

TEST PITS BY GERWICK - MEREEN L.L.C.
8/13/24 - WITNESSED BY DANIELLE HOLMES
SANITARIAN LEDGE LIGHT HEALTH DISTRICT

TEST PIT # 1-1
0-12" TOPSOIL
12-21/23" ORANGE BROWN FINE SILTY LOAM
21-86" LIGHT GRAY BROWN FINE-MEDIUM SAND /TRACE COBBLES

MOTTLING # 41"
ROOTS TO 52"

TEST PIT # 1-2
0-20" FILL
20-28" ORIGINAL TOPSOIL
28-45" ORANGE BROWN FINE SILTY LOAM
45-88" GRAY FINE SILTY SAND
MOTTLING @ 53"
ROOTS TO 56"
NO REFUSAL

TEST PIT # 2-1
LEDGE @ 28"

TEST PIT # 2-2
LEDGE @ 30"

TEST PIT # 2-3
LEDGE @ 46"

TEST PIT # 2-4
LEDGE @ 44"

TEST PIT # 3-1
LEDGE @ 33"

TEST PIT # 3-2
LEDGE @ 24"

TEST PIT # 3-3
LEDGE @ 34"

TEST PIT # 3-4
LEDGE @ 37"

TEST PIT # 3-5
0-6" TOPSOIL (LEAF LITTER)
6-44" ORANGE BROWN FINE SILTY LOAM
44-52" GRAY SAND FINE-MEDIUM ROCKY COMPACT
NO GROUNDWATER
LEDGE @ 52"
ROOTS TO 42"

TEST PIT # 3-6
0-4" TOPSOIL (LEAF LITTER)
4-30" ORANGE BROWN FINE SILTY LOAM
30-65" GRAY BROWN SILTY MOTTLED VERY FINE SILTY SAND

MOTTLING @ 36"
GROUND WATER @ 65"
ROOTS TO 50"
LEDGE @ 72"

TEST PIT # 3-7
0-3" TOPSOIL (LEAF LITTER)
3-31" YELLOW BROWN FINE SILTY LOAM ROCKY
31-41" MEDIUM CORASE SAND / GRAVEL
NO GROUND WATER
MOTTLING @ 31"
LEDGE TO 66"

TEST HOLES 8-10-24
WITNESSED BY DANIELLE HOLMES
SANITARIAN LEDGE LIGHT HEALTH DISTRICT

TEST PIT # 4-16
0-3" TOPSOIL
3-25" YELLOW BROWN VERY FINE SILTY SAND
25-66" LIGHT GRAY BROWN GLACIAL TILL
ROOTS TO 44"
NO GROUND WATER
MOTTLING @ 53"

TEST PIT # 4-17
0-7" TOPSOIL (LEAF LITTER)
7-56" YELLOW BROWN VERY FINE SILTY SAND (WITH ROCKS)
ROOTS TO 36"
NO GROUND WATER
NO APPARENT REDOX
LEDGE @ 66"

TEST PIT 4-19
DEPTH 47-52" SLOPING LEDGE
POTENTIALLY SUITABLE

TEST PIT 4-20
DEPTH 12-22" SLOPING LEDGE
NOT SUITABLE

TEST PITS BY TORCHLIGHT ENGINEERING LLC
12/1/2025 - WITNESSED BY DANIELLE HOLMES
SANITARIAN LEDGE LIGHT HEALTH DISTRICT

TEST PIT #1
0-5" TOPSOIL
5-37" LIGHT ORANGE BROWN FINE SILTY LOAM
37-62" GRAY BROWN VERY FINE SILTY SAND

MOTTLING @ 45"
ROOTS TO 48"
NO GROUNDWATER

TEST PIT #2
0-4" TOPSOIL
4-33" ORANGE BROWN FINE SILTY LOAM
33-47" GRAY BROWN MOTLED SILTY SAND
47-66" GLACIAL TILL COMPACT WITH ROCKS
LEDGE @ 66"
ROOTS TO 48"
NO GROUNDWATER

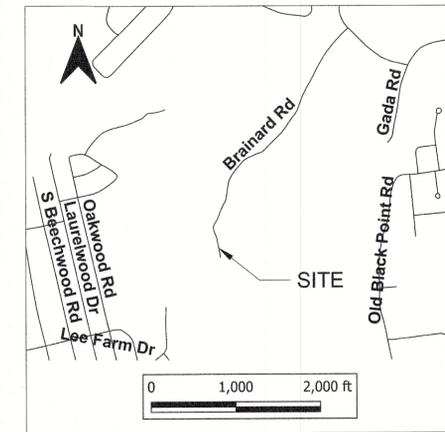
PERC A - 12-1-2025 PRE-SOAKED DEPTH 13"		PERC B - 12-1-2025 PRE-SOAKED DEPTH 15"		PERC C - 12-1-2025 PRE-SOAKED DEPTH 14"	
TIME	DEPTH	TIME	DEPTH	TIME	DEPTH
2:10	6"	2:10	5"	2:10	4"
2:20	7.5"	2:20	7"	2:20	5.5"
2:31	9"	2:31	9"	2:31	6.75"
2:40	10"	2:40	10"	2:40	8"
2:50	11"	2:50	11"	2:50	9"
3:00	12"	3:00	12"	3:00	10"
3:10	DRY	3:10	13"	3:10	11.25"
		3:20	14"	3:20	12"
		3:30	15"	3:30	13"
		3:40		3:40	14"
<10 MIN. / IN.		<10 MIN. / IN.		<10 MIN. / IN.	

N/F
THE RODERICK M CORNISH
REVOCABLE TRUST
49 BRAINERD RD
07.4-21
1117/0173

ZONING DATA
ZONE:
WATER:
WASTE WATER:

RU-40
PRIVATE WELL
PRIVATE SEPTIC

	REQUIRED	EXISTING PARCEL
MIN. LOT AREA (SQ. FT.)	40,000	193,156.64
MIN. FRONTAGE (FT)	150	361.61
FRONT SETBACK (FT)	50	599.2
REAR SETBACK (FT)	30	376.8
SIDE LINE SETBACK (FT)	30	34.7 / 260.9
LOT COVERAGE (%)	15	0.68



NOTES:
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.

2. BOUNDARY DETERMINATION CATEGORY: RESURVEY
3. HORIZONTAL DATUM: NAD83
4. VERTICAL DATUM: NAVD88
5. HORIZONTAL ACCURACY: A2
6. VERTICAL ACCURACY: V2
7. TOPOGRAPHIC ACCURACY: T2
8. TIDAL EPOCH: NTDE (1983-2001)

9. RCL THOMPSON LLC DOES NOT LOCATE UNDERGROUND UTILITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED PRIOR TO ANY DIGGING BY CONTRACTOR.
10. PROPERTY BOUNDARIES DEPICTED ON THIS MAP, NOT SHARED BY THE SUBJECT PARCEL, ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

REFERENCES:
1. COMPILATION PLAN SHOWING PROPERTY OF DOUBLE R RANCH, LLC 49 BRAINERD ROAD TO BE CONVEYED TO NELLY G. ABARCA 46 BRAINERD ROAD NIANTIC, CONNECTICUT NOVEMBER 25, 2024 1" = 200'
2. PROPERTY SURVEY OF A PORTION OF PROPERTY NOW OR FORMERLY OF ELSIE B. RAVEN, BRAINARD ROAD, E. LYME, CONN., SCALE 1" = 20', APRIL, 1978
3. MAP OF PRELIMINARY AND FINAL PLAN OF A SUBDIVISION TO BE KNOWN AS 'MINER SUBDIVISION - BRAINARD ROAD' LOCATED IN THE TOWN OF EAST LYME, CONN., SCALE - 1" = 50' MAR. 3, 1967
4. PROPERTY MAP TOWN OF EAST LYME, NEW LONDON COUNTY, CONNECTICUT, JAMES W. SEWALL COMPANY, OLD TOWN, MAINE, SCALE 1 INCH = 200 FEET REVISED 3-79

V-101

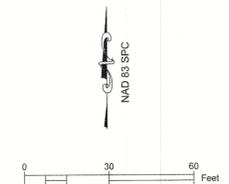
- LEGEND:
- CHD - CONN. HIGHWAY MON.
 - MS - MERE STONE
 - CM - CONC. MONUMENT
 - SM - STONE MONUMENT
 - IPIN - IRON PIN
 - PIPE - IRON PIPE
 - NAIL - PK OR MAG NAIL
 - DH - DRILL HOLE
 - POS - PILE OF STONES
 - *WCAP - WITH CAP
 - SET - SET
 - F - FOUND

EXISTING CONDITIONS MAP
PROPERTY OF
NELY G. ABARCA
46 BRAINERD ROAD
NIANTIC, CONNECTICUT
ASSESSORS MAP# 07.2-35
DATE: December 30, 2025
DRAWING SCALE: 1" = 30'

TORCHLIGHT ENGINEERING LLC
ENGINEERING - SURVEYING
860.941.7721
torchlightengineering.com
19 Peppercorn Dr.
Clinton, CT 06413

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

RYAN E. THOMPSON PEL 29817



Z:\Projects\2025\061-46 BRAINERD RD\Survey\46 BRAINERD RD.dwg

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ROOTS TO 52"

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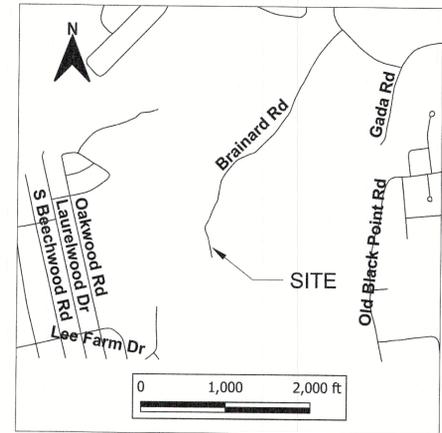
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<10 MIN. / IN.

ZONING DATA

ZONE: RU-40
WATER: PRIVATE WELL
WASTE WATER: PRIVATE SEPTIC

	REQUIRED	EXISTING PARCEL	REMAINING LAND	PROPOSED LOT A
MIN. LOT AREA (SQ. FT.)	40,000	193,156.64	96,120.29	97,028.06
MIN. FRONTAGE (FT)	150	361.61	207.74	153.87
FRONT SETBACK (FT)	50	59.2	NO CHANGE	64.4
REAR SETBACK (FT)	30	376.8	NO CHANGE	366.6
SIDE LINE SETBACK (FT)	30	34.7 / 260.9	34.7 / 110.7	57.8 / 67.5
LOT COVERAGE (%)	15	0.68	1.36	3.74



V-102

- LEGEND:
- CHD - CONN. HIGHWAY MON.
 - MS - MERE STONE
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 - PIPE - IRON PIPE
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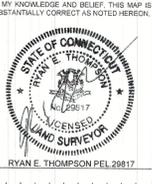
- PROPERTY LINE
BRL (SETBACK)
EASEMENT
FENCE
OVERHEAD ELECTRICAL LINE
UNDERGROUND ELECTRICAL LINE
WATER PIPE
STORM PIPE
MAJOR CONTOUR
MINOR CONTOUR
STONE WALL
POWER POLE
WATER METER
CATCH BASIN

- NOTES:
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 - BOUNDARY DETERMINATION CATEGORY: RESURVEY
 - HORIZONTAL DATUM: NAD83
 - VERTICAL DATUM: NAVD88
 - HORIZONTAL ACCURACY: A2
 - VERTICAL ACCURACY: V2
 - TOPOGRAPHIC DATA SOURCE: 2023 CT ECO LIDAR
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- REFERENCES:
- EXISTING CONDITIONS MAP, PROPERTY OF NELLY G. ABARCA, 46 BRAINERD ROAD, NIAHTIC, CONNECTICUT, ASSESSORS MAP# 07-2-35, PREPARED BY TORCHLIGHT ENGINEERING LLC, 12/23/2025, 1" = 30'
 - COMPILATION PLAN SHOWING PROPERTY OF DOUBLE R RANCH, LLC 49 BRAINERD ROAD TO BE CONVEYED TO NELLY G. ABARCA 46 BRAINERD ROAD NIAHTIC, CONNECTICUT NOVEMBER 25, 2024 1" = 200'
 - PROPERTY SURVEY OF A PORTION OF PROPERTY NOW OR FORMERLY OF ELSIE B. RAVEN, BRAINERD ROAD, E. LYME, CONN., SCALE 1" = 20', APRIL, 1978
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 - PROPERTY MAP TOWN OF EAST LYME, NEW LONDON COUNTY, CONNECTICUT, JAMES W. SEWALL COMPANY, OLD TOWN, MAINE, SCALE 1 INCH = 200 FEET REVISED 3-79

RE-SUBDIVISION MAP
PROPERTY OF
NELLY G. ABARCA
46 BRAINERD ROAD
NIAHTIC, CONNECTICUT
ASSESSORS MAP# 07-2-35
DRAWING SCALE: 1" = 30'
DATE: JANUARY 2, 2026

TORCHLIGHT
ENGINEERING LLC
ENGINEERING - SURVEYING
960-941-7721
torchlightengineering.com
19 Peppercush Dr.
Clinton, CT 06413



HEALTH DISTRICT COMMENTS
2/16/26

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SITE GENERAL NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- WATER SERVICE PROVIDED BY PRIVATE WELL.
- SEWAGE TREATMENT SYSTEM PROVIDED BY PRIVATE WELL.
- THE OWNER/CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING IMPROVEMENTS, AND PROPOSED CONSTRUCTION WITH REFERENCE TO THE PROPERTY LINE AND SETBACK REQUIREMENTS.
- NO EXISTING WELLS ARE LOCATED WITHIN 75' OF THE PROPOSED LEACHING SYSTEM.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.

SITE GRADING NOTES:

- THE EXCESS DIRT SHALL BE TEMPORARILY STOCKPILED WITHIN THE LOCATION SHOWN ON THE PLAN, AND IT SHALL BE PROTECTED BY THE PROPOSED E&S MEASURES.
- ALL EXCESS DIRT FROM GRADING / EXCAVATING SHALL BE SPREAD UNIFORMLY IN THE REAR OF THE LOT MAINTAINING A MINIMUM OF 5% GRADE AWAY FROM THE STRUCTURE AND A MAXIMUM 3H:1V SLOPE.

EXISTING UTILITY NOTE:

- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AND ALLOW ADEQUATE TIME FOR MARKING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY "CALL BEFORE YOU DIG" AND MEMBER UTILITY COMPANIES, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
- THE SITE CONTRACTORS/DEVELOPERS MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTION. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS AND REMEDIAL MEASURES.

CONSTRUCTION ENTRANCE NOTE:

- DEPENDING ON ACTUAL SITE CONDITIONS AND LIMITATIONS, IN THE FIELD THE SITE INSPECTOR MAY ALLOW AN EXISTING DRIVEWAY TO BE USED AS A CONSTRUCTION ENTRANCE, OR THE LENGTH OF THE STANDARD CONSTRUCTION TO BE MODIFIED.

STOCKPILE NARRATIVE:

- THE SOIL FROM EXCAVATING FOUNDATION WILL BE STOCKPILED IN THE AREA AS SHOWN ON THIS SITE PLAN. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
- THE HEIGHT OF THE STOCKPILES MATERIAL SHALL NOT EXCEED FOUR (4) FT. THE MAXIMUM SLOPE OF THE STOCKPILE SHALL NOT BE GREATER THAN 3: 1.
- THE STOCKPILE MATERIALS SHALL BE PROTECTED FROM DRAINING INTO ADJOINING NON DISTURBED AREA BY SILT FENCE OR ANY OTHER SEDIMENT CONTROL DEVICES.
- EXCESS OR UNUSED STOCKPILE MATERIALS (IF ANY) SHALL BE GRADED INTO THE REAR YARD.

SITE PREPARATION

- CALL "CALL BEFORE YOU DIG" FOR MARK OUT OF ALL UTILITIES.
- INSTALL SILT FENCE.
- CLEAR AND GRUB DISTURBED AREAS AND STOCKPILE TOPSOIL & INSTALL EROSION CONTROL MEASURES.
- INITIATE SITE-WORK TO INSTALL SEPTIC SYSTEM, FOUNDATION WORK, AND DRIVEWAY. DO NOT COMPACT SOIL IN VICINITY OF SEPTIC SYSTEM.
- PERMANENTLY STABILIZE DISTURBED AREAS.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED WITH VEGETATION.
- SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 1/4 OR GREATER RAINFALL EVENT.

SEPTIC SYSTEM COMPUTATIONS

RESIDENCE TYPE: SINGLE FAMILY BEDROOMS: 4
 PERC BAND (MIN/IN): <10
 R.S. DEPTH (FT): 38.8 SLOPE (%): 5.4

RESTRICTIVE LAYER DETERMINATION

TP #3-5 = 52.0 IN
 TP #3-7 = 31.0 IN
 TP #3-6 = 36.0 IN
 PRIMARY AVERAGE = (TP #3-5 + TP #3-7) / 2 = (52.0 + 31.0) / 2 = 41.5 IN
 RESTRICTIVE LAYER = (PRIMARY AVG + TP #3-6) / 2 = (41.5 + 36.0) / 2 = 38.8 IN

SSDS SYSTEM: PRIMARY

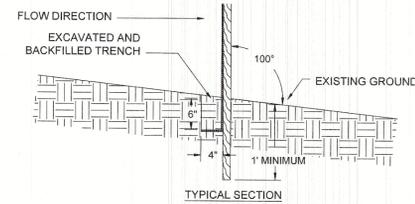
DESIGN PERC RATE: <10
 BEDROOM COUNT: 4
 REQUIRED ELA (SF): 577.5
 PROPOSED SYSTEM: GST6218
 LINEAR FT: 54
 ROWS: 1
 EFF. LEACHING AREA (SF/LF): 14.0
 LEACHING AREA PROVIDED (SF): 756.0
 REQ'D TANK CAPACITY (GAL): 1125
 TANK CAPACITY PROVIDED (GAL): 1125

SSDS SYSTEM: RESERVE

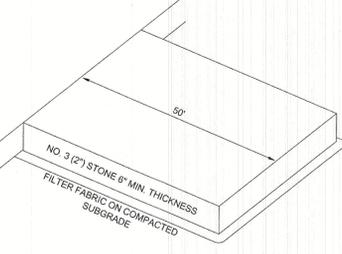
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 LINEAR FT: 54
 ROWS: 1
 EFF. LEACHING AREA (SF/LF): 14.0
 LEACHING AREA PROVIDED (SF): 756.0

MLSS COMPUTATIONS

RECEIVING SOIL (IN): 38.8
 BEDROOM COUNT: 4
 PERCOLATION RATE: <10
 HYDRAULIC GRADIENT (%): 5.4
 HYDRAULIC FACTOR (HF): 30
 FLOW FACTOR (FF): 1.75
 PERC FACTOR (PF): 1.0
 MLSS REQUIRED (FT): 52.5
 MLSS PROVIDED (FT): 54

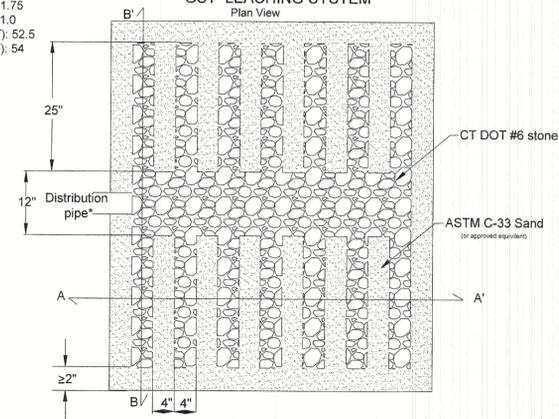


SILT FENCE DETAIL
N.T.S.

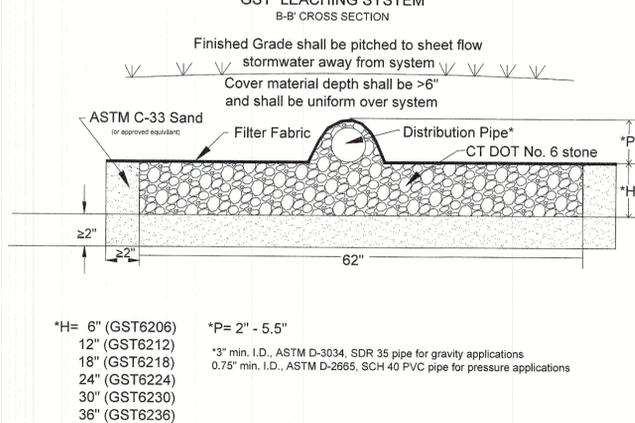


CONSTRUCTION ENTRANCE PAD
N.T.S.

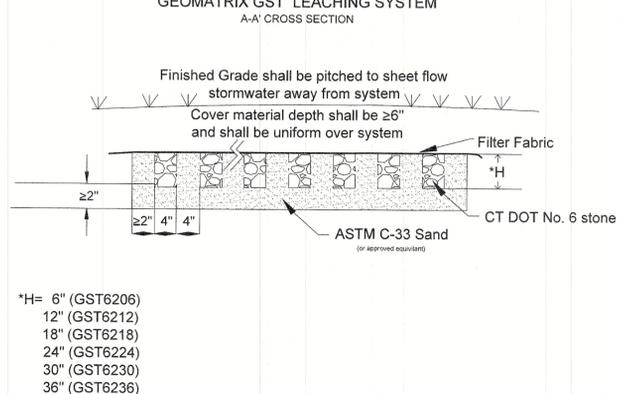
GST™ LEACHING SYSTEM



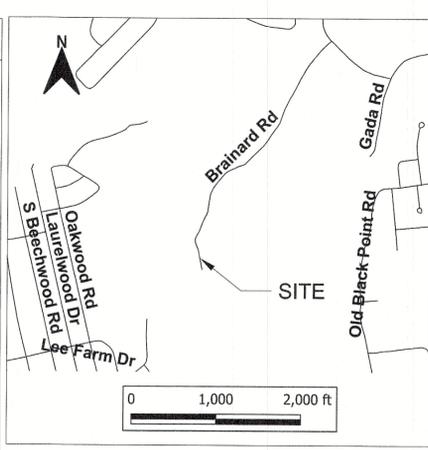
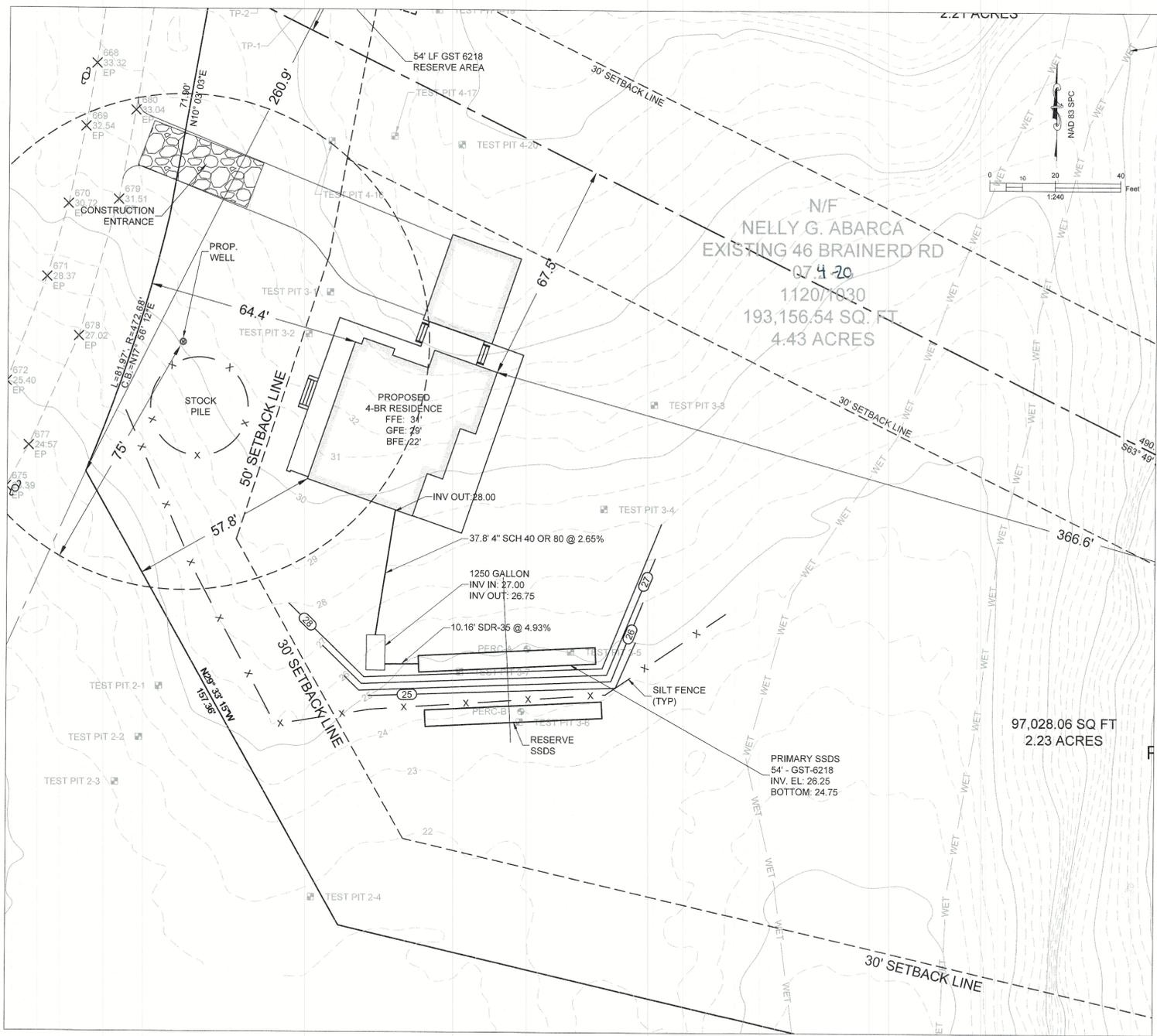
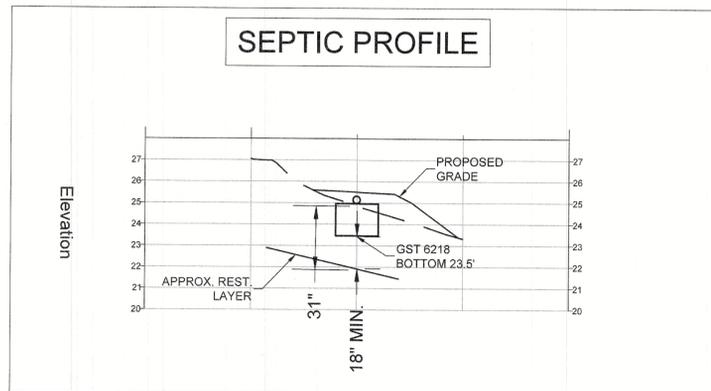
GST™ LEACHING SYSTEM



GEOMATRIX GST™ LEACHING SYSTEM



SEPTIC PROFILE



C-101

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- PIPE - IRON PIPE
- NAIL - PK OR NAG NAIL
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- POS - PILE OF STONES WITH CAP
- *S - SET FOUND
- N° - PROPERTY LINE
- BR - BR (SETBACK) EASEMENT
- FENCE
- OVERHEAD ELEC
- UNDERGROUND ELEC
- W - WATER PIPE
- STORM PIPE
- ROOF DRAIN
- FOUNDATION DRAIN
- SEWER PIPE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. CONTOUR
- STONE WALL
- POWER POLE
- WATER WELL
- CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE

STATE OF CONNECTICUT
REGISTERED LAND SURVEYOR
 RYAN E. THOMPSON FEB 2017

TITLE: PLOT PLAN
PROPERTY OF: NELLY G. ABARCA
ADDRESS: 1120/1030 BRAINERD RD
ASSESSORS MAP#: 07.2-35
DATE: JANUARY 2, 2025
DRAWING SCALE: 1" = 20'



TORCHLIGHT ENGINEERING LLC
 ENGINEERING - SURVEYING
 860-941-7721
 torchlightengineering.com
 19 Popperbush Dr.
 Clinton, CT 06413

STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER

HEALTH DISTRICT COMMENTS