

SOIL INSPECTION & PERCOLATION TEST RESULTS

Existing house
8 New Preston Hill Road
Washington, Connecticut

Testing Conducted By: Brian E. Neff, P.E.
Test Date: April 26, 2022

SOIL INSPECTION PIT: NO. 1

0" - 22" Dark brown topsoil
22" - 45" Orange brown fine sandy loam
45" - 86" Light gray fine sandy loam w/trace gravel

No ledge observed
No mottling observed
No groundwater seepage observed
Roots observed to 70"

SOIL INSPECTION PIT: NO. 2

0" - 10" Dark brown topsoil
10" - 32" Orange brown fine sandy loam
32" - 82" Light gray fine sandy loam w/trace gravel

No ledge observed
No mottling observed
No groundwater seepage observed
Roots observed to 74"

SOIL INSPECTION PIT: NO. 3

0" - 8" Dark brown topsoil
8" - 30" Orange brown fine sandy loam
30" - 68" Light gray fine sandy loam w/trace gravel

No ledge observed
No mottling observed
No groundwater seepage observed
Roots observed to 52"

SOIL INSPECTION PIT: NO. 4

0" - 12" Dark brown topsoil
12" - 32" Orange brown fine sandy loam
32" - 70" Light gray fine sandy loam w/trace gravel

No ledge observed
No mottling observed
No groundwater seepage observed
Roots observed to 50"

SOIL INSPECTION PIT: NO. 5

0" - 8" Dark brown topsoil
8" - 34" Orange brown fine sandy loam
34" - 76" Light gray fine sandy loam w/trace gravel

No ledge observed
No mottling observed
No groundwater seepage observed
Roots observed to 62"

PERCOLATION TEST HOLE: A

Hole depth: 36" Presoak = 1 hour

DEPTH	TIME	T/D
16.5"	2:00	refill
21.25"	2:10	2.1
24.0"	2:20	3.6
26.0"	2:30	5.0
27.5"	2:40	6.7
28.875"	2:50	7.3
30.25"	3:00	7.3

Percolation rate: 7.3 minutes per inch

PERCOLATION TEST HOLE: B

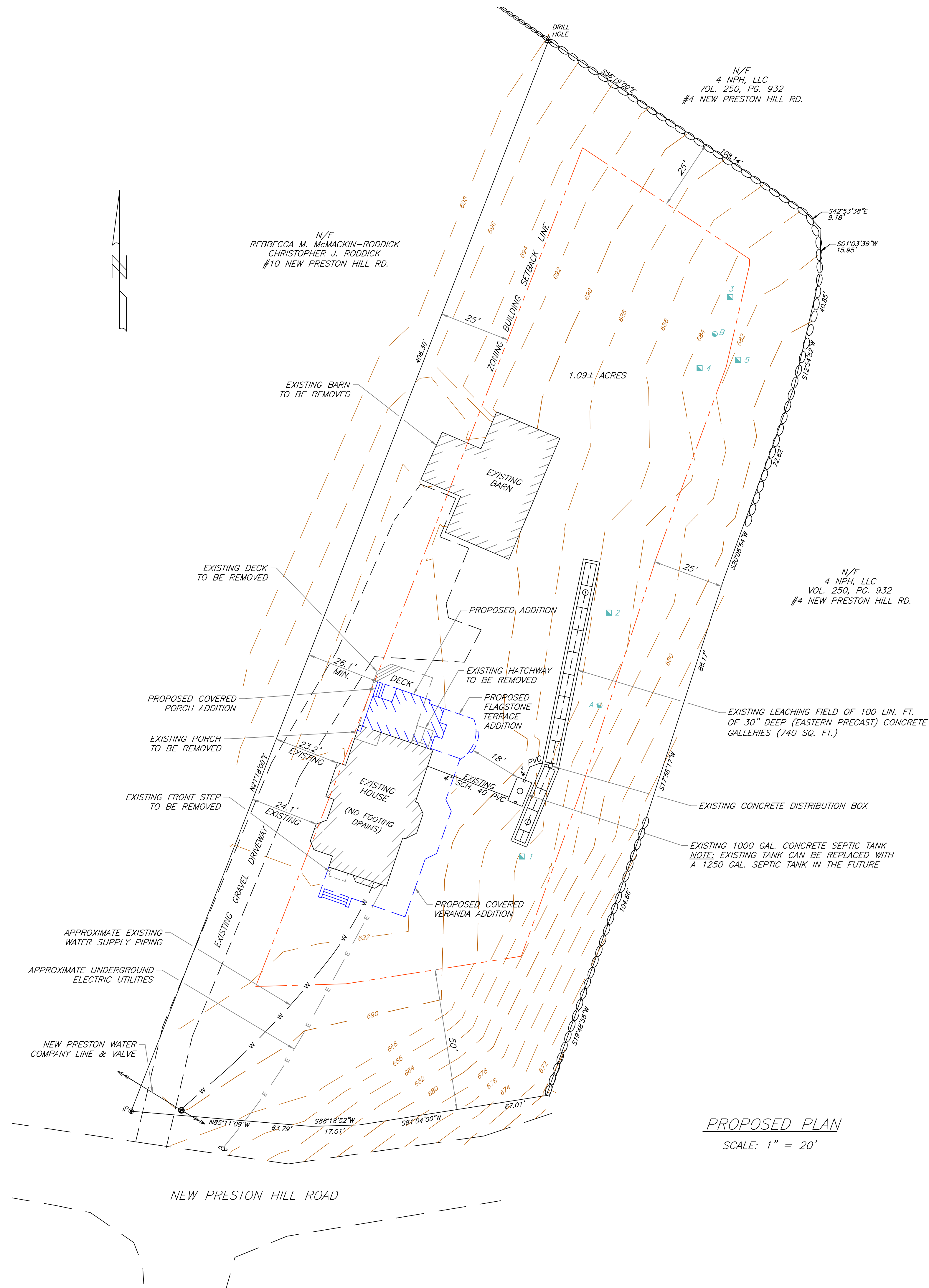
Hole depth: 32" Presoak = 1 hour

DEPTH	TIME	T/D
12.25"	2:01	refill
18.375"	2:11	1.6
23.625"	2:21	1.9
25.75"	2:31	4.7
27.5"	2:41	5.7
29.0"	2:51	6.7
30.125"	3:01	8.9

Percolation rate: 8.9 minutes per inch

LEGEND

- STONEWALL
- EXISTING ELEVATION CONTOURS
- PROPOSED ELEVATION CONTOURS
- PERCOLATION TEST HOLE
- SOIL INSPECTION PIT
- UTILITY POLE



PROPOSED PLAN

SCALE: 1" = 20'

EXISTING SITE CONDITIONS

COMPONENT	AREA (SQ. FT.)
HOUSE	1445.9
FRONT BAY WINDOW	17.6
FRONT STEP	17.8
REAR PORCH	40.9
DECK	460.0
HATCHWAY	38.9
BARN	1402.4
DRIVEWAY	3775.4
TOTAL	7198.9 SQ. FT.

EXISTING LOT COVERAGE = 7198.9 SQ. FT. x 100 = 15.2%
47440 SQ. FT.

PROPOSED SITE CONDITIONS

COMPONENT	AREA (SQ. FT.)
HOUSE	1445.9
FRONT BAY WINDOW	17.6
COVERED VERANDA	789.6
HOUSE ADDITION	463.8
FLAGSTONE TERRACE	186.6
BARN (REMOVED)	-1402.4
DRIVEWAY	3775.4
TOTAL	5276.5 SQ. FT.

PROPOSED LOT COVERAGE = 5276.5 SQ. FT. x 100 = 11.1%
47440 SQ. FT.

SEPTIC SYSTEM DESIGN DATA

THE PROPOSED ADDITION INCREASES THE NUMBER OF BEDROOMS FROM 3 EXISTING TO 4.

DWELLING DESIGN SIZE: (4) BEDROOMS

NO PROPOSED 100 GALLON CAPACITY OR LARGER BATHTUBS

NO PROPOSED KITCHEN SINK GARBAGE GRINDER

HEALTH CODE REQUIRED MINIMUM EFFECTIVE LEACHING (BASED UPON 0-10.0 MINUTES PER INCH PERCOLATION RATE) AREA = 577.5 SQ. FT.

THE EXISTING LEACHING FIELD CONSISTS OF 100 LIN. FT. OF 30" DEEP CONCRETE GALLERIES (RATED 7.4 SF/LF), TOTTALLING 740 SQ. FT. OF EFFECTIVE LEACHING AREA

NO HYDRAULIC RESTRICTIONS WERE IDENTIFIED TO A 60" DEPTH IN THE LEACHING FIELD AREA. NO MLSS ANALYSIS IS REQUIRED.

THERE ARE NO WELLS OR SEPTIC SYSTEMS ON ADJACENT PROPERTY WHICH AFFECT THIS PLAN

NO BURIED OIL TANKS ARE PROPOSED

NOTES

PROPERTY SIZE: 47,440 SQ. FT. (1.09± ACRES)

TAX ASSESSOR MAP 11, BLOCK 03, LOT 48

ZONING DISTRICT: R-1 (FARMING & RESIDENTIAL)

SURVEY AND TOPOGRAPHIC DATA IS FROM CLASS A-2 MAPPING BY T. MICHAEL ALEX, R.S.

BUILDING ADDITIONS ARE FROM PLANS BY SHELDON RICHARD KOSTELECKY, ARCHITECT

EXISTING SEPTIC SYSTEM DATA IS FROM AS-BUILT SKETCH BY H. RAY UNDERWOOD

OWNER OF RECORD: WALBOURNE KNOLL, LLC
15 GUNN HILL ROAD
NEW PRESTON, CT 06777

PROPOSED SITE PLAN		
PROPOSED HOUSE ADDITION		
8 NEW PRESTON HILL ROAD WASHINGTON, CONNECTICUT		
DATE: 6-27-2022	BRIAN E. NEFF LICENSED ENGINEER 128 BACON ROAD ROXBURY, CT 06783 (860) 354-2246	DRAWN BY: B.E. NEFF
REVISED:		DRAWING NUMBER: SHEET 1 OF 1