

GENERAL NOTES

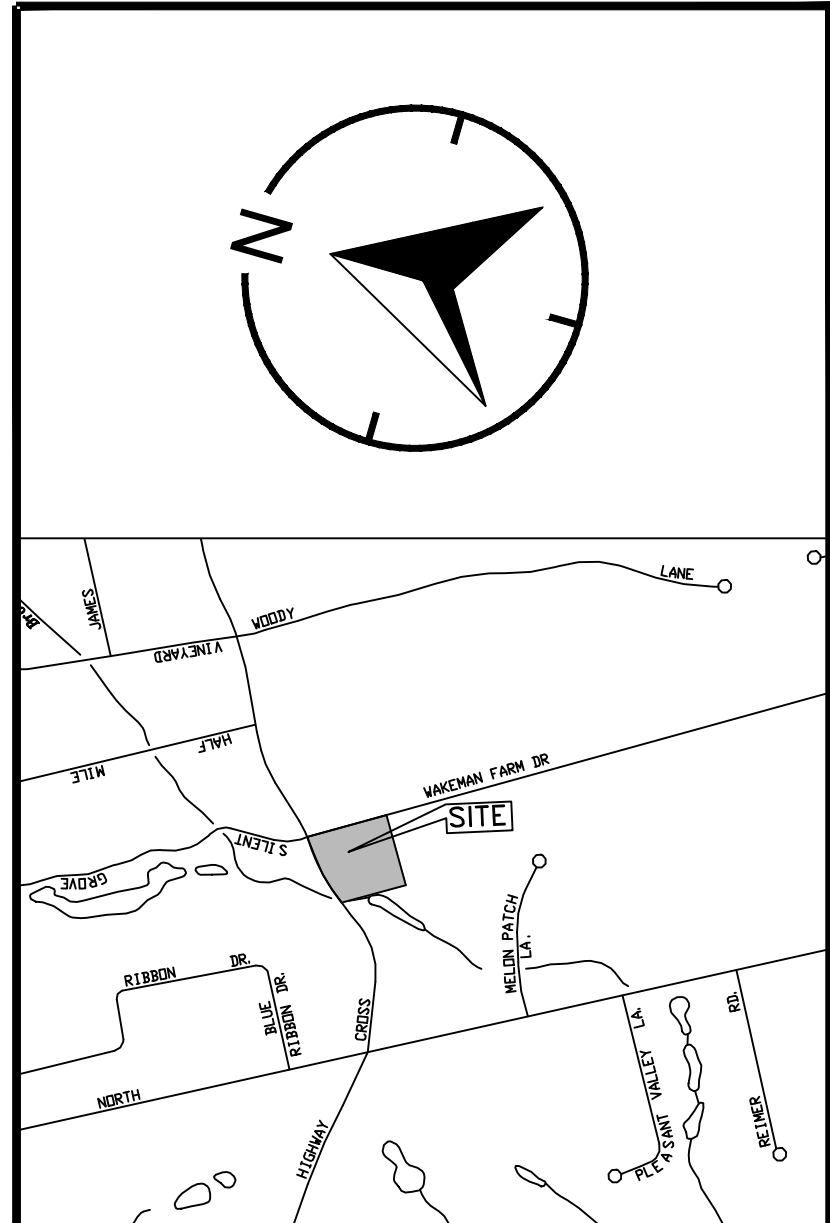
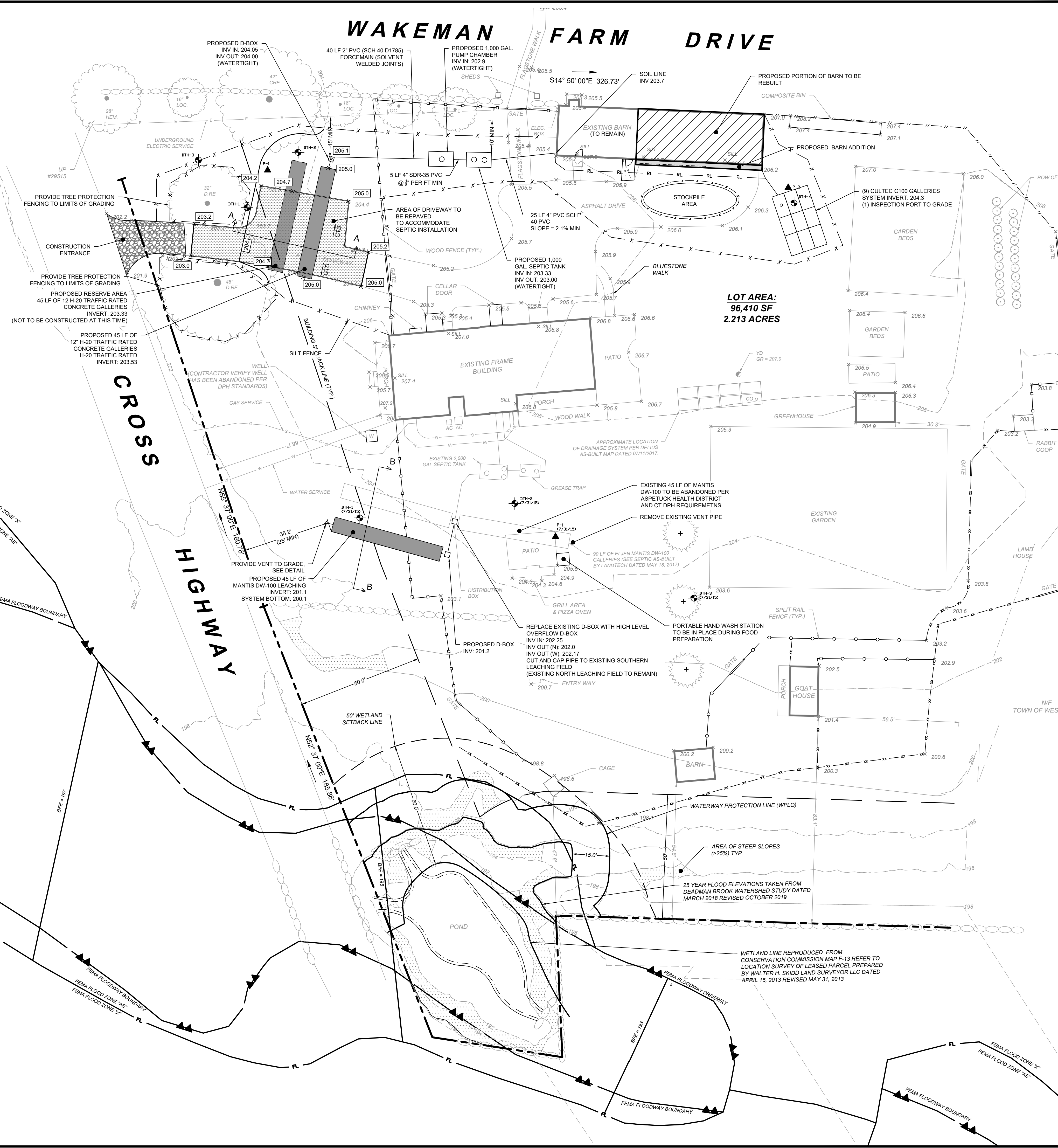
- LOT LINE & TOPOGRAPHIC INFORMATION FOR 134 CROSS HIGHWAY TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 6/10/2024.
- DATUM: NAVD 88
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG" 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
- WETLAND LINE REPRODUCED FROM CONSERVATION COMMISSION MAP F-13. REFER TO LOCATION SURVEY OF LEASED PARCEL PREPARED BY WALTER H. SKIDD LAND SURVEYOR, LLC DATED APRIL 15, 2013 REVISED MAY 31, 2013.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "X" & "AE" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0412F, EFFECTIVE 6/19/2010.
- A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS.

ZONING DATA				
ZONING DISTRICT: RESIDENCE AAA DISTRICT				
134 CROSS HIGHWAY				
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROPOSED	CONFORMS
LOT AREA	87,120 SF (2.0 AC.)	4,457,495 SF (102.33 AC.)	4,457,495 SF (102.33 AC.)	Y
BASE LOT AREA		1,006,557 SF (23.0 AC.)	91,882 SF (2.104 AC.)	
TOTAL COVERAGE	MAX 25% / 22,921 SF	26.1% / 1,052,213 SF	26.1% / 1,052,313 SF	N ³
SHAPE	MINIMUM 200' SQUARE	200' SQUARE	200' SQUARE	Y
YARDS	FRONT	Existing	Existing	N ¹
	SIDE	Existing	Existing	N ¹
	REAR	50'	N/A (CORNER LOT)	N/A (CORNER LOT)
BUILDING HEIGHT	MAXIMUM	3 STORIES	3 STORIES	-
		40'		

- NOTES:
- EXISTING NON-CONFORMING
 - AREA AND COVERAGE INFORMATION COMPILED FROM BEDFORD M.S. & STAPLES H.S. PARTIAL SITE PLAN PREPARED BY PHILIP H. CERRONE III, AIA, NCARB ARCHITECT DATED 5/5/23 AND LOT LINE AND 134 CROSS HIGHWAY WESTPORT, CT ZONING LOCATION SURVEY PREPARED BY LANDTECH DATED 5/2/2024
 - VARIANCE REQUESTED.

PROPERTY INFORMATION			
OWNER: WAKEMAN TOWN FARMS			
SITE: 134 CROSS HIGHWAY			
ZONE: RESIDENCE AAA DISTRICT			
TOTAL SITE AREA: 102,330 AC; 4,457,495 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		4,457,495 SF
2.	ABOVE GROUND UTILITY EASEMENTS	0	
3.	STREETS, ROADS, & ACCESSWAYS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL EASEMENTS & ROADS (SUM OF LINES 2, 3, AND 4)		0 SF
6.	WETLAND AREAS	178207	
7.	STEEP SLOPES > 25%	360878	
8.	TOTAL WETLANDS & STEEP SLOPES (SUM OF LINES 6 & 7)	539084	
9.	WETLANDS / SLOPES REDUCTION	0.80 x LINE 8	431268 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		4,026,227 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA x 25%	LINE 10 x 0.25	1,006,557 SF
EXISTING LOT COVERAGE			
12.	MIDDLE SCHOOL	2804 SF	1,052,213 SF
	HIGH SCHOOL	124582 SF	
	PAVEMENT ASSOCIATED WITH MIDDLE / HIGH SCHOOL	267894 SF	
	TENNIS COURTS & TRACK	645995 SF	
	FRAME BUILDING	2804 SF	
	DRIVEWAY	6082 SF	
	PORTION OF BARN	1234 SF	
	SMALL BARN	205 SF	
	GREENHOUSE	198 SF	
	GOAT HOUSE	238 SF	
	PORCHES	501 SF	
	GRILL AREA & PIZZA OVEN	77 SF	
13.	SUM OF LINE 12		1,052,213 SF
PROPOSED LOT COVERAGE			
14.	EXISTING LOT COVERAGE	1,052,213 SF	1,052,313 SF
15.	BARN ADDITION	100 SF	
15.	SUM OF LINE 14		1,052,313 SF
14.	ALLOWABLE LOT COVERAGE	25%	1,006,557 SF
15.	EXISTING LOT COVERAGE	26.1%	1,052,213 SF
16.	PROPOSED LOT COVERAGE	26.1%	1,052,313 SF

- NOTES:
- COVERAGE INFORMATION COMPILED FROM BEDFORD M.S. & STAPLES H.S. PARTIAL SITE PLAN PREPARED BY PHILIP H. CERRONE III, AIA, NCARB ARCHITECT DATED 5/5/23 AND LOT LINE AND 134 CROSS HIGHWAY WESTPORT, CT ZONING LOCATION SURVEY PREPARED BY LANDTECH DATED 5/2/2024



REVISION DATE	ISSUE
11/8/2024	REVISED PER P&Z COMMENTS
9/11/2024	REVISED COVERAGE CHART
8/30/2024	REVISED PER AHD COMMENTS
7/8/2024	REVISED TO SHOW WPLO LINE

LANDTECH
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR: **WAKEMAN TOWN FARM**

PROJECT LOCATION: **134 CROSS HIGHWAY WESTPORT CT**

PROJECT TITLE: **SITE IMPROVEMENTS FOR A PROPOSED BARN ADDITION**

DRAWING TITLE: **SITE DEVELOPMENT PLAN**

PROJECT No: **24084-01**

DATE: 6/12/2024 DESIGNED BY: RW CHECKED BY: AS

SCALE: 1" = 20'

IN FEET

0 20 40 60

PROJECT STATUS: **DESIGN DEVELOPMENT NOT FOR CONSTRUCTION**

STATE OF CONNECTICUT
 WALTER H. SKIDD
 27803
 LICENSED PROFESSIONAL ENGINEER

C-1.0

LANDTECH PROJECT: 20240612 WAKEMAN TOWN FARM BARN - 134 CROSS HIGHWAY, WESTPORT, CONNECTICUT

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM...
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES...
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS...

ROOT PRUNING NOTES

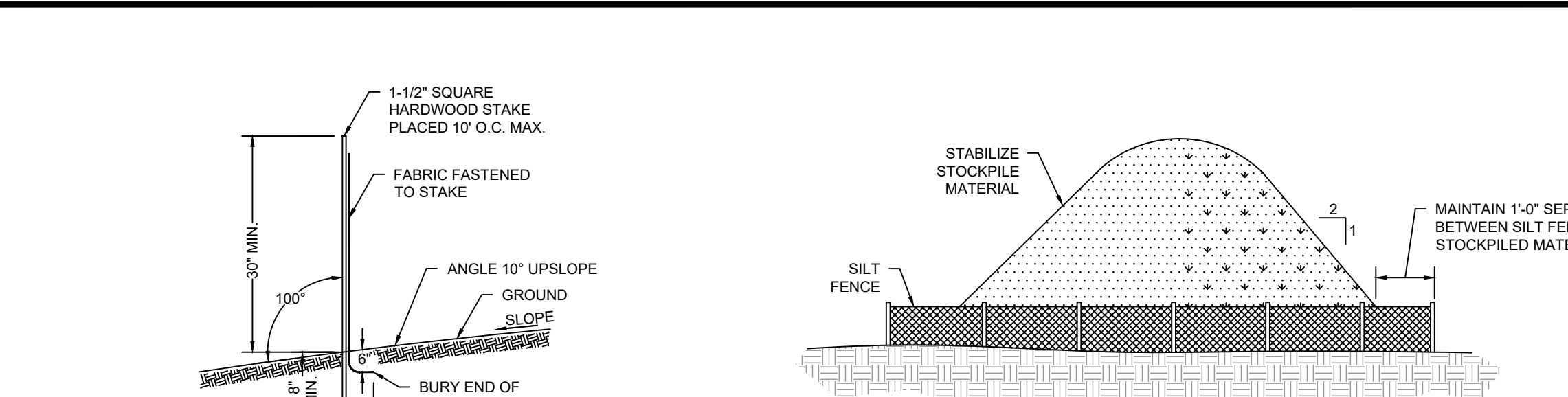
- 1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE...
2. BEFORE DISTURBANCE, MEET WITH PROJECT ARBORIST ON SITE TO CONFIRM LOCATION OF ROOT PRUNING...
3. ALL ROOTS 3/4" - 1.5" DIAMETERS MUST BE PRUNED...

EXCAVATION/FILL NOTES:

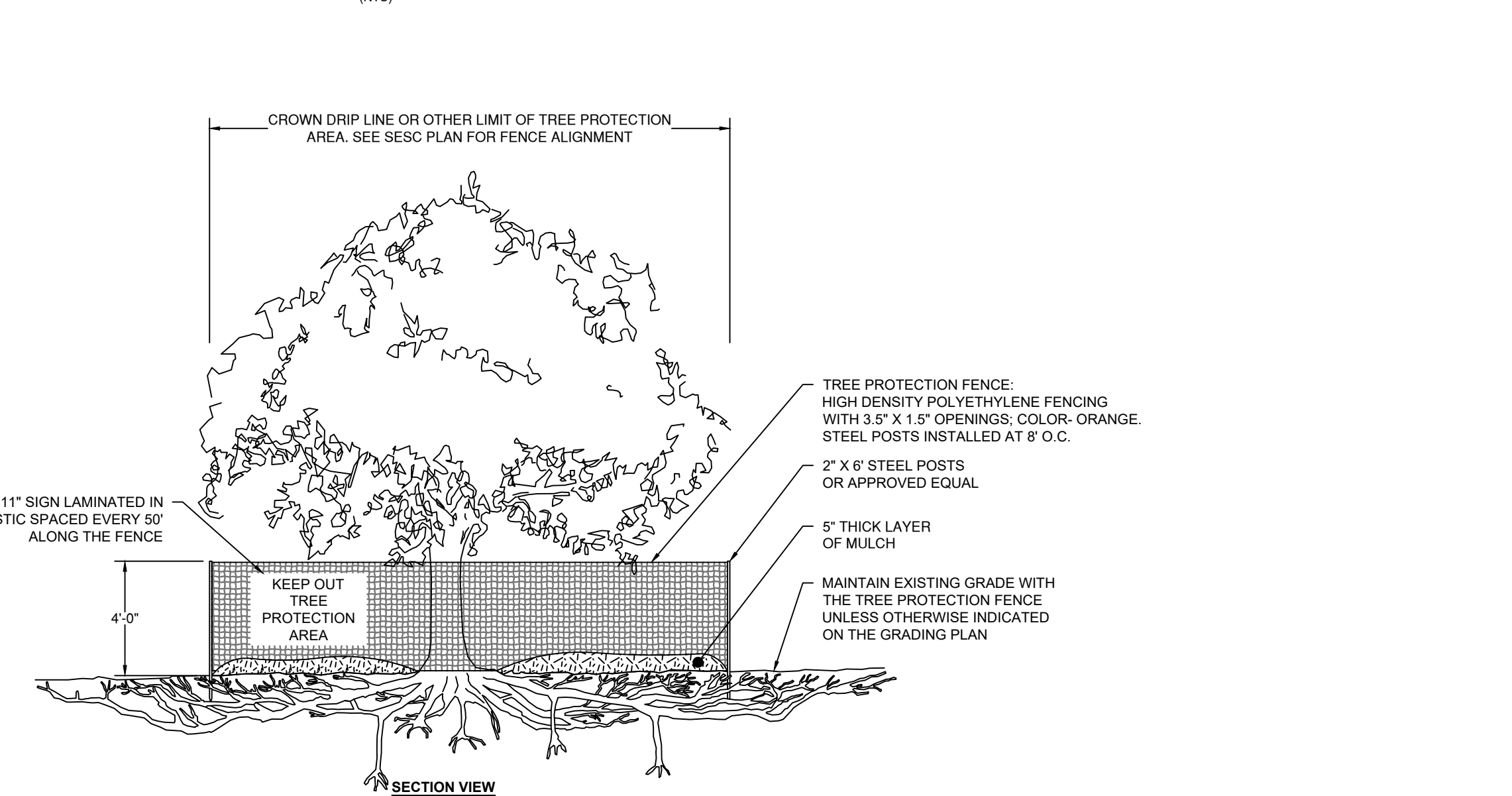
- 1. NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE...
2. THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS...
3. PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED...

TREE PROTECTION NOTES

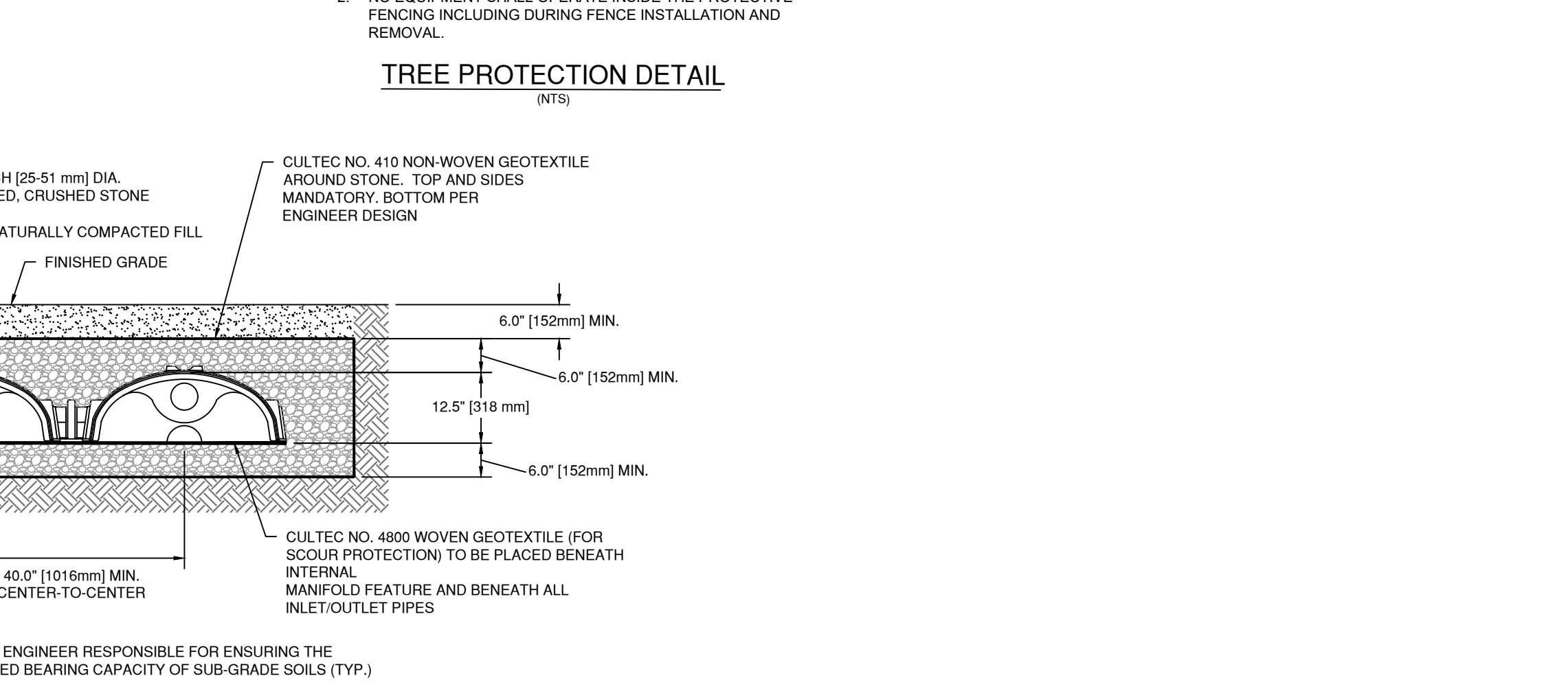
- 1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES...
2. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED...



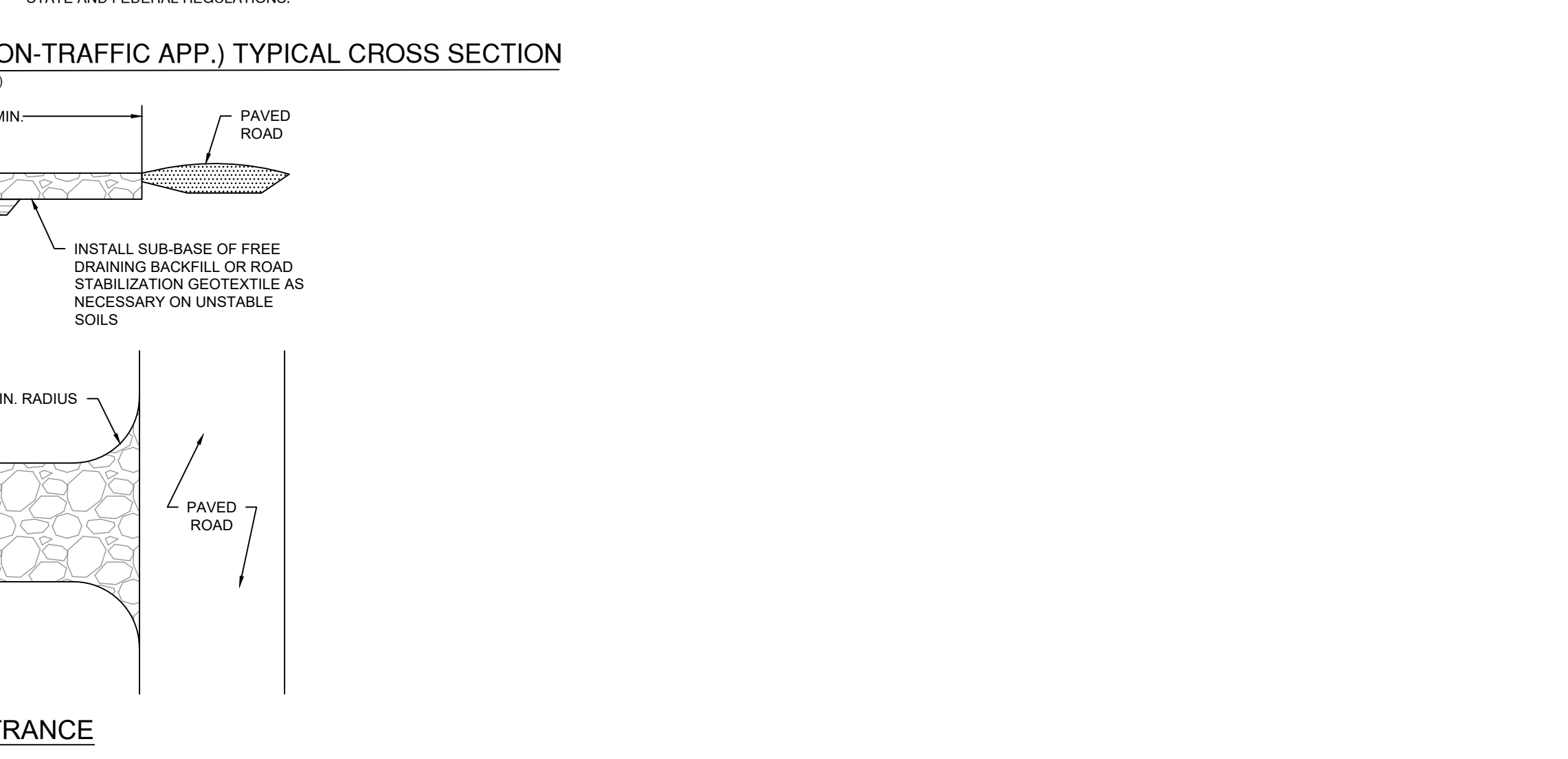
GEOTEXTILE SILT FENCE (NTS) and STOCKPILE DETAIL (NTS)



TREE PROTECTION DETAIL (NTS)



CULTEC CONTACTOR 100HD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION (NTS)



CONSTRUCTION ENTRANCE (NTS)

TEST HOLE DATA

SOIL TEST CONDUCTED ON MARCH 14, 2024

Table with columns: TEST HOLE #, Depth, Soil type, and other test results for holes 1 through 4.

PERCOLATION TEST DATA

Table for Perc Hole 1 with columns: Perc Hole, Depth, Time, Depth, Drop, Interval, Rate.

PERCOLATION TEST DATA

Table for Perc Hole 2 with columns: Perc Hole, Depth, Time, Depth, Drop, Interval, Rate.

Soil Tests Conducted on July 31, 2015

Table with columns: Test Hole #, Depth, Soil type, and other test results for holes 1, 2, and 3.

PERCOLATION TEST DATA

Table for Perc Hole P-1 with columns: Perc Hole, Depth, Time, Depth, Drop, Interval, Rate.

PERCOLATION TEST DATA

Table for Perc Hole P-2 with columns: Perc Hole, Depth, Time, Depth, Drop, Interval, Rate.

Revision table with columns: REVISION DATE, ISSUE.

LANDTECH logo and contact information including address and phone numbers.

PREPARED FOR: WAKEMAN TOWN FARM

PROJECT LOCATION: 134 CROSS HIGHWAY WESTPORT CT

PROJECT TITLE: SITE IMPROVEMENTS FOR A PROPOSED BARN ADDITION

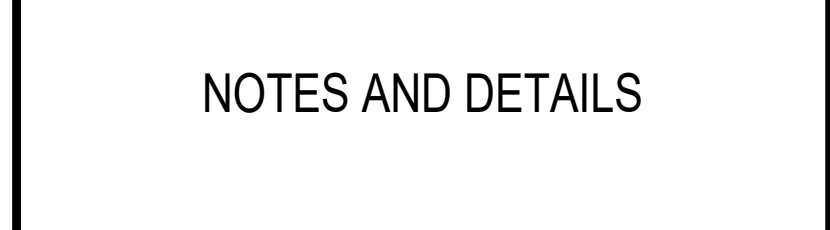
DRAWING TITLE: NOTES AND DETAILS

PROJECT No: 24084-01

DATE: 6/12/2024, DESIGNED BY: RW, CHECKED BY: AS

SCALE: N.T.S.

PROJECT STATUS: DESIGN DEVELOPMENT NOT FOR CONSTRUCTION



C-2.0

GENERAL SEPTIC NOTES

- THE PROPOSED SEPTIC SYSTEM IS TO BE CONSTRUCTED TO CONFORM TO THE LATEST REVISION OF THE STATE OF CONNECTICUT PUBLIC HEALTH CODE.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP THE LOCAL HEALTH DEPARTMENT AND THE ENGINEER OF RECORD INFORMED OF CONSTRUCTION PROGRESS. NO DEVIATIONS FROM THE APPROVED DESIGN PLAN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER AND SANITARIAN. ENGINEER AND SANITARIAN WILL BE CONTACTED IF SOIL CONDITIONS OTHER THAN THOSE SHOWN ON PLAN ARE ENCOUNTERED AND WORK WILL BE HALTED PENDING REVIEW OF THOSE CONDITIONS.
- THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.
- ELEVATIONS SHOWN REFER TO THE INVERT (FLOW LINE) OF THE PROPOSED LEACHING SYSTEM UNLESS NOTED OTHERWISE.
- UTILIZATION OF EXISTING SEPTIC TANK WILL BE BASED UPON THE INTEGRITY OF THE TANK AND BAFFLES DETERMINED PRIOR TO LEACHING SYSTEM CONSTRUCTION.
- PROVIDE A 1,000 GALLON, TWO COMPARTMENT SEPTIC TANK MADE OF CONCRETE WITH A MINIMUM 4,000 PSI CONCRETE PER ASTM STANDARDS. SEPTIC TANK ACCESS SHALL BE OUTFITTED WITH 24" DIAMETER RISERS TO FINISHED GRADE WHERE SOIL COVER OVER THE TANK EXCEEDS 12 INCHES. SEAL ALL JOINTS WATER TIGHT. ALL TANK INLET AND OUTLET PIPING SHALL BE SEALED WITH A POLYETHYLENE GASKET, "POLYLOK" OR EQUIVALENT. TANK TO BE WATER TIGHT.
- ALL RISER ASSEMBLIES UTILIZED SHALL BE EQUIPPED WITH SECONDARY SAFETY LIDS OR DEVICES EVEN IF THE RISER COVER WEIGHS MORE THAN 50 LBS. SECONDARY SAFETY DEVICES SHALL BE IN ACCORDANCE WITH THE STATE OF CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION.
- SEPTIC TANK BAFFLES SHALL CONFORM TO TECHNICAL STANDARDS OF THE PUBLIC HEALTH CODE.
- SEPTIC TANK SHALL HAVE AN APPROVED NON-BYPASS EFFLUENT FILTER AT THE OUTLET.
- ALL PIPING BETWEEN BARN AND SEPTIC TANK SHALL BE FOUR INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/4" PER FOOT OR SIX INCHES WITH A MINIMUM SLOPE OF 1/2" PER FOOT. PIPE SHALL BE LAID WITH TIGHT JOINTS AND IN A STRAIGHT LINE WITH UNIFORM GRADES. ACCESSIBLE MANHOLES OR SURFACE CLEANOUTS SHALL BE PROVIDED AT ONE OR MORE CUMULATIVE CHANGES OF DIRECTION EXCEEDING 45 DEGREES OR WHERE BUILDING SEWER EXCEEDS 75 FEET IN LENGTH. MATERIALS TO BE ALLOWED BY TECHNICAL STANDARDS.
- ALL PIPE USED BETWEEN SEPTIC TANK AND LEACHING AREA SHALL BE 4" SDR-35 PVC PIPE WITH WATER TIGHT JOINTS OR EQUIVALENT ALLOWED BY TECHNICAL STANDARDS. PIPE SHALL BE SET ON A MINIMUM SLOPE OF 1/4" PER FOOT.
- DISTRIBUTION BOXES ARE TO BE SET ON A STABLE FOOTING OF 12" MINIMUM DEPTH OF 1" CRUSHED STONE.
- ALL FILTER FABRIC SHALL BE 1.5 OZ./YD. (ASTM D-5261), PERMEABILITY OF 1.0/SEC. (AS TM D-4491) AND A TRAPEZOID TEAR OF 15 LBS. (ASTM D-4533) OR EQUIVALENT.
- NO FOOTING DRAINS OR OTHER GROUNDWATER DRAINS SHALL BE INSTALLED WITHIN 25' OF PROPOSED SEPTIC SYSTEM OR WITHIN 50 FEET OF SEPTIC SYSTEM IF DRAIN IS DOWN GRADIENT.
- PRIOR TO CONSTRUCTION ACTIVITIES THE LEACHING SYSTEM AREAS SHALL BE ROPED OFF OR OTHERWISE DELINEATED SO AS TO KEEP CONSTRUCTION TRAFFIC OFF THE SEPTIC AREA.
- STRIP AND STOCKPILE TOPSOIL AND REMOVE BOULDERS PRIOR TO PLACING FILL. ALL TOPSOIL MUST BE REMOVED IN FILL SYSTEMS.
- GRAVEL FILL TO BE DUMPED AT THE EDGE OF PREPARED LEACHING AREA AND PUSHED ONTO HARROWED SURFACE WITH TRACK MACHINE IN 12" (MAX) LIFTS. GRAVEL TO BE COMPACTED TO 90-95% STANDARD PROCTOR DENSITY - ASTM D-698. THE ENGINEER OF RECORD AND THE HEALTH DEPARTMENT MUST APPROVE THE SELECT GRAVEL PRIOR TO ITS PLACEMENT.
- SELECT FILL SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 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 TO BE REWEIGHED AND A SECOND SIEVE ANALYSIS COMPLETED.
 - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SEPTIC SYSTEM DESIGN CALCULATIONS - BARN

646.1 SF OF SUPERMARKET USE @ 0.1 GPD/SF (STORE / SEED ROOM)
 20 PERSON OF DAY CAMP USE @ 15 GPD / PERSON (ACTIVITY ROOM)
 646.1 SF X 0.1 GPD/SF + 20 PERSON * 15 GPD/PERSON = 365 GPD
 PERCOLATION RATE = 1 INCH @ 10.0 MINUTES USED FOR DESIGN (OBSERVED)
 PERCOLATION RATE OF 1" IN LESS THAN 10.0 MINUTES
 SQUARE FEET OF LEACHING AREA REQUIRED = 365 DESIGN FLOW / 1.5 APPLICATION RATE = 243.3 SF (TABLE 8)
 1000 GAL. SEPTIC TANK REQUIRED

PROPOSED SEPTIC SYSTEM LEACHING FIELD
 45 LF OF 12" CONCRETE LEACHING GALLERIES
 45 LF X 5.9 SF/LF = 265.5 SF OF LEACHING AREA PROVIDED
 1000 GAL. SEPTIC TANK PROVIDED

PROPOSED RESERVE AREA
 45 LF OF 12" CONCRETE LEACHING GALLERIES
 45 LF X 5.9 SF/LF = 265.5 SF OF LEACHING AREA PROVIDED

MLSS CALCULATION - BARN
 HYDRAULIC FACTOR (HF)
 HYDRAULIC GRADIENT AT BOTH ENDS OF SYSTEM:
 (204.7 - 202.0) / 66 = 4.1%; (204.4 - 202.5) / 66 = 2.9%
 AVG. HYDRAULIC GRADIENT = (4.1 + 2.9) / 2 = 3.5%
 HYDRAULIC GRADIENT = 3.1-4%

AVERAGE DEPTH OF TEST HOLES WITHIN THE SYSTEM:
 DTH-1 = 30", DTH-2 = 26"
 (30 + 26) / 2 = 28"
 DEPTH OF DOWNGRADE TEST HOLE = DTH-3 = 26"
 AVERAGE DEPTH OF RESTRICTIVE LAYER = (28 + 26) / 2 = 27"
 HF = 34

FLOW FACTOR (FF):
 DESIGN FLOW 365 GPD
 FF = 1.22

PERCOLATION FACTOR (PF):
 PERCOLATION RATE = 1" IN 10.1 - 20.0 MINUTES
 PF = 1.0

MLSS = HF X FF X PF
 MLSS = 34 X 1.22 X 1.0
 MLSS = 41.5 FEET

PRIMARY LEACHING SYSTEM SPREAD = 45 FEET
INVERT ELEVATIONS- BARN
 BUILDING SEWER AT FOUNDATION = 203.7 MIN.

SEPTIC TANK
 INLET = 203.33
 OUTLET = 203.0

PUMP CHAMBER
 INLET 202.90
 DISTRIBUTION BOX
 INLET = 204.05
 OUTLET = 204.00

LEACHING SYSTEM INVERT = 203.95
 LEACHING SYSTEM BOTTOM = 203.53

FLOW CALCULATION - EXISTING RESIDENCE

Use	Occupancy	Comment	Design Flow*	Projected Sewage Flow (gpd)	Application Rate** (gpd/sf)	ELA
4 Bedroom Dwelling	4 family members		TABLE 6	371.5	n/a	900.0
Commercial Kitchen	10	3-4 / month	1/2 gpd / meal served	50	0.8	62.5
Day Care - Morning - 1 to 4 yr olds	10		10 gpd / pupil	100	1.5	66.7
Day Care - After school - 8 to 12 yr olds	23	No lunch prep	10 gpd / pupil	230	1.5	140.0
Summer Day Camp	40	6 weeks No food preparation	15 gpd / person	600	1.5	400.0
			Total	1,528		1569.2

*Table 4 - Technical Standards
 **Tables 7 & 8 - Technical Standards (Assumes > 1" / 10 min. percolation rate)

SEPTIC SYSTEM DESIGN CALCULATIONS - EXISTING RESIDENCE

1,580 GAL. SEPTIC TANK REQUIRED
 2,000 GAL. SEPTIC TANK PROVIDED (EXISTING)

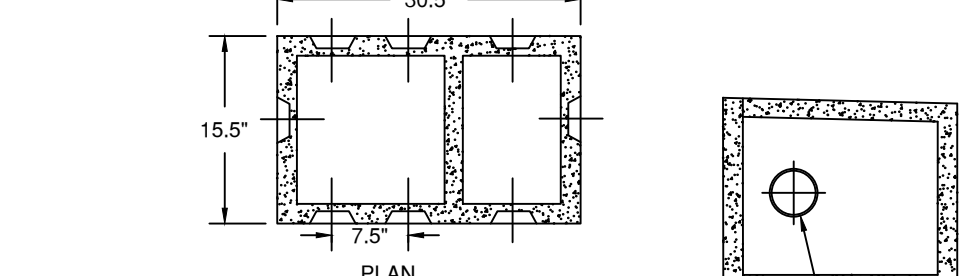
PROPOSED SEPTIC SYSTEM LEACHING FIELD
 90 LF OF MANTIS DW-100 (45 LF EXISTING TO REMAIN, 45 LF PROPOSED)
 90 LF X 20.0 SF/LF = 1,800 SF OF LEACHING AREA PROVIDED

MLSS CALCULATION - EXISTING RESIDENCE
 RESTRICTIVE LAYER > 60 MLSS DOES NOT APPLY

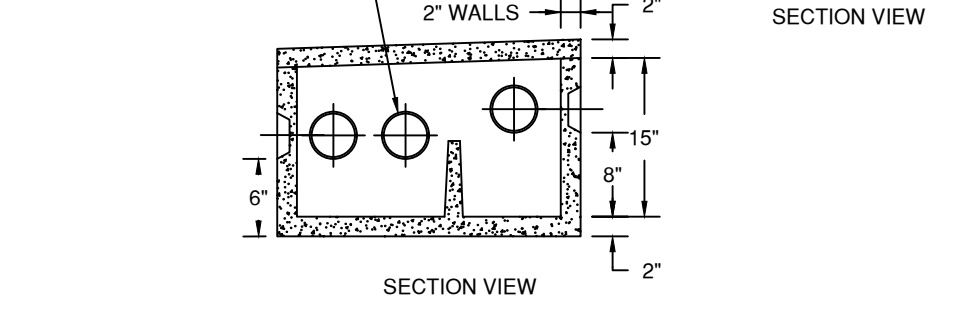
INVERT ELEVATIONS- EXISTING RESIDENCE
 DISTRIBUTION BOX (EXISTING)
 INLET = 202.1
 OUTLET = 202.0

EXISTING LEACHING SYSTEM INVERT = 201.90 (TO REMAIN)
 EXISTING LEACHING SYSTEM BOTTOM = 200.90 (TO REMAIN)

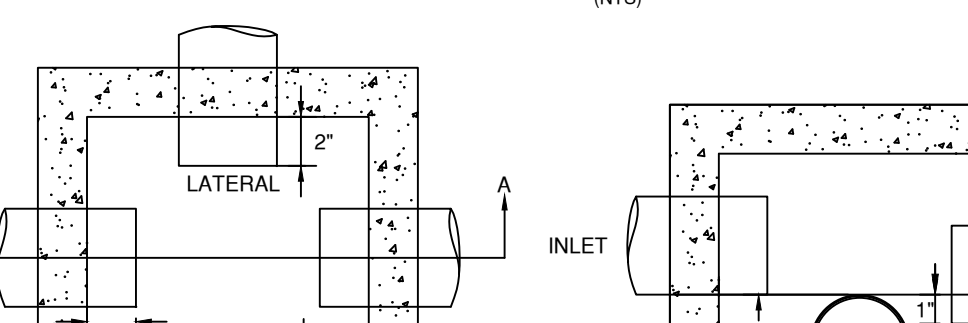
PROPOSED LEACHING SYSTEM INVERT = 201.10
 PROPOSED LEACHING SYSTEM BOTTOM = 200.10



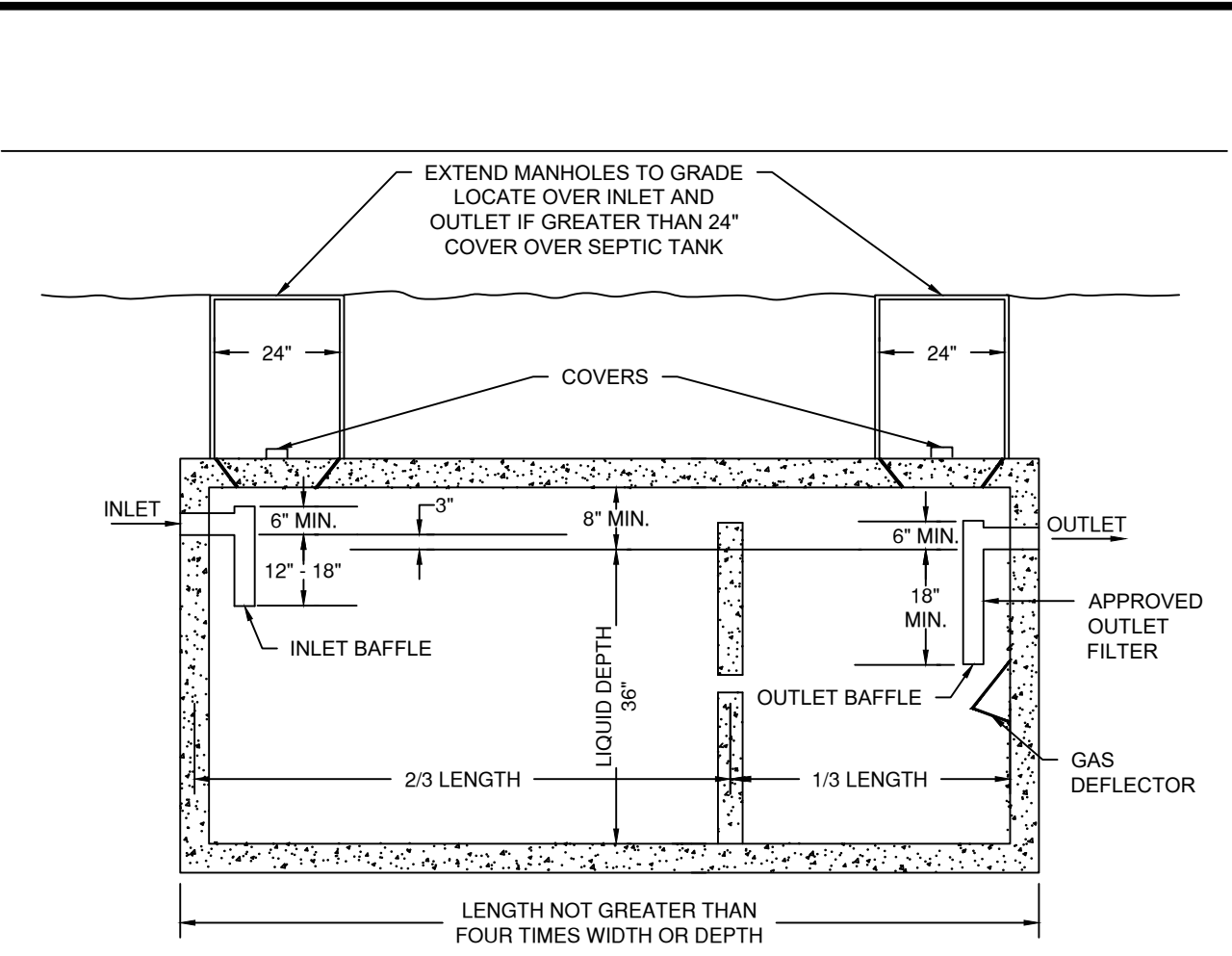
DISTRIBUTION BOX WITH BAFFLE
 (NTS)



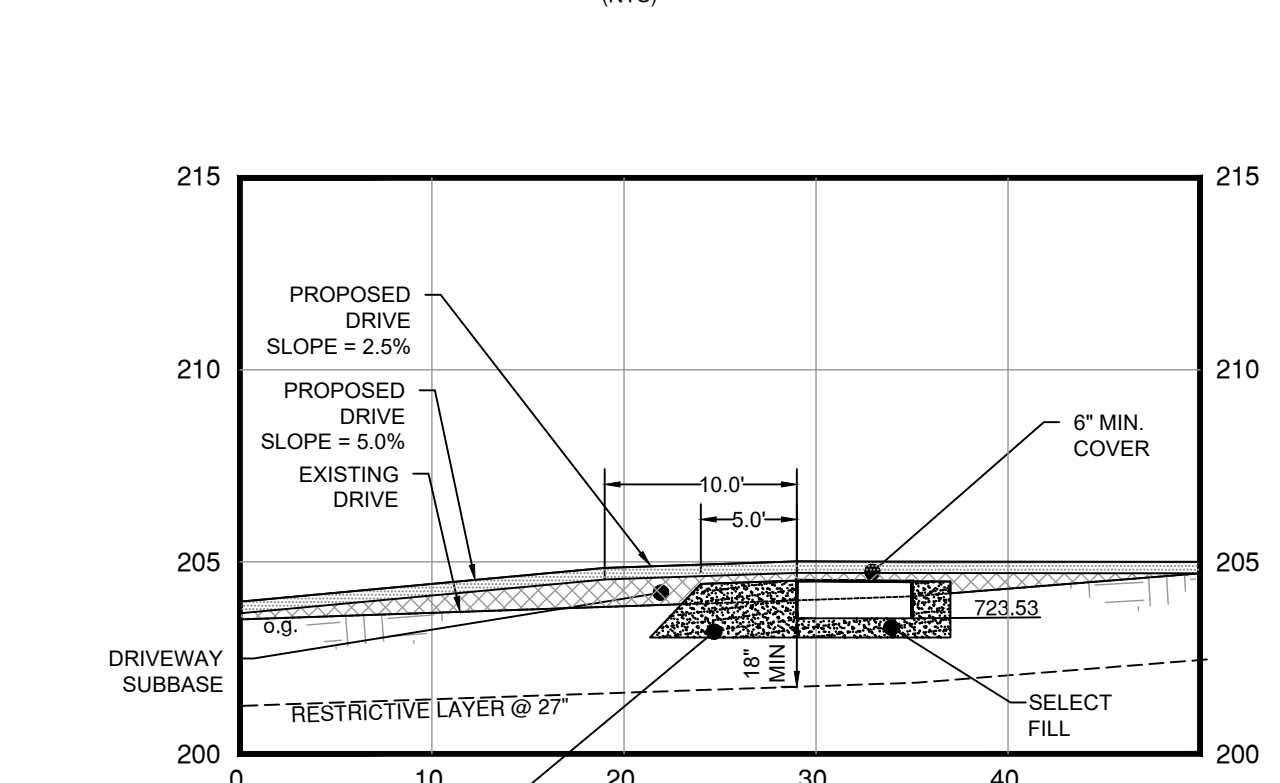
HIGH LEVEL OVERFLOW (HLO) DISTRIBUTION BOX
 (NTS)



HIGH LEVEL OVERFLOW (HLO) DISTRIBUTION BOX
 (NTS)

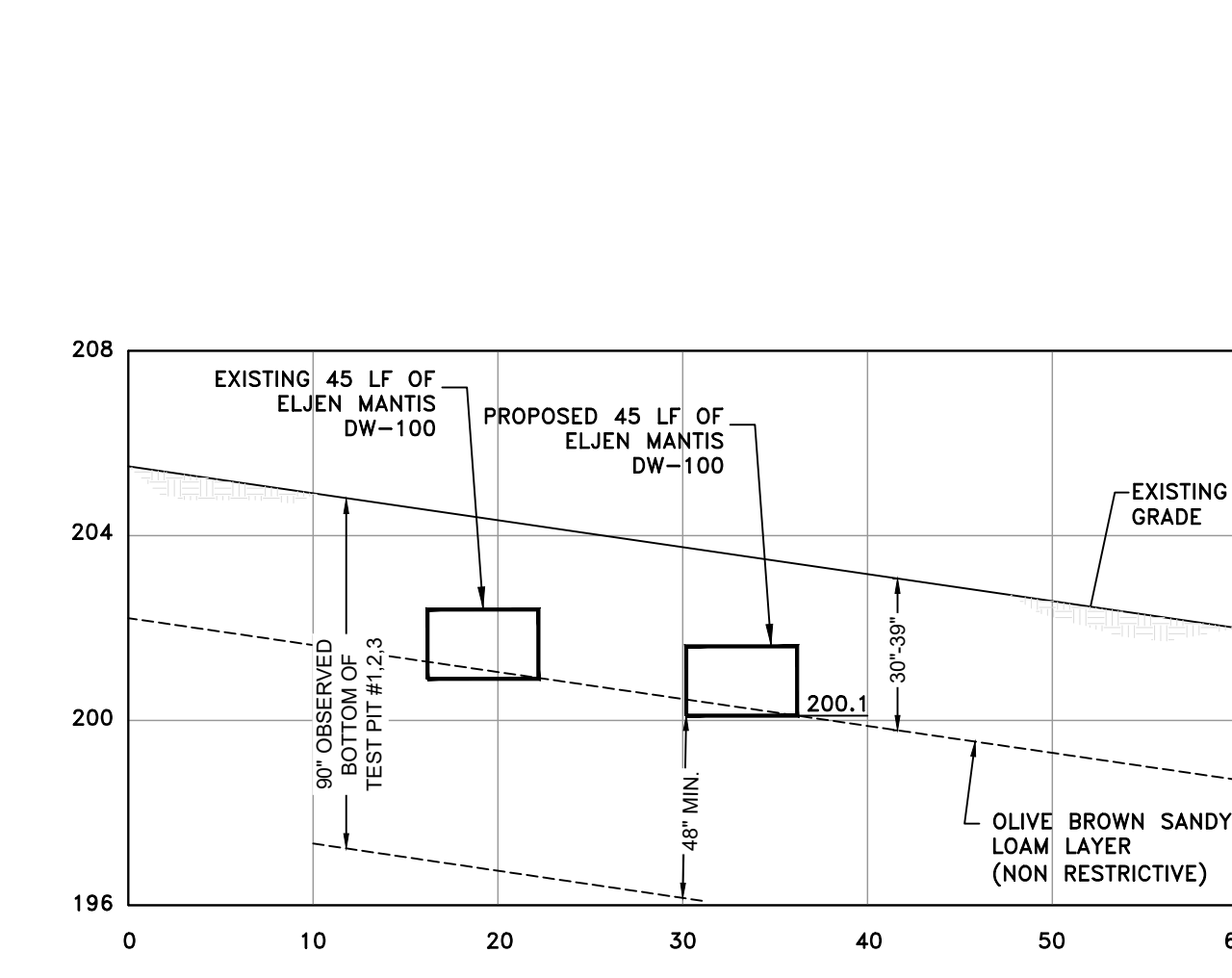


SEPTIC TANK
 (NTS)

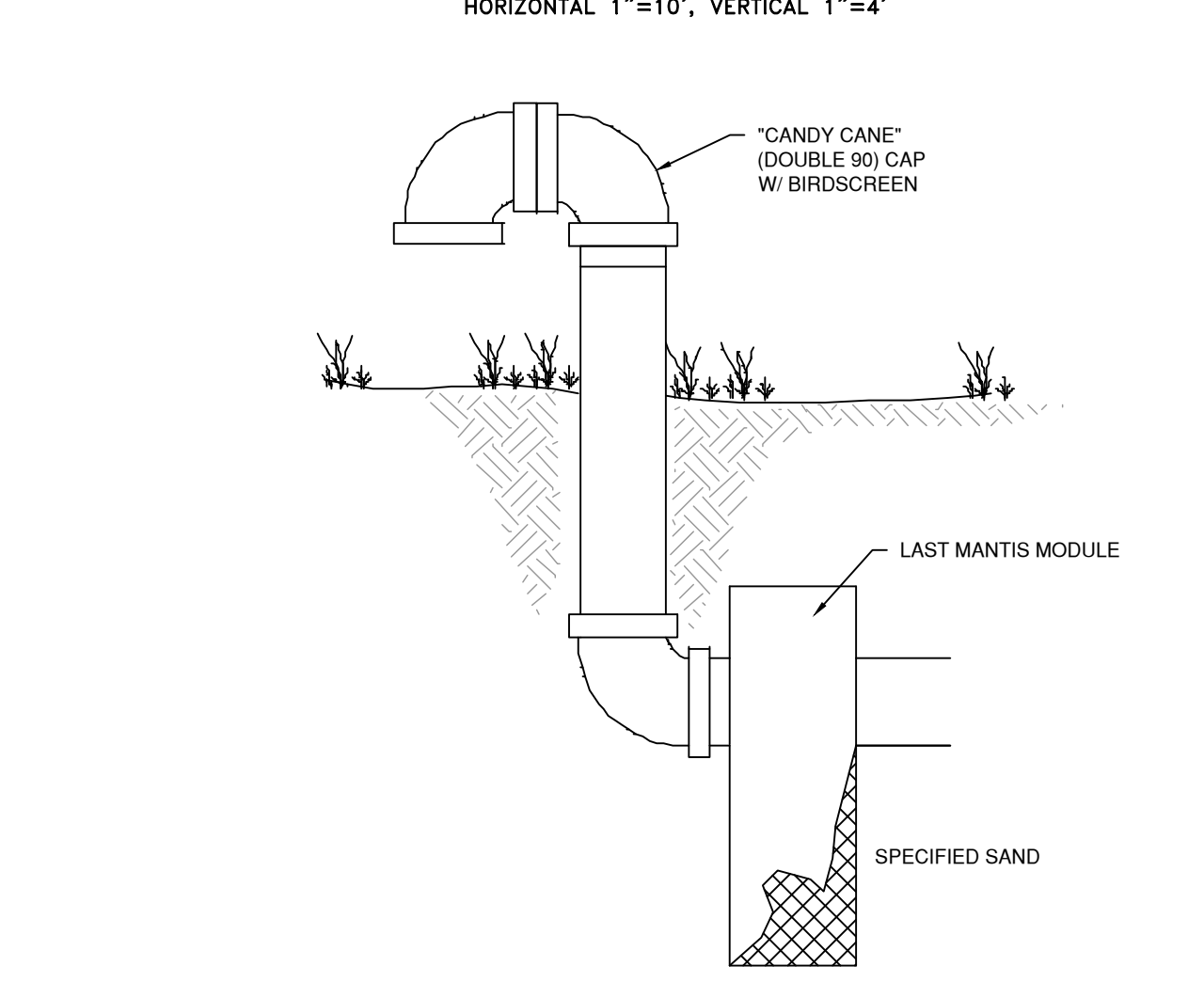


SECTION A - A
 SCALE: HORIZ. 1"=10'
 VERT. 1"=4'

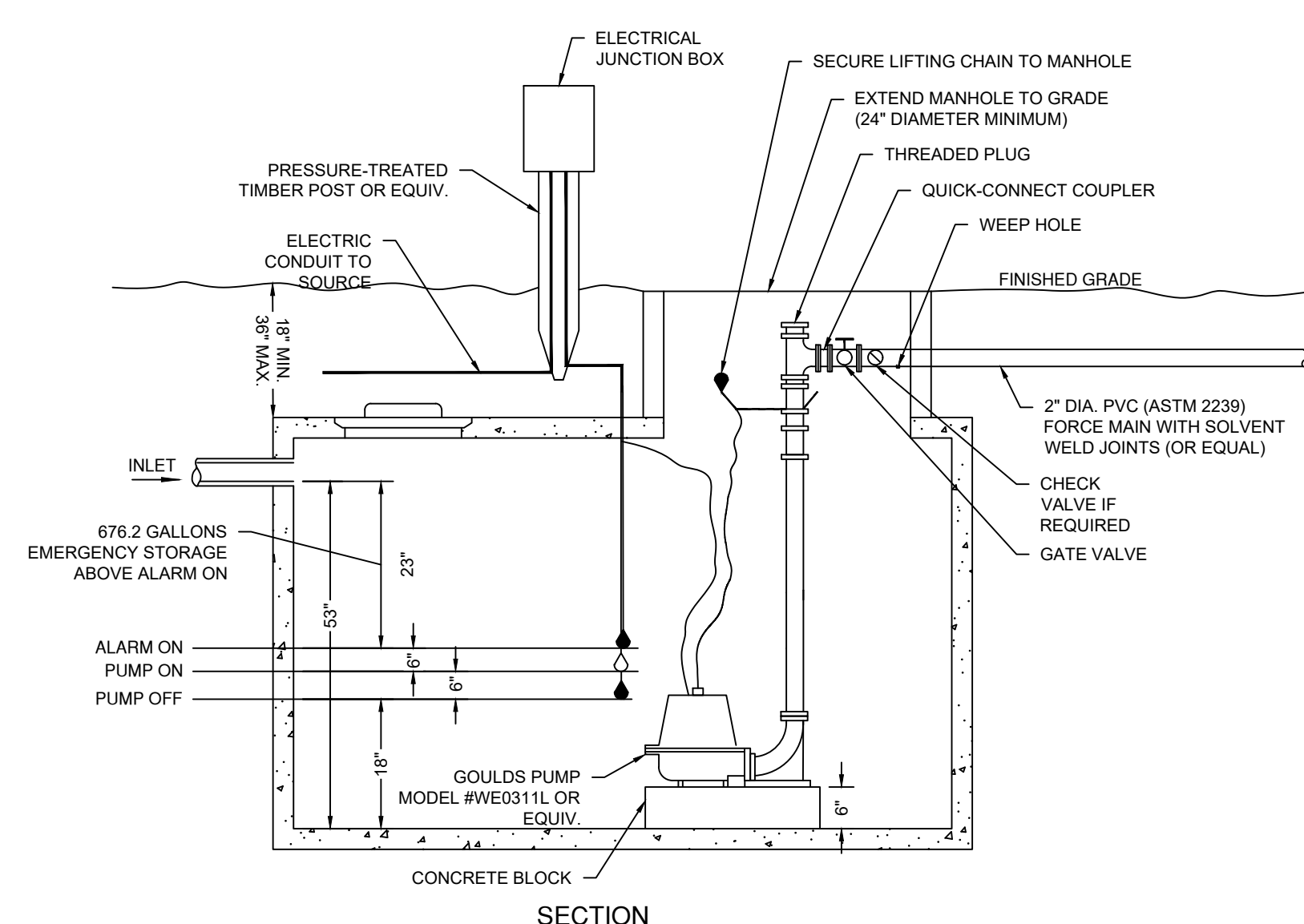
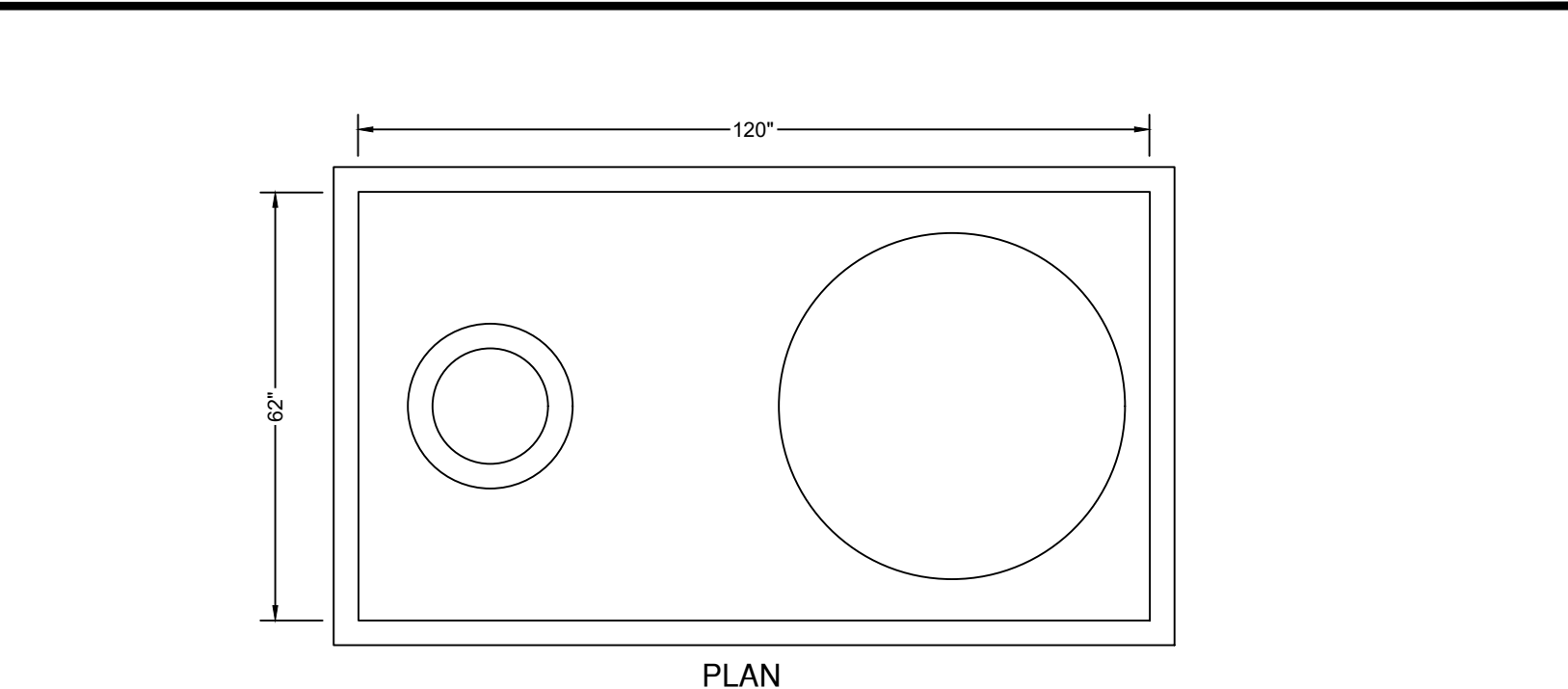
REMOVE TOPSOIL AND REPLACE WITH SELECT FILL (SCARIFY SOIL PRIOR TO PLACEMENT OF SELECT FILL)



SECTION B-B
 HORIZONTAL 1"=10', VERTICAL 1"=4'



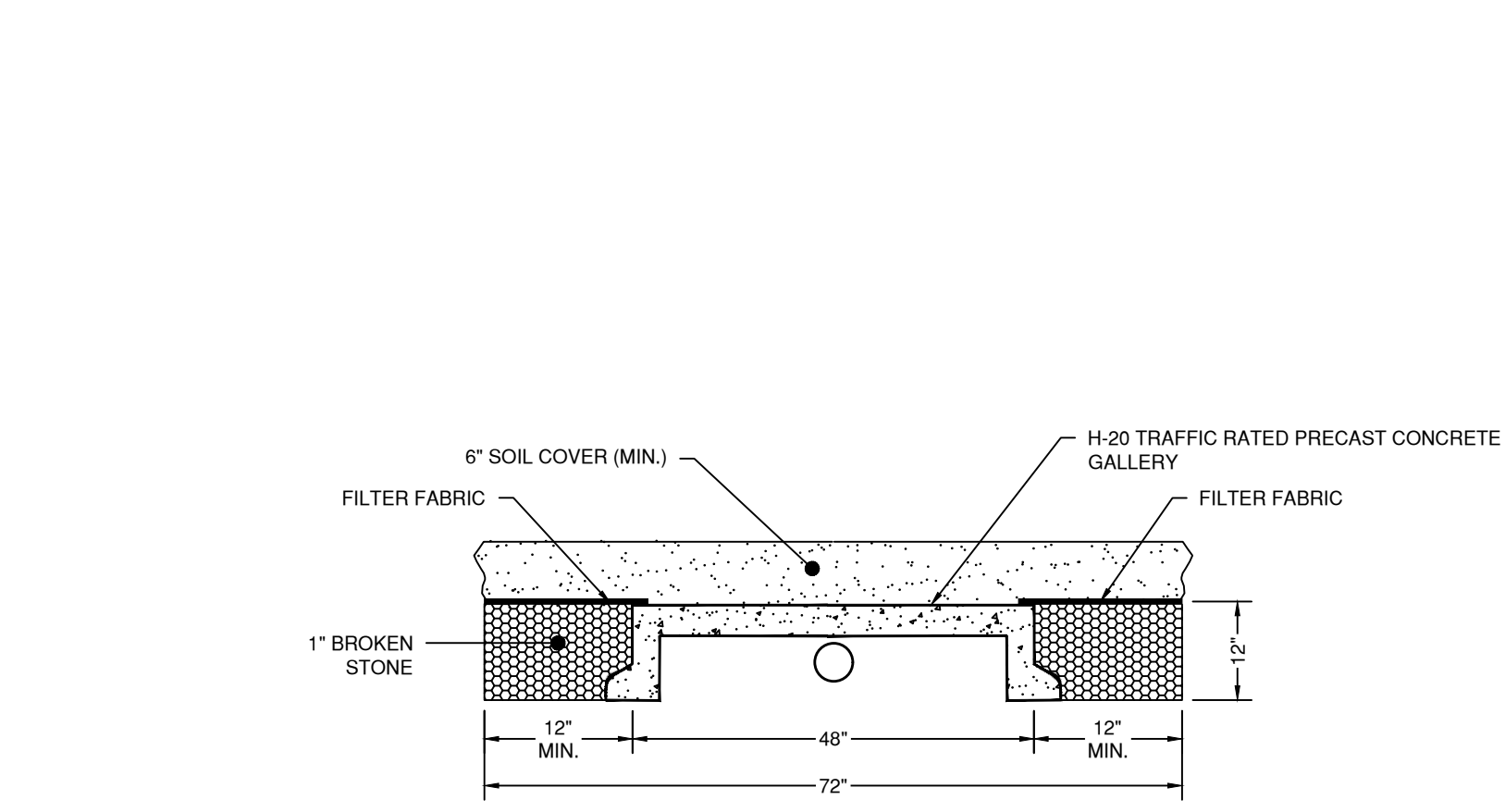
MANTIS VENTING DETAIL - "CANDY CANE" TYPICAL SECTION
 (NTS)



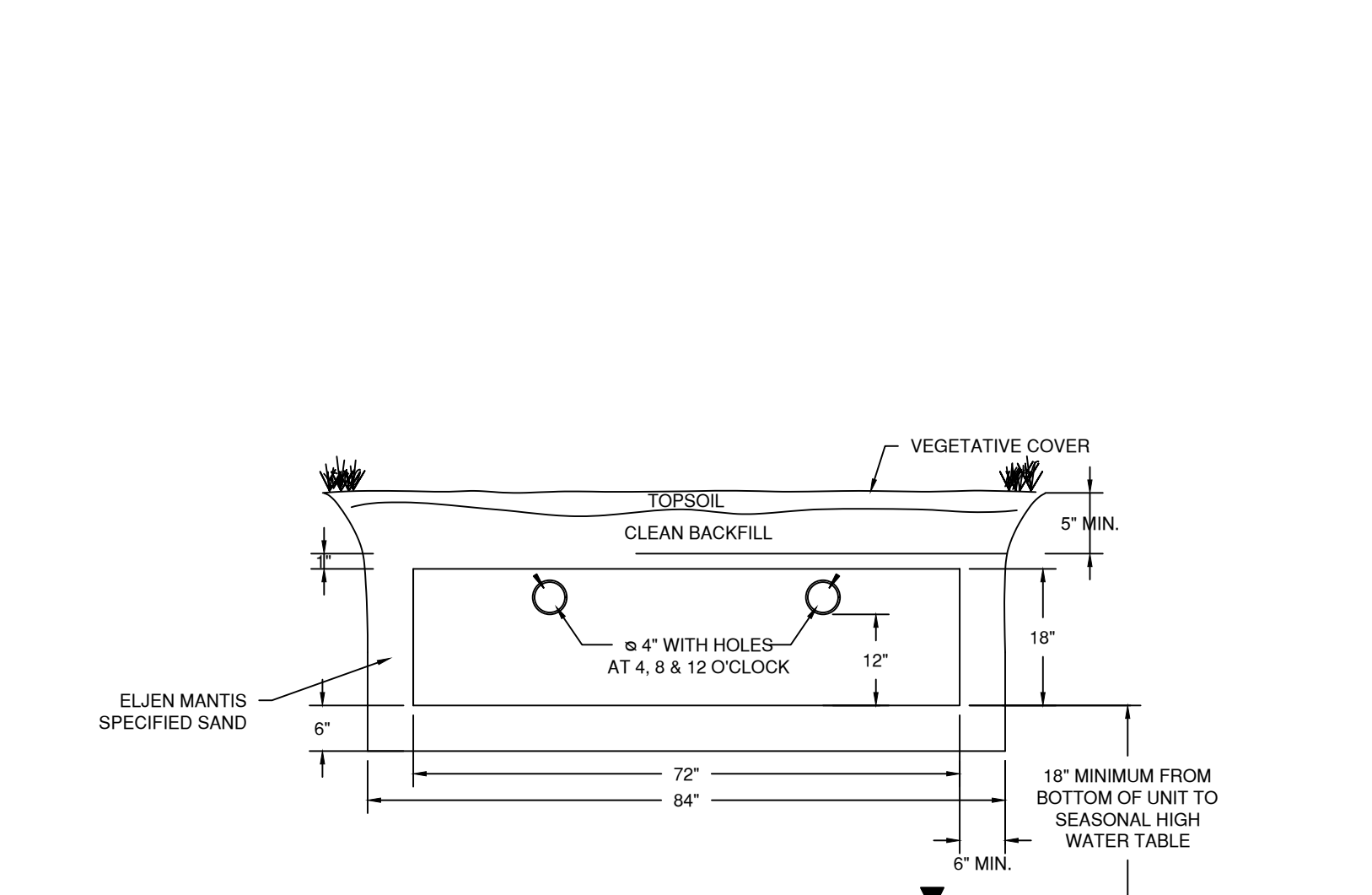
1,000 GALLON PUMP CHAMBER
 (NTS)

- GENERAL NOTES:**
- SET FLOATS TO PUMP 128.8 GALLONS PER CYCLE.
 - PUMP CHAMBER SHALL BE PRECAST CONCRETE AS MANUFACTURED BY CONNECTICUT PRECAST CORP. OR APPROVED EQUAL.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ALTERNATE MANUFACTURERS IS USED TO ADJUST FLOAT HEIGHTS ACCORDINGLY PRIOR TO INSTALLATION.

12"x48" PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION
 (NTS)



12"x48" PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION
 (NTS)



ELJEN MANTIS DW-100 TYPICAL CROSS SECTION
 (NTS)

NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

11/8/2024	REVISED PER P&Z COMMENTS
9/11/2024	REVISED COVERAGE CHART
8/30/2024	REVISED PER AHD COMMENTS
7/8/2024	REVISED TO SHOW WP/LINE
REVISION DATE	ISSUE

LANDTECH
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
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 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
WAKEMAN TOWN FARM

PROJECT LOCATION:
**134 CROSS HIGHWAY
 WESTPORT CT**

PROJECT TITLE:
**SITE IMPROVEMENTS FOR A
 PROPOSED BARN ADDITION**

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No. **24084-01**
 DATE: 6/12/2024 DESIGNED BY: RW CHECKED BY: AS

SCALE:
N.T.S.

PROJECT STATUS:
**DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION**

C-3.0