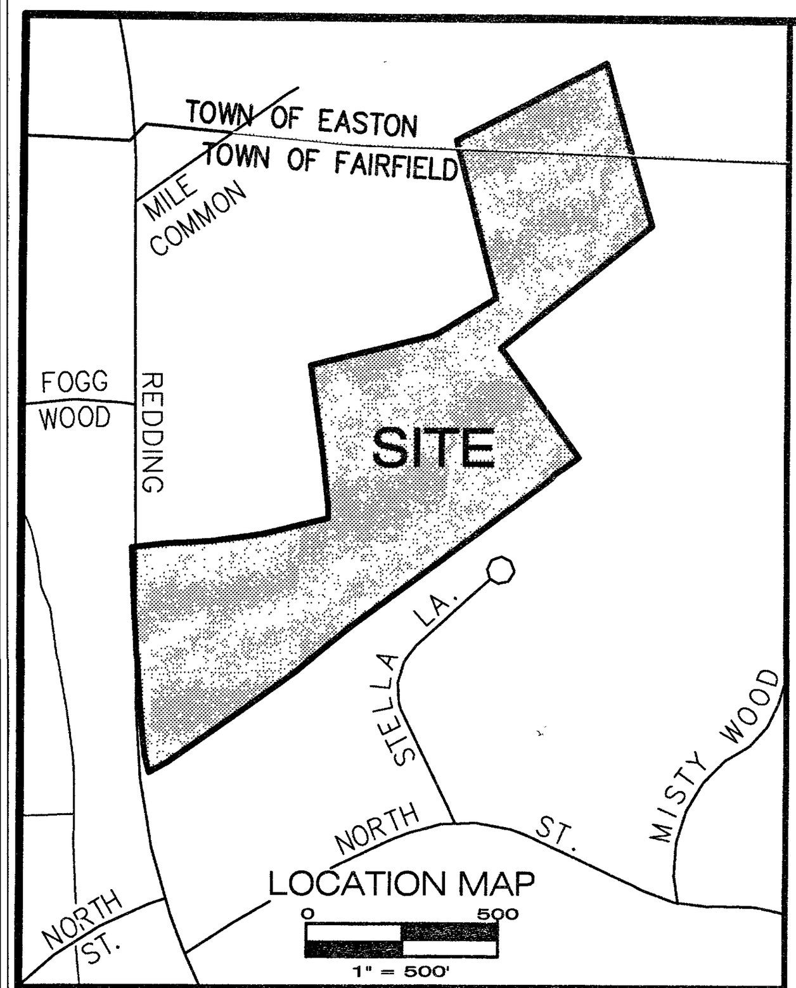

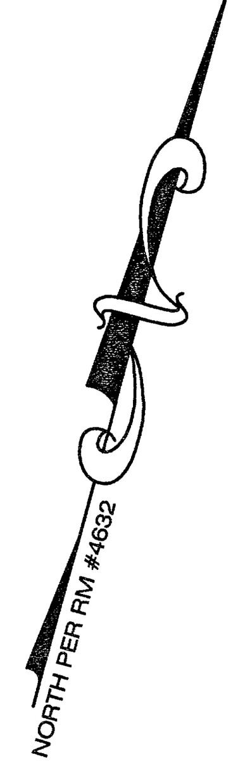

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Improvement Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.

2. Reference is made to the following maps on file in the Fairfield Town Clerk's Office:

   A. RM #4632 - "Subdivision for Jacob H. & Joanna A. Witzke, Fairfield, Conn., May 12, 1976, Rev. Apr. 1977, Corrected Distance" Prepared by The Huntington Company.

3. Reference is made to the following deeds:

   A. Vol.365 Pg.82 - Drainage Easement

4. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

5. Property is located in FEMA Zone X & A. Per Flood Insurance Rate Map, Community Panel #090007 0001 C, Revised October 6, 1998, panel 1 of 11.

6. Property to be served by public water and septic system.

7. According to map J-4 & J-5 of the "Designated Inland Wetlands & Water Courses of the Town of Fairfield" this property does contain inland wetland "Regulated Area" as defined in Section 2.1.27 of the Inland Wetlands and Watercourses Regulations of the Town of Fairfield.

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9. Contours shown per Field Topographic Survey.

10. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regard to existing structures three or more years old.

11. Total Lot Area = 781,642± sf = 17.94± Ac
    -50,848± sf = 1.17± Ac (Area in Easton)
    730,794± sf = 16.76± Ac Total Area in Fairfield
    -170,752± sf = 3.92± Ac (CL&P Easement)
    NET Lot Area = 623,042± sf = 14.30± Ac

12. Total Area of Wetlands = 489,638± sf = 11.24± Ac
    Total Regulated Area = 171,254± sf = 3.93± Ac
    Total Area of Wetlands + Regulated Area = 660,892± sf = 15.17± Ac

RESIDENCE AAA DISTRICT	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS BUILT CONDITIONS
Minimum Lot Area	87,120	623,042± *	-	-
Minimum Square On Lot	200	200+	-	-
Minimum Lot Frontage	20	581.87'	-	-
MINIMUM SETBACK				
Setback From Street Line	60	32.9'±	-	-
Setback From Side Property Lines - One Story	60	-	-	-
Setback From Side Property Lines - More Than One Story	60	253.2'±	-	-
Setback From One Side Property Lines	30	15.6'±	-	-
Setback From Rear Property Lines	50	912.4'±	-	-
Setback From Street Line On A Corner Lot - One Story	-	-	-	-
Setback From Street Line On A Corner Lot - More Than One Story	-	-	-	-
MINIMUM FLOOR AREA				
Floor Area - One Story Building	1,200	-	-	-
Floor Area - Split Level Building	1,500	-	-	-
Floor Area - Two Or More Story Building Total Floor Area	1,500	2,801±	-	-
Floor Area - Two Or More Story Building Ground Floor Area	1,000	1,820±	-	-
Maximum Height For A Building Or Structure	40	<40	-	-
Maximum Number Of Stories Per Building	3	2	-	-
Maximum Building Lot Coverage As A Percentage Of Lot Area	10%	0.7% ±	-	-
Maximum Building Floor Area As A Percentage Of Lot Area	15%	0.8% ±	-	-
Minimum First Floor Elevation		-	-	-

* NET Lot Area (used in grid calculations)

STREET ADDRESS #3808 REDDING ROAD

ASSESSORS MAP# 163 PARCEL# 2

ZONE RESIDENCE AAA

OWNER/APPLICANT THOMAS DONNELLY
#3808 REDDING ROAD
FAIRFIELD, CT 06824

PROPOSAL EXISTING CONDITIONS

DATE SEPTEMBER 18, 2007 SCALE 1"=60'

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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

Charles S. Spath Sr., L.S. #8176

NO.	DATE	DESCRIPTION
REVISIONS		

IMPROVEMENT LOCATION SURVEY

PREPARED FOR

EUGENE & MELANIE MARKS

#3808 REDDING ROAD
FAIRFIELD, CONNECTICUT

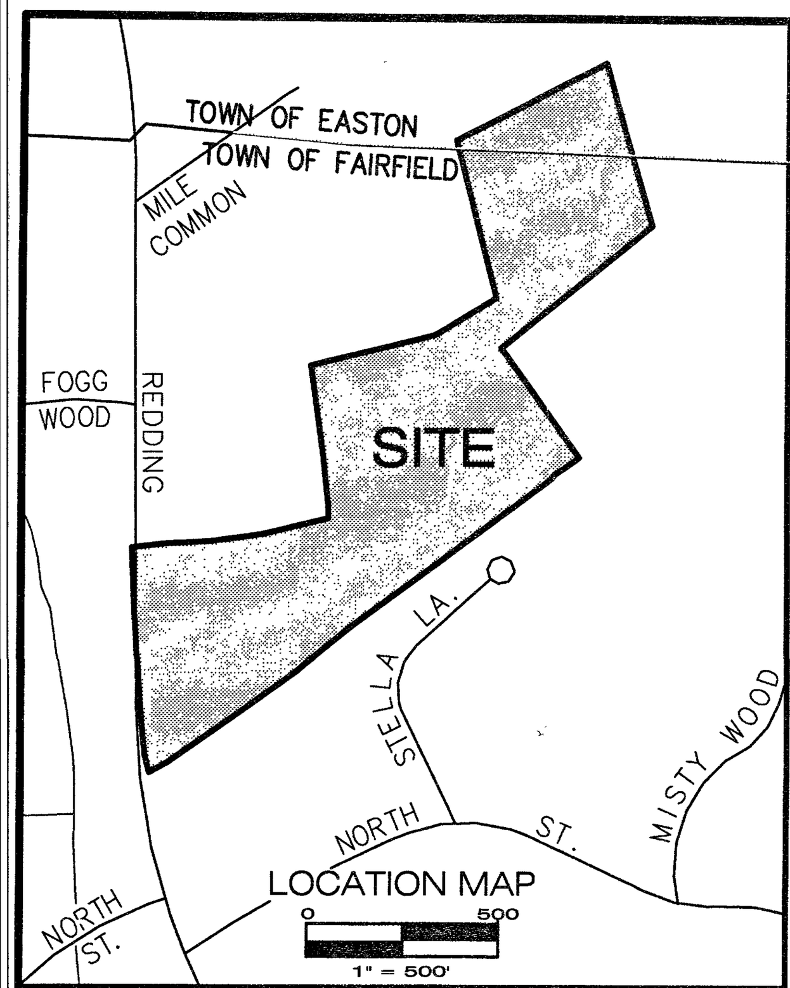
DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
SEPTEMBER 18, 2007	1"=60'	MSC	13906	13906

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
140 Sherman Street, Fairfield, CT
203.259.1091

1/1

HCO INFO: M.163 P.2 FB#529:55 #529:47 [M-99A HCo8-1691

8-2276A



NORTH PER RM #4632

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STREET ADDRESS #3808 REDDING ROAD
ASSESSORS MAP# 163 PARCEL# 2
ZONE RESIDENCE AAA
OWNER/APPLICANT THOMAS DONNELLY #3808 REDDING ROAD FAIRFIELD, CT 06824
PROPOSAL EXISTING CONDITIONS
DATE SEPTEMBER 18, 2007 SCALE 1"=60'

IMPROVEMENT LOCATION SURVEY

PREPARED FOR

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#3808 REDDING ROAD FAIRFIELD, CONNECTICUT

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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NO.	DATE	DESCRIPTION

REVISIONS

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
SEPTEMBER 18, 2007	1"=60'	MSC	13906	13906

THE HUNTINGTON COMPANY, LLC
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140 Sherman Street, Fairfield, CT
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1/1

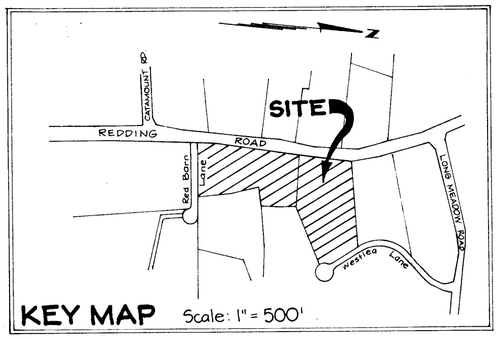
HCIO INFO: M.163 P.2 FB#529:55 #529:47 (M-99A HC08-1691

8-2276A

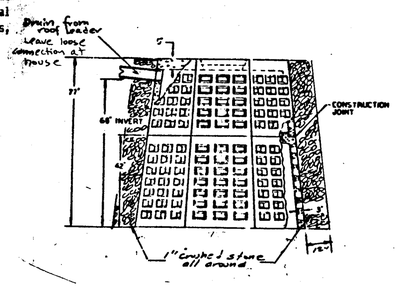
Septic system to be installed in accordance with State of Connecticut Public Health Code sections 19-13-B103a - B103f by a licensed installer. System size is based on 225 sq.ft. of leaching area per bedroom for a 4 bedroom house. Location and elevation of septic system to be verified in field, by the installer, prior to installation. Refer to "Instructions to Installers" for methods and procedures for site preparation and system installation.

Any proposed fill for septic area should be top grade Bank Run gravel or coarse sharp sand and is to be approved by the Health Dept. and engineer prior to its use. Any proposed fill may require testing and/or sieve analysis, and any substitution of material must be approved by the Health Dept. and the engineer prior to its use.

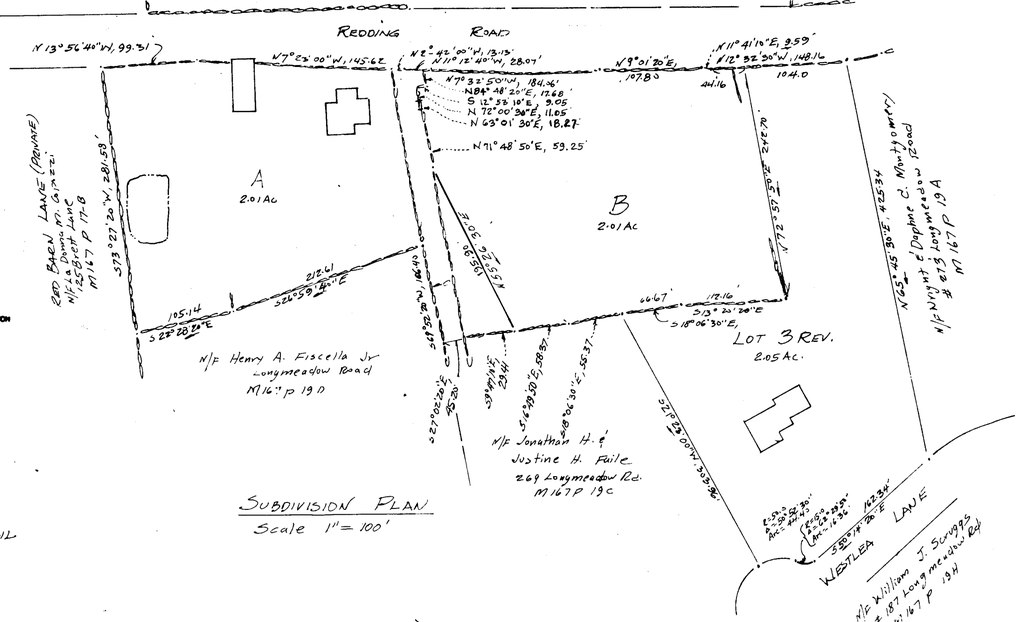
Area of septic system is to be stripped of all vegetation and the topsoil removed. The exposed subsoil is to be thoroughly scarified using a hand rake or York rake. If any problems are encountered at this time notify the engineer and Town Sanitarian at once. Fill material should be dumped on one side of the system area, and spread by dozing from the outside inwards, taking care that the machine rides only over the new fill.



KEY MAP Scale: 1" = 500'

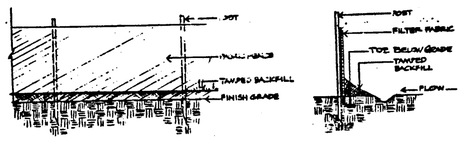


ROOF LEADER DRYWELL DETAIL



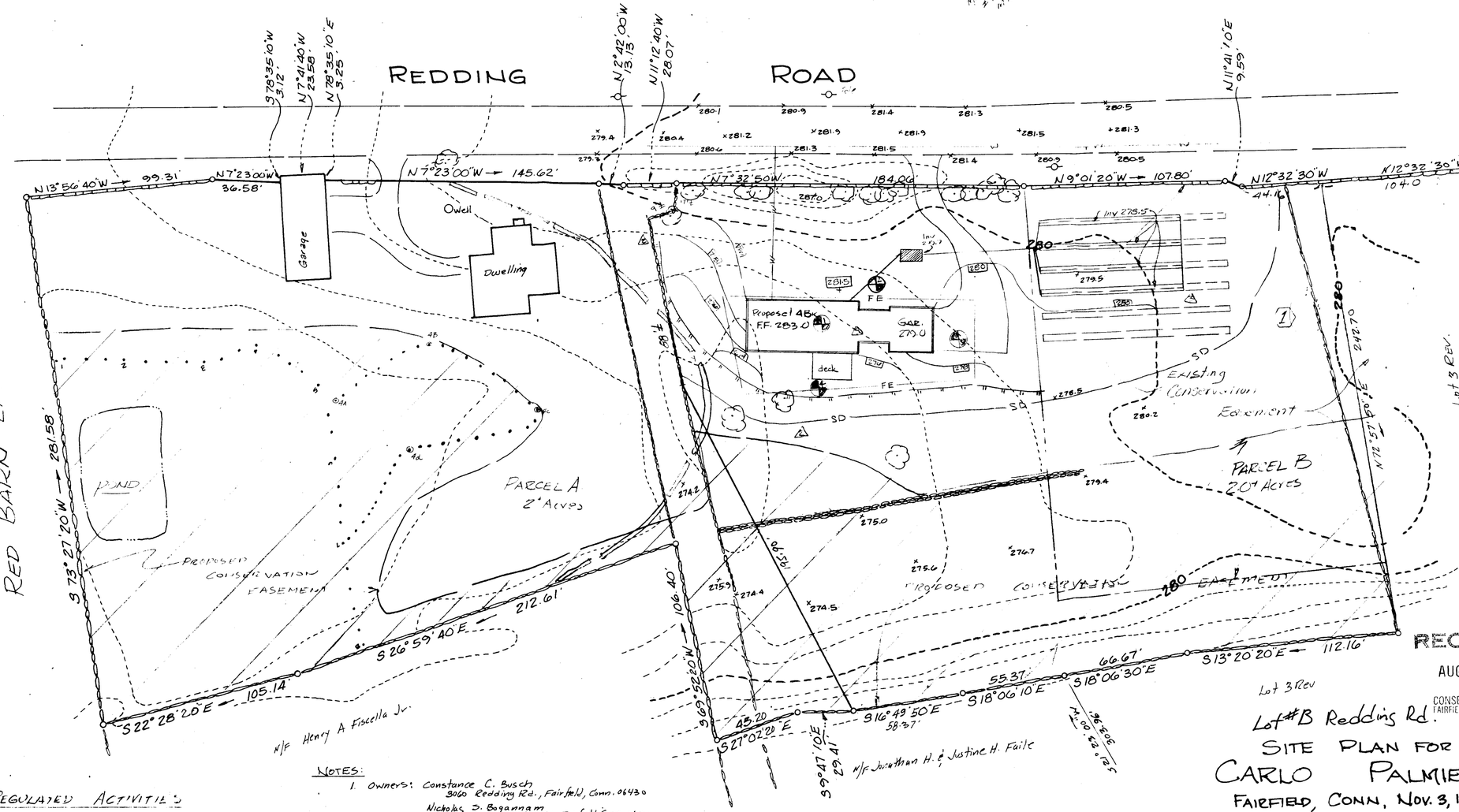
SUBDIVISION PLAN
Scale 1" = 100'

Existing Contours - NGVD of 1929
Proposed Contours
Primary 3' leaching trench - 12'O.C.
Reserve 3' leaching trench - 12'O.C.
1250 Gallon Septic Tank
Deep Test Hole
Silt fence
Anti-tracking apron w/ fabric base
Inland wetlands boundary as flagged & surveyed
83' Sasco Creek Tributary Setback
Proposed New Conservation Easement
8x8 Roof Leader Dry Well
Foundation Envelope
Site Disturbance Line
EXISTING CONSERVATION EASEMENT
NEW CONSERVATION EASEMENT



1. SEDIMENT FABRIC FENCE TO BE INSTALLED PRIOR TO START OF CONSTRUCTION AS DIRECTED
2. REPAIR OR REPLACE AS NECESSARY THROUGHOUT CONSTRUCTION.
3. LEAVE IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN LOAMED, MULCHED AND SEEDED AND SITE HAS STABILIZED
4. POSTS 7': 3E 3PAC SD AS CLOSE AS NECESSARY TO PROVIDE PROPER SUPPORT FOR FENCE.

SILT FENCE DETAIL NO SCALE



REGULATED ACTIVITIES

1 Construction Within Existing Conservation Easement

BOND ESTIMATE

250 LF Silt Fence @ $2.50/LF	=	$625
Anti Tracking Apron @	=	600
Roof Leader Dry Wells @ 1000	=	2000
Total		$3225

NOTES:

1. Owners: Constance C. Busch, 3060 Redding Rd., Fairfield, Conn. 06430
   Nicholas D. Bagannam, 271 Longmeadow Rd, Fairfield, Conn. 06430
2. Applicants: Carlo Palmieri, 37 Ermine St., Fairfield, Conn 06430
3. HUD Flood Zone "C"
4. Regulated Area 2± Acres
   Wetland Soil Area 0.2± Acres

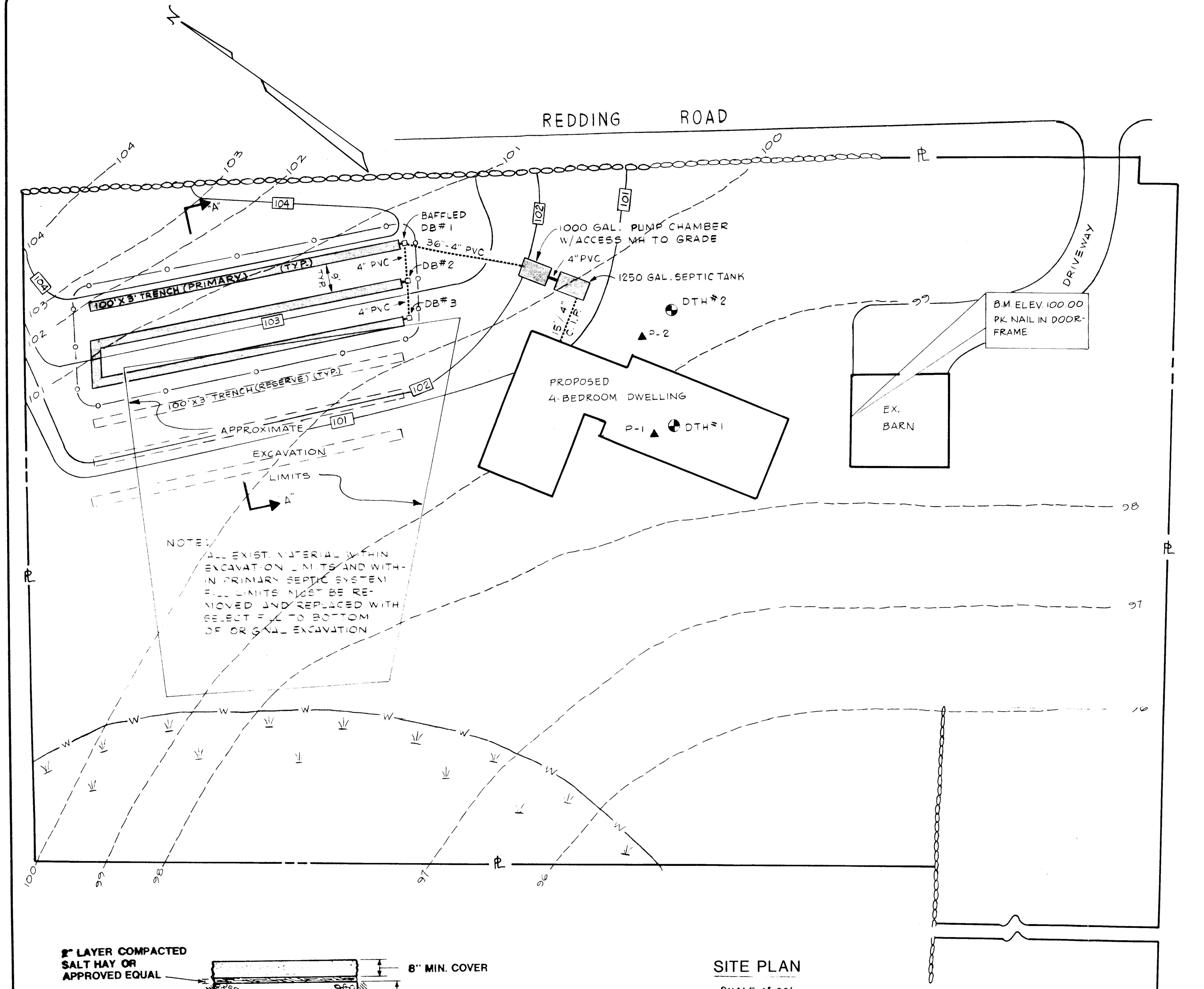
No.	DATE	REVISION
3	8/17/88	
2	5/25/88	PRE-APPN REQTS - LOT LINE CHGE
1	3/11/88	CONCEPT REVIEW REQTS

RECEIVED
AUG 19 1988
CONSERVATION DEPT.
FAIRFIELD, CT

Lot #B Redding Rd.
SITE PLAN FOR
CARLO PALMIERI,
FAIRFIELD, CONN, Nov. 3, 1987.

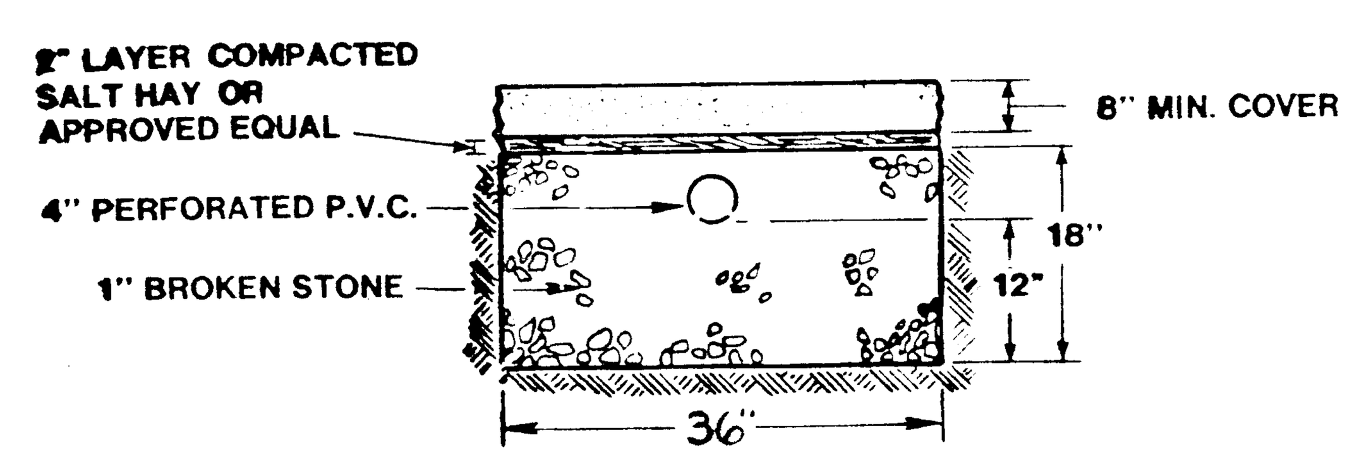
STATE OF CONNECTICUT
DAVID S. HUNTINGTON
No. 2936
REGISTERED LAND SURVEYOR

The Huntington Company
Engineers & Surveyors Fairfield, Conn



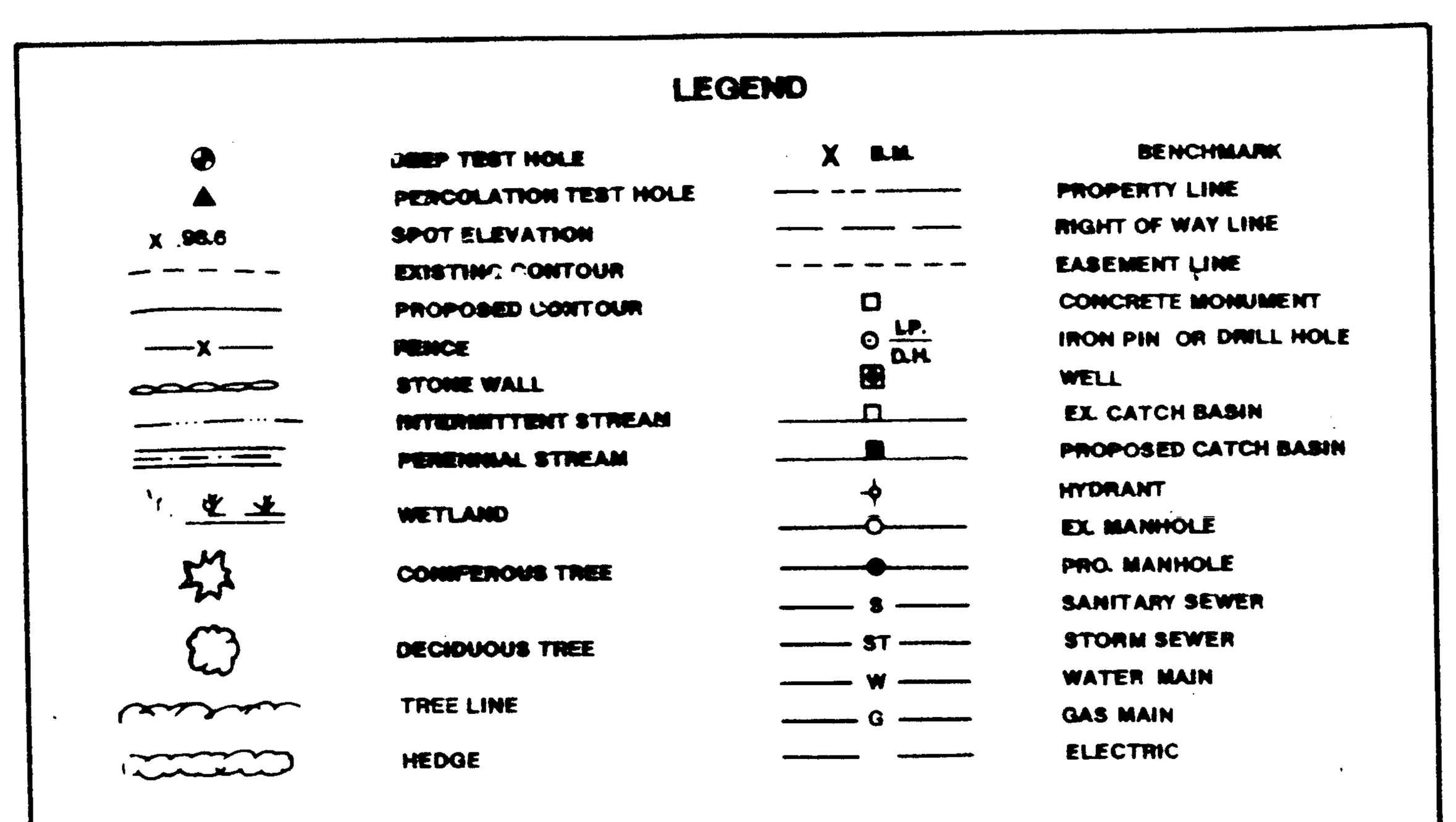
SITE PLAN

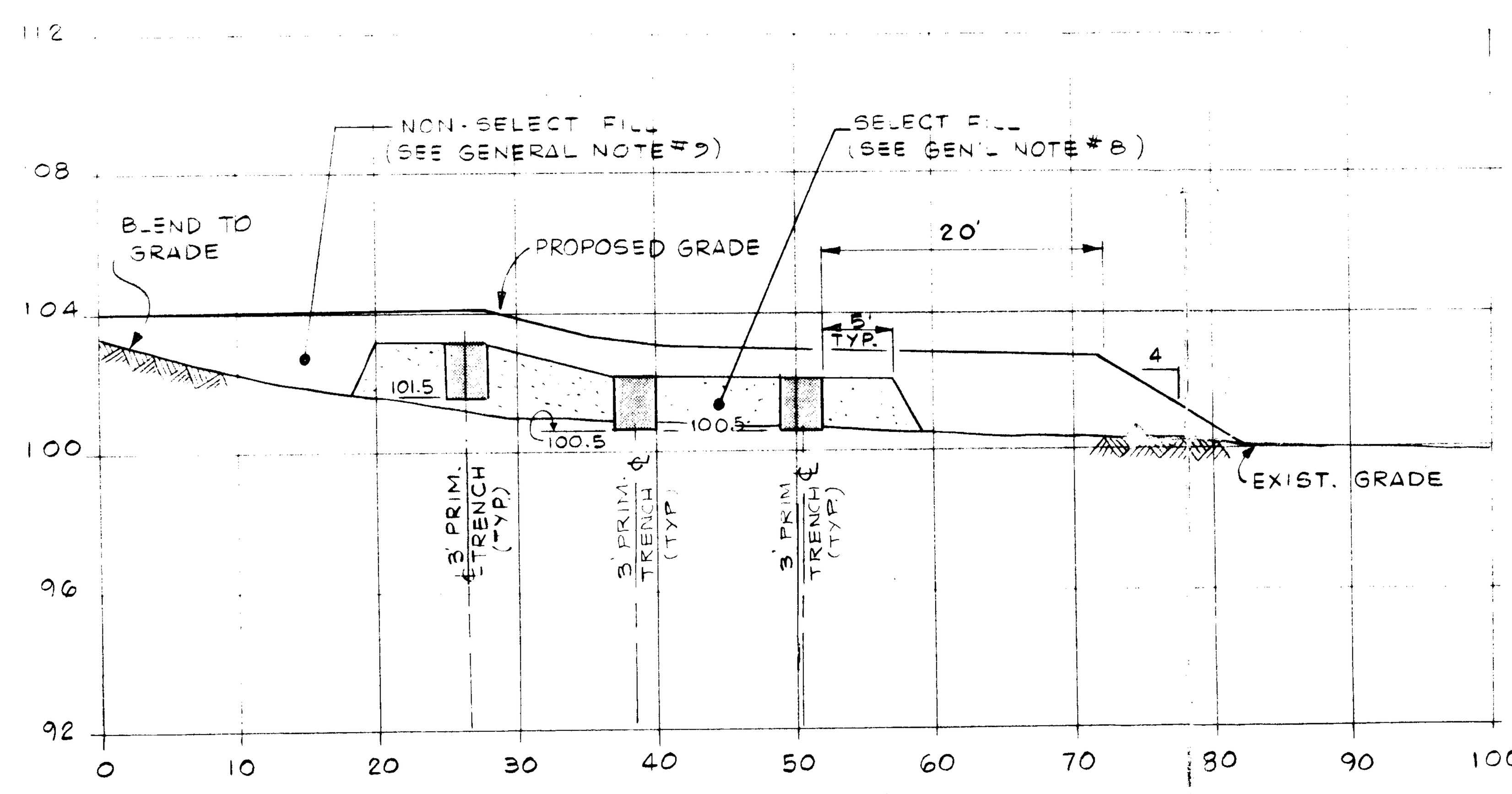
SCALE 1" 20'



TYPICAL LEACHING TRENCH DETAIL

N.T.S.





SECTION A-A

SCALE HORIZ. 1"=10'
VERT. 1"=4'

SOILS DATA

(CONDUCTED 10/11/84)

Deep Test Hole #1

0 - 10" TS
10 - 23" RBFSL
23 - 29" Mod. comp. sandy till
29 - 84" Mottled hardpan

No ledge or g.w.
Mottling at 23"
Roots to 28"

Deep Test Hole #2

0 - 10" TS
10 - 23" RBFSL
23 - 29" Mod. comp. sandy till
29 - 72" Mottled hardpan

No g.w. or ledge
Mottling at 23"
Roots to 23"

Percolation Test # 1

Depth: 26" Dia.: 6"
Presoak: 9:40 Head: 12"

Time	Meas.	Drop	Rate/in
10:53	14 ¼"	-	-
11:03	16 7/8"	2 5/8"	
11:13	18 ½"	1 5/8"	
11:23	19 ½"	1"	
11:33	20 ¼"	3/4"	
11:43	21"	3/4"	
11:53	21 5/8"	5/8	1"/16

Percolation Test # 2

Depth: 48" Dia.: 6"
Presoak: 9:45 Head: 12"

Time	Meas.	Drop	Rate/in
10:52	6"	-	-
11:02	7"	1"	1"/10
11:12	7 5/8"	5/8"	
11:22	8 3/8"	3/4"	
11:32	8 7/8"	½"	
11:42	9 ¼"	3/8"	
11:52	9 3/4"	½"	1"/20

INVERT ELEVATIONS

House Sewer	
Foundation	100.0 ±
Septic Tank Inlet	99.6
Septic Tank Outlet	99.3
Pump Discharge	95.0 ±
Baffled DB #1	
Inlet	102.7
Lateral	102.5
Outlet to DB #2	102.5
High Overflow DB #2	
Inlet	101.5
Lateral	101.5
Outlet to DB #3	101.5
DB #3	
Inlet	101.5
Lateral	101.5
Bottoms	
Trench #1	101.5
Trench #2	100.5
Trench #3	100.5

GENERAL NOTES

1. Lot lines have been taken from plan of property prepared by David Bruce Falconer, dated 8/2/84.

2. Topographic data as per field survey on 10/11/84 and 5/13/85 by Land-Tech Consultants, Inc. Assumed Datum. Topographic data established for septic system design purposes only.

3. Based on an observed percolation rate of 1"/10.1-20.0 min. and a 4 BR dwelling, a 1250 gallon septic tank and 900 sq.ft. of effective leaching area must be provided as per the State of Connecticut Health Code. Install 300 linear feet of 3 ft. wide leaching trench providing 900 sq.ft. of effective leaching area.

4. Strip topsoil and scarify ground surface with bucket teeth or harrow to a depth of 6" (minimum). Protect the prepared surface from machine or vehicular traffic.

5. Provide a 1000 gallon pump chamber as manufactured by DiTullio or equal. A manhole shall extend to finished grade. Grout all joints.

6. The pump shall be a Gould Model #3885; WE0311L; single phase or equal. Mercury level control float switches are to be provided and set so that the pump discharges 250 gallons per cycle. Control panel to be Howard "A" or equal with on/off/manual switch. A clearly audible, high liquid level alarm is to be set inside the house. Electrical hook-up to the pump to be placed in a minimum 4" x 4" weathertight box set a minimum 12" above finished grade in a protected location. A service disconnect is to be in view of the pump chamber.

7. The 2" PVC force main shall be laid 42" below grade wherever possible. Where not possible, its pitch shall be such that during pump shutdown, the effluent flows back into the pump chamber.

8. Select fill shall be a clean, sandy gravel with no more than 5% fines passing a number 200 Sieve. Gravel Gradation to be as follows:

Sieve Size:	6"	#4	#40	#100	#200
% Passing:	100	30-80	5-25	0-10	0-5

9. Non-select fill shall be a clean loam or better free of organic matter.

10. Gravel fill to be dumped at the edge of prepared leaching area and pushed onto harrowed surface with track machine in 12" (max) lifts. Gravel to be compacted to 90-95% proctor density - modified optimum density ASTM 1557 Method "C". The engineer of record and the health department must approve the select gravel fill prior to its placement.

11. It is the responsibility of the installer to keep both the engineer of record and the local health department informed of construction progress.

12. House sewer to be constructed of 4" extra-heavy ductile iron pipe with leaded joints or equal. Minimum pitch on house sewer from house to septic tank to be one-quarter -inch per foot and sewer from septic tank to leaching system to be one-eighth-inch per foot. All effluent pipes dispersing flows to distribution boxes to be 4" solid PVC with solvent sealed joints or equal. Changes in direction to be made with the appropriate commercially manufactured fittings. All pipes to be properly grouted into septic tank, pump chamber and distribution boxes.

13. The installation of the septic system shall be under the supervision of a professional engineer.

14. Prior to construction activities the leaching system area shall be roped off or otherwise delineated so as to keep construction traffic off the septic area.

15. This design conforms to applicable codes and accepted practice. No other warranty is expressed or implied.

16. Land-Tech Consultants, Inc. assumes no responsibility for septic system site preparation, location or invert elevations in compliance with the approved plan, unless it supervises each phase of system installation.

Land-Tech Consultants, Inc.
ENGINEERS • PLANNERS • ENVIRONMENTAL SCIENTISTS
199 ETHAN ALLEN HIGHWAY
RIDGEFIELD, CONNECTICUT 06877
(203) 431-6765

PREPARED FOR: STEPHEN COLHOUN	PROJECT LOCATION: LOT 4 REDDING ROAD FAIRFIELD, CT.	
TITLE: PROPOSED SEPTIC SYSTEM SITE PLAN		
DATE: 5/16/85	DWN. BY MJ	DWG. NO. 132 84
SCALE: AS NOTED	CKD. BY RBO	SHEET 1 OF 1

62233