



Town of Waterford

Department of Planning and Development
www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Variance Application to the Zoning Board of Appeals

Property Address: 156 Butlertown Road

1. Type of Variance Application(s) (Check all that apply)

- | | | |
|---|--|---|
| ☒ Residential | ☐ CAM Residential | ☐ Location of Approval DMV |
| ☐ Other Residential | ☐ CAM Non-Residential | ☐ Other: _____ |
| ☐ Non-Residential | | |

2. Owner(s) of Record (As listed on deed)

Name: Owen and Gayle O'Neill Telephone#: [REDACTED]
Address: [REDACTED] Cell Phone#: [REDACTED]
City/State: [REDACTED] Email: [REDACTED]

3. Applicant Information

Name: Owen and Gayle O'Neill Telephone#: [REDACTED]
Address: [REDACTED] Cell Phone#: [REDACTED]
City/State: [REDACTED] Email: [REDACTED]

4. Agent Information

Name: David Cooley, P.E. Telephone#: [REDACTED]
Address: [REDACTED] Cell Phone#: [REDACTED]
City/State: [REDACTED] Email: [REDACTED]

5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

6. Parcel Information

Map/Block/Lot: 37 / 128 / 37 / 128 Street No. & Name: 156 Butlertown Road
Approximate Size SF/AC: 120,680 / 2.77 Date acquired: _____ Zone(s): RU-120
Deed recorded in Waterford Land Records Volume Number: 398 Page(s): 886
Located on the side West of Butlertown Road, 1670 feet
(N, S, E, W) (STREET)
North from the intersection of Butlertown Road and Lakes Pond Road
(N, S, E, W) (STREET) (STREET)
The variance relates to (please check one):
Use: ☐ Area: ☐ Frontage: ☐ Yards/Setbacks: ☒ Signs: ☐ Dealer/Repairer: ☐

7. Zone District

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	120,000 SF	120,680 SF	120,680 SF
MINIMUM FRONTAGE	150 FT	615 FT	615 FT
MINIMUM FRONT YARD	50 FT	11 FT	14 FT
MINIMUM SIDE	30 FT	249 FT	241 FT
MINIMUM REAR YARD	75 FT	216 FT	189 FT
MAXIMUM BUILDING COVERAGE	0.15	0.01	0.02
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	27 FT
MINIMUM PARKING SPACES	N/A	N/A	N/A

8. Under what section(s) of the Zoning Regulations is the appeal based?

Attach additional sheet if necessary

See attached sheet.

9. Specifically state amount of variance or action Board is requested to take:

Attach additional sheet if necessary

See attached sheet.

10. What is the hardship claimed? See Sections 27.4 and 27.5 of the Zoning Regulations

See attached sheet.

11. Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years?

Yes ☐

No ☒

If yes, _____ and _____
Date(s) Appeal Number(s)

12. Coastal Area Management Boundary

Is the property within the Coastal Area Management Boundary?

Yes ☐

No ☒

Is a CAM report required?

Yes ☐

No ☒

If yes, is the report attached?

Yes ☐

No ☒

If No, note the exempt section(s) of Zoning Regulations _____

13. Owner, Applicant and/or Agent Acknowledgement

By signing below, the Owner and Applicant hereby grant the Waterford Zoning Board of Appeals and its authorized agents, including the Zoning Enforcement Officer, and Town Public Works Staff, the right to enter the premises, subject of the application, to inspect and verify the information contained in the variance application.

I/We hereby depose and say that all the above statements and the statements contained in any papers submitted herewith are true to the best of my knowledge and belief.



Signature of Owner



Signature of Applicant/Agent



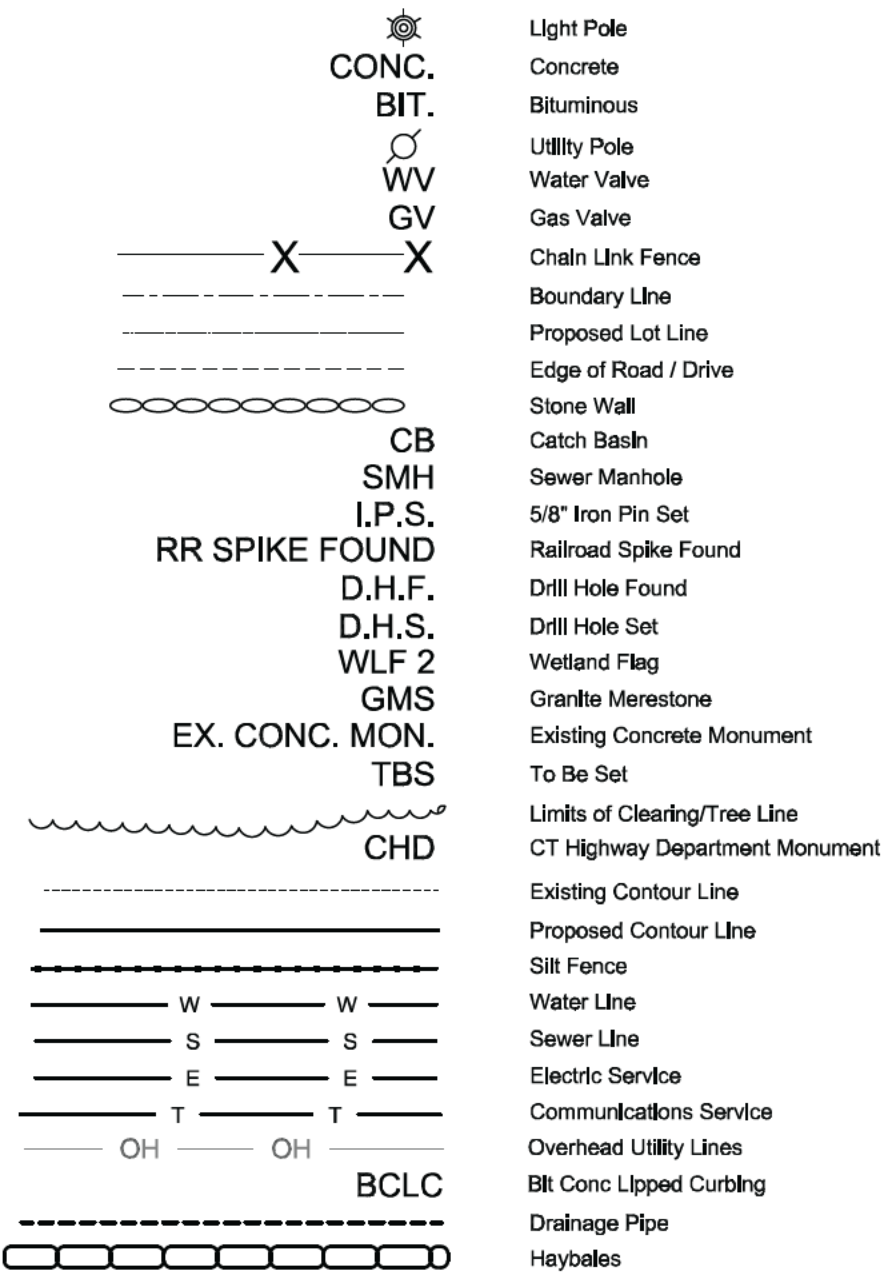
5/18/2026

Date

Date

LEGEND

These standard symbols may be found in the drawing.



GENERAL NOTES:

- Reference is made to the following plans:
 - "Resubdivision Plan, Resubdivision Of Land, Property Of Frank And Bessie L. Coombs, Land To Be Conveyed To Tyler And Janet Perkins, Butlertown Road, Waterford, Connecticut, February 3, 1990, Scale: 1"=100', Sheet 1-3 of 3" Plan surveyed and mapped by Consulting Engineering Services. Plan provided to Florek Surveying LLC by the Client.
 - "Final Subdivision Plan, Prepared For Gayle Coombs, Butlertown Road - Waterford, Connecticut, Scale: 1" = 100', Date 8/2/87; Plan Revised Through: 11/23/87." Plan surveyed and mapped by John Kopko Jr. & Associates. Plan provided to Florek Surveying LLC by the Client.
 - "Subdivision Of Lands Of Frances E. Coombs, Butlertown Road, Waterford, Conn., Scale: 1" = 100 FT., Dated: November 1981; Plan Revised Through: September 1986." Plan surveyed and mapped by Robert Bucher. Plan provided to Florek Surveying LLC by the Client.
 - "Lot Line Revision / B100a Plan, Plan Prepared For Janet L. Leibham, 160 Butlertown Road, Waterford, Connecticut, Scale: 1"=40', Dated: December 30, 2023. Sheet 1 & 2 of 2." Plan surveyed and prepared by Florek Surveying LLC and filed on the Waterford Land Records.
 - "Lot Line Revision Survey, Plan Prepared For: Gayle & Owen O'Neill 150 Butlertown Road & Lauren O'Neill, 134 Butlertown Road, Waterford, Connecticut, Scale: 1"=100', Dated: February 21, 2025; Plan Revised: March 8, 2025." Plan surveyed and prepared by Florek Surveying LLC. Plan to be filed on the Waterford Land Records.
- North orientation is based on a GPS / RTK observation in April 2023 utilizing the Acorn Network.
- Reference is made to Waterford Town Clerk Volume 398 Page 886 for the subject property.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Not all underground utilities may be shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- Abutting property lines are shown for demonstration purposes only and are not to be construed as being accurately located.
- Reference is made to Waterford Tax Assessor Map 37 Lot 1278.
- Subject property is in Flood Zone "X" as shown on FIRM Map, New London County, Connecticut, All Jurisdictions Panel 339 of 554, Community Town Of Waterford. Effective date: July 18, 2011.
- There are no endangered or species of concern identified on Department of Energy and Environmental Protection Natural Diversity Database.
- Wetlands were flagged by Richard Snarski and were field located thereafter.

To the best of my knowledge and belief this map is substantially correct as noted therein.

Brian D. Florek LS, CFS
March 22, 2026
Brian D. Florek, LS, CFS #70135 / NCFS-026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271-6006

Not Valid
Without
Signature Over
Embossed Seal



To the best of my knowledge and belief this plan set is substantially correct as noted therein.

David L. Cooley P.E.
March 22, 2026
David L. Cooley, P.E. #048902
Managing Member, DLC Engineering Services, LLC
259 Noonan Lodge Road, Mystic, CT 06355
dlcengineeringservicesllc@gmail.com (860) 966-5528

Not Valid Without
Seal Affixed Thereon



I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

Richard Snarski
March 23, 2025
R. Richard Snarski, Certified Soil Scientist #1975

CONSTRUCTION SEQUENCE:

- SURVEYOR TO MARK LIMITS OF CLEARING AND THE AREA OF DISTURBANCE.
- INSTALL SILT FENCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
- INSTALL CONSTRUCTION ENTRANCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
- PRIMARY UTILITY RUNS AND CONNECTIONS INSTALLED.
- DRIVEWAY TO BE ROUGH GRADED AND GRAVEL BASE MATERIAL INSTALLED.
- SURVEYOR TO MARK LIMITS OF FOUNDATION FOR PROPOSED BUILDING(S).
- EXCAVATE FOR AND CONSTRUCT FOUNDATION FOR PROPOSED BUILDING(S).
- EXCAVATE FOR AND INSTALL UTILITY SERVICE TO THE PROPOSED BUILDING(S).
- CONSTRUCT PROPOSED BUILDING(S).
- INSTALL SEPTIC SYSTEM(S).
- COMPLETE FINAL GRADING WITHIN THE AREA OF DISTURBANCE.
- INSTALL PERMANENT STORM WATER MITIGATION MEASURES.
- TOPSOIL OF EXPOSED SOILS TO PREPARE FOR RESEEDING.
- RESEED ALL EXPOSED AREAS PER EROSION AND SEDIMENT CONTROL PLAN. COVER WITH STRAW.
- SILT FENCE TO REMAIN IN PLACE UNTIL ALL UP-GRADIENT AREAS ARE PERMANENTLY ESTABLISHED TO THE SATISFACTION OF THE TOWN.

EROSION AND SEDIMENT CONTROL PLAN:

THIS EROSION AND SEDIMENT CONTROL PLAN COVERS THE 156 BUTLERTOWN ROAD REDEVELOPMENT AND COVERS ALL LAND DEVELOPMENT AND DISTURBANCE THERE ARE NO COMMON AREAS OR CONSTRUCTION AS PART OF THE SUBDIVISION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND INSTALLED PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, OR IT'S MOST RECENT VERSION.

EROSION AND SEDIMENT CONTROL MEASURES FOR THE 156 BUTLERTOWN ROAD REDEVELOPMENT SHALL BE IMPLEMENTED BY THE PROJECT SITE CONTRACTOR AND UNDER THE ULTIMATE RESPONSIBILITY OF THE DEVELOPER - GAYLE AND OWEN O'NEILL - 860-303-0404.

TOWN STAFF SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES.

- ESTIMATED DURATION OF MAJOR CONSTRUCTION ACTIVITIES - 90 DAYS FOR EACH LOT. SURVEYOR TO MARK WETLAND SETBACK LIMITS ON THE PROPERTY AS APPLICABLE.
- SILT FENCE IS TO BE INSTALLED, AS INDICATED ON THE EROSION & SEDIMENT CONTROL SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY AND INSPECTED BY TOWN STAFF. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN FOR THE PURPOSE OF INSPECTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- CONSTRUCTION ENTRANCE TO BE INSTALLED, AS INDICATED ON THE EROSION & SEDIMENT CONTROL SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS INDICATED IN THE CONSTRUCTION SEQUENCE ON THE EROSION & SEDIMENT CONTROL SITE PLAN.
- STOCKPILE AREAS MUST BE DIRECTLY CONTAINED WITHIN SILT FENCE AROUND THE COMPLETE PERIMETER. HAYBALES SHALL BE USED TO BACKUP THE DOWNGRADIENT PERIMETER OF THE STOCKPILE AREA.
- EXCESS SPOILS SHALL BE DISPOSED OF OFF SITE AT AN APPROPRIATELY LICENSED FACILITY.
- STORM WATER MITIGATION MEASURES SHALL BE PROTECTED FROM SEDIMENTATION UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION.
- ALL REMAINING DISTURBED AREAS SHALL BE RESEED WHEN THEY ARE EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS OR UPON COMPLETION OF CONSTRUCTION. IF DURING THE PLANTING SEASON, RECOMMENDED SEEDING DATES SHALL BE BETWEEN APRIL 15 AND SEPTEMBER 15. TEMPORARY STABILIZATION SEED MIXES, APPLICATION RATES AND SEASONS SHALL BE AS FOLLOWS:
ANNUAL RYEGRASS - 3/1 TO 8/15 OR 8/1 TO 10/15 - 1.0 LB PER 1,000 S.F.
BUCKWHEAT - 4/1 TO 9/15 - 0.4 LB PER 1,000 S.F.
CT DOT ALL PURPOSE MIX - 3/15 TO 6/15 OR 8/15 TO 10/15 - 3.4 LB PER 1,000 S.F.
- RECOMMENDED PERMANENT SEED MIX, APPLICATION RATES AND SEASONS:
NEW ENGLAND CONSERVATION MIX - 4/15 TO 9/15 - 3.0 LB PER 1,000 S.F.
- APPLY STRAW OR HAY MULCH ON ALL NEWLY SEEDED AREAS AT A RATE OF 2 BALES PER 1000 SF.
- FERTILIZER MAY BE APPLIED AT THE RATE OF 7.5 LB PER 1,000 S.F. OF 10-10-10.
- THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
- SILT FENCE BARRIER TO BE MAINTAINED AND LEFT IN PLACE UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION TO THE SATISFACTION OF TOWN STAFF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF SILT FENCE AND EROSION AND SEDIMENT CONTROL CONDITIONS ON SITE DURING CONSTRUCTION.
- PROJECT ENGINEER MAY BE CALLED FOR SPECIAL INSPECTIONS TO ASSESS EROSION AND SEDIMENT CONTROL PLAN EFFECTIVENESS AND MAKE REVISIONS AS NECESSARY.
- PROJECT ENGINEER MAY ALSO BE CALLED IN TO ASSESS EMERGENCY SITUATIONS (I.E. SEVERE FLOODING, RAINS OR OTHER ENVIRONMENTAL PROBLEMS).
- THE CONTRACTOR FOR EACH LOT IS RESPONSIBLE FOR PERFORMING THE NECESSARY WORK TO KEEP THE SITE AND ROADS DUST FREE TO MINIMIZE POSSIBLE SAFETY HAZARDS AND INCONVENIENCE TO THE PUBLIC. FAILURE TO DO SO MAY RESULT IN THE TOWN HIRING A FIRM TO COMPLETE THE NECESSARY WORK AND THE COST THEREOF SHALL BE BORNE BY THE CONTRACTOR AND MAY BE DEDUCTED FROM THE PERFORMANCE BOND.
- THE CONTRACTOR FOR EACH LOT SHALL HAVE OPERABLE EQUIPMENT CAPABLE OF EFFICIENTLY SWEEPING UP DUST-PRODUCING MATERIALS FROM PAVED SURFACES. THIS EQUIPMENT SHALL INCLUDE SUITABLE PROVISIONS FOR THE APPLICATION OF WATER AHEAD OF SWEEPING BROOMS.
- CALCIUM CHLORIDE SHALL BE APPLIED ONLY AT THE LOCATIONS, AT SUCH TIMES AND IN THE AMOUNT AS DIRECTED BY THE TOWN. IT SHALL BE SPREAD IN SUCH A MANNER THAT A UNIFORM DISTRIBUTION IS ATTAINED OVER THE ENTIRE AREA.

BULK REQUIREMENTS TABLE

156 BUTLERTOWN ROAD
ZONING DISTRICT - RU-120

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	120,000 FT ²	120,680 FT ²	120,680 FT ²
MINIMUM LOT FRONTAGE:	150 FT	615 FT	615 FT
MINIMUM FRONT YARD SETBACK:	50 FT	11 FT	14 FT
MINIMUM SIDE YARD SETBACK:	30 FT	249 FT	241 FT
MINIMUM REAR YARD SETBACK:	75 FT	216 FT	189 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT	27 FT
BUILDING COVERAGE RATIO:	0.15	0.01	0.02

156 BUTLERTOWN ROAD

SITE PLAN

PLAN PREPARED FOR

OWEN & GAYLE O'NEILL

150 BUTLERTOWN ROAD

WATERFORD, CONNECTICUT

SCALE: 1" = 40'

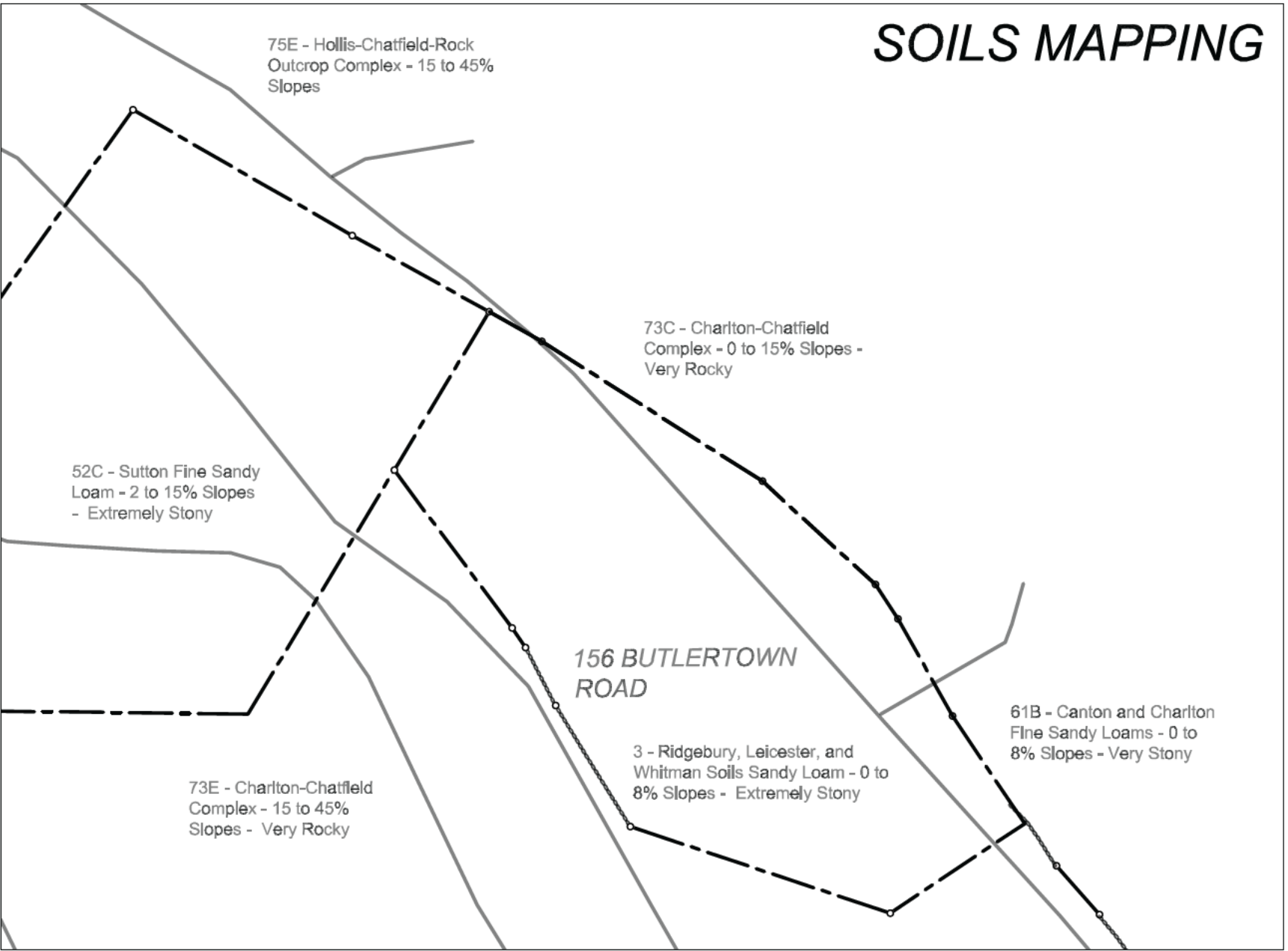
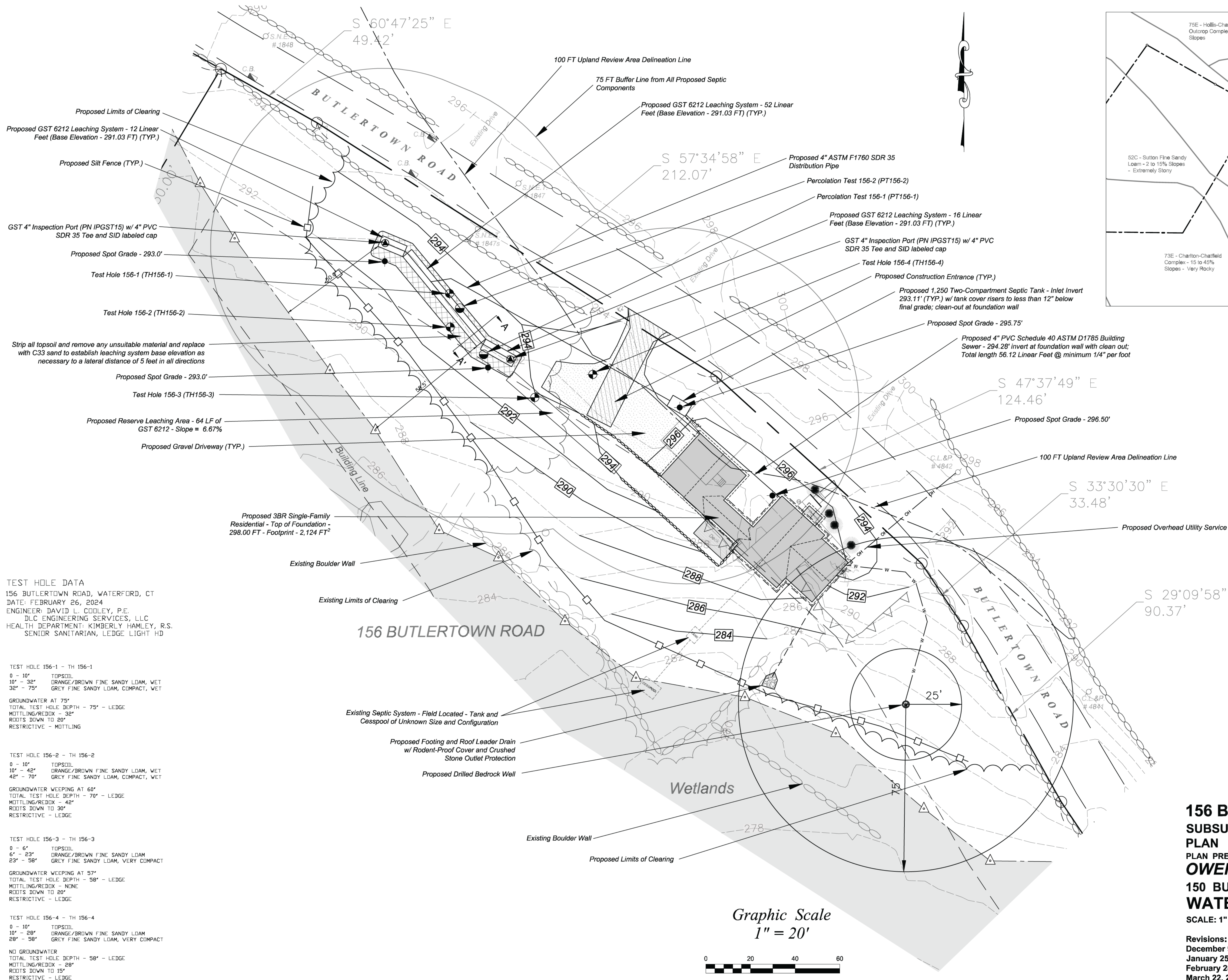
Revisions:

December 9, 2025

January 25, 2026

February 28, 2026

March 22, 2026



PERCOLATION TEST DATA
156 BUTLERTOWN ROAD, WATERFORD, CT
DATE - APRIL 27, 2024
TIME - 9:00AM TO 12:00PM
TEMPERATURE - 50/55 DEGREES
CONDITIONS - FAIR/CLOUDY

PERCOLATION TEST 156-1 - PT-156-1
DEPTH - 18.75"
PRE-SDAK - 9:01AM

TIME	WATER LEVEL (IN)	WATER LEVEL DROP (IN)	RATE MIN./IN.
10:37AM	3.50		
10:40AM	5.25	1.75	1.71
10:43AM	6.25	1.00	3.00
10:46AM	7.25	1.00	3.00
10:49AM	8.00	0.75	4.00
10:52AM	8.75	0.75	4.00
10:55AM	9.50	0.75	4.00
10:58AM	10.00	0.50	6.00
11:01AM	10.75	0.75	4.00
11:04AM	11.25	0.50	6.00
11:07AM	11.75	0.50	6.00
11:10AM	12.25	0.50	6.00
11:13AM	12.75	0.50	6.00
11:16AM	13.25	0.50	6.00
11:19AM	13.75	0.50	6.00
11:22AM	14.25	0.50	6.00
11:25AM	14.50	0.25	12.0
11:28AM	15.00	0.50	6.00
11:31AM	15.25	0.25	12.0
11:34AM	15.50	0.25	12.0
11:37AM	16.00	0.50	6.00

PERCOLATION RATE AT 18.75" DEPTH = 10.1 TO 20.0 MINUTES/INCH

PERCOLATION TEST 156-2 - PT-156-2
DEPTH - 18.50"
PRE-SDAK - 9:13AM

TIME	WATER LEVEL (IN)	WATER LEVEL DROP (IN)	RATE MIN./IN.
10:39AM	3.00		
10:42AM	5.00	2.00	1.50
10:45AM	6.25	1.25	2.40
10:48AM	7.50	1.25	2.40
10:51AM	8.50	1.00	3.00
10:54AM	9.50	1.00	3.00
10:57AM	10.50	1.00	3.00
11:00AM	11.00	0.50	6.00
11:03AM	11.75	0.75	4.00
11:06AM	12.50	0.75	4.00
11:09AM	13.00	0.50	6.00
11:12AM	13.75	0.75	4.00
11:15AM	14.25	0.50	6.00
11:18AM	14.75	0.50	6.00
11:21AM	15.25	0.50	6.00
11:24AM	15.50	0.25	12.0
11:27AM	16.00	0.50	6.00
11:30AM	16.25	0.25	12.0
11:33AM	16.75	0.50	6.00
11:36AM	17.25	0.50	6.00
11:39AM	17.75	0.50	6.00

PERCOLATION RATE AT 18.50" DEPTH = 10.1 TO 20.0 MINUTES/INCH

156 BUTLERTOWN ROAD
SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN
PLAN
PLAN PREPARED FOR
OWEN & GAYLE O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT
SCALE: 1" = 20'

Revisions:
December 9, 2025
January 25, 2026
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SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN CALCULATIONS

BASIS OF DESIGN:

RESIDENTIAL HOME - 3 BEDROOMS
NO GARBAGE GRINDER AND NO LARGE TUBS OF 100-200 GALLONS
ASSUME 150 GALLONS PER BEDROOM PER DAY BASED ON DESIGN FLOW FOR SINGLE FAMILY RESIDENTIAL
UP TO 3 BEDROOMS, 75 GALLONS PER DAY FOR EACH ADDITIONAL BEDROOM
DESIGN FLOW = 3 BEDROOMS X 150 GPCD = 450 GALLONS PER DAY
DESIGN PERCOLATION RATE = 10.1 TO 80.0 MINUTES PER INCH

DESIGN COMPONENTS:

1,250 GALLON TWO COMPARTMENT SEPTIC TANK
EFFECTIVE LEACHING AREA REQUIRED = 675 SF PER TABLE 6 OF THE CTDPH TECHNICAL STANDARDS
ASSUME 150 GALLONS PER BEDROOM PER DAY BASED ON DESIGN FLOW FOR SINGLE FAMILY RESIDENTIAL
62"x12" GEOMATRIX GST 6212 LEACHING SYSTEM, ELA=10.0 SF/LF
13 FOOT MINIMUM ROW SPACING (ON CENTER)

LENGTH OF LEACHING UNITS REQUIRED = 675.0 SF/10.0 SF/LF = 67.50 LF
LENGTH OF LEACHING SYSTEM PROVIDED = 80 LF
TOTAL EFFECTIVE LEACHING AREA PROVIDED = 800.0 SF

DEPTH TO RESTRICTIVE LAYER = 18 INCHES - SEASONAL HIGH GROUNDWATER
MLSS HYDRAULIC GRADIENT = 5.9%
MLSS = HF X FF X PF = 42 X 150 X 125 = 7875 LF
80 LF OF LEACHING SYSTEM SPREAD PROVIDED

LEACHING SYSTEM BOTTOM ELEVATION (UPGRADIENT SIDE) - 291.03 FT

LEACHING SYSTEM FILL - PER MANUFACTURER SPECIFICATIONS AND DETAIL DRAWINGS, GST 6212 SYSTEM USES A COMBINATION OF ASTM C33 SELECT SAND AND CT DOT FORM 816 NO. 6 STONE AGGREGATE PER SECTION VIIIA OF THE CTDPH TECHNICAL STANDARDS MEETING THE FOLLOWING STIPULATIONS AND GRADATION

SELECT FILL	PERCENT PASSING
SIEVE SIZE	WET SIEVE/DRY SIEVE
#4	100
#10	70-100
#40	10-50*
#100	0-20
#200	0-5

*PERCENT PASSING THE #40 SIEVE 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%. IF THE FILL FAILS THE DRY SIEVE, BUT PASSES THE WET SIEVE, THEN THE FILL SHALL BE APPROVED

C33 SAND	PERCENT PASSING
SIEVE SIZE	PERCENT PASSING
0.375"	100
#4	95.0-100.0
#8	80.0-100.0
#16	50.0-85.0
#30	25.0-60.0
#50	5.0-30.0
#100	<10
#200	<5

NOTE: ASTM C33 SELECT SAND SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS IS STARTED.

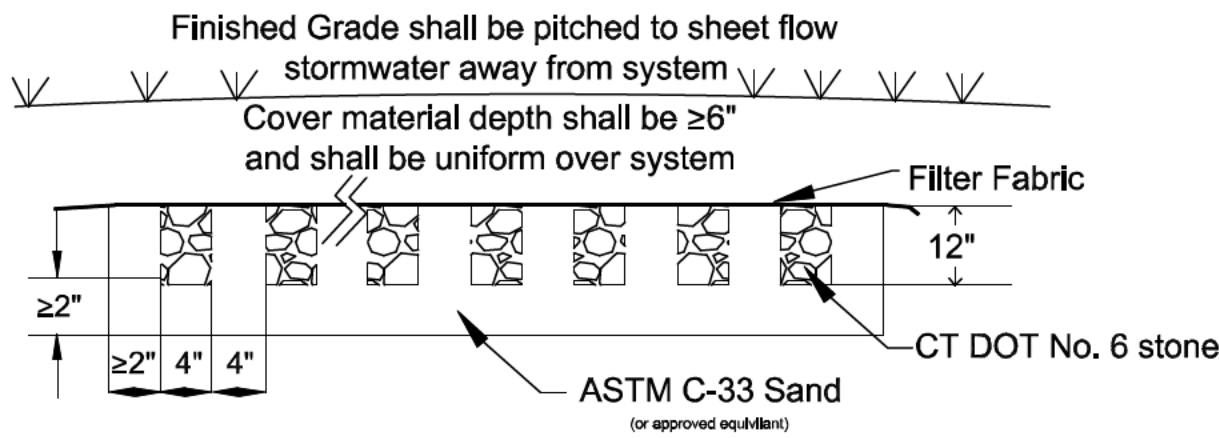
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2"	N/A
1 1/2"	N/A
1"	100
3/4"	90-100
1/2"	20-55
3/8"	0-15
#4	0-5

NOTE: STONE AGGREGATE MUST BE OF UNIFORM CONSISTENCY AND ONLY CONTAIN CLEAN, HARD, TOUGH, DURABLE FRAGMENTS THAT MEET THE SPECIFICATIONS CITED IN THE STONE AGGREGATE DEFINITION WITHIN THE CTDPH TECHNICAL STANDARDS, WHICH INCLUDES A FINES STANDARD OF 1% PASSING THE #200 SIEVE AT THE PIT/QUARRY SOURCE. THIS STANDARD SHOULD ALSO BE MET AT THE SSSS INSTALLATION SITE, HOWEVER IN NO CASE SHALL THE FINES EXCEED 1.5%.

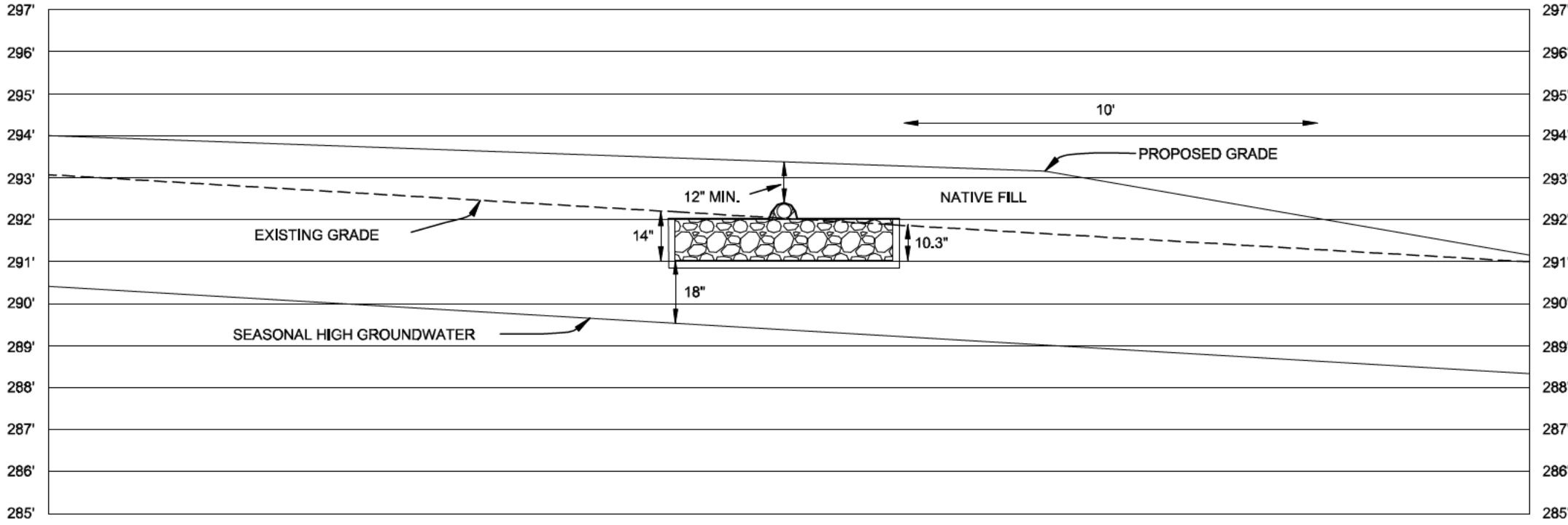
SUBSURFACE SEWAGE DISPOSAL SYSTEM NOTES

- THERE ARE NO WELLS WITHIN 75 FEET OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- THERE ARE NO FOOTING DRAINS WITHIN 25 FEET OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- A CONDITION OF THIS DESIGN IS THAT THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
- THE LICENSED INSTALLER IS RESPONSIBLE FOR INSTALLING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE APPROVED PLANS. IN ADDITION, PER PUBLIC HEALTH CODE REQUIREMENTS THE LICENSED INSTALLER SHALL BE ON-SITE DURING THE CONSTRUCTION OF THE SYSTEM.
- ALL TOPSOIL, STUMPS AND BOULDERS MUST BE REMOVED FROM THE AREA OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. SILT FENCE SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE SYSTEM.
- THE LOCAL HEALTH DEPARTMENT/DISTRICT MUST BE NOTIFIED BEFORE ANY PORTION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM IS CONSTRUCTED AND PRIOR TO BACKFILL OF ANY PORTIONS.
- THE INSTALLER SHALL BE RESPONSIBLE FOR AND ADEQUATELY COMPACT ANY FILL THAT IS REQUIRED OR USED FOR OR IN CONJUNCTION WITH THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ALL FILL SHALL BE PLACED IN 6 TO 8 INCH LIFTS AND SHALL BE MECHANICALLY COMPACTED.
- THERE SHALL BE NO CUTS WITHIN 50 FEET OF THE DOWNHILL SIDE OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM OR WITHIN 25 FEET OF THE SIDES OF THE SYSTEM. THERE SHALL BE NO STUMPS OR BOULDERS BURIED WITHIN 50 FEET OF THE DOWNHILL SIDE OF THE SYSTEM.
- SHOULD ANY SIGNIFICANT VARIATIONS FROM TEST PIT DATA SHOWN (LEDGE, GROUNDWATER, MOTILING, SOIL TYPE) BE DISCOVERED BY THE INSTALLER, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE INSTALLATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- IN GENERAL, ALL CONSTRUCTION PRACTICES, AS PER THE PUBLIC HEALTH CODE, SHALL BE ADHERED TO. THE FOLLOWING OUTLINES SOME OF THE MAJOR PROCEDURES, BUT DO NOT RELIEVE THE INSTALLER FROM FULL COMPLIANCE DUE TO THEIR LACK OF MENTION BELOW.
 - ALL TOPSOIL, STUMPS AND BOULDERS SHALL BE REMOVED FROM THE AREA OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND FILL. THIS AREA SHOULD EXTEND TO A MINIMUM OF 5 FEET AROUND EACH LEACHING AREA. NO MACHINERY OR VEHICLES SHALL BE ALLOWED ON THE EXPOSED NATIVE SOIL. STRIPPING SHOULD NOT TAKE PLACE WITHIN 48 HOURS OF A RAIN STORM OR IF THERE IS STANDING WATER IN THE AREA.
 - THE EARTH SHALL BE SCARIFIED PRIOR TO FILL PLACEMENT. GRAVEL FILL SHALL MEET PUBLIC HEALTH CODE SPECIFICATIONS AND BE PLACED IN ACCORDANCE WITH NOTE 7.
 - NO TRUCKS OR HEAVY MACHINERY SHALL BE ALLOWED IN THE STRIPPED AREA.
- THIS SUBSURFACE SEWAGE DISPOSAL SYSTEM IS NOT DESIGNED TO ACCEPT BACKWASH FROM A WATER SOFTENER.
- ALL GEOMATRIX GST 6212 INSTALLATIONS UTILIZE A SPECIFIED SAND (SEE DESIGN NOTE ON SPECIFIED SAND) AROUND THE LENGTH OF LEACHING SYSTEM SPECIFIED 2 INCH MINIMUM UNDERNEATH AND 2 INCH MINIMUM ON THE SIDES. THE DEPTH OF SPECIFIED SAND UNDERNEATH THE LEACHING SYSTEM SHALL BE INCREASED BASED ON EXISTING GRADES WITH TOPSOIL REMOVED TO MAINTAIN A LEVEL BASE ELEVATION FOR EACH LEACHING AREA.
- THE SPACE BETWEEN THE GEOMATRIX GST 6212 SECTIONS CREATED AT ANGLED BENDS SHALL BE FILLED WITH ASTM C33, SPECIFIED SAND, WHERE APPLICABLE.
- THE GEOMATRIX GST 6212 SYSTEM SHALL BE FED BY A 4 INCH SOLID SDR 35 PVC PIPE AND TRANSITION TO A 4 INCH PERFORATED SDR 35 PVC PIPE. THE LENGTH OF EACH LEACHING SYSTEM, THE END OF THE PERFORATED DISTRIBUTION PIPE SHALL BE PROVIDED WITH A SOLID CAP.
- BACKFILL AND FINISH GRADING: CAREFULLY PLACE BACKFILL OVER THE LEACHING SYSTEM, A TOTAL MINIMUM DEPTH OF 6 INCHES OF WELL GRADED SANDY FILL (CLEAN, POROUS, AND DEVOID OF ROCKS) AS MEASURED FROM THE TOP OF THE FILTER FABRIC OVER THE DISTRIBUTION PIPE. FINISHED GRADE MUST DIVERT SURFACE WATER RUNOFF FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. PER THE PROPOSED CONTOUR LINES AND SPOT GRADES PROVIDED ON THE SITE PLAN, PROTECT THE SYSTEM AREA FROM EROSION BY LOAMING AND SEEDING OR BY USING OTHER APPROVED METHODS OF EROSION CONTROL.
- THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT GEOMATRIX GST 62 SERIES DESIGN AND INSTALLATION MANUAL.
- THE FILL OVER THE SEPTIC TANK SHALL NOT EXCEED 12 INCHES WITHOUT THE INSTALLATION OF PRECAST CONCRETE RISERS ABOVE THE MANHOLES. IF RISERS ARE INSTALLED, THE ORIGINAL COVERS ON THE SEPTIC TANK SHALL REMAIN.
- A CLEAN OUT SHALL BE INSTALLED JUST INSIDE THE FOUNDATION WALL ON THE BUILDING SEWER PIPE FOR MAINTENANCE PURPOSES.

GEOMATRIX GST™ LEACHING SYSTEM
A-A' CROSS SECTION



LEACHING AREA CROSS SECTION DETAIL
CROSS SECTION A-A'



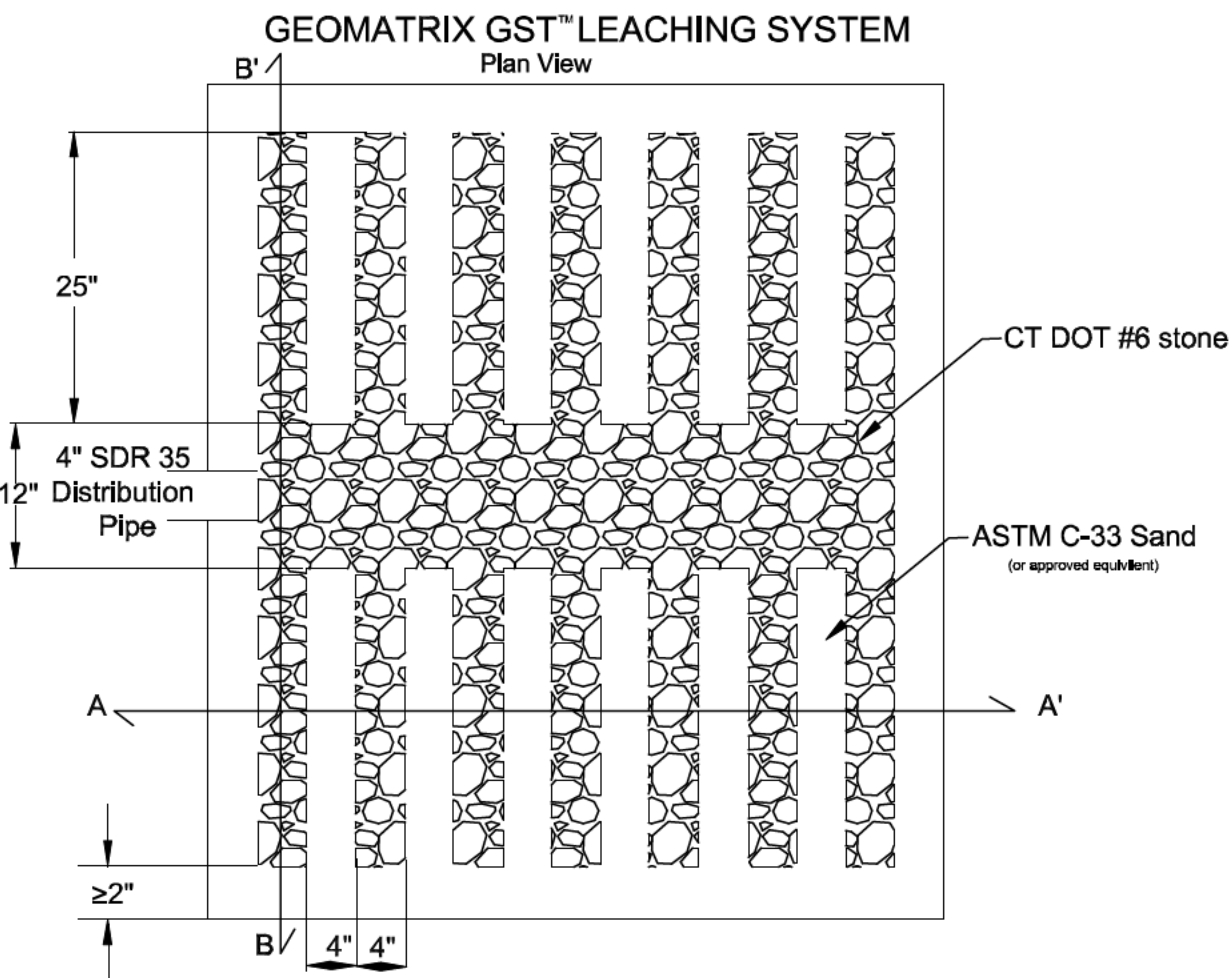
NOT TO SCALE

NOTES:

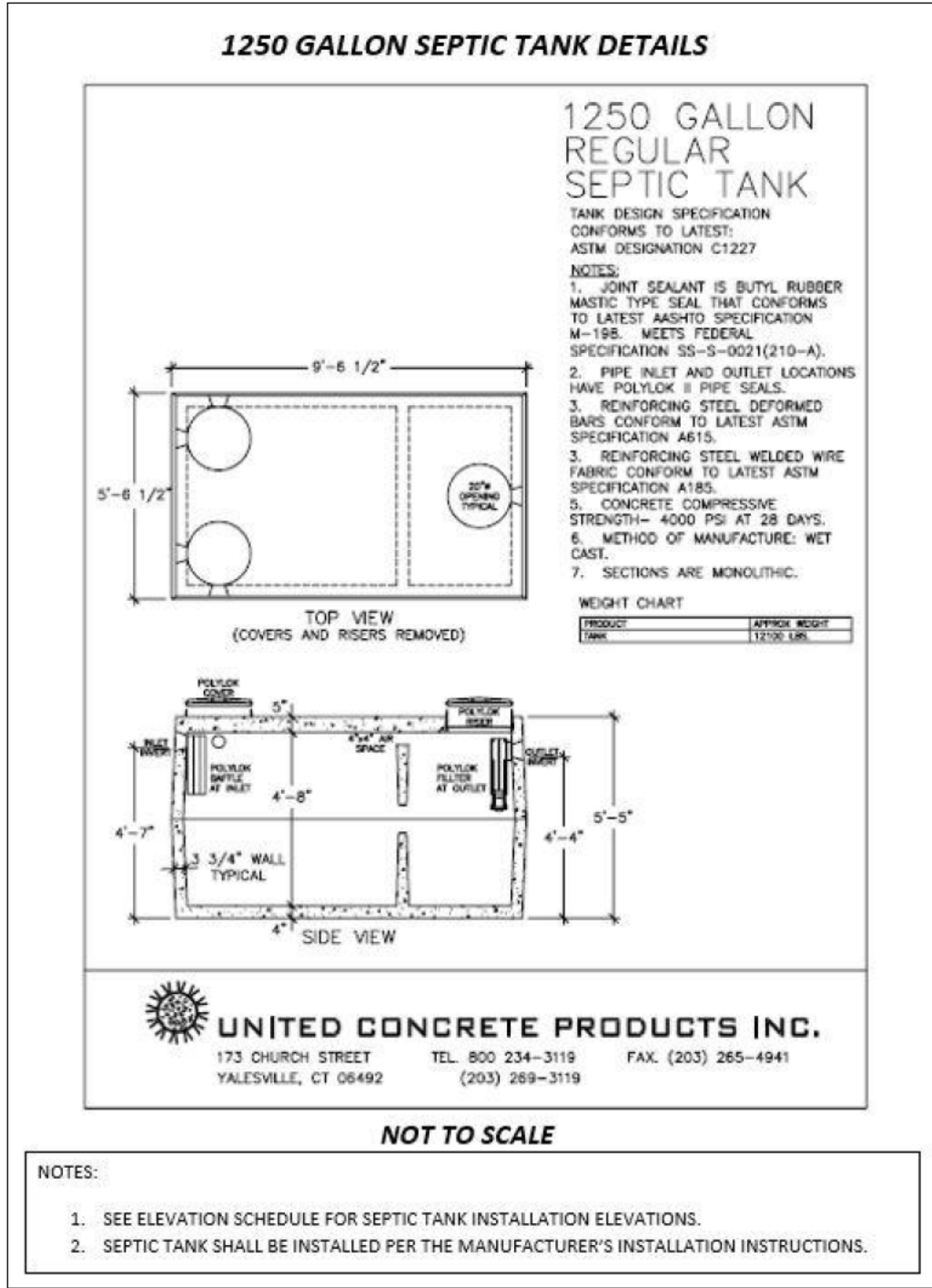
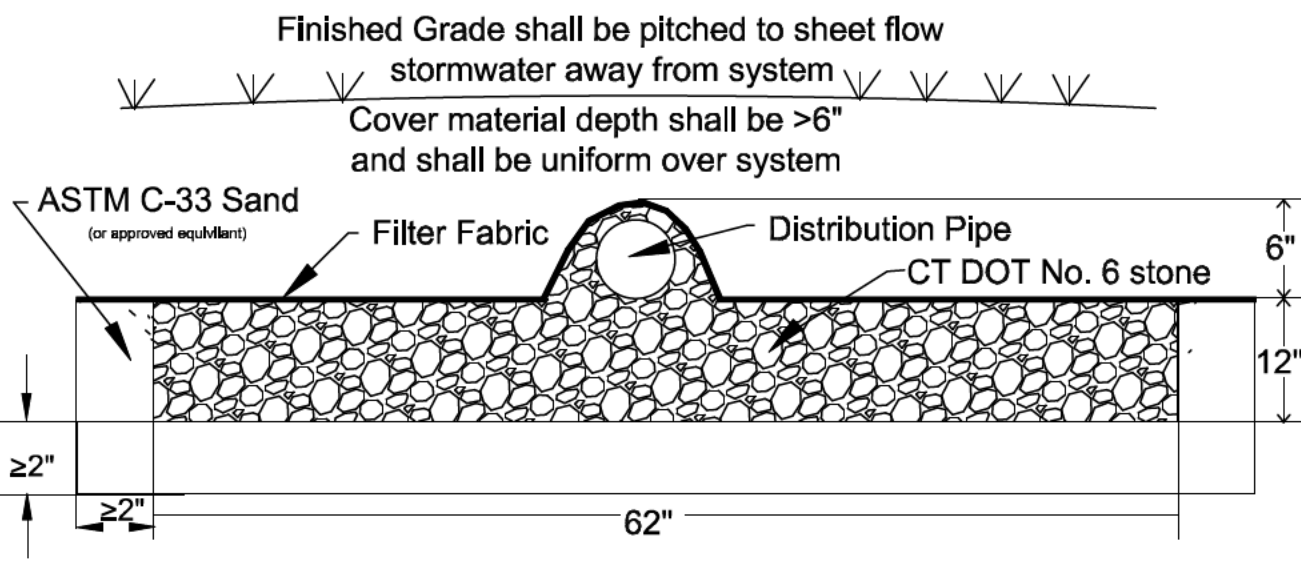
- TOPSOIL SHALL BE STRIPPED WITHIN THE LEACHING AREA AND EXTEND A MINIMUM OF 5 FEET IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.
- COMMON/NATIVE CLEAN FILL SHALL BE USED TO FILL THE REMAINING AREAS AND ESTABLISH GRADES AND ELEVATIONS AS SPECIFIED.
- COMMON/NATIVE CLEAN FILL SHALL EXTEND AT LEAST 5 FEET DOWNGRADIENT AND 2 FEET ON THE SIDES AND UPGRADIENT BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

SEPTIC ELEVATIONS SCHEDULE

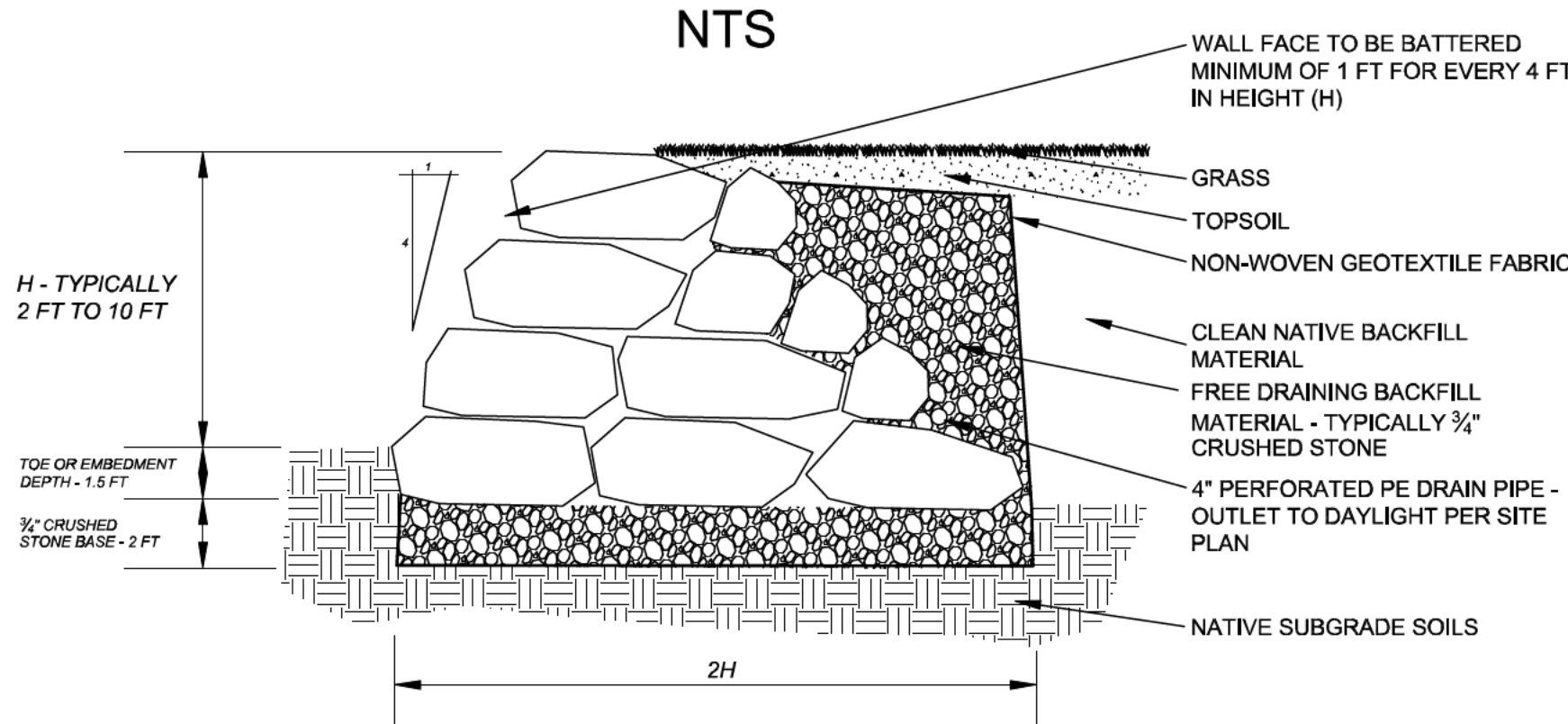
BUILDING SEWER AT FOUNDATION/SLAB (4 IN. PIPE @ 1/4 IN. PER FOOT)	
OUTLET INVERT	294.28'
SEPTIC TANK	
INLET INVERT	293.11'
OUTLET INVERT	292.86'
TOP OF TANK	293.95'
BOTTOM OF TANK	288.53'
GRADE ON TOP OF TANK	295.75'
LEACHING AREA	
INLET INVERT	292.03'
TOP ELEVATION	292.36'
BOTTOM ELEVATION	291.03'



GEOMATRIX GST™ LEACHING SYSTEM
B-B' CROSS SECTION



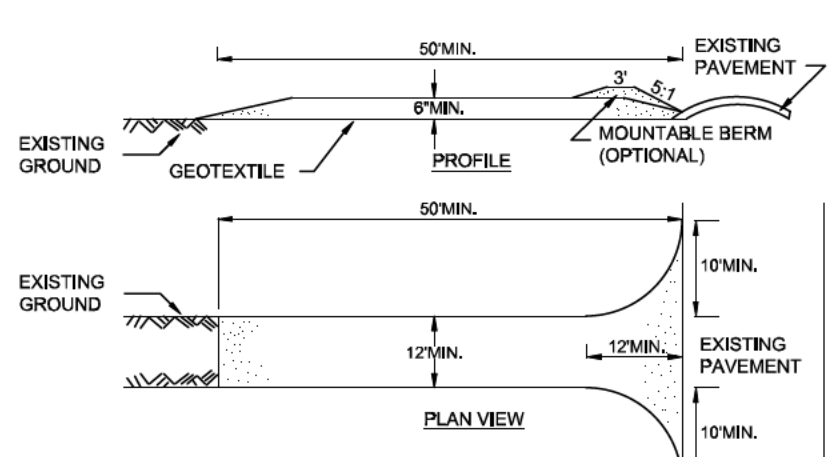
BOULDER RETAINING WALL DETAIL



NOTES:

- CRUSHED STONE BASE SHALL BE MECHANICALLY COMPACTED IN 12 INCH LIFTS.
- DRAIN PIPE SHALL DRAIN TO DAYLIGHT AS SPECIFIED ON THE SITE PLAN BY GRAVITY.
- THE FIRST ROW OF STONES SHALL BE EMBEDDED AT LEAST 1.5 FT.
- ALL MATERIALS SHALL CONFORM TO CT DOT FORM 819 TECHNICAL SPECIFICATIONS.

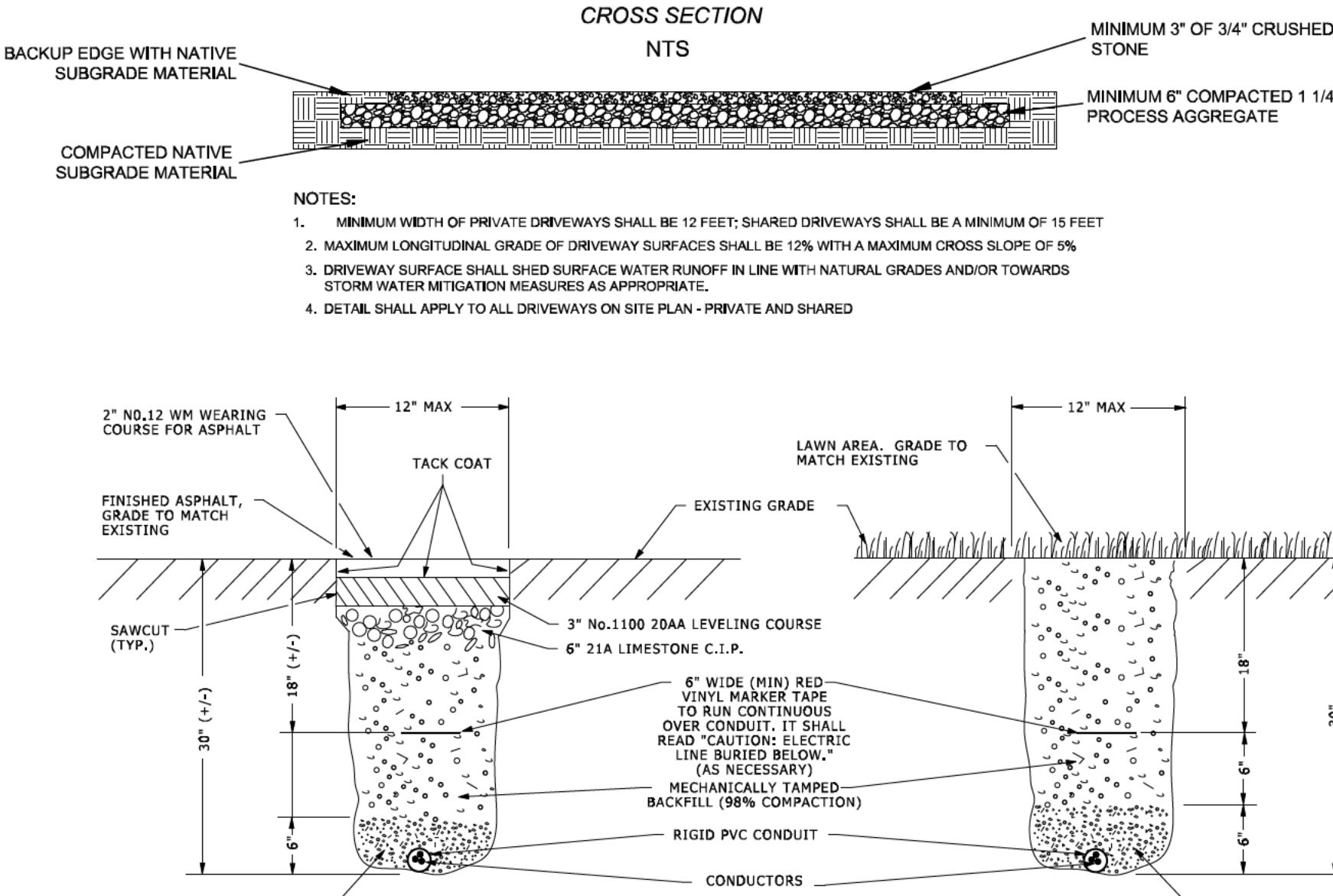
CONSTRUCTION ENTRANCE DETAIL



CONSTRUCTION SPECIFICATIONS

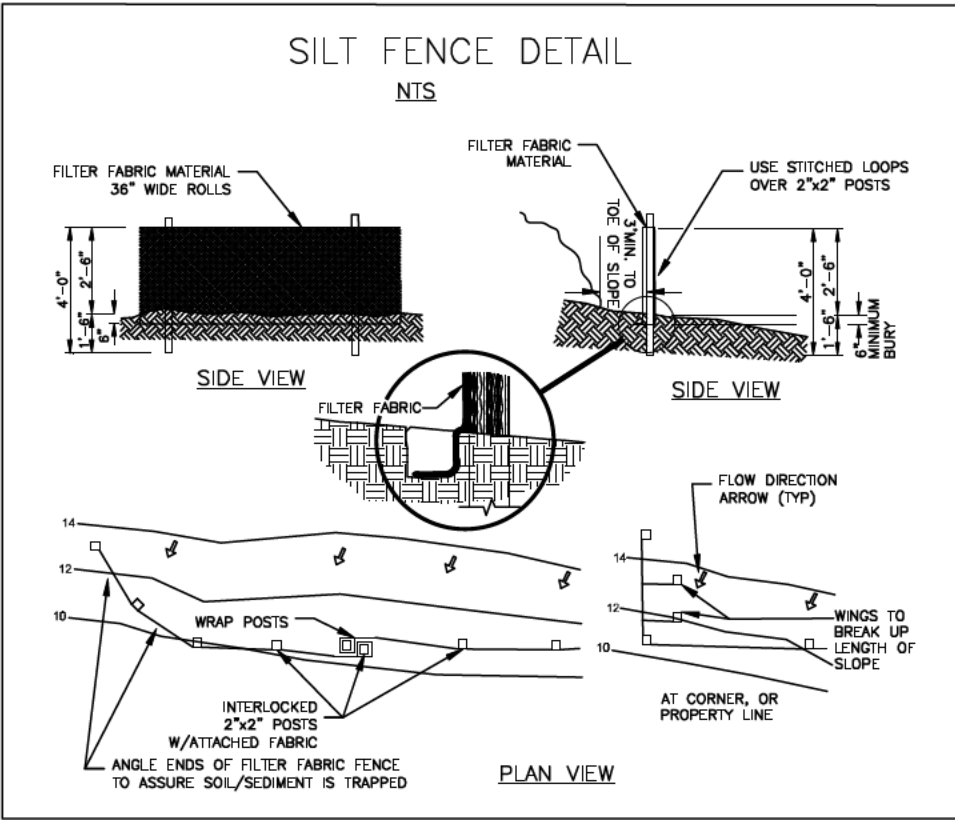
- STONE SIZE - USE OPEN-GRADED 1-4 INCH AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

GRAVEL DRIVEWAY DETAIL



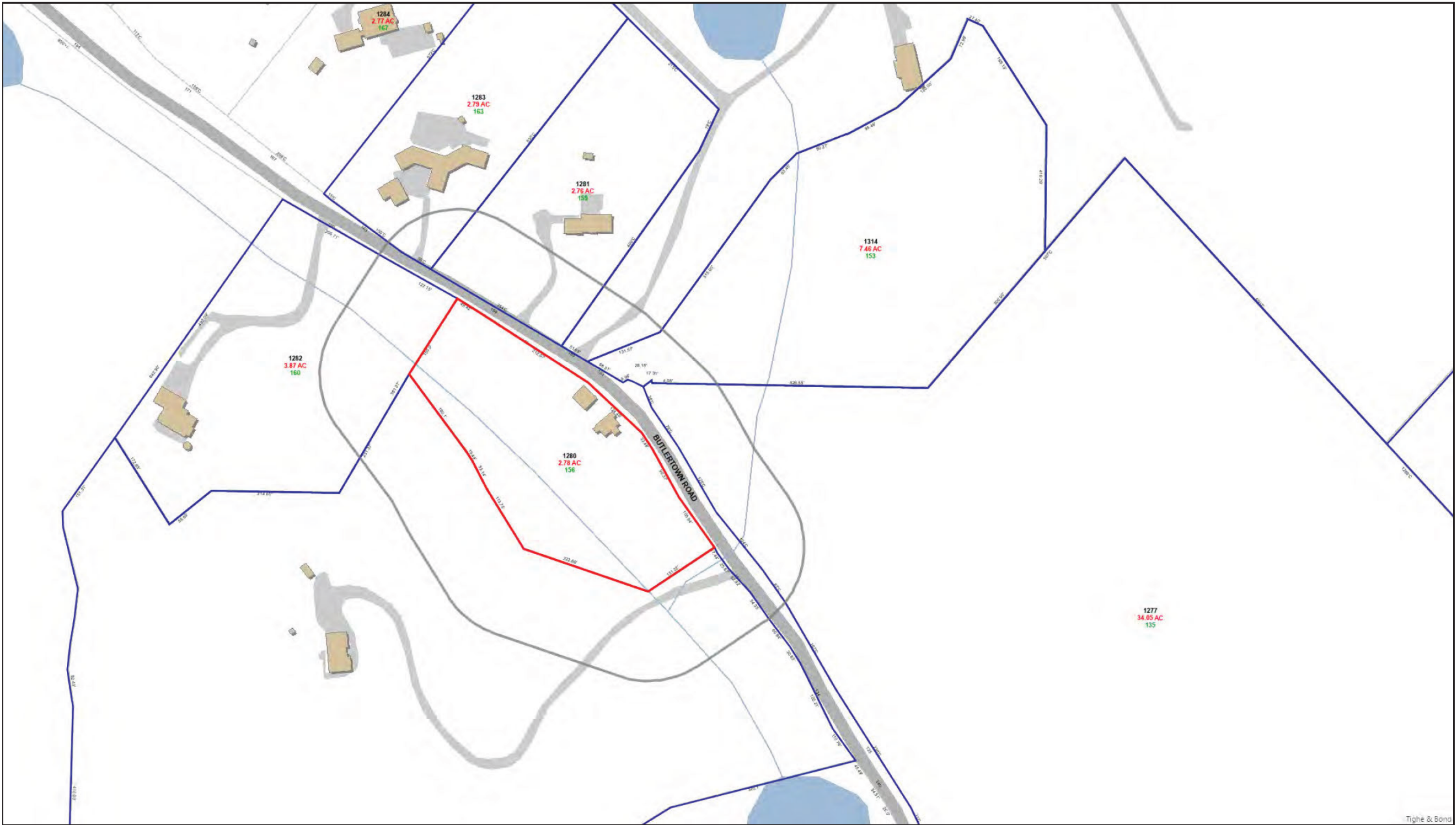
ELECTRIC/COMMUNICATIONS TRENCH DETAIL

NOT TO SCALE



156 BUTLERTOWN ROAD
DETAIL DRAWINGS & NOTES
PLAN PREPARED FOR
OWEN & GAYLE O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT
AS SPECIFIED

Revisions:
December 9, 2025
January 25, 2026
February 28, 2026
March 22, 2026



156 Butlerstown Road - 150 FT

2/20/2026
Scale: 1"=200'
Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

