

SEDIMENTATION AND EROSION CONTROL MEASURES

1. CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
2. INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
3. FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
4. REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
5. DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
6. SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:
 KENTUCKY BLUEGRASS 2.25 LBS/1000 SQ. FT.
 CREEPING RED FESCUE 2.25 LBS/1000 SQ. FT.
 PERENNIAL RYEGRASS 50 LBS/1000 SQ. FT.
7. AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
8. WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY JUTE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK AND AFTER EACH RAIN.

CONSTRUCTION NOTES FOR SEPTIC SYSTEM

1. REMOVE TOPSOIL FROM SYSTEM AREA AND STORE ON-SITE FOR FUTURE USE.
2. ENGINEER TO SET A BENCHMARK AND STAKE SEPTIC SYSTEM PRIOR TO CONSTRUCTION. ENGINEER TO AS-BUILT SEPTIC SYSTEM COMPONENTS PRIOR TO BACKFILL AND PROVIDE AN AS-BUILT MAP. CONTRACTOR TO NOTIFY ENGINEER (3) BUSINESS DAYS IN ADVANCE FOR REQUEST TO PERFORM STAKEOUT OR AS-BUILT SURVEYS.
3. PRIOR TO FILL PLACEMENT, KEEP HEAVY EQUIPMENT TRAFFIC TO A MINIMUM IN SYSTEM AREA TO AVOID COMPACTION OF SUBSOIL. SCARIFY SUBSOIL WHERE COMPACTION OR IF HEAVY RAIN FALLS DURING CONSTRUCTION WHEN SUBSOIL IS EXPOSED.
4. ANY UNSUITABLE MATERIAL ENCOUNTERED BELOW TOPSOIL TO BE REMOVED. AREA TO BE INSPECTED AND APPROVED BY DESIGN ENGINEER AND TOWN SANITARIAN PRIOR TO PLACEMENT OF FILL.
5. PLACE APPROVED FILL TO CONTIGUES SHOWN IN 6" LIFTS. FILL IN SYSTEM AREA TO BE APPROVED BY TOWN SANITARIAN AND DESIGN ENGINEER, AND CONFORM TO THE FOLLOWING GRADATION DETERMINED BY WASHED SIEVE ANALYSIS:
 A. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE #3 SIEVE.
 B. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
 C. THE MATERIAL THAT PASSES THE #4 SIEVE IS THE REWEIGHED AND THE SIEVE ANALYSIS STARTED.
 D. THE REMAINING MATERIAL SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

- * PERCENT PASSING THE #40 CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- 6. EXCAVATE AND INSTALL LEACHFIELD OR GALLERY. LEACHFIELD OR GALLERY MUST BE INSPECTED BY TOWN SANITARIAN BEFORE BACKFILLING.
- 7. AFTER BACKFILLING SYSTEM, GRADE, LOAM AND SEED ALL EXPOSED AREAS IMMEDIATELY. ALL SEEDING MUST BE COMPLETE PRIOR TO SEPTEMBER 15.
- 8. IMPLEMENT STEPS 5-9 OF SEDIMENTATION & EROSION CONTROL MEASURES.

GRADATION TABLE FOR ASTM C-33 SAND TO BE USED IN GEOMATRIX PRODUCTS

SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#9	90-100
#16	50-85
#30	25-60
#50	10-30
#100	2-10
#200	0-3

GRADATION TABLE FOR CRUSHED AGGREGATE FILL TO BE USED AS COVER OVER GEOMATRIX PRODUCTS

SIEVE SIZE	PERCENT PASSING
1 1/2"	100
3/4"	50-100
#4	25-50
#40	10-20
#100	5-15
#200	<10

TEST HOLE DATA

DATE: 9-15-21
 PRESENT: LEE L. ARCHER, (WESTBROOK SANITARIAN)
 FEEN TREMBLAY (ALM/IG/S),
 JIM COTE, (OWNER)

- TH 1**
 0 - 30" FILL
 30 - 63" LIGHT ORANGE BROWN BANDED MEDIUM TO COURSE SAND & GRAVEL
 63 - 86" LIGHT BROWN VERY FINE TO FINE LOAMY SAND
 STAINING @ 48"
 ROOTS TO 52"
 WATER @ 74", MOTTLING @ 50", NO LEDGE
- TH 2**
 0 - 15" PAVEMENT & GRAVEL BASE (FILL)
 15 - 35" TAN - LIGHT BROWN FINE TO MEDIUM COMPACT SANDY LOAM W/ STONES
 35 - 61" LIGHT BROWN VERY FINE TO FINE SILTY SAND
 61 - 86" TAN MEDIUM TO COURSE SAND & GRAVEL
 NO ROOTS
 WATER @ 68", MOTTLING @ 52", NO LEDGE
- TH 3**
 0 - 23" PAVEMENT & GRAVEL (FILL)
 23 - 33" OLD PAVEMENT & BASE (FILL)
 33 - 42" GRAY BROWN VERY FINE TO FINE SAND
 42 - 51" REDDISH BROWN MEDIUM TO COURSE SAND & GRAVEL
 51 - 87" GRAY BROWN FINE TO MEDIUM BANDED SAND
 ROOTS TO 32"
 SEEPAGE @ 50", NO APPARENT MOTTLING, NO LEDGE
- TH 4**
 0 - 57" FILL (ORGANIC)
 57 - 78" FINE TO MEDIUM GRAY SAND
 WATER (SEEPAGE) @ 41", MOTTLING @ 47"
- TH 5**
 0 - 21" TOPSOIL & FILL
 21 - 34" ORANGE BROWN LOAMY SAND
 34 - 70" TAN GRAY MEDIUM TILL
 70 - 92" TAN GRAY FINE TO MEDIUM SAND (LITTLE SILT)
 ROOTS TO 32"
 WATER @ 84", MOTTLING @ 70", NO LEDGE

LEGEND

- UTILITY POLE
- CONN. HIGHWAY DEPT. MONUMENT
- CONC. MON. FOUND
- IRON PIN
- IRON PIPE
- STONEWALL
- FIRE HYDRANT
- EDGE OF WETLAND/FLAG NUMBER
- WATER SHUTOFF
- WATER GATE
- CATCH BASIN
- GAS SHUTOFF
- L.P. LIGHT POLE
- TOP OF CURB
- BOTTOM OF CURB
- MANHOLE
- BITUMINOUS CONCRETE LIP CURBING

SANITARY SYSTEM DESIGN CRITERIA
 PROPOSED 5,000 SF RETAIL STORE
 3,000 SF RETAIL
 DESIGN PERCOLATION RATE = <10.0 MIN/INCH
 DESIGN DISCHARGE BASED ON HISTORIC METER READINGS ON A SIMILAR FACILITY = 56 GPD
 56 GPD X 1.5 = #4 CPD, DESIGN DISCHARGE = 100 GPD
 SEWAGE APPLICATION RATE = 1.5 GAL/SF/DAY
 INSTALL 50 LF GEOMATRIX GST6212
 50 LF X 5.9 SF/LF = 342.2 SF LEACHING AREA PROVIDED

MLSS
 DESIGN DISCHARGE = 100 GPD
 RESTRICTIVE LAYER = 20"
 HYDRAULIC GRADIENT = 1.4%
 HF = 62
 PF = 1.0
 FF = 100/300 = 0.33
 MLSS REQUIRED = 62 x 1.0 x 0.33 = 21 LF REQUIRED
 MLSS PROVIDED = 58 LF

PERCOLATION TEST DATA

DATED: 9/28/2021
 DEPTH: 42"
 MARKER AT 9"
 BEGIN PRESOAK: 12:15
 PRESOAK ENPT: 12:50

PT 1

TIME:	DROP:
12:50	21.5"
12:55	25"
1:00	25.5"
1:05	27"
1:10	28"
1:15	30"

PERCOLATION RATE = <5 MIN/INCH

N/F PATCHOQUE PLACE COOPERATIVE INC. VOL. 196 PG. 917

TOWN OF WESTBROOK VOL. 314 PG. 112 VOL. 314 PG. 110

TOWN OF WESTBROOK VOL. 314 PG. 112 VOL. 314 PG. 110

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarski DATE 5-06-2014
 RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

STUART J. FAIRBANK
 CONN. P.E. #20206

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPicted.

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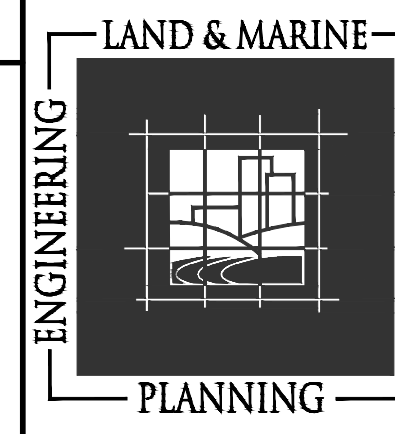
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CERTIFICATION NOTES:

1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- B. BOUNDARY DETERMINATION: RESURVEY
- C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2, T-2

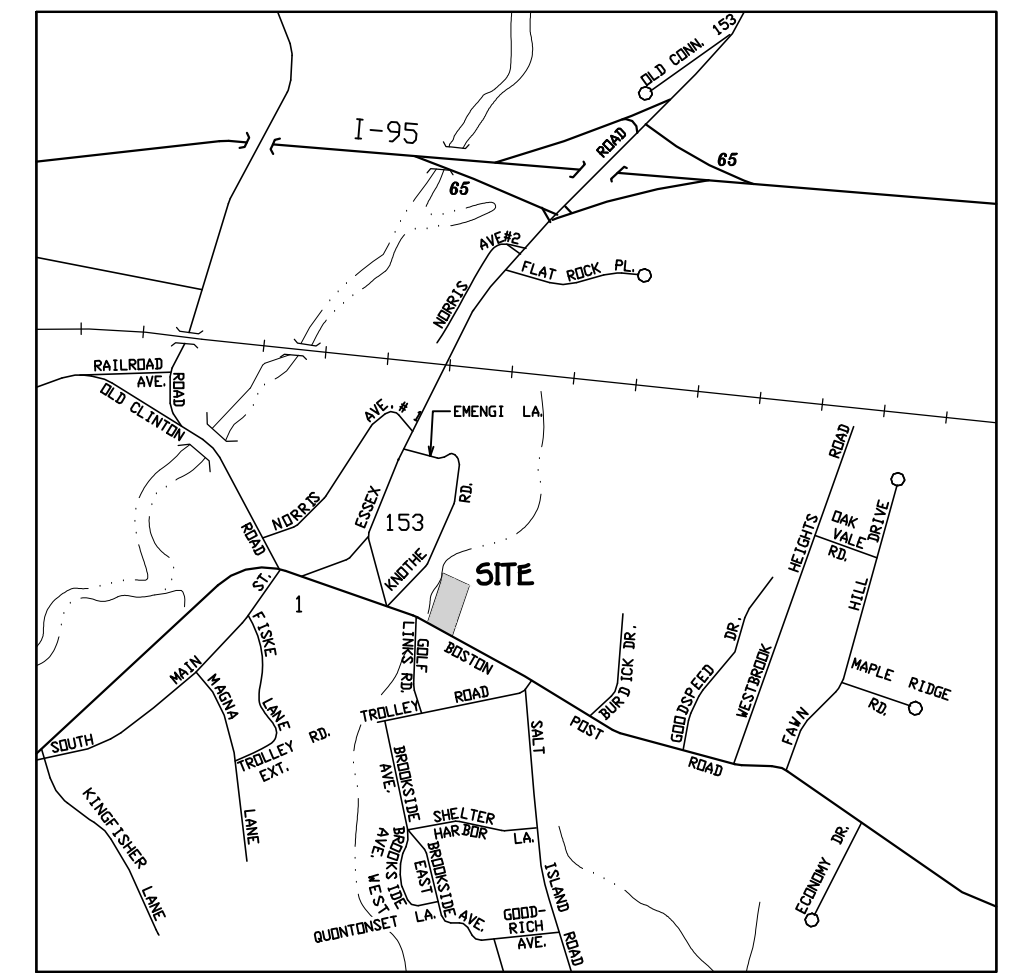
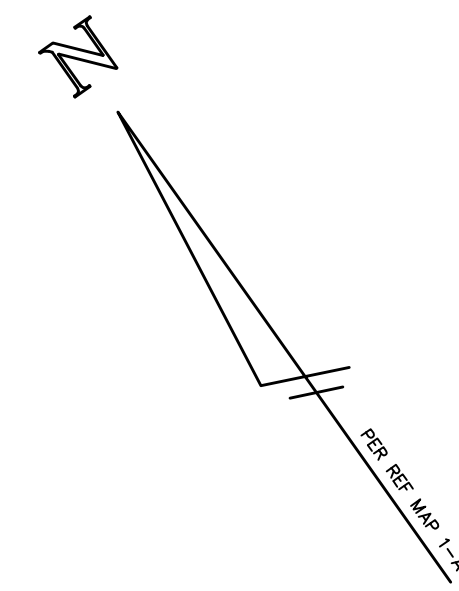
ANGUS L. McDONALD JR.
 CONN. L.S. #70173



ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
 SINCE 1966

P.O. BOX 808, 283 BOSTON POST ROAD
 OLD SAYBROOK, CONNECTICUT 06474
 TEL. (860) 388-4741 FAX (860) 388-3862

SITE DEVELOPMENT PLAN
 PREPARED FOR
JAGC ENTERPRISES, LLC
 1238 BOSTON POST ROAD (U.S. ROUTE 1)
 WESTBROOK, CONNECTICUT
 DATE: SEPTEMBER 09, 2021 SCALE: 1"=20'
 DRN MCM [CKD] [APP'D]
 SHEET 1 OF 2 JOB NO. 963615A
 REVISIONS:



LOCATION MAP
 SCALE: 1"=1000'

OWNER: KEY BANK NATIONAL ASSOCIATION
 OWNER ADDRESS: 100 PUBLIC SQUARE, CLEVELAND, OH 44113-2207
 APPLICANT: JAGC ENTERPRISES, LLC
 APPLICANT ADDRESS: 11 HILL STREET, OLD SAYBROOK, CT 06475

ZONING DATA TABLE	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 S.F.	25,794 S.F.	25,794 S.F.
MINIMUM FRONTAGE	50'	109.94'	109.94'
SETBACKS			
FRONT YARD	20'	24.5'	24.5'
SIDE YARD	5'	(E)20.8' (W)24.3'	(E)20.8' (W)24.3'
REAR YARD	35'	164.8'	125.4'
BUFFER FROM TIDAL WETLANDS	50'	N/A	N/A
COVERAGE			
MAXIMUM FLOOR AREA RATIO	0.25	7.0%	19.4%
MAXIMUM BLDG. HEIGHT	35'	<35'	5,013 SF

*SQUARE FOOTAGE DEPICTED IS TAKEN FROM TOWN OF WESTBROOK VISION APPRAISAL RECORDS

PARKING CALCULATIONS
 PROPOSED 5,000 SF BUILDING
 2,000 SF COOLERS/STORAGE/UTILITY/OFFICE
 3,000 SF RETAIL SPACE
 5 SPACES + (3X4) = 17 SPACES PROVIDED
 16 + 1 SHARED SPACE (TOWN PARKING LOT) = 17 SPACES PROVIDED

SOIL TYPE LEGEND

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY URL: <http://websoilsurvey.nrcs.usda.gov>

MAP UNIT SYMBOL: MAP UNIT NAME:

29A	AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
12	RAYPOL SILT LOAM

- NOTES:**
1. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 A. PROPERTY LINE REVISION MAP PROPERTIES OF TOWN OF WESTBROOK & FIRST NIAGARA BANK, NATIONAL ASSOCIATION KNOTHE ROAD AND U.S. ROUTE 1, WESTBROOK, CONNECTICUT, DATED: OCTOBER 07, 2015, REVISED TO 03-11-16 SHEET 1 OF 1 SCALE: 1"=20' BY: ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.
 2. FOR SUBJECT PROPERTIES, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF WESTBROOK LAND RECORDED AS VOL. 174 PG. 561 AND LISTED ON ASSESSOR'S MAP 177 AS LOT 23.
 3. THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
 4. ELEVATIONS SHOWN ARE BY FIELD SURVEY AND BASED ON NAVD 88 DATUM.
 5. SITE DOES NOT LIE WITHIN FLOOD ZONE AS PER FEMA FLOOD INSURANCE RATE MAP, TOWN OF WESTBROOK, CONNECTICUT COMMUNITY PANEL #0907C0337J MAP REVISED: FEBRUARY 6, 2013.
 6. SITE IS NOT WITHIN COASTAL AREA MANAGEMENT ZONE (CAM). PER CAM MAPPING DATE: 1979.

