

TEST PIT INFORMATION:

Test Pit #1
 0-6" Top Soil
 6-27" Brown Fine Sandy Loam
 34-40" Gray Mottled Clay
 40-92" Brown Fine Sandy Loam

Redox Mottles: 34"
 Groundwater: 92"
 Ledge: N/A
 Roots: N/A
 Restrictive: 34"

MINIMUM LEACHING SYSTEM SPREAD
 FLOW FACTOR= 3.0*
 PERC. FACTOR= 1.25
 HYDRAULIC FACTOR= 26
 (AVG. SLOPE: 6.1-8.0%; REST. LAYER: 34")
 M.L.S.S. (FFxPxFHR)= 97.5 LF
 PROVIDED= 98.0 LF

*FLOW FACTOR=DESIGN FLOW (GPD)/300 = 900 GPD/300=3.0

Test Pit #2
 0-6" Top Soil
 6-35" Gray Fine Sandy Loam
 35-39" Dark Brown Mottles
 39-96" Brown Fine Sandy Loam

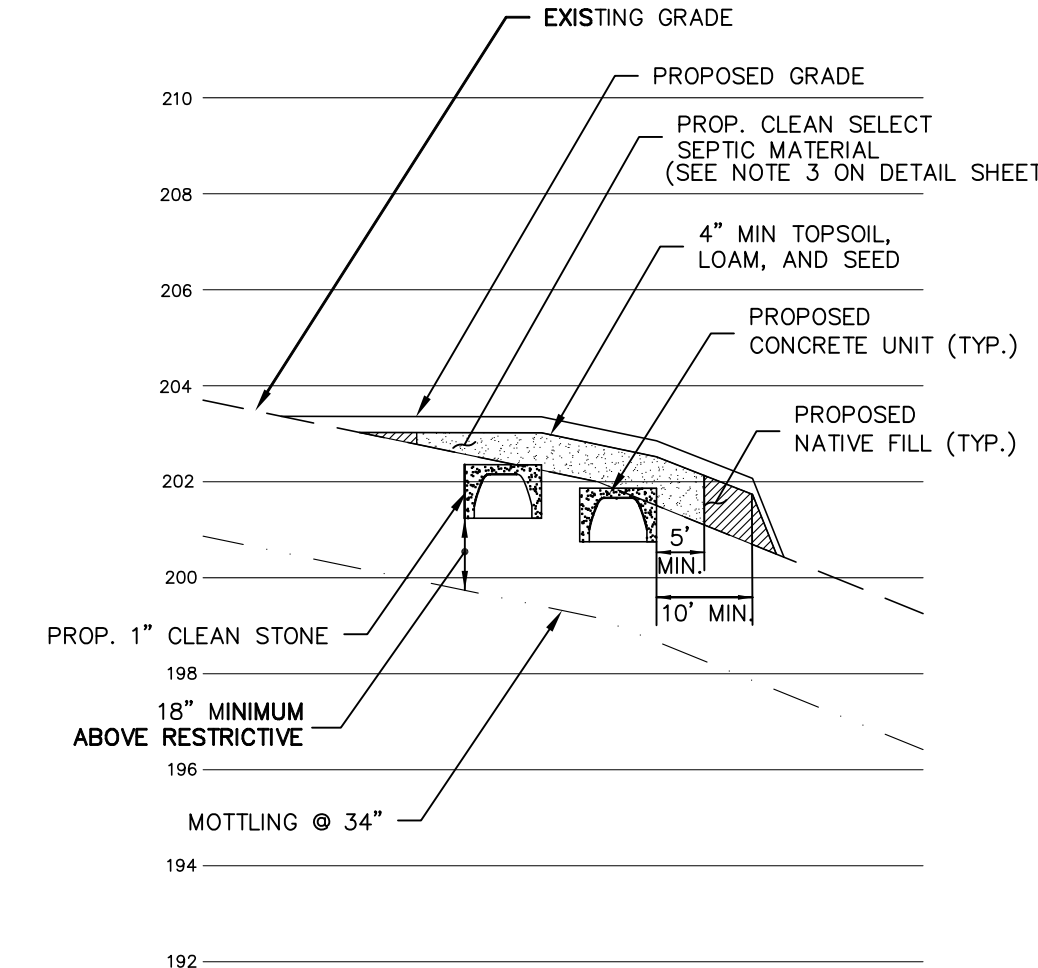
Redox Mottles: 35"
 Groundwater: 96"
 Ledge: N/A
 Roots: N/A
 Restrictive: 35"

PT #1 : 10.1-20.0 MIN/INCH (24" Deep)
 PT #2 : 10.1-20.0 MIN/INCH (24" Deep)

MAXIMUM REQUIRED ELA FOR SEPTIC SYSTEM
 REQUIRED DESIGN FLOW FOR OFFICE EMPLOYEES = 20 GPD PER EMPLOYEE
 REQUIRED DESIGN FLOW FOR SKI SCHOOL = 10 GPD PER STUDENT
 NUMBER OF OFFICE EMPLOYEES = 30, DESIGN FLOW = 30 x 20 = 600 GPD
 NUMBER OF STUDENTS = 30, DESIGN FLOW = 10 x 30 = 300 GPD
 DESIGN FLOW = 900 GPD
 APPLICATION RATE (USING TABLE 8 FOR NON-PROBLEMATIC SEWAGE) FOR PERC. RATE OF 10.1 TO 20.0 MIN/INCH = 1.2
 REQUIRED ELA = DESIGN FLOW/APPLICATION RATE=900/1.2 = 750 S.F.

ZONING TABLE		
ZONE - R-80, R-20/25		
	R-80	R-20/25
LOT AREA	80,000 SF	22,500 SF
LOT COVERAGE	15%	20%
FRONT YARD SETBACK	60'	40'
SIDE YARD SETBACK	30'	20'
REAR YARD SETBACK	50'	25'

PARKING TABLE	
PARKING REQUIREMENTS:	PARKING SPACES REQUIRED=172 (PER MAP REF.#2)
	(NO ADDITIONAL EMPLOYEES THEREFORE NO ADDITIONAL PARKING SPACES REQUIRED)
	PARKING SPACES EXISTING=430



SEPTIC NOTES:

- SYSTEM DESIGNED FOR: SEE "MAXIMUM REQUIRED ELA FOR SEPTIC SYSTEM" TABLE
- BUILDING TO BE SERVED BY: PUBLIC WATER & PRIVATE SEPTIC SYSTEM.
- RESERVE SYSTEM IS: SAME AS PRIMARY SYSTEM.
- TOPSOIL TO BE STRIPPED AND STOCKPILED, AREA OVER SYSTEM SHALL BE SCARIFIED, PRIOR TO PLACEMENT OF SEPTIC FILL (IF A FILL SYSTEM).
- IF DIFFERENT SOIL RESULTS ARE OBSERVED DURING CONSTRUCTION, IMMEDIATELY NOTIFY THE DESIGN ENGINEER AT KRATZERT, JONES & ASSOC., INC. AT 621-3638.
- SYSTEM TO BE INSTALLED ACCORDING TO PROPOSED ELEVATIONS.
- SYSTEM TO BE INSPECTED BY SANITARIAN PRIOR TO BACKFILLING.
- GRADE SO AS TO DIRECT WATER AWAY FROM BUILDING AND SYSTEM.
- ALL EFFLUENT DISTRIBUTION PIPE TO BE 4" PVC ASTM D3034, SDR 35 OR APPROVED EQUAL, PIPE BETWEEN HOUSE AND TANK TO BE 4" CL. OR 4" PVC, ASTM D-1785/SCH-40.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES, AND DETAILS PRIOR TO CONSTRUCTION.
- CALL BEFORE YOU DIG AT 1-800-922-4455.
- INSTALLER SHALL SUBMIT AN "AS-BUILT" SKETCH TO THE DESIGN ENGINEER OF THE SEPTIC SYSTEM UPON COMPLETION.
- TIGHT JOINT FOOTING DRAIN PIPE SHALL BE SDR 35 (ASTM D-3034) 6" SDR SOLID PIPE OR APPROVED EQUAL IF WITHIN 25' OF PROPOSED SEPTIC SYSTEM.
- CONTRACTOR AND/OR WORKERS SHALL NOT DRIVE OVER OR PARK ANY EQUIPMENT OR VEHICLES OVER THE SYSTEM AREA OR DOWN GRADIENT OF THE SYSTEM. THE SEPTIC INSTALLER MAY DO SO, ONLY DURING CONSTRUCTION OF THE SYSTEM.
- BENCHMARK IS ON SHEET B-1. ADDITIONAL BENCHMARK TO BE SET NEAR SEPTIC SYSTEM AT TIME OF STAKEOUT.
- GARBAGE DISPOSAL IS NOT RECOMMENDED, NO GARBAGE GRINDER IS PROPOSED.
- EXISTING ELECTRIC UTILITIES TO BE USED FOR NEW BUILDING.

SEPTIC SYSTEM INVERT ELEVATIONS:

INVERT AT FOUNDATION WALL=	203.80
INVERT AT SEPTIC TANK: IN=	202.75
OUT=	202.50
INVERT OF D. BOX #1 (IN)=	201.93
SERVING SYSTEM (OUT)=	201.93
INVERT OF D. BOX #2 (OUT)=	202.10
INVERT OF SYSTEM=	201.75
BOTTOM OF SYSTEM=	201.25
TOP OF SYSTEM=	202.25
INVERT OF D. BOX #2 (IN)=	201.43
SERVING SYSTEM (OUT)=	201.43
INVERT RESERVE (OUT)=	201.75
INVERT OF SYSTEM=	201.25
BOTTOM OF SYSTEM=	200.75
TOP OF SYSTEM=	201.75

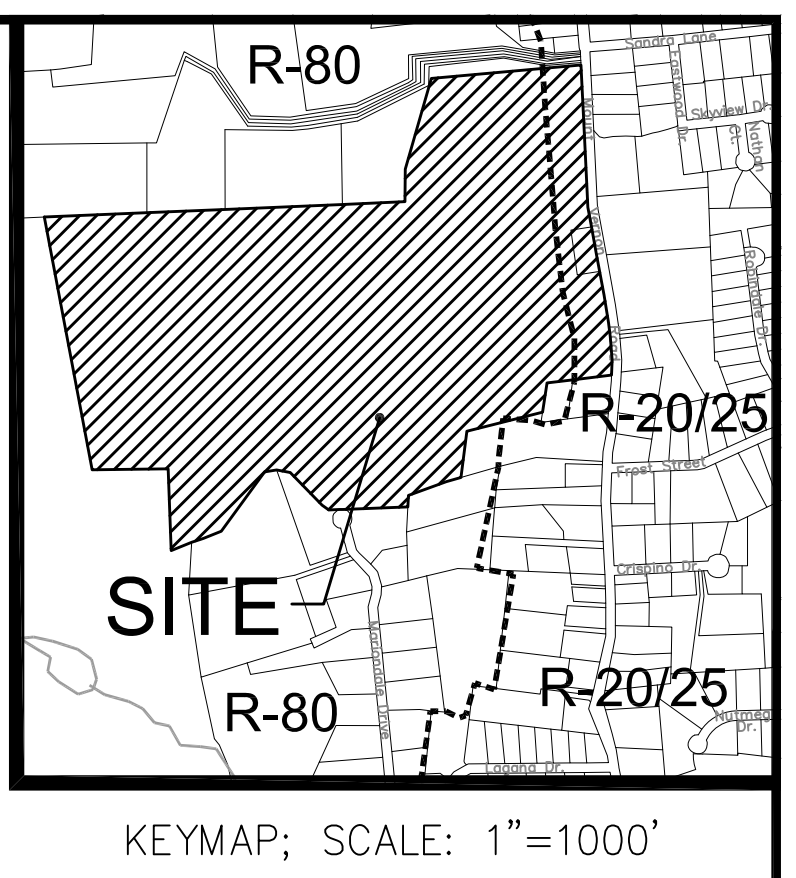
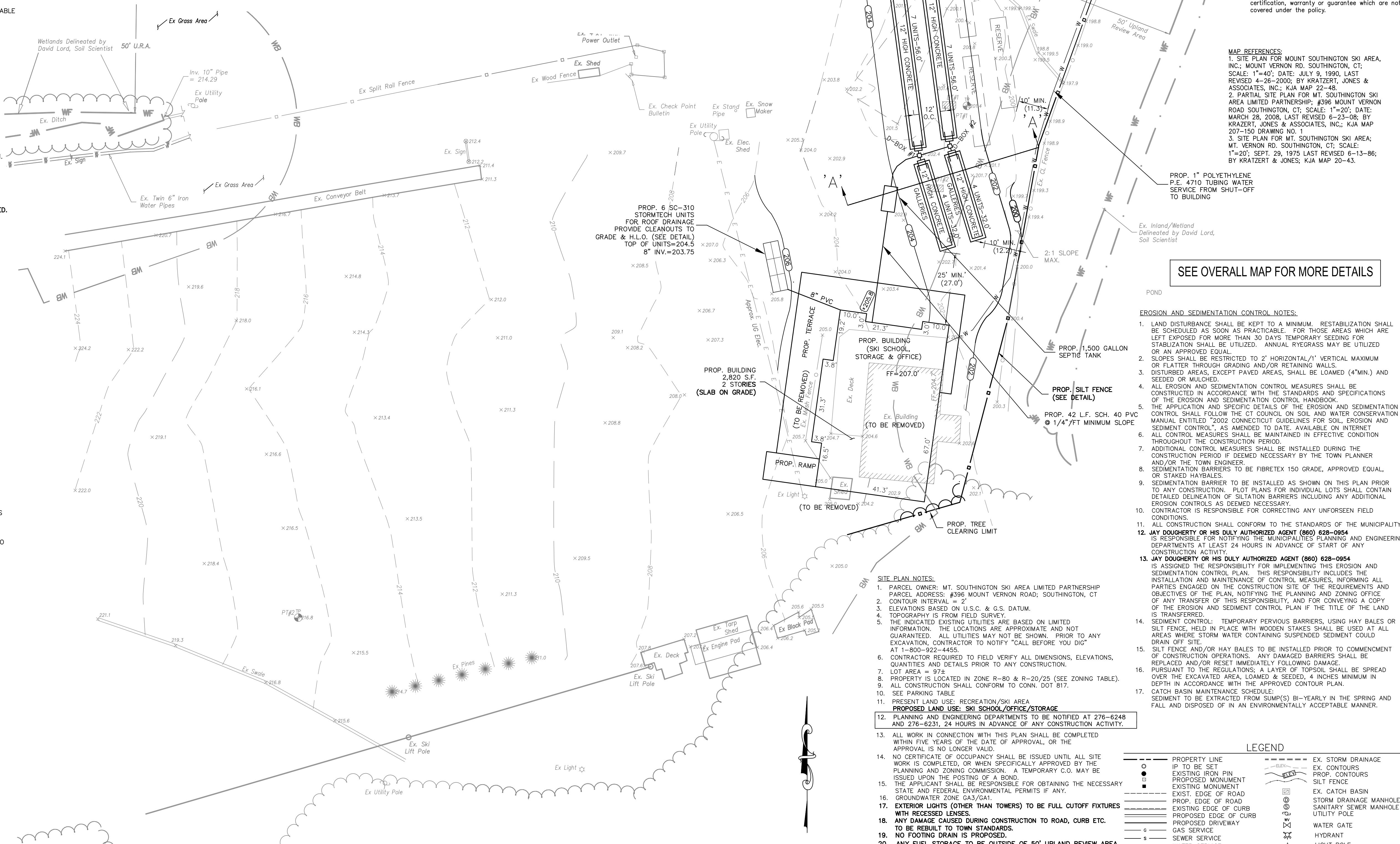
(NOT BEING USED)

SEPTIC SYSTEM SPECIFICATIONS:

LEACHING SYSTEM, DESIGNED FOR PERCOLATION RATE OF 10.1-20.0 MIN/INCH. 176.0' OF 12" HIGH CONCRETE UNITS PROVIDING 1,038.4 S.F. OF EFFECTIVE LEACHING AREA (750 S.F. REQUIRED) SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND KRATZERT & JONES DETAIL SHEET. A 1,500 GALLON DOUBLE CHAMBERED SEPTIC TANK SHALL BE PROVIDED, MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE. CONCRETE UNITS TO BE LAID ALONG FINAL GRADES, GRADE TO DIRECT WATER AWAY FROM HOUSE & SYSTEM. NOTIFY THE TOWN HEALTH DEPARTMENT PRIOR TO CONSTRUCTION, AT LEAST 24 HOURS IN ADVANCE. SEPTIC TANK TO BE CLEANED AT LEAST EVERY THREE YEARS OR AS OFTEN AS NECESSARY.

CONSTRUCTION SEQUENCE:

- AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
 - ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
 - CALL BEFORE YOU DIG 1-800-922-4455.
 - GET APPROPRIATE PERMITS FOR DEMOLITION.
 - DISCONNECT ELECTRIC UTILITIES AND REMOVE EXISTING STRUCTURES. DISPOSE OF MATERIAL OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
 - START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
 - AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
 - CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH SILT SOCKS, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
 - FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
 - CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
 - FINISH GRADE SITE; SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
- | SUGGESTED SEED MIXTURE | LBS/AC | LBS/1000 SF |
|------------------------|--------|-------------|
| KENTUCKY BLUEGRASS | 20 | 0.45 |
| CREeping RED FESCUE | 20 | 0.45 |
| PERENNIAL RYEGRASS | 5 | 0.10 |
| | 45 | 1.00 |
- REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
 - REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
 - AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.



Disclaimer:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

MAP REFERENCES:
 1. SITE PLAN FOR MOUNT SOUTHTONING SKI AREA, INC.; MOUNT VERNON RD, SOUTHTONING, CT; SCALE: 1"=40'; DATE: JULY 9, 1990, LAST REVISED 4-26-2000; BY KRATZERT, JONES & ASSOCIATES, INC.; KJA MAP 22-48.
 2. PARTIAL SITE PLAN FOR MT. SOUTHTONING SKI AREA LIMITED PARTNERSHIP; #396 MOUNT VERNON ROAD SOUTHTONING, CT; SCALE: 1"=20'; DATE: MARCH 28, 2008, LAST REVISED 6-23-08; BY KRATZERT, JONES & ASSOCIATES, INC.; KJA MAP 207-150 DRAWING NO. 1.
 3. SITE PLAN FOR MT. SOUTHTONING SKI AREA; MT. VERNON RD, SOUTHTONING, CT; SCALE: 1"=20'; SEPT. 29, 1975 LAST REVISED 6-13-86; BY KRATZERT & JONES; KJA MAP 20-43.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	DESCRIPTION
REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:		
REVISION-2:	1/5/21	ENGINEERING COMMENTS
REVISION-1:	11/30/20	WETLANDS COMMENTS

PROJECT: DB:MPT SR:--- DR:---
 SCALE: 1"=1000'

"I hereby certify that this plan is in compliance with the Town of Southington Soil Erosion and Sedimentation Control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended."

Signature: _____ Certification No. _____
 Signature: _____
 Date of Approval: _____

SEE OVERALL MAP FOR MORE DETAILS

- EROSION AND SEDIMENTATION CONTROL NOTES:**
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICABLE. FOR THOSE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED. ANNUAL RYEGRASS MAY BE UTILIZED OR AN APPROVED EQUAL.
 - SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
 - DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEEDED OR MULCHED.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
 - THE APPLICATION AND SPECIFIC DETAILS OF THE EROSION AND SEDIMENTATION CONTROL SHALL FOLLOW THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL, ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL, EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE. AVAILABLE ON INTERNET.
 - ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE TOWN PLANNER AND/OR THE TOWN ENGINEER.
 - SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
 - SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION. PLOT PLANS FOR INDIVIDUAL LOTS SHALL CONTAIN DETAILED DELINEATION OF SILTATION BARRIERS INCLUDING ANY ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORSEEN FIELD CONDITIONS.
 - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
 - JAY DOUGHERTY OR HIS DULY AUTHORIZED AGENT (860) 628-0954 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
 - JAY DOUGHERTY OR HIS DULY AUTHORIZED AGENT (860) 628-0954 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
 - SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING HAY BALES OR SILT FENCE, SHALL BE INSTALLED IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
 - SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
 - PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOADED & SEEDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
 - CATCH BASIN MAINTENANCE SCHEDULE: SEDIMENT TO BE EXTRACTED FROM SLUMP(S) BI-YEARLY IN THE SPRING AND FALL AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- SITE PLAN NOTES:**
- PARCEL OWNER: MT. SOUTHTONING SKI AREA LIMITED PARTNERSHIP
 PARCEL ADDRESS: #396 MOUNT VERNON ROAD, SOUTHTONING, CT
 - CONTOUR INTERVAL = 2'
 - ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
 - TOPOGRAPHY IS FROM FIELD SURVEY.
 - THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 - CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
 - LOT AREA = 974
 - PROPERTY IS LOCATED IN ZONE R-80 & R-20/25 (SEE ZONING TABLE).
 - ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT 817.
 - SEE PARKING TABLE
 - PRESENT LAND USE: RECREATION/SKI AREA
 PROPOSED LAND USE: SKI SCHOOL/OFFICE/STORAGE
 - PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 276-6248 AND 276-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 - ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS IF ANY.
 - GROUNDWATER ZONE GAS/GM1.
 - EXTERIOR LIGHTS (OTHER THAN TOWERS) TO BE FULL CUTOFF FIXTURES WITH RECESSED LENSES.
 - ANY DAMAGE CAUSED DURING CONSTRUCTION TO ROAD, CURB ETC. TO BE REBUILT TO TOWN STANDARDS.
 - NO FOOTING DRAIN IS PROPOSED.
 - ANY FUEL STORAGE TO BE OUTSIDE OF 50' UPLAND REVIEW AREA.
 - ALL DEWATERING SHALL INCORPORATE THE USE OF FILTER BAGS ON DISCHARGE ENDS.

LEGEND

---○---	PROPERTY LINE TO BE SET	---○---	EX. STORM DRAINAGE
---○---	EXISTING IRON PIP	---○---	EX. CONTOURS
---○---	PROPOSED MOUNTAIN EXISTING MOUNTAIN	---○---	PROP. CONTOURS
---○---	EXIST. EDGE OF ROAD	---○---	SILT FENCE
---○---	PROPOSED EDGE OF ROAD	---○---	EX. CATCH BASIN
---○---	PROPOSED DRIVEWAY	---○---	STORM DRAINAGE MANHOLE
---○---	GAS SERVICE	---○---	SANITARY SEWER MANHOLE
---○---	WATER SERVICE	---○---	UTILITY POLE
---○---	ELECTRIC SERVICE	---○---	WATER GATE
		---○---	HYDRANT
		---○---	LIGHT POLE

kratzer, jones & associates, inc.
 CIVIL ENGINEERS • LAND SURVEYORS
 SITE PLANNERS • BUILDING ENGINEERS

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PARTIAL SITE PLAN SHOWING PROPOSED ACCESSORY BUILDING

for
MT. SOUTHTONING SKI AREA LIMITED PARTNERSHIP
 #396 MT. VERNON ROAD
 SOUTHTONING, CT

SCALE: 1"=20'
 DATE: NOVEMBER 12, 2020

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

KJA FILE NO.: 207-150
 DRAWING NO.: S-1