

DEEP TEST HOLES RESULTS

DEEP TEST HOLES #106 AND #107 WERE DERIVED FROM REFERENCE MAP 1.

TEST HOLE #106
 0 - 10" TOPSOIL
 10 - 32" YELLOW BROWN SANDY LOAM
 32 - 75" MEDIUM SAND WITH STONE & BOULDERS
 GROUNDWATER @ 54", NO MOTTLING, NO REFUSAL

TEST HOLE #107
 0 - 10" TOPSOIL
 10 - 27" YELLOW BROWN SANDY LOAM
 27 - 84" MEDIUM SAND WITH SOME STONE
 GROUNDWATER @ 66", NO MOTTLING, NO REFUSAL

DEEP TEST HOLES A AND B WERE DERIVED FROM UNCAS HEALTH DISTRICT RECORDS AND ARE LOCATED IN THE AREA OF THE PRIMARY.

TEST HOLE A
 0 - 12" TOPSOIL
 12 - 32" BROWN MEDIUM SANDY LOAM
 32 - 48" GRAY FINE SILTS
 48 - 88" GRAY MEDIUM SILTY SANDS
 GROUNDWATER @ 40", MOTTLING @ 40", NO LEDGE

TEST HOLE B
 0 - 5" TOPSOIL
 5 - 23" BROWN FINE SANDY LOAM
 23 - 32" GRAY FINE SILTS
 32 - 80" GRAY FINE SILTY SANDS
 GROUNDWATER @ 48", MOTTLING @ 28", NO LEDGE

PERCOLATION TEST RESULTS

PERCOLATION TEST RESULT WAS DERIVED FROM REFERENCE MAP 1.

PERC
 PERCOLATION RATE = 6.0 MINUTES/INCH

POTENTIAL REPAIR AREA SIZING CRITERIA

EXISTING 5-BEDROOM HOUSE
 DESIGN PERCOLATION RATE = 6.0 MINUTES/INCH
 LEACHING AREA REQUIRED = 660.0 SF EFFECTIVE (495 SF + 2 X 82.5 SF)
 SIZING: 1,500 GALLON CONCRETE SEPTIC TANK AND 1 ROWS OF 70" OF ELJEN MANITS 536-B LEACHING MEDIA
 LEACHING AREA PROVIDED = 770 SF EFFECTIVE (70 LF X 11.0 SF/LF)

MLSS CALCULATION

HYDRAULIC GRADIENT (PER SCODD GIS TOPOGRAPHY) = 3.3%
 DEPTH OF RECEIVING SOIL (USE TH-8) = 28"
 HYDRAULIC FACTOR = 34
 FLOW FACTOR FOR 5 BEDROOMS = 2.0
 PERCOLATION FACTOR FOR UP TO 10.0 MIN/INCH = 1.0
 MLSS REQUIRED = 68"
 MLSS PROVIDED = 70"

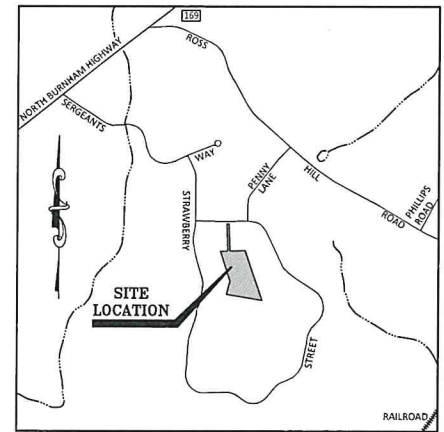
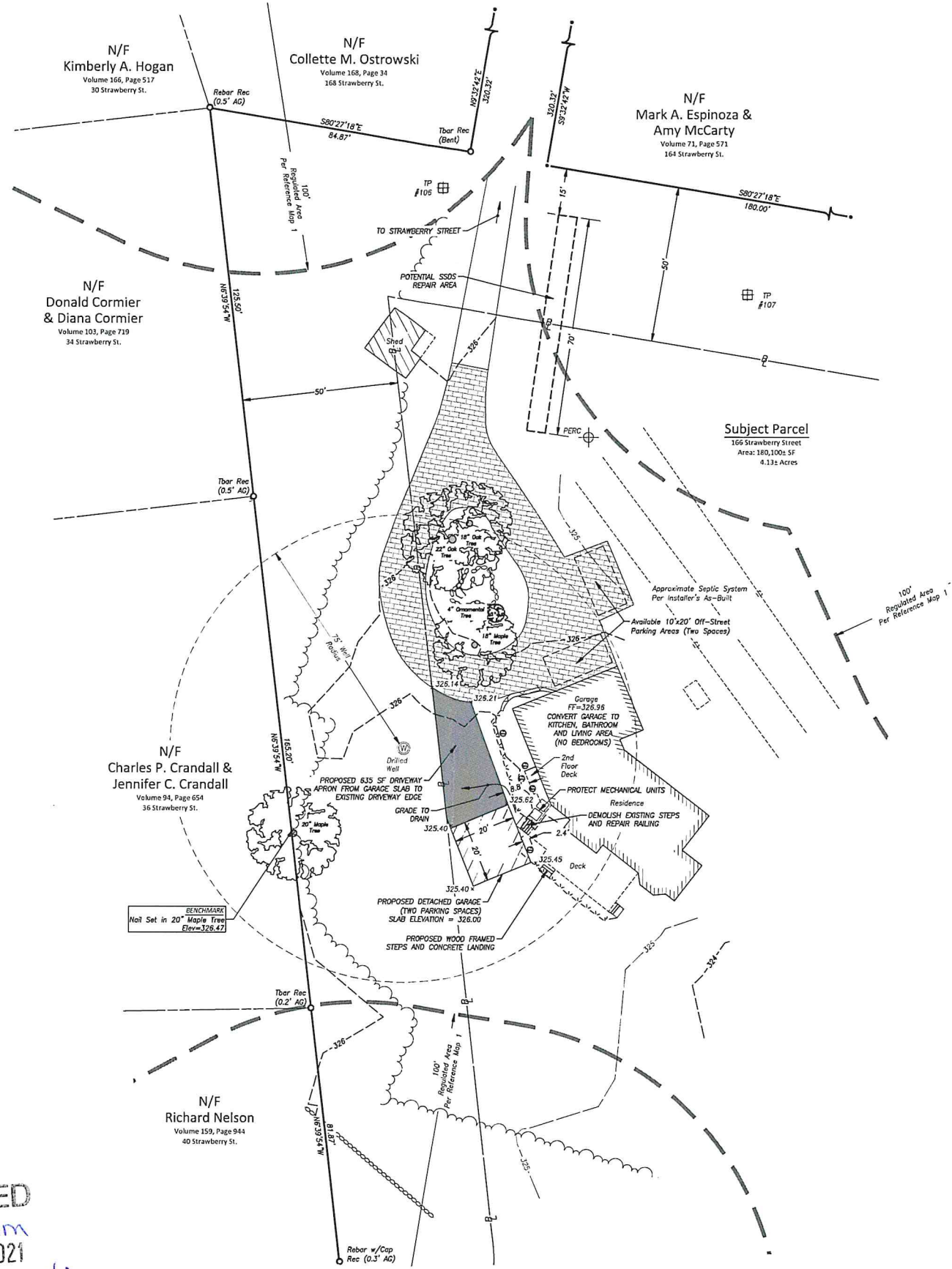
NARRATIVE

THIS PROPOSAL INCLUDES THE CONVERSION OF THE EXISTING GARAGE TO A NEW KITCHEN, BATHROOM AND LIVING AREA (NO ADDITIONAL BEDROOMS) AND THE CONSTRUCTION OF A NEW 20' BY 20' DETACHED GARAGE. THE PROPOSED GARAGE MEETS THE DIMENSIONAL REQUIREMENTS AND SETBACKS FOR A REAR LOT IN THE R-40 ZONING DISTRICT. A POTENTIAL REPAIR AREA FOR FUTURE REPAIR OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM IS SHOWN ON THE PLAN. THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM IS ALSO CODE COMPLYING BASED ON THE INSTALLER'S AS-BUILT ON FILE WITH THE UNCAS HEALTH DISTRICT. SOIL TESTING RESULTS WERE DERIVED FROM THE RECORD SUBDIVISION PLAN AND UNCAS HEALTH DISTRICT RECORDS. REGULATED INLAND WETLANDS EXIST ON THE PROPERTY PER REFERENCE MAP 1. HOWEVER, NO ACTIVITY/SOIL DISTURBANCE IS PROPOSED WITHIN THE UPLAND REVIEW AREA OF THE REGULATED RESOURCES.

LEGEND & ABBREVIATIONS

- ± MORE OR LESS
- TYP TYPICAL
- SF SQUARE FEET
- FF FINISH FLOOR
- W/ WITH
- REC RECOVERED
- N/F NOW OR FORMERLY
- B BUILDING SETBACK LINE
- 326 EXISTING CONTOUR
- 320 PROPOSED CONTOUR
- TREE LINE
- PROPOSED TREE LINE
- RETAINING WALL
- ANGLE POINT
- ⊕ T-BAR OR REBAR
- ⊙ DEEP TEST PIT
- ⊕ PERCOLATION TEST
- ⊙ WELL

RECEIVED
 @ 11:55am
 NOV 04 2021
Amjad Traboulsi
 TOWN CLERKS OFFICE
 TOWN OF LISBON



SURVEY NOTES

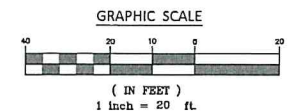
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2015. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR MUNICIPAL PERMITTING.
- NORTH ORIENTATION DEPICTED HEREON IS BASED UPON REFERENCE MAP 1.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODE128 ON JUNE 29, 2021.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON JUNE 29, 2021. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JULY 12, 2021.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM MARY LAROCK TO AMJAD TRABOULSI RECORDED JULY 28, 2015 IN THE TOWN OF LISBON LAND RECORDS VOLUME 160, PAGE 467.
- SUBJECT PROPERTY IS LOCATED IN THE MODERATE DENSITY RESIDENTIAL ZONING DISTRICT (R-40).

REFERENCE MAPS

- SUBDIVISION PLAN SET, PREPARED FOR JEREMY DEVELOPMENT, CONNECTICUT ROUTE #169 & ROSS HILL ROAD, LISBON, CONNECTICUT, DATED: MARCH 1987, IDENT. NO. 86-761, SHEETS 1-22, PREPARED BY: ROLAND J. HARRIS & ASSOC.
- MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF JAS DEVELOPMENT INC., SARGENTS WAY, STRAWBERRY STREET & PENNY LAKE, LISBON, CONNECTICUT, SCALE: 1"=100', DATED: JANUARY 1988, IDENT. NO. 86-761, SHEET 2 OF 3, PREPARED BY: ROLAND J. HARRIS & ASSOC. INC.

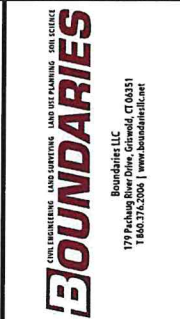
ZONING TABLE: R-40 (REAR LOT)

ITEM	REQUIRED	PROVIDED
MINIMUM REAR LOT AREA (Excluding Access Strip)	120,000 SF	172,065 SF
MINIMUM ROAD FRONTAGE (REAR LOT)	25 FT	25 FT
MINIMUM FRONT YARD SETBACK (REAR LOT)	50 FT	204 FT (Garage)
MINIMUM SIDE YARD SETBACK (REAR LOT)	50 FT	51 FT (Garage)
MINIMUM REAR YARD SETBACK (REAR LOT)	50 FT	204 FT (Garage)
MAXIMUM BUILDING COVERAGE	20%	2.1%
MAXIMUM IMPERVIOUS COVERAGE	25%	7.8%
MAXIMUM BUILDING HEIGHT - PRINCIPAL	35 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT - ACCESSORY	25 FT	<25 FT
WATER SUPPLY	PRIVATE WELL	PRIVATE WELL
SANITARY	SSDS	SSDS



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

JOHN U. FAULISE JR. LS. LICENSE NO. DATE



Improvement Location & Topographic Survey
 "Proposed Accessory Structure Site Plan"
 Prepared for
Amjad Traboulsi
 166 Strawberry Street - Lisbon, Connecticut



SCALE: 1" = 20'
 DATE: July 2021
 JOB I.D. NO.: 21-3037
 Revisions
 Rev. A - Additional Notes - 11/1/2021

SHEET NO.
 1

P:\CIVIL 3D PROJECTS\2021\12-1-3037 TRABOULSI\DWG\DESIGN\TRABOULSI\SITE PLAN 20X20 DETACHED.DWG

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29102
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 JOHN U. FAULISE JR. LS. LICENSE NO. DATE