

WASHINGTON-DESIGN GUIDELINES

SUBJECT AREA: 6.70± ACRES - 1 LOT	
ZONE: R-1	
ITEM	PERMITTED / REQUIRED
LOT AREA PER RESIDENTIAL UNIT BASED ON SOIL TYPE:	
CLASS A	2 ACRES
CLASS B	3 ACRES
CLASS C	4 ACRES
CLASS D	6.67 ACRES
CLASS F	N/A
FRONTAGE (FEET)	200
LOT WIDTH (FEET)	200
BUILDING SETBACKS	
FRONT YARD (FEET)	50
SIDE YARD (FEET)	25
REAR YARD (FEET)	25
BUILDING SETBACKS (3 ACRE MIN. REAR LOTS)	
FRONT YARD (FEET)	75
SIDE YARD (FEET)	50
REAR YARD (FEET)	50

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:
 -2023-7-7 Revised Layout

THIS MAP HAS BEEN PREPARED FOR GENERAL REFERENCE ONLY. IT IS A COMPILATION OF EXISTING SURVEYS, USGS MAPS, SOIL CONSERVATION SERVICE MAPS, TAX ASSESSOR INFORMATION, AND AERIAL PHOTOS. THIS MAP WAS PREPARED TO DEMONSTRATE THE FEASIBILITY OF RESIDENTIAL DEVELOPMENT ON THE SUBJECT PARCELS.

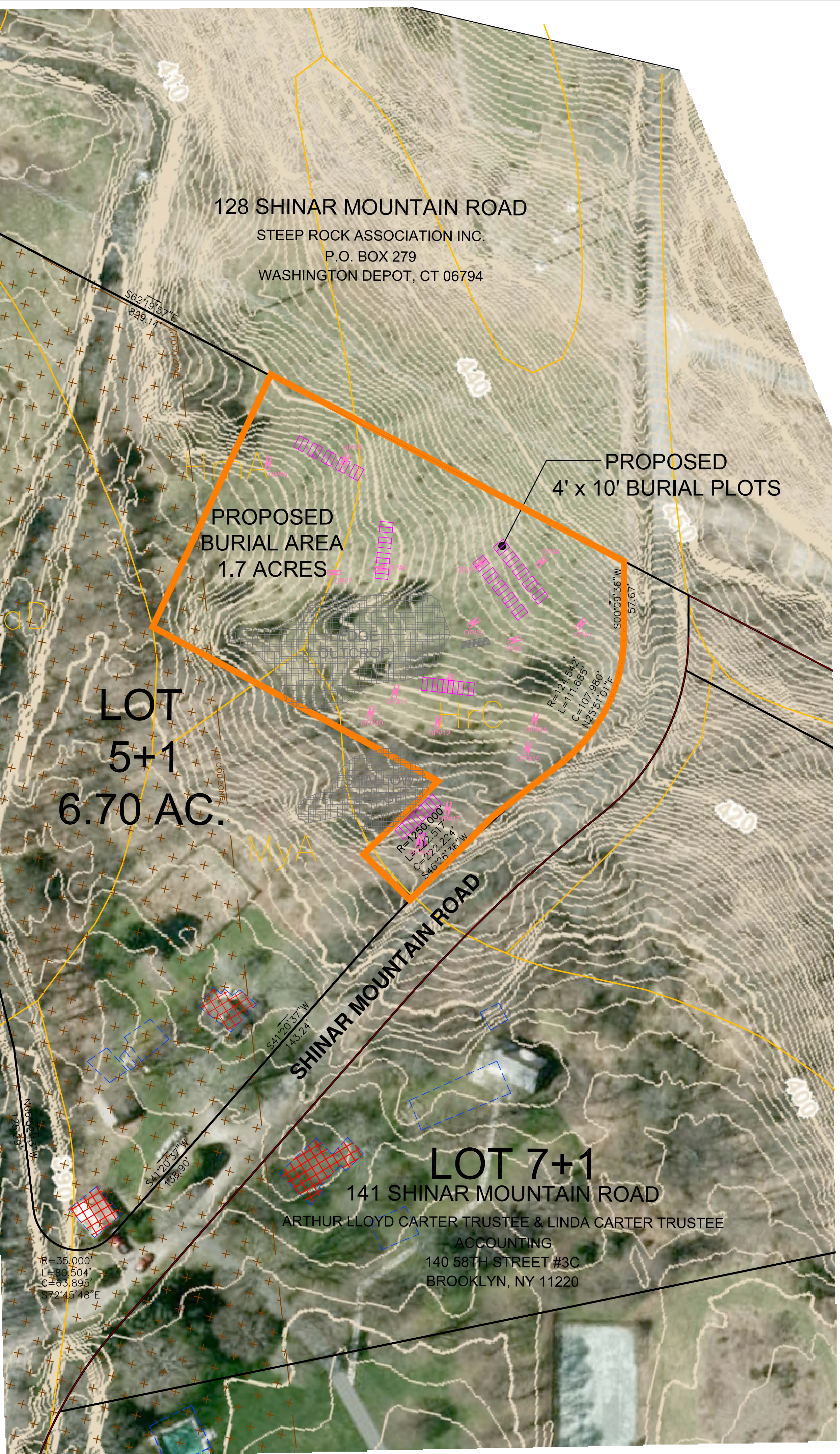
SUBJECT PROPERTY- LOT 5+1
 TOTAL PARCEL AREA = 6.70 AC.
 AREA OF STEEP SLOPES (>25%) = 0 AC.
 AREA IN FLOOD ZONE = 4.1 AC
 REMAINING LAND = 2.6 AC.

EXISTING LOT DOES NOT HAVE ENOUGH LAND NOR DWELLING UNITS TO BE SUBDIVIDED INTO TWO LOTS DUE TO THE AMOUNT OF LAND IN THE FLOOD ZONE.

- PUBLIC HEALTH REGULATIONS FOR CEMETERIES**
- 1) REQUIRE 6- FEET OF WELL-DRAINED SOILS. GROUNDWATER (INCLUDING SEASONAL) AT DEPTHS LESS THAN 5- FEET REQUIRE THE INSTALLATION OF GROUND WATER CONTROL FEATURES.
 - 2) A MINIMUM OF 2.5- FEET IS REQUIRED ABOVE THE OUTSIDE OF THE CONTAINER WITH BODY. A MINIMUM DEPTH OF 1.5- FEET IS ALLOWED IF AN IMPERMEABLE VAULT MATERIAL IS UTILIZED.
 - 3) CEMETERY CANNOT BE LOCATED WITHIN 0.5 MILES FROM ANY DRINKING WATER RESERVOIR.
 - 4) DISTANCE TO A HOUSE IS LESS THAN 350- FEET SO BURIALS ARE TO BE IN A VAULT.

SOIL INSPECTION RESULTS

4/4/2023 OBSERVATION PIT: NO. 1 07'-10" TOPSOIL 10'-38" DARK ORANGE BROWN FINE SAND LOAM 38'-46" LT BROWN FINE SAND LOAM 46" LEDGE OBSERVED NO MOTTLING OBSERVED NO GROUNDWATER OBSERVED 38" ROOTS OBSERVED	OBSERVATION PIT: NO. 6 0'-20" TOPSOIL 20'-38" ORANGE BROWN FINE SAND LOAM 38'-52" LT BROWN FINE SAND LOAM 52" LEDGE OBSERVED 38" MOTTLING OBSERVED 48" GROUNDWATER OBSERVED 20" ROOTS OBSERVED	OBSERVATION PIT: NO. 11 0'-11" TOPSOIL 11'-37" ORANGE BROWN FINE SAND LOAM 37'-81" LT GRAY FINE SAND 81" LEDGE OBSERVED 37" MOTTLING OBSERVED 64" GROUNDWATER OBSERVED 37" ROOTS OBSERVED	OBSERVATION PIT: NO. 16 0'-17" TOPSOIL 7'-25" ORANGE BROWN FINE SAND LOAM 25'-64" LT BROWN FINE SAND 64" LEDGE OBSERVED 25" MOTTLING OBSERVED NO GROUNDWATER OBSERVED 25" ROOTS OBSERVED
OBSERVATION PIT: NO. 2 07'-11" TOPSOIL 11'-29" ORANGE BROWN FINE SAND LOAM 29'-69" LT BROWN FINE SAND 69" LEDGE OBSERVED 25" MOTTLING OBSERVED 32" GROUNDWATER OBSERVED 25" ROOTS OBSERVED	OBSERVATION PIT: NO. 7 0'-13" TOPSOIL 13'-30" ORANGE BROWN FINE SAND LOAM 30'-56" LT BROWN FINE SAND LOAM 56" LEDGE OBSERVED 30" MOTTLING OBSERVED 40" GROUNDWATER OBSERVED 30" ROOTS OBSERVED	OBSERVATION PIT: NO. 12 0'-6" TOPSOIL 6'-14" ORANGE BROWN FINE SAND LOAM 14'-20" LT GRAY FINE SAND 20" LEDGE OBSERVED 14" MOTTLING OBSERVED 16" GROUNDWATER OBSERVED 14" ROOTS OBSERVED	OBSERVATION PIT: NO. 17 0'-10" TOPSOIL 10'-30" ORANGE BROWN FINE SAND LOAM 30'-65" LT BROWN FINE SAND 65" LEDGE OBSERVED 30" MOTTLING OBSERVED NO GROUNDWATER OBSERVED 30" ROOTS OBSERVED
OBSERVATION PIT: NO. 3 07'-11" TOPSOIL 11'-27" ORANGE BROWN FINE SAND LOAM 27'-62" LT BROWN FINE SAND 62" LEDGE OBSERVED NO MOTTLING OBSERVED NO GROUNDWATER OBSERVED 27" ROOTS OBSERVED	OBSERVATION PIT: NO. 8 0'-11" TOPSOIL 11'-28" ORANGE BROWN FINE SAND LOAM 28'-44" LT BROWN FINE SAND LOAM 44" LEDGE OBSERVED 30" MOTTLING OBSERVED 32" GROUNDWATER OBSERVED 11" ROOTS OBSERVED	OBSERVATION PIT: NO. 13 0'-12" TOPSOIL 12'-30" ORANGE BROWN FINE SAND LOAM 30'-105" LT GRAY FINE SAND NO LEDGE OBSERVED 30" MOTTLING OBSERVED 45" GROUNDWATER OBSERVED 30" ROOTS OBSERVED	
OBSERVATION PIT: NO. 4 07'-14" TOPSOIL 14'-41" ORANGE BROWN FINE SAND LOAM 41'-72" LT BROWN FINE SAND 72" LEDGE OBSERVED 30" MOTTLING OBSERVED NO GROUNDWATER OBSERVED 14" ROOTS OBSERVED	OBSERVATION PIT: NO. 9 0'-10" TOPSOIL 10'-25" ORANGE BROWN FINE SAND LOAM 25'-52" LT BROWN FINE SAND LOAM 52" LEDGE OBSERVED 25" MOTTLING OBSERVED 30" GROUNDWATER OBSERVED 25" ROOTS OBSERVED	OBSERVATION PIT: NO. 14 0'-10" TOPSOIL 10'-31" ORANGE BROWN FINE SAND LOAM 31'-40" LT BROWN FINE SAND 40" LEDGE OBSERVED 31" MOTTLING OBSERVED 40" GROUNDWATER OBSERVED 10" ROOTS OBSERVED	
OBSERVATION PIT: NO. 5 07'-17" TOPSOIL 17'-48" ORANGE BROWN FINE SAND LOAM 48'-72" LT BROWN FINE SAND 72" LEDGE OBSERVED 48" MOTTLING OBSERVED NO GROUNDWATER OBSERVED 19" ROOTS OBSERVED	5/8/2023 OBSERVATION PIT: NO. 10 07'-11" TOPSOIL 11'-30" ORANGE BROWN FINE SAND LOAM 30'-64" LT GRAY FINE SAND 64" LEDGE OBSERVED 30" MOTTLING OBSERVED 44" GROUNDWATER OBSERVED 30" ROOTS OBSERVED	OBSERVATION PIT: NO. 15 07'-8" TOPSOIL 8'-31" ORANGE BROWN FINE SAND LOAM 31'-52" LT BROWN FINE SAND 52" LEDGE OBSERVED 31" MOTTLING OBSERVED 38" GROUNDWATER OBSERVED 31" ROOTS OBSERVED	



INTERIOR LOTS
 3.0 ACRE MINIMUM, EXCLUDING ACCESSWAY. 50' ACCESS REQUIRED. AN ACCESSWAY MAY SERVE TWO INTERIOR LOTS WHICH MAY SHARE A DRIVEWAY. A THIRD FRONTAGE LOT MAY SHARE THIS DRIVE.

INLAND WETLANDS
 INLAND WETLANDS REGULATED ACTIVITY: USE OR ACTIVITY WITHIN 100' OF WETLAND OR WATERCOURSE.

SUBDIVISION
 OPEN SPACE= 15% "EQUIVALENT AREA" BASED ON SOILS OR FEE IN LIEU. OPEN SPACE IN FORM, LOCATION, & OWNERSHIP "AS ACCEPTABLE TO COMMISSION". CONSERVATION EASEMENTS ON LOTS NOT SPECIFICALLY PROHIBITED.

PUBLIC CUL DE SAC MAXIMUM LENGTH 1000' OR TWENTY UNITS.
 CUL DE SAC RADIUS OF 45': LOCAL RURAL ROAD WIDTH 40'.

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Proposed Private Cemetery Plot Map

for
Arthur L. Carter

Area = 6.70 Ac.

142 Shinar Mountain Road
 Town of Washington
 County of Litchfield
 State of Connecticut

DATE: **July 10, 2023**

SCALE: **1" = 50'**

CEM.1