1,200 S.F. = 2 SPACES</p> <p>TOTAL REQUIRED PARKING SPACES PROVIDED: 6 + 2 = 8 SPACES</p>	8 SPACES (INCLUDING 1 HANDICAP SPACE)

PLANTING SCHEDULE					
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	5	THUJA GREEN GIANT ARBORVITAE	THUJA STANDISHII X PLICATA	6' HEIGHT	8' O.C.
	2	"ENDLESS SUMMER" HYDRANGEA	HYDRANGEA MACROPHYLLA "BALMER"	5 GALLON	5' O.C.

SEPTIC SYSTEM KEY	
(A)	18.2± L.F. 4" SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE @ 1/4" PER FT. MIN. SLOPE AND 12" MIN. COVER.
(B)	1,000-GALLON H-20 CONCRETE SEPTIC TANK (JOLLEY PRECAST). (SEE DETAIL)
(C)	4" SCH. 40 PVC ASTM D1785 SOLID PIPE TO CONNECT TO LEACHING SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
(D)	4" SCH. 40 PVC ASTM D1785 DISTRIBUTION TEE.
(E)	20.0 L.F. GEOMATRIX GS76212 LEACHING SYSTEM WITH H-20 PROVISIONS (SEE DETAIL)
(F)	4" SCH. 40 PVC ASTM D1785 INSPECTION PORT - GEOMATRIX PART NO.: IFGST15. (SEE DETAIL)

*SEPTIC TANK SHALL HAVE RISERS TO FINISHED GRADE. INSPECTION PORTS SHALL HAVE A GEOMATRIX RISER AND H-20 VALVE COVER TO FINISHED GRADE. CONTRACTOR SHALL VERIFY SEPTIC TANK IS WATERIGHT PRIOR TO INSTALLATION. REFER TO SEPTIC SYSTEM INVERT TABLE ON SHEET ST-1 (2 OF 3) FOR PROPOSED INVERT ELEVATIONS.



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
100 E. MAIN STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION	BY

SITE PLAN FOR SPECIAL EXCEPTION
PREPARED FOR JACK PRAGOSA
802-808 BOSTON POST ROAD, MAP 36 LOT 118
OLD SAYBROOK, CONNECTICUT

DATE: MARCH 15, 2024
SCALE: 1"=10'
DRAWN BY: RM
CHECKED BY: JW
DWG. NO.: SPEX-1
SHEET NO.: 1 of 3
JOB NO.: 2024-1062

DEEP TEST PIT DATA

DATE: 3/14/24
 WITNESSED BY: JOE WREN, P.E. (INDIGO)
 GREG MATTUS, B.S., R.S. (CRAHD)
 RECORDED BY: ROBERT RUSSO, C.P.S.S. (CLA)

TP #101
 0-19" FILL
 19"-27" ORIGINAL TOPSOIL - BROWN FINE SANDY LOAM WITH ROOTS
 27"-41" YELLOW BROWN SANDY LOAM
 41"-72" BROWN MEDIUM SAND AND GRAVEL WITH COBBLES
 PERCHED MOTTLING OBSERVED @ 39"
 GROUNDWATER OBSERVED @ 66"
 NO OBSERVED LEDGE

TP #102
 0-36" MIXED FILL
 36"-92" BROWN COURSE SAND AND GRAVEL
 NO OBSERVED MOTTLING
 GROUNDWATER OBSERVED @ 69"
 NO OBSERVED LEDGE

PERCOLATION TEST DATA

CONDUCTED BY: RAY MALINOWSKI (INDIGO)

PERC A

DATE: 3/14/24
 DEPTH: 52"±

TIME (MIN.)	DEPTH (INCHES)	DROP (INCHES)	PERC RATE (MIN./INCH)
0	40	---	---
1	45 1/2	5 1/2	0.2
2	47 1/2	2	0.5
3	49	1 1/2	0.7

PERCOLATION RATE = <1.0 MIN. PER INCH

GENERAL NOTES (SEPTIC SYSTEM):

- THE APPLICANT IS PROPOSING TO REPLACE THE EXISTING PAVEMENT, RE-STRIPE PARKING SPACES INCLUDING ONE HANDICAP ACCESSIBLE PARKING SPACE, LANDSCAPE AREAS ALONG THE SOUTH-WEST SIDE OF THE PROPERTY, RENOVATE AND CHANGE THE USE OF THE EXISTING BUILDING FROM A GLASS SHOP AND DRY CLEANER TO OFFICE SPACES AND WAREHOUSE/STORAGE, REPLACE THE EXISTING SEPTIC SYSTEM AND OTHER ASSOCIATED IMPROVEMENTS.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 150 FEET OF THE PROPOSED SEPTIC SYSTEM, NO KNOWN DOWNGRADE SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPGRADED GROUNDWATER DRAIN AND NO KNOWN UPGRADED SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADE GROUNDWATER DRAIN.
- THE USE OF A GARBAGE DISPOSAL IS NOT RECOMMENDED. IF A GARBAGE DISPOSAL OR A TUB OVER 100 GALLONS IS INSTALLED, THE PROPOSED SEPTIC TANK SIZE SHALL BE INCREASED IN CONFORMANCE WITH THE PUBLIC HEALTH CODE. ANY WATER SOFTENER SHALL NOT DISCHARGE TO THE SEPTIC SYSTEM.
- THE EXISTING BUILDING HAS NO BASEMENT AND NO FOOTING DRAINS. NO PART OF THE SEPTIC SYSTEM SHALL BE INSTALLED WITHIN 25' OF ANY UPSLOPE FOOTING DRAIN OR WITHIN 50' OF ANY DOWNSLOPE DRAIN.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OLD SAYBROOK AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES AND VALVES SHALL BE 10' MINIMUM FROM ANY SEPTIC SYSTEM COMPONENT.

GENERAL CONSTRUCTION NOTES (SEPTIC SYSTEM):

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CONNECTICUT PUBLIC HEALTH CODE, AS AMENDED.
- A LICENSED SURVEYOR SHALL FIELD STAKE THE SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
- NO WORK SHALL COMMENCE IN THE SYSTEM AREA UNTIL A SEPTIC PERMIT HAS BEEN TAKEN OUT BY THE LICENSED INSTALLER.
- THE LICENSED INSTALLER SHALL PERFORM SITE PREPARATION AND SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION.
- THE LICENSED INSTALLER SHALL BE ON SITE DURING SYSTEM CONSTRUCTION. THE SYSTEM SHALL BE INSTALLED IN CONFORMANCE TO THESE PLANS. ANY REQUESTED MODIFICATIONS SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL MODIFICATIONS MUST BE APPROVED BY THE ENGINEER AND TOWN SANITARIAN PRIOR TO CONSTRUCTION.
- A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN BY THE LICENSED INSTALLER TO THE ENGINEER AND TOWN SANITARIAN BEFORE ANY STRIPPING IS DONE FOR THE SYSTEM. STRIP INSPECTIONS WILL BE PERFORMED BY THE ENGINEER AND SANITARIAN.
- THE LICENSED INSTALLER SHALL BE RESPONSIBLE FOR PREPARING THE LEACHING AREA IN A WORKMANLIKE MANNER. ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SILTATION ONCE EXPOSED.
- THE INSTALLER SHALL NOTIFY THE ENGINEER AND SANITARIAN AT LEAST 24 HOURS IN ADVANCE OF BEING READY FOR A FINAL INSPECTION. THE ENGINEER AND SANITARIAN SHALL CONDUCT THE FINAL INSPECTION TOGETHER WITH THE LICENSED INSTALLER. NO DEVIATION FROM THE PLAN APPROVED BY THE SANITARIAN SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE SANITARIAN. THE SYSTEM SHALL NOT BE BACKFILLED WITHOUT THE APPROVAL OF THE SANITARIAN.
- A LICENSED ENGINEER OR SURVEYOR SHALL PREPARE A SEPTIC SYSTEM AS-BUILT DRAWING CERTIFYING THE SYSTEM IS CODE-COMPLIANT. THIS PLAN SHALL INCLUDE ALL ESSENTIAL ACCESS POINTS INCLUDING TANK MANHOLES AND LEACHING SYSTEM ENDS. THE AS-BUILT PLAN SHALL BE COMPLETED IN A TIMELY MANNER.
- THE LEACHING SYSTEM SHALL BE PROPERLY COVERED BY THE LICENSED SYSTEM INSTALLER WITHIN TWO (2) WORKING DAYS FOLLOWING THE LOCAL HEALTH DEPARTMENT'S FINAL INSPECTION AND APPROVAL.
- NO HEAVY EQUIPMENT SHALL BE DRIVEN OVER THE INSTALLED LEACHING SYSTEM AREA.
- THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER IF HE WISHES TO CHANGE THE LOCATION OR ELEVATION OF ANY PROPOSED SEPTIC SYSTEM COMPONENT PRIOR TO CONSTRUCTION.
- THE LICENSED INSTALLER IS RESPONSIBLE TO INSTALL THE SUBSURFACE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE APPROVED PLAN.
- SEPTIC TANK AND INSPECTION PORTS SHALL HAVE H-20 RISERS TO FINISHED GRADE. CONTRACTOR SHALL VERIFY SEPTIC TANK IS WATERTIGHT PRIOR TO INSTALLATION.
- THE PROPOSED LEACHING SYSTEM, GEOMATRIX GST6212, SHALL BE INSTALLED IN CONFORMANCE WITH ALL MANUFACTURER'S SPECIFICATIONS. A GEOMATRIX SYSTEM SHALL BE INSTALLED TO THE SITE AND WILL BE ON SITE DURING INSTALLATION OF THE SYSTEM AND STRICTLY ADHERE TO THE ALL INSTALLATION INSTRUCTIONS AND MATERIAL SPECIFICATIONS. MORE INFORMATION CAN BE OBTAINED FROM THE MANUFACTURER, GEOMATRIX SYSTEMS, LLC - 114 MILL ROCK ROAD EAST, OLD SAYBROOK, CT - 860-510-0730 OR AT WWW.GEOMATRIXSYSTEMS.COM.
- A TWO-PART CONCRETE SEPTIC TANK SHALL BE USED BUT MUST BE MADE 100% WATERTIGHT BY GASKETING AND MORTARING ALL JOINTS. IF A TWO-PART TANK IS USED, IT SHALL BE FILLED WITH WATER ABOVE THE JOINT AND INSPECTED BY THE ENGINEER AND/OR THE TOWN SANITARIAN WITHIN 24 HOURS. THE CONTRACTOR SHALL MONITOR THE WATER LEVEL IN THE TANK DURING THIS PERIOD AND SHALL PERMANENTLY REPAIR ANY LEAKS TO THE SATISFACTION OF THE ENGINEER AND THE TOWN SANITARIAN.
- THE LICENSED INSTALLER SHALL CONFIRM THAT NO LEDGE IS PRESENT WITHIN 48 INCHES BELOW THE BOTTOM OF THE PROPOSED LEACHING SYSTEM.
- THE CONTRACTOR SHALL GRADE THE AREA IN THE VICINITY OF THE LEACHING FIELD IN SUCH A MANNER THAT ALL SURFACE RUNOFF IS SUFFICIENTLY DIRECTED AWAY FROM THE LEACHING FIELD AREA AND NOT RESULT IN PONDING ON THE SUBJECT PROPERTY OR ANY ADJACENT PROPERTY OR ROADWAY.
- THE LICENSED INSTALLER SHALL INCLUDE ALL ADEQUATE PROVISIONS FOR FREEZE PROTECTION FOR ALL PIPING AND JUNCTIONS.
- LICENSED INSTALLER SHALL PROVIDE SIEVE ANALYSES FOR SELECT FILL AND C-33 SAND PRIOR TO CONSTRUCTION.

SANITARY SYSTEM DESIGN CRITERIA

DESIGN PERCOLATION RATE	BUILDING TYPE	REQUIRED LEACHING AREA	LEACHING SYSTEM TYPE	EFF. LEACHING AREA	LEACHING AREA PROVIDED	REQ'D TANK CAPACITY	TANK CAPACITY PROVIDED
LESS THAN 10.0 MINS./INCH (1)	MIXED-USE	200 S.F. (2)	20.0 L.F. OF GEOMATRIX GST6212 LEACHING SYSTEM WITH H-20 PROVISIONS	10.0 S.F./L.F.	200.0 S.F. (10.0 S.F./L.F. x 20.0 L.F.)	1,000 GALLONS (3)	1,000 GALLONS (3)

- DESIGN PERCOLATION RATE OF LESS THAN 10.0 MINS. PER INCH USED PER IN FIELD MEASUREMENTS.
- DESIGN FLOW FOR MIXED-USE BUILDING = ((1,152 S.F. (PROPOSED OFFICE SPACE)/200 S.F.) * 20 GPD/S.F.) + (1,750 S.F. * 0.1 (INDUSTRIAL/WAREHOUSE USE)) = 290.2 GPD
 REQUIRED E.L.A. = (290.2 GPD / 1.5 (APPLICATION RATE)) = 193.4 S.F. -- USE 200 S.F. E.L.A.
- MINIMUM SEPTIC TANK SIZING (TO EQUAL THE 24-HOUR DESIGN FLOW OF BUILDING): 290.2 GALLON (DESIGN FLOW) -- USE 1,000 GALLON TANK. ALSO SEE GENERAL NOTE #3.

MLSS COMPUTATIONS

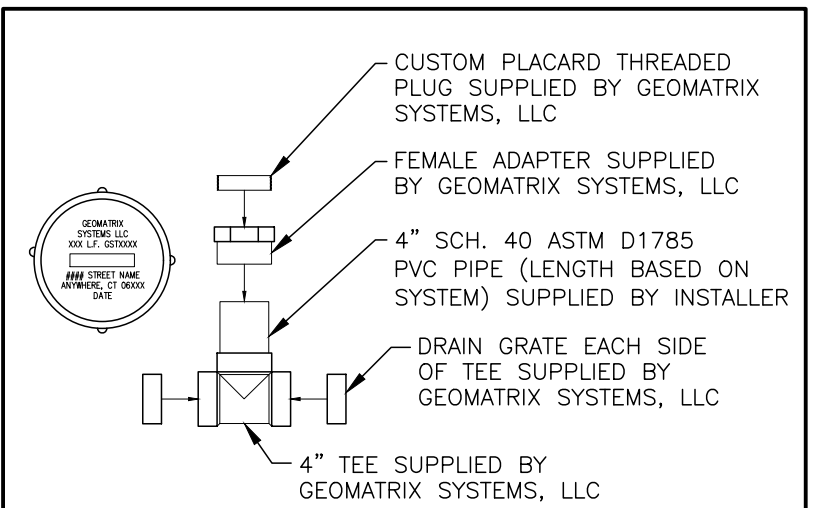
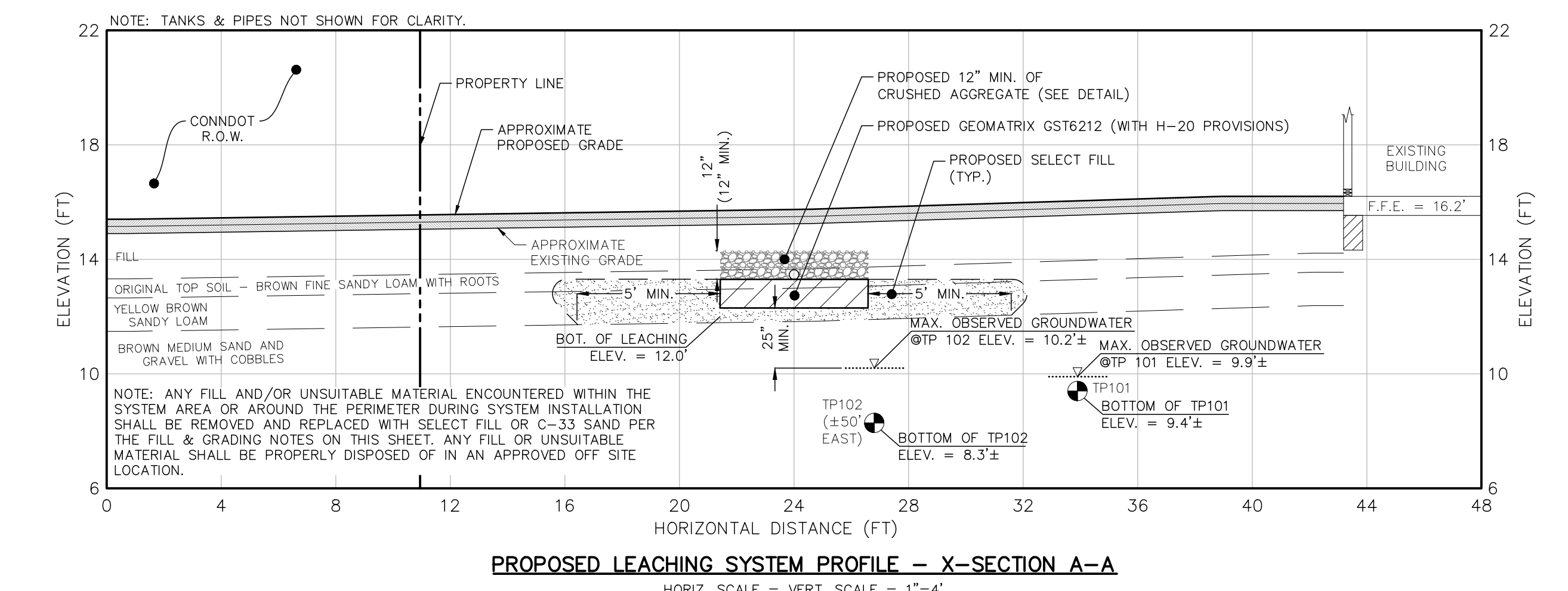
RECEIVING SOIL	DESIGN FLOW	PERCOLATION RATE	HYDRAULIC GRADIENT	HYDRAULIC FACTOR (HF)	FLOW FACTOR (FF)	PERCOLATION FACTOR (PF)	MLSS REQUIRED (HF*FF*PF)	MLSS PROVIDED
37" PROVIDED (1) (USE 36.1"-42.0" RANGE)	290.2 GPD	<5.0 MINS./INCH (2)	FLAT <1.0% (3)	42	1.0 (4)	1.0 (2)	42.0 FT.	50.3 FT. (3) (2x20') + (2x5.17')

- RECEIVING SOIL DEPTH = 25" ABOVE GROUNDWATER + 12" SYSTEM DEPTH = 37" RECEIVING SOIL
- DESIGN PERCOLATION RATE OF LESS THAN 5.0 MINS. PER INCH USED PER IN FIELD MEASUREMENTS.
- HYDRAULIC GRADIENT IS BASED ON POND 2 SIDES AND GENERAL FIELD OBSERVATIONS.
- FLOW FACTOR = GPD/300 = 290.2/300 = 1.0

SANITARY SYSTEM PIPE INVERT TABLE

STRUCTURE	BUILDING TO SEPTIC TANK	SEPTIC TANK	LEACHING ROW
INV. IN (FT.)	---	13.80	13.30
INV. OUT (FT.)	(1)	13.55	---

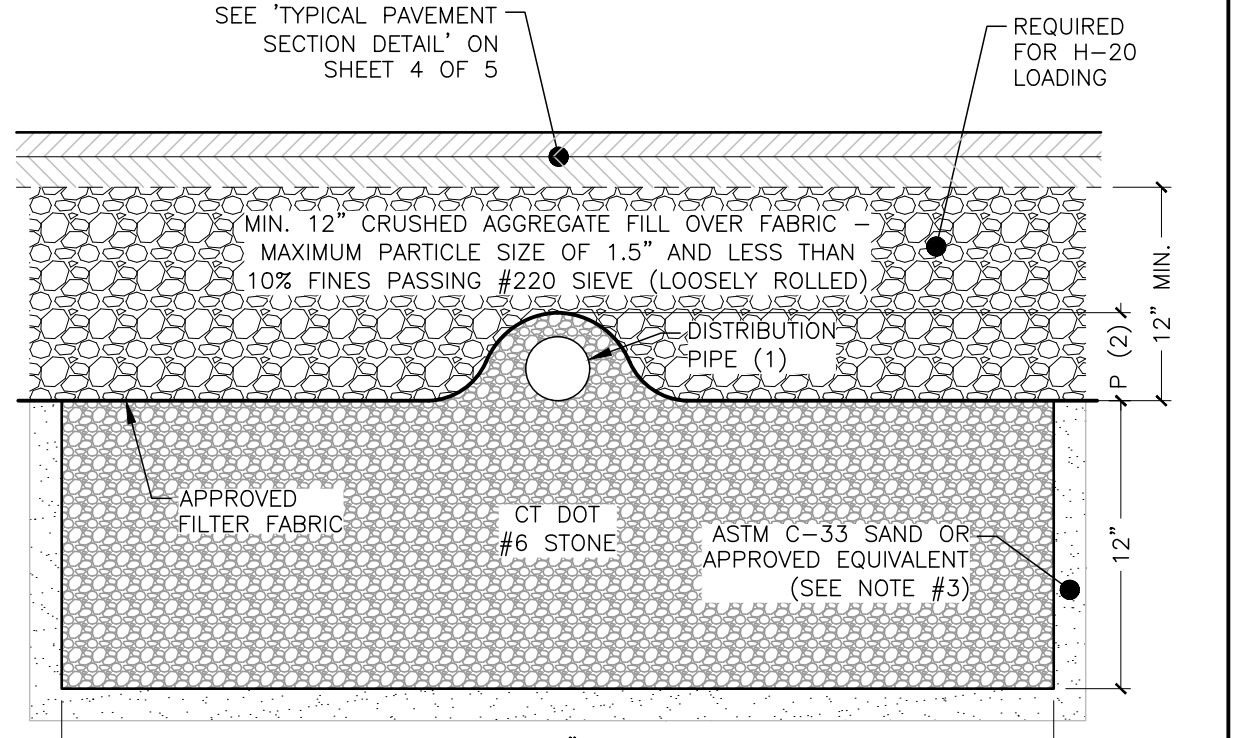
- THE LOCATION AND INVERT OF THE BUILDING SEWER PIPE IS UNKNOWN. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND INVERT OF THE BUILDING SEWER PIPE PRIOR TO INSTALLATION AND SHALL MAKE SURE THAT ADEQUATE PITCH IS PROVIDED TO THE PROPOSED SEPTIC TANK.
- BOTTOM OF LEACHING SYSTEM SHALL BE SET LEVEL AND AT ELEVATION 12.3'.



GEOMATRIX GST LEACHING SYSTEM INSPECTION PORT DETAIL
 NOT TO SCALE

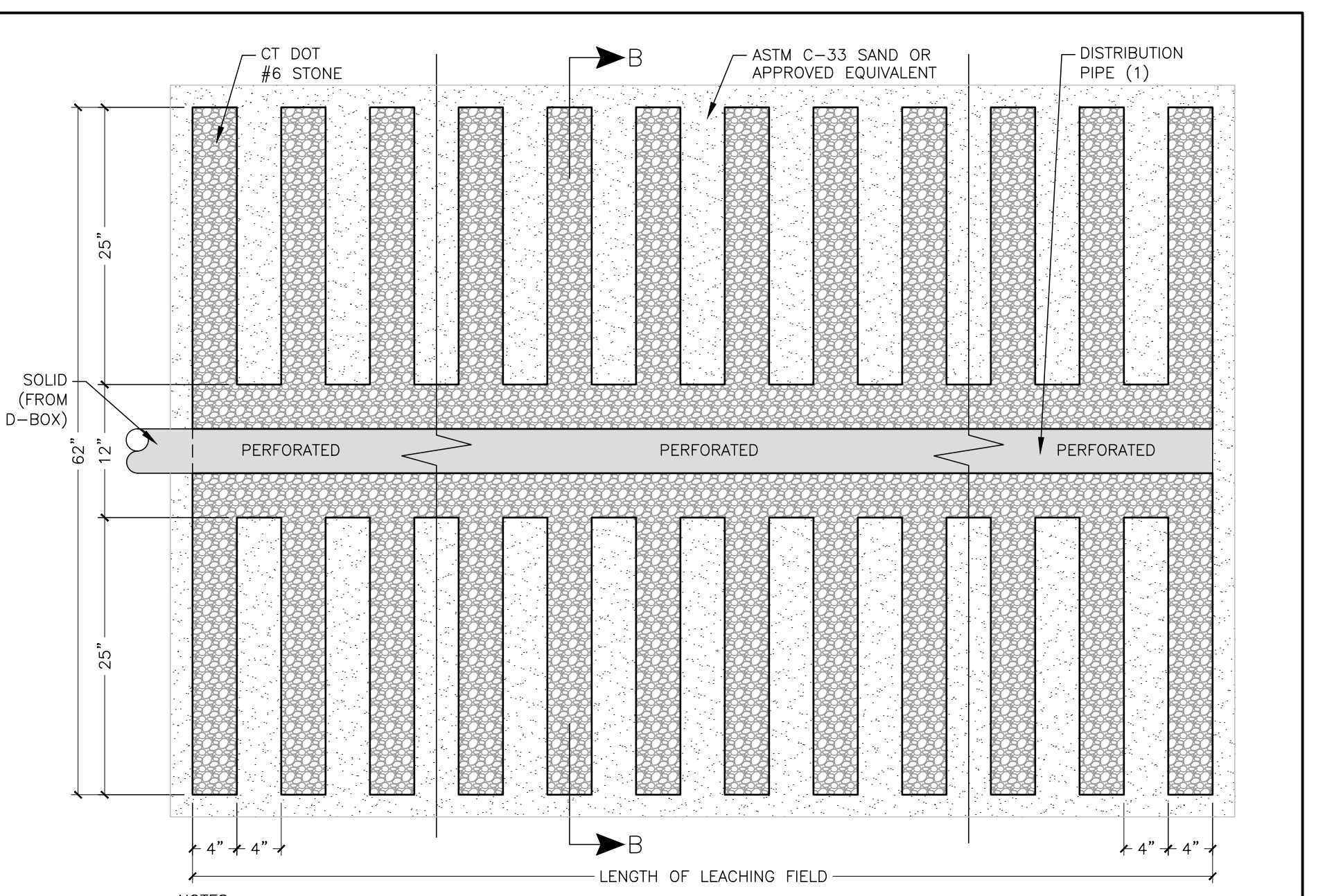
CRUSHED AGGREGATE FILL GRADATION

SIZE	PERCENT PASSING
1 1/2 IN.	100
3/4 IN.	50-100
#4	25-50
#40	10-20
#100	5-15
#200	LESS THAN 10



- 4" (MIN.) SCH. 40 ASTM D-1785 PVC PIPE FOR GRAVITY APPLICATIONS.
 0.75" (MIN. I.D.) SCH. 40 ASTM D-1785 PVC PIPE FOR PRESSURE APPLICATIONS.
- P = 2" TO 5.5"
- 2" MINIMUM ASTM C-33 SAND OR APPROVED EQUIVALENT ON PERIMETER, BOTTOM AND SIDES OF SYSTEM.
- PAVEMENT BASE AND SUBBASE (12" MIN. THICKNESS + PAVEMENT) MAY BE ADEQUATE FOR H-20 LOADING. CONFIRM WITH GEOMATRIX SYSTEMS, LLC.

GEOMATRIX GST6212 (WITH H-20 PROVISIONS) LEACHING SYSTEM - X-SECTION B-B
 NOT TO SCALE



- 4" (MIN.) SCH. 40 ASTM D-1785 PVC PIPE FOR GRAVITY APPLICATIONS.
 0.75" (MIN. I.D.) SCH. 40 ASTM D-1785 PVC PIPE FOR PRESSURE APPLICATIONS.
- 2" MINIMUM ASTM C-33 SAND OR APPROVED EQUIVALENT ON PERIMETER, BOTTOM AND SIDES OF SYSTEM.
- DISTRIBUTION PIPES SHALL EXTEND TO THE ENDS OF ROWS AND SHALL BE PROPERLY CAPPED.

GEOMATRIX GST6212 (WITH H-20 PROVISIONS) LEACHING SYSTEM - PLAN VIEW
 NOT TO SCALE

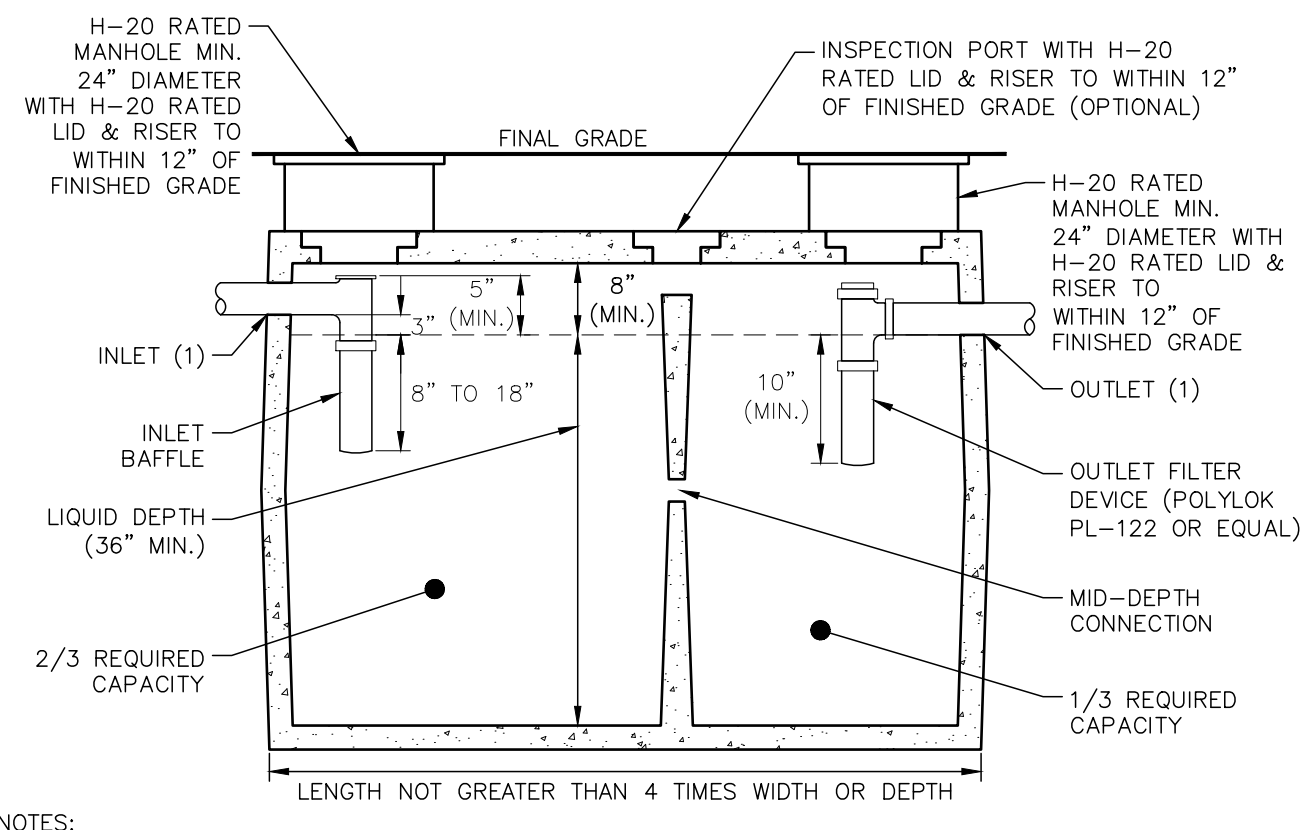
FILL AND GRADING NOTES (SEPTIC SYSTEM):

- REMOVE ALL TOPSOIL AND/OR FILL WITHIN THE SYSTEM AREA AND SCARIFY THE SURFACE IN THE PROPOSED LEACHING SYSTEM AREA PRIOR TO PLACING ANY SELECT FILL MATERIAL. AVOID COMPACTING THE SCARIFIED AREA. FILL SHALL NOT BE PLACED OVER SNOW OR FROZEN GROUND. DISCONTINUE FILL PLACEMENT DURING HEAVY RAINFALL AND A MINIMUM OF 24 HOURS THEREAFTER. THE SELECT FILL MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% DENSITY.
- SELECT FILL MATERIAL SHALL CONSIST OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE PUBLIC HEALTH CODE PROVIDED IN THE TABLE ON THIS SHEET.
- THE LICENSED INSTALLER SHALL BE RESPONSIBLE FOR PREPARING THE LEACHING AREA UTILIZING THE SELECT FILL MATERIAL.
- ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SILTATION ONCE EXPOSED.
- THE CONTRACTOR SHALL PROVIDE GRADATION SPECIFICATIONS OF THE SELECT FILL MATERIAL. TO BE USED FOR THE PROPOSED SEPTIC SYSTEM TO THE DESIGN ENGINEER AND TOWN SANITARIAN PRIOR TO ORDERING AND INSTALLATION.

SELECT FILL GRADATION TABLE

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%.
 ** A SIEVE ANALYSIS FOR THE SELECT FILL MATERIAL SHALL BE PROVIDED TO THE DESIGN ENGINEER. ONLY THE DESIGN ENGINEER MAY APPROVE SELECT FILL MATERIAL NOT IN COMPLIANCE WITH THE GRADATION TABLE IF THE MATERIAL PASSING THE #200 SIEVE DOES NOT EXCEED 6% BASED ON WET SIEVE.



- INLET AND OUTLET PIPING SHALL BE AS LEVEL AS POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT.
- ALL TANKS REQUIRING RISERS SHALL MAINTAIN THE ORIGINAL COVERS ON THE TANKS. HAVE RISER COVERS THAT WEIGH AT LEAST 100 LBS AND INSTALL A SAFETY DEVICE BELOW THE RISER TO PREVENT INDIVIDUALS FROM FALLING INTO A TANK. IF THE RISER COVERS WEIGH LESS THAN 100 LBS THEN THE TANK COVER SHALL REMAIN IN PLACE OR A SECONDARY SAFETY LID OR DEVICE SHALL BE PROVIDED. ALL BELOW GRADE TANK OR RISER COVER HANDLES SHALL CONTAIN OR BE FITTED WITH A MATERIAL THAT CAN BE LOCATED WITH A METAL DETECTOR.
- SEPTIC TANKS ARE AVAILABLE IN NUMEROUS SIZES AND DIMENSIONS FROM APPROVED MANUFACTURERS. THE LICENSED INSTALLER SHALL CONFIRM THAT THE SELECTED SEPTIC TANK SHALL BE CONSISTENT WITH THE DIMENSIONS INCLUDED ON THE PLAN AND SHALL MEET ALL CT PUBLIC HEALTH CODE REQUIREMENTS. IF TANK DIMENSIONS DO NOT MATCH THOSE INCLUDED ON THE APPROVED PLAN, THE INSTALLER SHALL REVIEW WITH THE DESIGN ENGINEER PRIOR TO ORDERING THE TANK.

1,000-GALLON H-20 CONCRETE SEPTIC TANK DETAIL
 NOT TO SCALE

SOIL TEST DATA & SEPTIC DESIGN CRITERIA

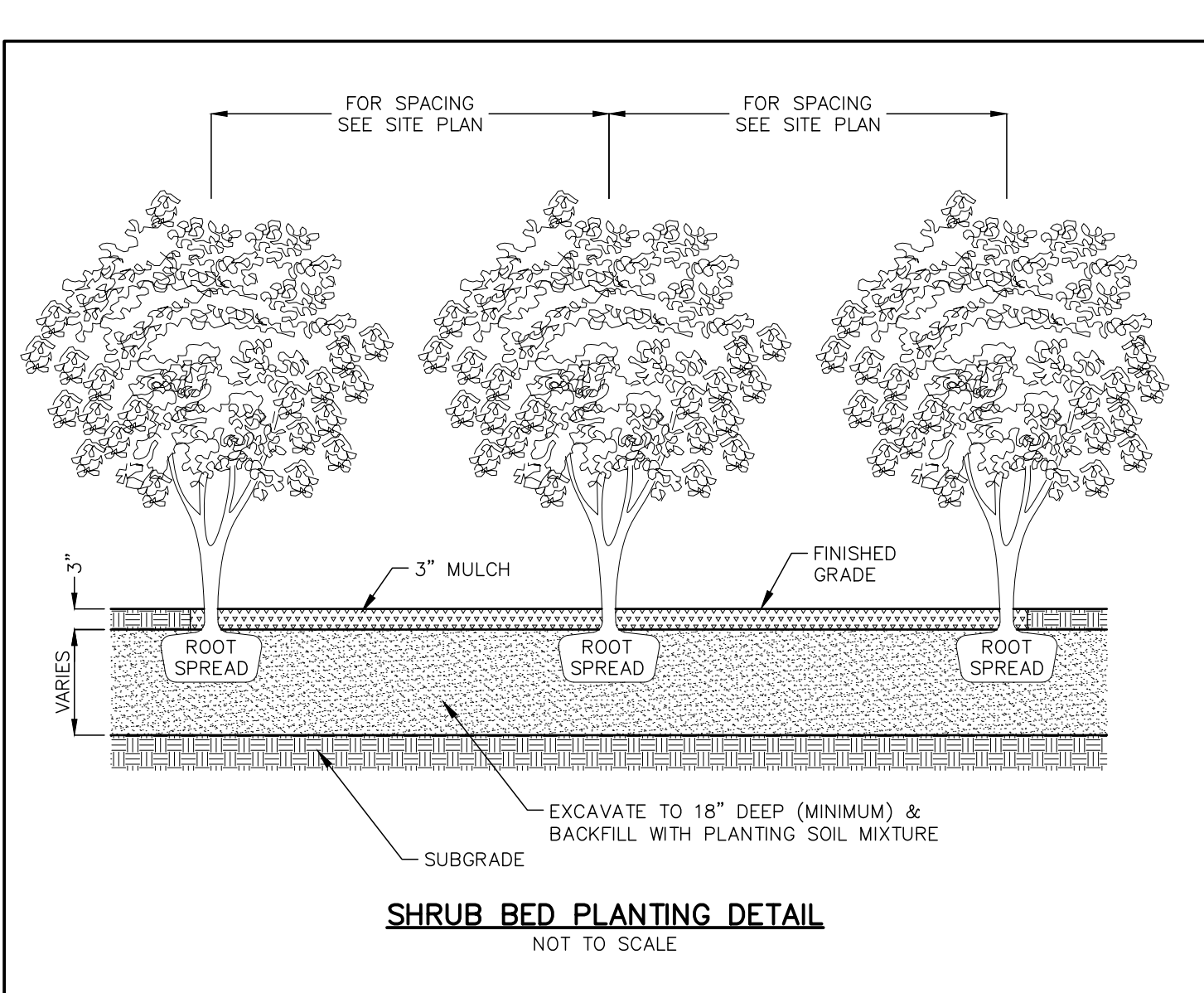
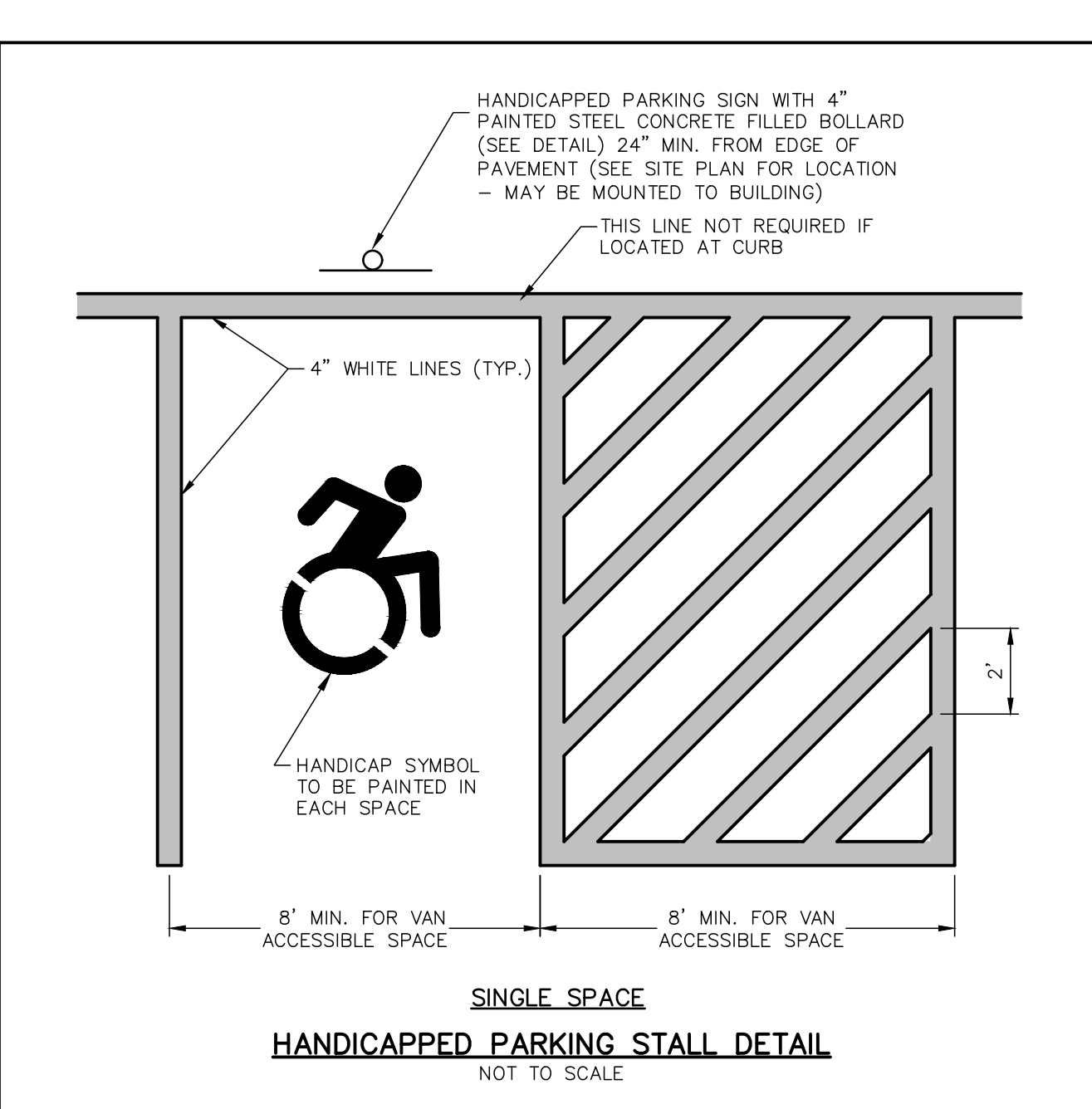
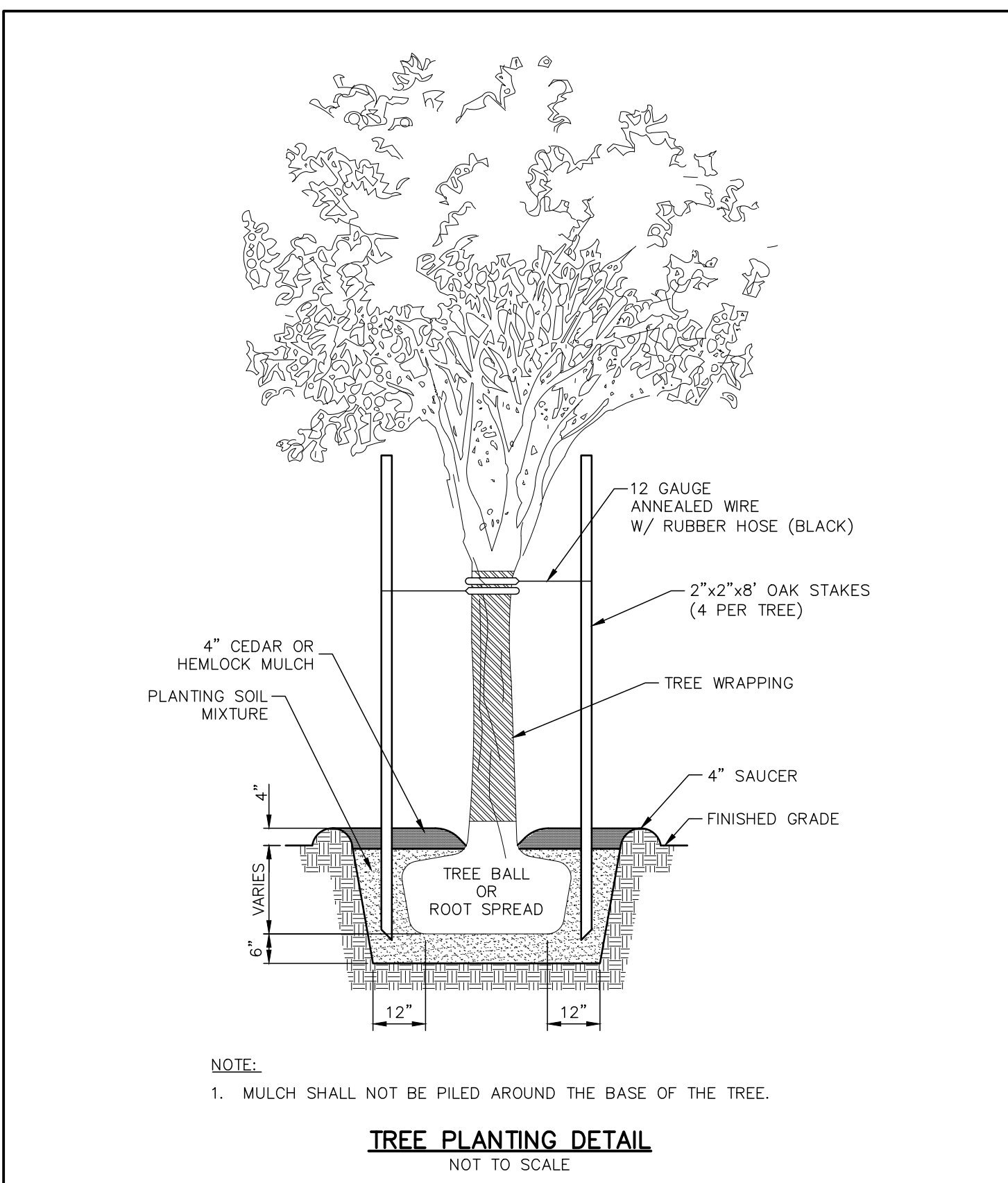
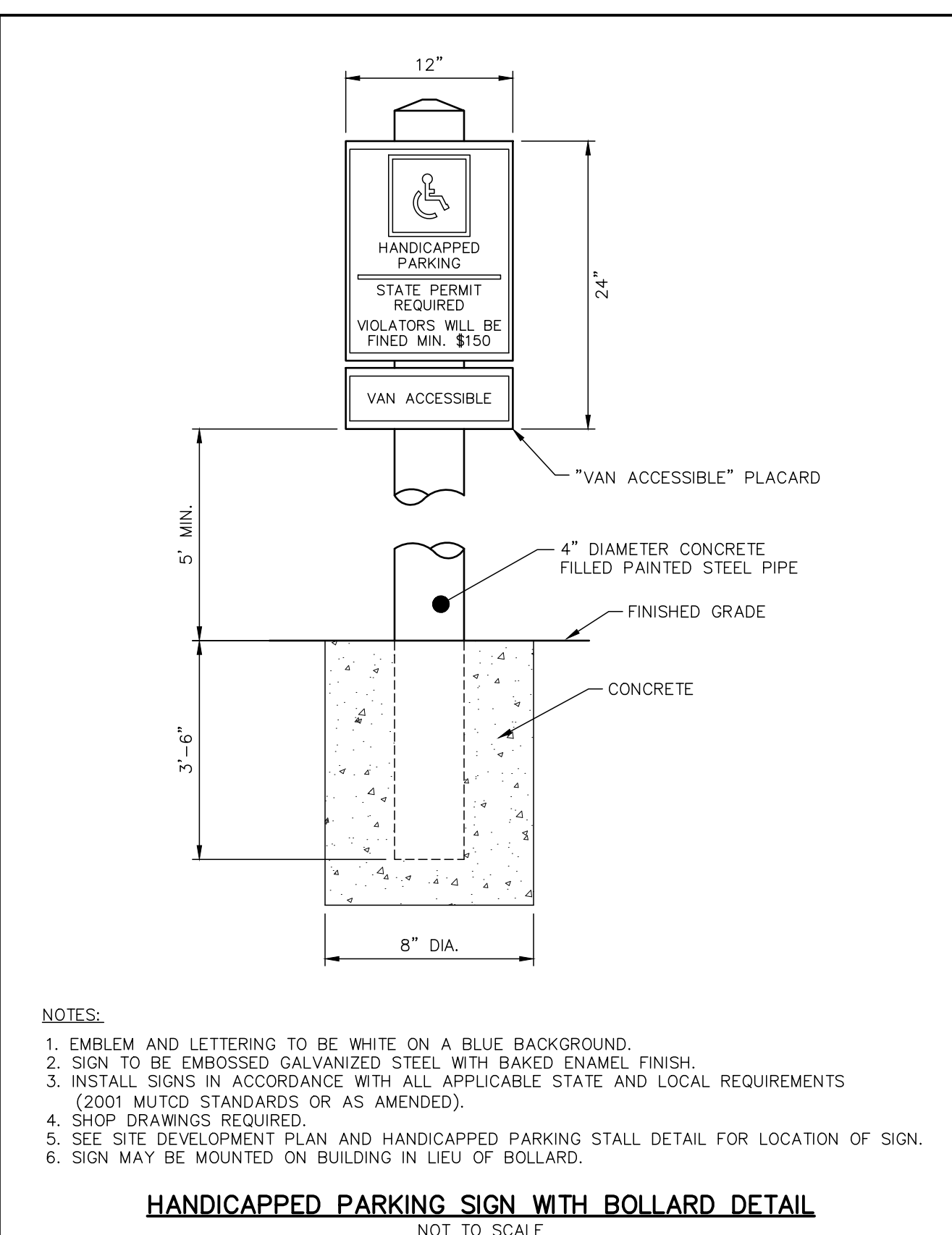
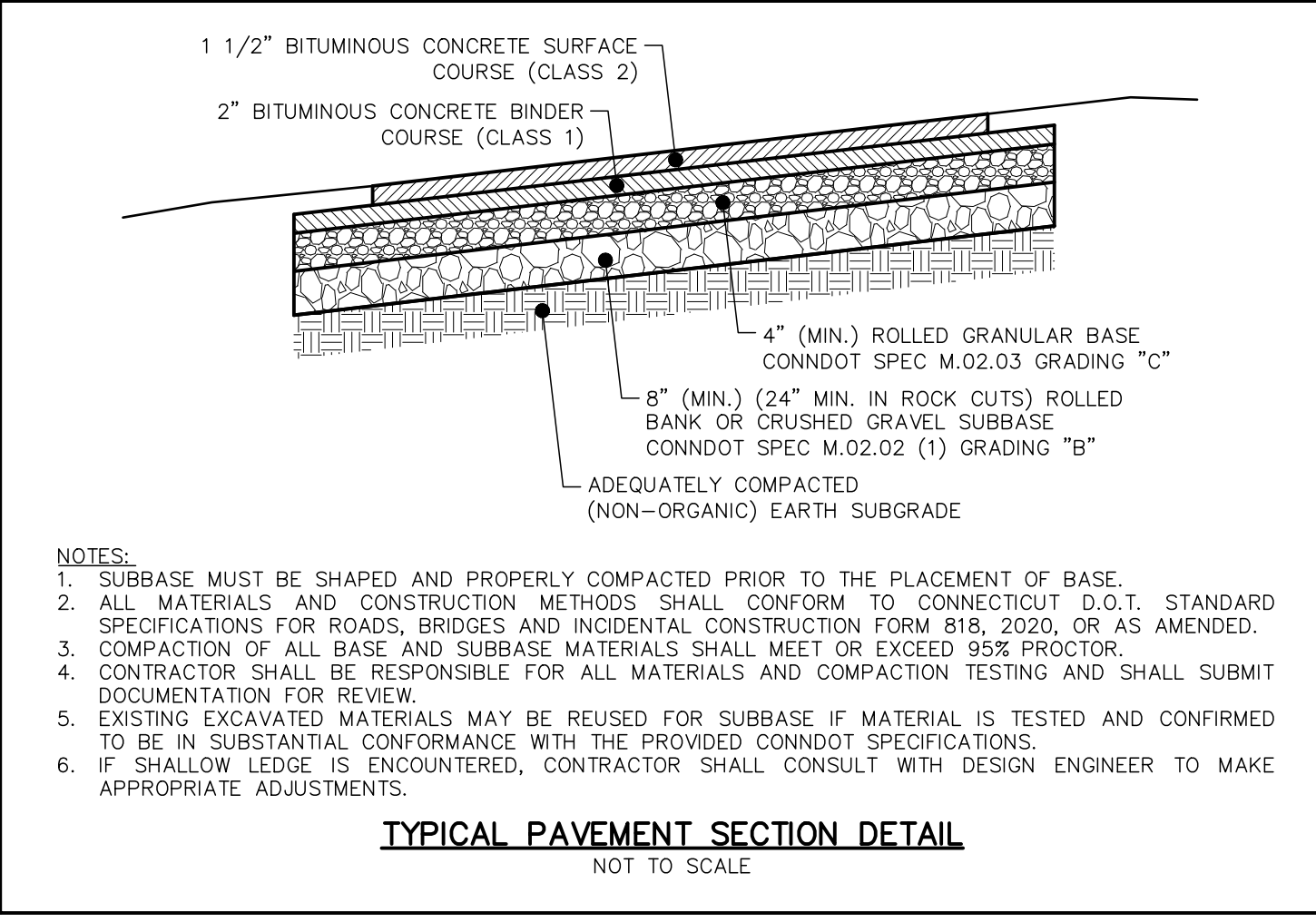
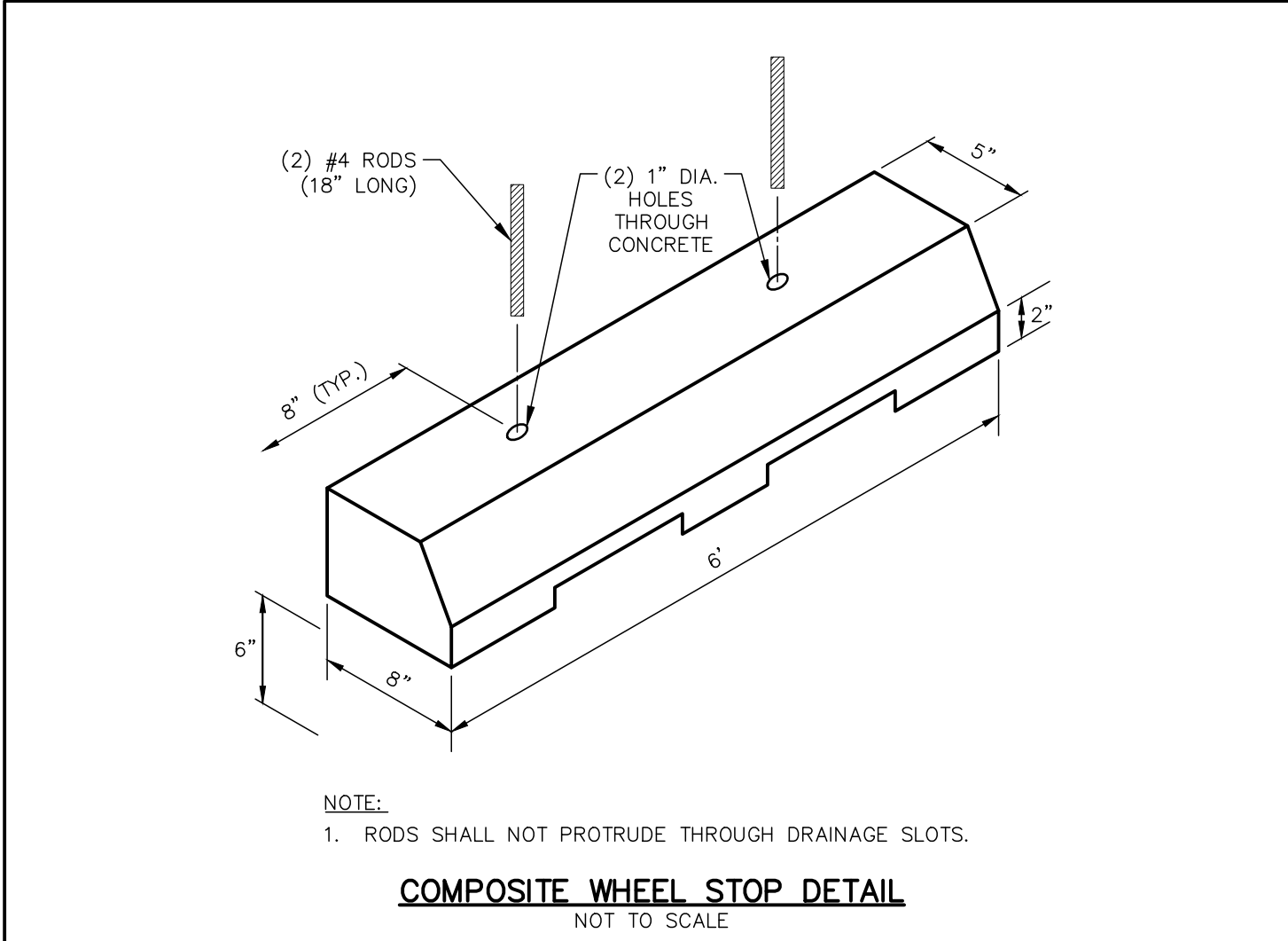
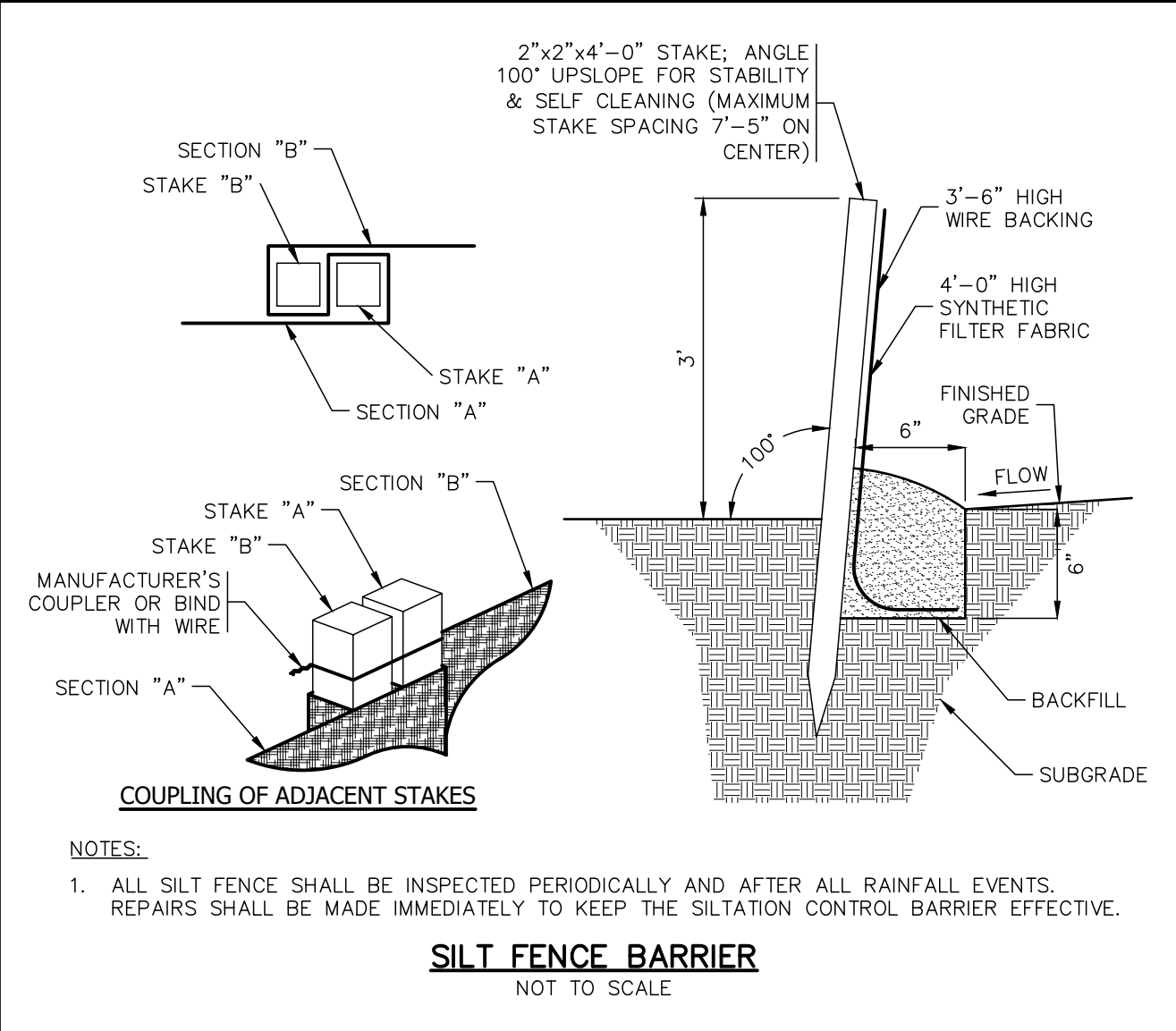
PREPARED FOR JACK PRAGOSA
 806 BOSTON POST ROAD, MAP 36 LOT 118
 OLD SAYBROOK, CONNECTICUT

DATE: MARCH 15, 2024
 SCALE: AS NOTED
 DRAWN BY: RM
 CHECKED BY: JW
 DWG. NO.: ST-1
 SHEET NO.: 2 of 3
 JOB NO.: 2024-1062

PLAN PREPARED BY:
 INDIGO LAND DESIGN, LLC
 JOSEPH WREN, P.E.
 CT REG. NO. 21090
 100 FLOOR
 OLD SAYBROOK, CT 06475
 PHONE: (860) 388-9843
 WEB: INDIGOLAND.COM

THE EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
40 BLY STREE, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 398-9343
FAX: (860) 391-8854

THE EMBOSSED SEAL OF THE CONTRACTOR SHALL BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION	BY

CONSTRUCTION DETAILS
PREPARED FOR JACK PRAGOSA
806 BOSTON POST ROAD, MAP 36 LOT 118
OLD SAYBROOK, CONNECTICUT

DATE:
MARCH 15, 2024

SCALE:
AS NOTED

DRAWN BY:
RM

CHECKED BY:
JW

DWG. NO.:

D-1

SHEET NO.:

3 of 3

JOB NO.:

2024-1062