

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

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. (FFxPxFH)² = 97.5 LF
PROVIDED= 98.0 LF
*FLOW FACTOR=DESIGN FLOW (GPD)/300 = 900 GPD/300=3.0

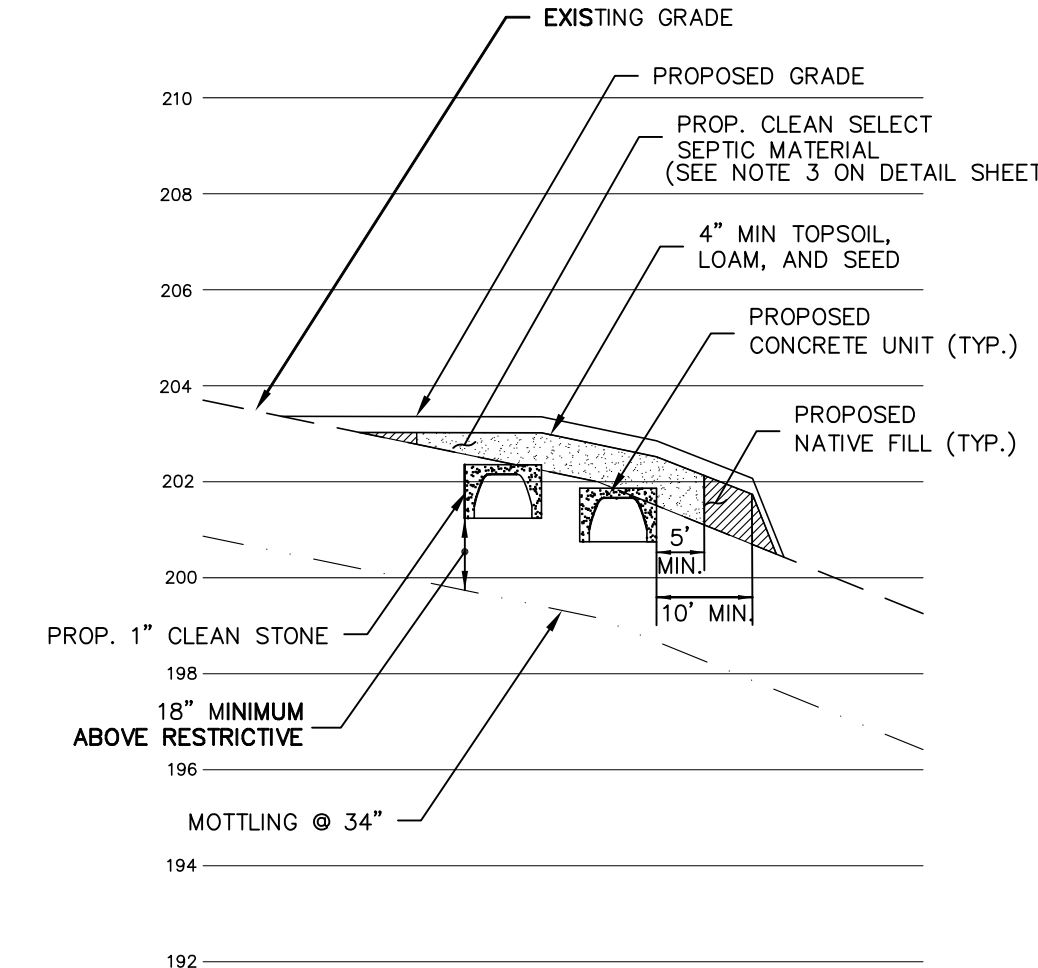
Test Pit #2
0-6" Top Soil
6-35" Gray Fine Sandy Loam
35-39" Dark Brown Mottles
39-96" Brown Fine Sandy Loam

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



SECTION 'A'-A'
HORIZ: 1" = 20'
VERT: 1" = 4'

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/SC1-40.
- 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" Ø 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:

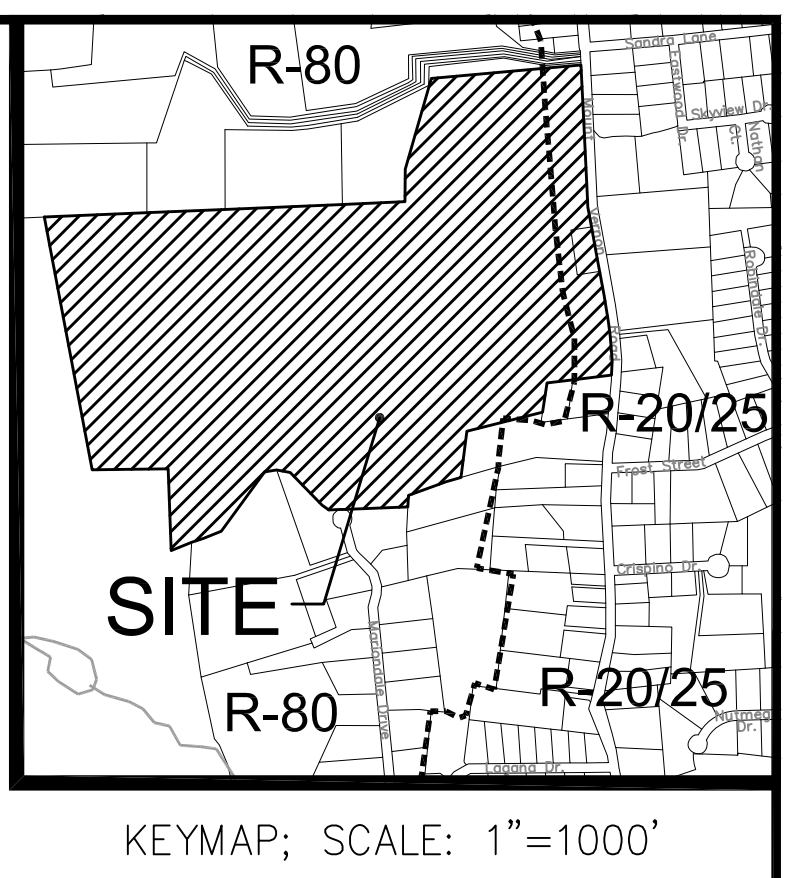
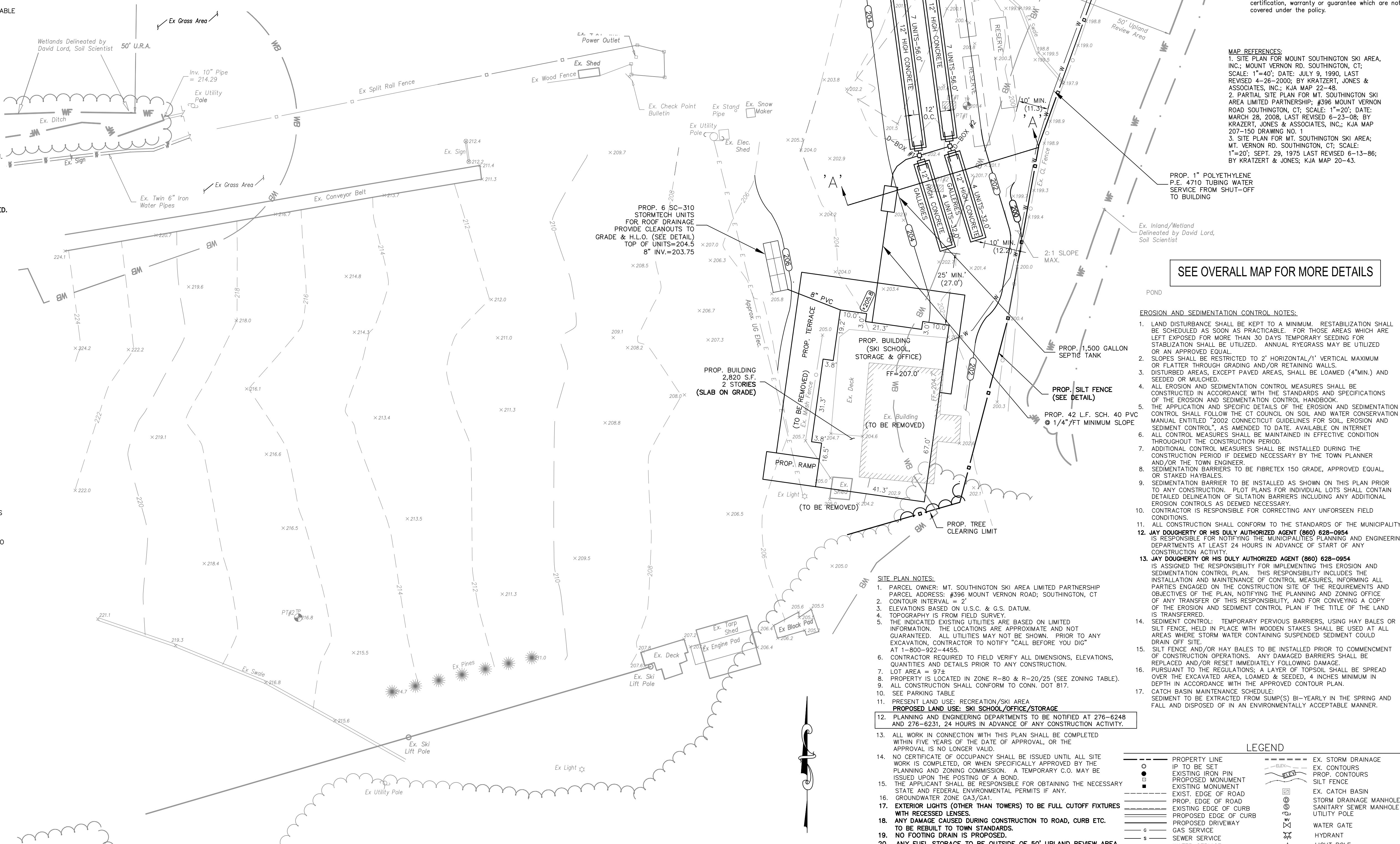
INVERT AT FOUNDATION WALL=	203.80
INVERT AT SEPTIC TANK: IN=	202.75
OUT=	202.50
INVERT OF D. BOX #1 (IN)=	201.93
SERVING SYSTEM (OUT)=	201.93
INVERT OF D. BOX #2 (OUT)=	202.10
INVERT OF SYSTEM=	201.75
BOTTOM OF SYSTEM=	201.25
TOP OF SYSTEM=	202.25
INVERT OF D. BOX #2 (IN)=	201.43
SERVING SYSTEM (OUT)=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

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 RD. 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.

Signature _____
Certification No. _____
Date of Approval _____

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: _____
SCALE: _____
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. _____
"The Planning and Zoning Commission certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of the Town of Southington Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended."
Signature _____
Date of Approval _____

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

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.: _____ DRAWING NO.: **207-150 S-1**