

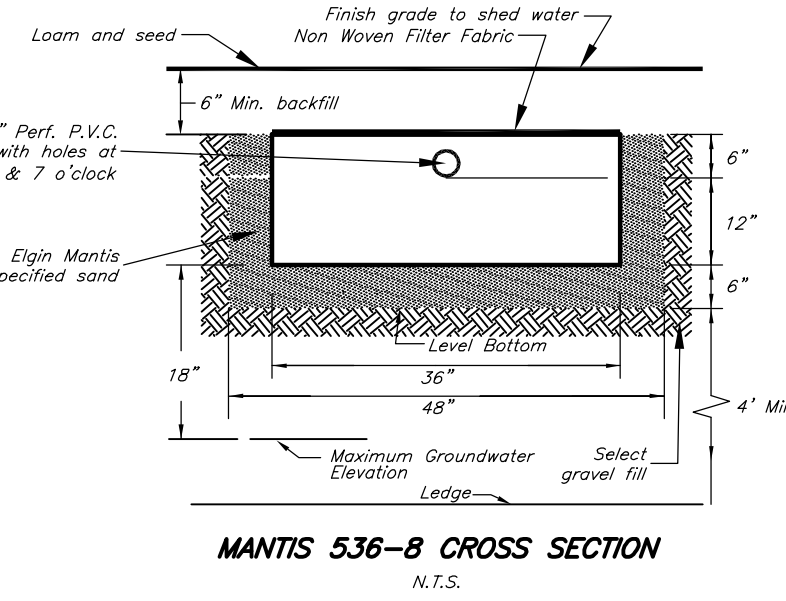
DATE: July 11, 2019

Magnetic North

CT ROUTE 63

AMITY ROAD

n/f Estate of Adelaide Hummer
471 Amity Rd.
Vol. 555, Pg. 65



**MINIMUM LEACHING SYSTEM SPREAD
CATEGORY 1 - CONCEPTUAL B100g**
MLSS = HF x FF x PF
FLOW FACTOR (FF) = 1.75 (4 bedroom)
PERCOLATION FACTOR (PF) = 1.0
DEPTH TO RESTRICTIVE LAYER = 58"
HYDRAULIC FACTOR (HF) = 28
MLSS = (28 x 1.75 x 1.0) = 49 ft.
PROPOSED SPREAD = 55 ft.

NOTE:

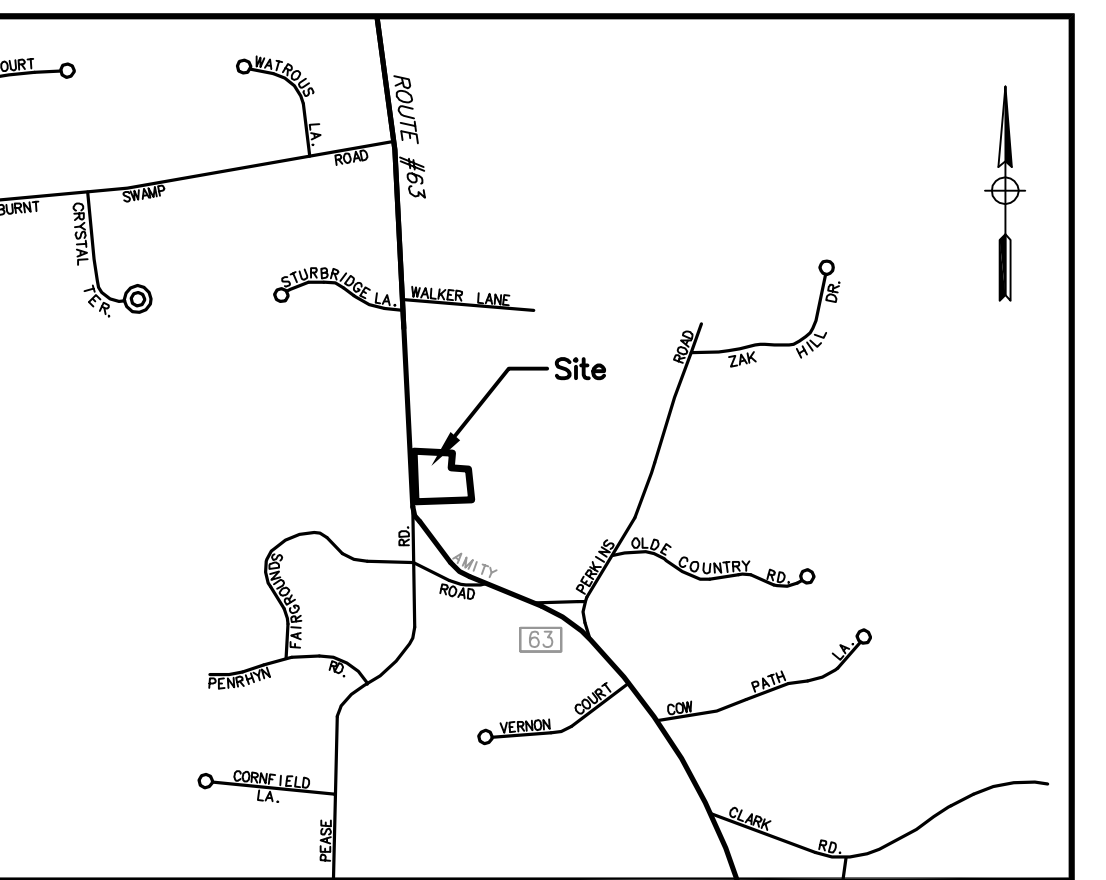
SOIL TESTING CONDUCTED BY QUINNIPACK VALLEY HEALTH DISTRICT 5/3/2018
DEEP TEST PIT DATA - TP #1-18
0" - 5" GRASS, ROOTS, TOPSOIL
5" - 28" BROWN FINE SANDY LOAM
28" - 89" GREY/BROWN FIRM SAND/SILTS
NO GROUNDWATER / NO LEDGE / NO REDOX / ROOTS TO 48"
RESTRICTIVE LAYER AT 58" DENSE/FIRM GREY TILL
PERCOLATION TEST: 1A
TIME D.T.W. INC. DROP
11:29 5.5" 3.5"
11:44 9.0" 2"
11:59 11" 2"
12:14 12.5" 1.5"
12:29 13.5" 1"
PERCOLATION RATE = 1" IN 5.1 TO 10.0 MINUTES

**B100g CODE COMPLYING SEPTIC SYSTEM RESERVE AREA
DESIGN CRITERIA:**

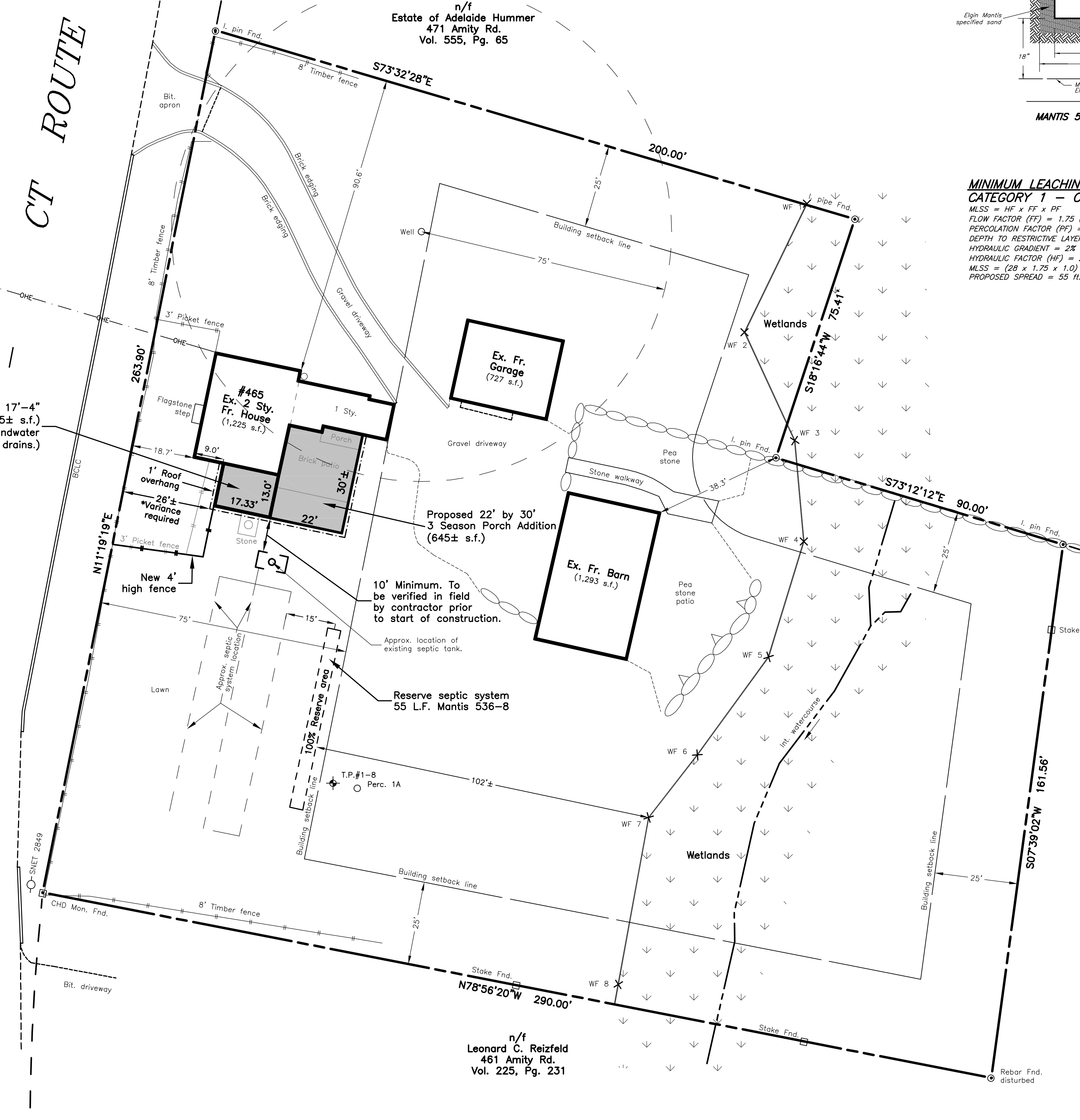
- Existing septic system depicted is based upon record data from the Quinnipack Valley Health District (Q.V.H.D.) and is not a result of actual field location.
- Soil testing results and proposed reserve system calculations are based upon data received from Q.V.H.D.
- Existing three bedroom house with percolation rate of 5.1 to 10.0 minutes per inch requires 495 sq. ft. of effective area. (Future four bedroom house requires 577.5 sq. ft. of effective area)
- Size of reserve septic system by design: 1 row, 55 foot long of Mantis 536-8 (36" X 18") leaching trenches provides 605 sq. ft. of effective area.
- Water supplied by private well. There are no wells on adjacent properties within 75 feet of the reserve septic area.
- Conceptual design of system based on the above noted soil test data.

LOCATION MAP

SCALE: 1" = 1000'



Proposed 13' by 17'-4" Addition (225± s.f.)
(No basement/groundwater drains.)



n/f Leonard C. Reizfeld
461 Amity Rd.
Vol. 225, Pg. 231

NOTES:

- This survey (map) has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as revised 10-26-2018 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc; it is a Limited Property/Boundary Survey based on an Resurvey conforming to Horizontal Accuracy Class A-2.
- Reference Maps:
A. Map entitled: "As-Built Plot Plan, 461 Amity Road, Woodbridge, Conn.; Scale: 1"=40'; Dated: 2-5-97" by John Paul Garcia & Assoc. P.C., Engineers and Surveyors.
B. Map entitled: "Connecticut State Highway Department Right of Way Map, Town of Woodbridge, New Haven-Naugatuck Road from Clark Road Northerly to Walker Lane, Route No.120; Map Number: 776-A, Sheets 1&2 of 2; Scale: 1"=40'; Dated: May 28, 1935"
- Parcel area = 64,483 s.f., 1.480± acres
- Parcel is depicted as Lot 465 on Woodbridge Assessors map 14.4
- Parcel is located within the Residential A District.
- Deed reference: Volume 698, Page 288 of the Woodbridge Land Records.
- Parcel is subject to:
A. Fence agreement as contained in a deed dated Oct. 18, 1921 and recorded in Volume 32 at Page 335 of the Woodbridge Land Records.
B. Fence agreement as contained in a deed dated Aug. 28, 1961 and recorded in Volume 70 at Page 538 of the Woodbridge Land Records.
C. Parcel is subject to all laws, ordinances, municipal regulations, and rights of record that may exist.
D. and together with Notice of Decision dated 9/21/2018 and recorded in Volume 812 at Page 193, Notice of Decision dated 3/22/2019 and recorded in Volume 818 at Page 58, & Notice of Decision dated 11/22/2019 and recorded in Volume 830 at Page 87 of the Woodbridge Land Records.
- Wetlands boundaries were field delineated on 4-27-2018 by David H. Lord, Certified Soil Scientist, and located by field survey.
- Parcel is not located within a Special Flood Hazard Area per National Flood Insurance Program, Flood Insurance Rate Map (FIRM), New Haven County, Connecticut, Panel 426 of 635; Map number 09009C0426H; Effective Date: Dec. 17, 2010.
- All underground utilities, structures and facility locations shown and depicted hereon have been compiled, in part by actual field location and in part, from record mapping supplied by the respective utility companies or governmental agencies. These locations must be considered approximate in nature. Additionally, other such underground utilities are NOT shown, the existence and location of which are unknown to Horbal & Judson, Land Surveyors & Associates.
- Prior to any excavation, contact Call Before You Dig, Tel. 1-800-922-4455 or 811.
- Prior to the start of construction the contractor shall verify the location of all underground utilities.

LEGEND

Mon.	Manumet	C.L.&P.	Connecticut Light and Power	Fnd.	Found
l. pipe	Iron Pipe	U.P. #	Utility Pole w/ number	n/f	New or Formerly
l. pin	Iron Pin	U.P. #	Utility pole with guy wire	W.W.F.	Woven Wire Fence w/ height
---	Property Line	---	---	RL	Roof leader
---	Adjacent Property Line	---	---	FLP	Flag pole
---	Fence	---	---	P.V.C.	Polyvinyl Chloride Pipe
---	Stone Wall	---	---	R.C.P.	Reinforced Concrete Pipe
---	Tree with D.B.H.	---	---	H.D.P.P.	High Density Plastic Pipe
---	Gas service location	---	---	D.I.P.	Ductile Iron Pipe
---	Brush/tree line	---	---	C.I.P.	Cast Iron Pipe
---	Concrete Curb	---	---	el. or elev.	el. or elev.
---	Stormwater Sewer Pipe	---	---	Bl.	Bituminous
---	Underground Electric Wire	---	---	Conc.	Concrete
---	Overhead Utility Wires	---	---	Mas.	Masonry
---	Water main	---	---	B.C.L.	Bituminous Concrete Lip Curb
---	Gas main	---	---	CC	Concrete Curb
---	Sanitary Sewer Pipe	---	---	S.F.H.A.	Special Flood Hazard Areas
---	Wetlands	---	---	CCB	Concrete Block Patio
---	Wetland Boundary w/flag #	---	---	Typ.	Typical
---	Wetland Flagging by others	---	---	Ex.	Existing
---	Water line	---	---		
---	Flood Boundary	---	---		
---	Ledge or Rock	---	---		

ZONING COMPLIANCE SUMMARY: RESIDENTIAL A DISTRICT

	REQUIRED/ALLOWED	EXISTING	PROPOSED
Minimum lot area (in sq. ft.)	65,000	64,483	64,483
Minimum lot frontage, (in ft.)	200	263.90	263.90
Minimum lot width, (in ft.)	200	256.8	256.8
Maximum building coverage, (%)	15	5.0	6.4
Minimum front yard, (in ft.)	75	18.7	18.7
Minimum side yard, (in ft.)	25	90.6	90.6
Minimum rear yard, (in ft.)	25	115.4	115.4
Acc. building min. side & rear yard (in ft.)	15	38.3±	38.3±

THIS MAP IS NOT VALID WITHOUT SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Date: 12/12/2020
JESSE T. JUDSON L.S. REG. NO. 70390
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REVISIONS		
NO.	DESCRIPTION	DATE

ZONING LOCATION SURVEY - PROPOSED
#465 AMITY ROAD
WOODBRIDGE CONNECTICUT
PREPARED FOR
WILLIAM T. WILLIAMS & PATRICIA A. WILLIAMS

Scale: 1"=20'
Date: 12/12/2020
Sheet: 1 of 1
Checked By: J.T.J.
Drawn By: G.P.D.
F.B. No. 478 & 479
CAD No. d2356a.dwg
Disk: 84/5
Job No. D-2356a

HORBAL & JUDSON
Land Surveyors & Associates
52 Main Street, Seymour, Connecticut (203)888-9660