

NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATES AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. OF SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS V-2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.
- REFERENCE MAPS:
 - A. "MAP SHOWING PARCELS E AND F TO BE CONVEYED BY THE P. AND H. REALTY CORPORATION TO REA ALLEN MUDDOCK AT WESTON, CONN. SCALE 1IN=60FT 1935." PREPARED BY SAMUEL W. HOYT, JR., CO., INC. MAP IS ON FILE AS # 201.
 - B. "MAP OF PROPERTY PREPARED FOR SIDNEY LAZARD AT WESTON, CONN. SCALE: 1"=60' JULY 18, 1966" PREPARED BY LEO LEONARD-CIVIL ENGR & SURVEYOR. MAP IS ON FILE AS #1862.
 - C. "MAP OF PROPERTY PREPARED FOR SIDNEY LAZARD WESTON, CONNECTICUT SCALE 1IN=60FT SEPT. 17, 1971" PREPARED BY LEONARD SURVEYORS. MAP IS ON FILE AS #2194.
- PLAN PREPARED FOR: KATHERINE & RAYMOND CARPENTER.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND / OR SET DURING COMPLETION OF THIS SURVEY.
- BEARINGS BASED ON STATE PLANE COORDINATES NAD 1983. VERTICAL DATUM IS NAVD83
- LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE I HAI DAIE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
- EXISTING CONDITIONS
- THE AS-BUILT STORMWATER SYSTEM SHOWN ON THIS PLAN WAS FIELD LOCATED ON 7-11-25.

SOILTESTING PERFORMED ON 01-16-26
BY J. EDWARDS & ASSOC., LLC AND ASPECTUCK HEALTH DISTRICT

PERC TESTS PERFORMED 5-17-22
BY J EDWARDS & ASSOC., LLC

PT-3	PT-4
10 MINS 19" 5"	
20 MINS 21" 6"	
30 MINS DRY#8	
40 MINS -- 10"	
50 MINS -- 12"	
60 MINS -- 13"	
70 MINS -- 15"	
RATE 1:5 1:10	

TH-1
0-10' TS
10-42' RBSL
42-62' GREY SILTY SAND
NO MOTT; NO WATER; NO LEDGE
ROOTS TO 24"

TH-2
0-6' TS
6-36' RBSL
36-60' GREY SILTY SAND
NO MOTT; NO WATER; NO LEDGE
ROOTS TO 24"

TH-3
0-8' TS
8-30' RBSL
30-48' SILTY BROWN LOAM
48-62' GRAVELLY TILL
MOTT @ 30'; NO WATER; NO LEDGE
ROOTS TO 36"

TH-4
0-10' TS
10-50' BROWN SAND LOAM W/ COBBLES
50-58' GREY SILTY LOAM
NO MOTT; NO WATER; NO LEDGE
ROOTS TO 24"

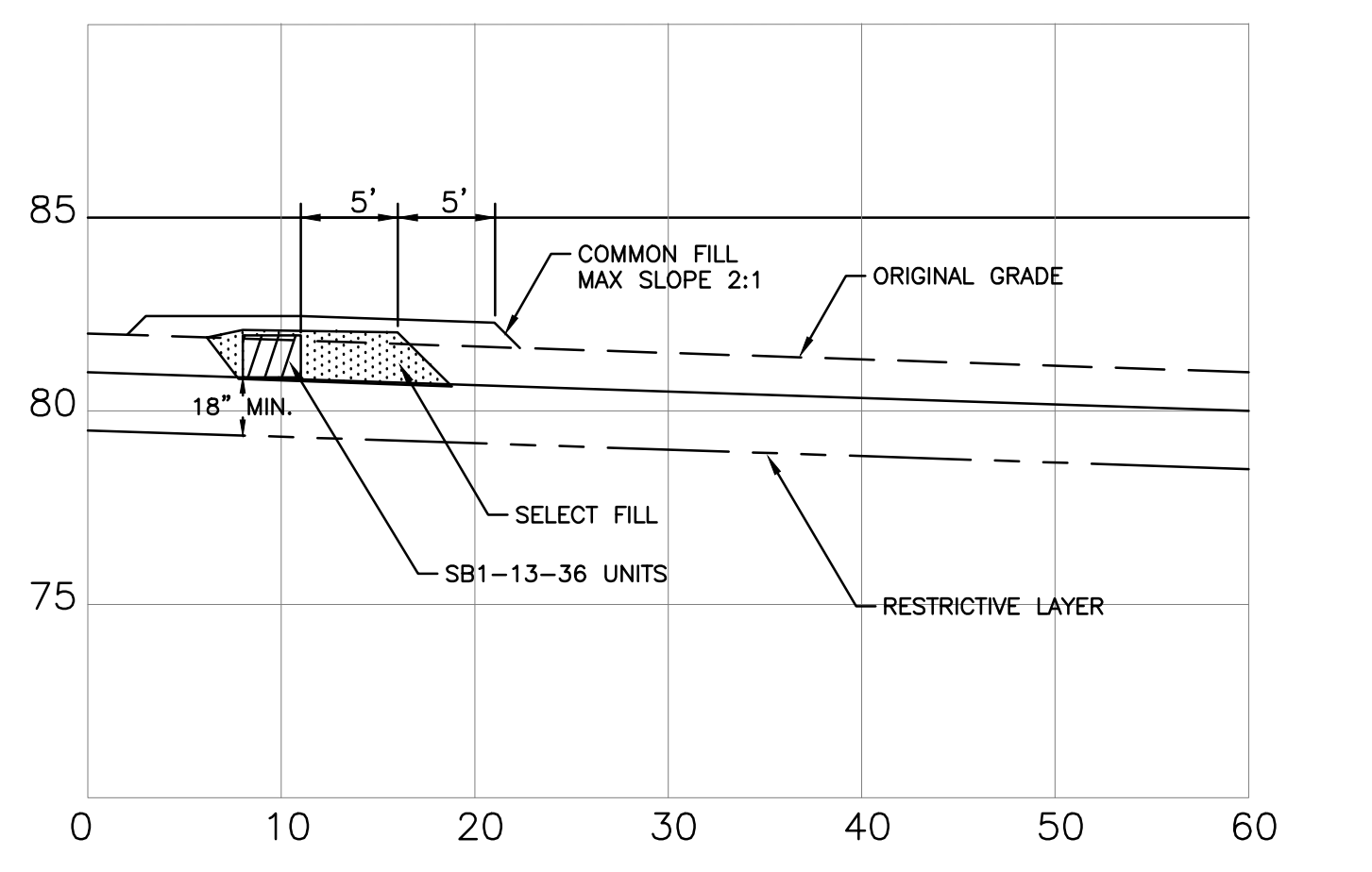
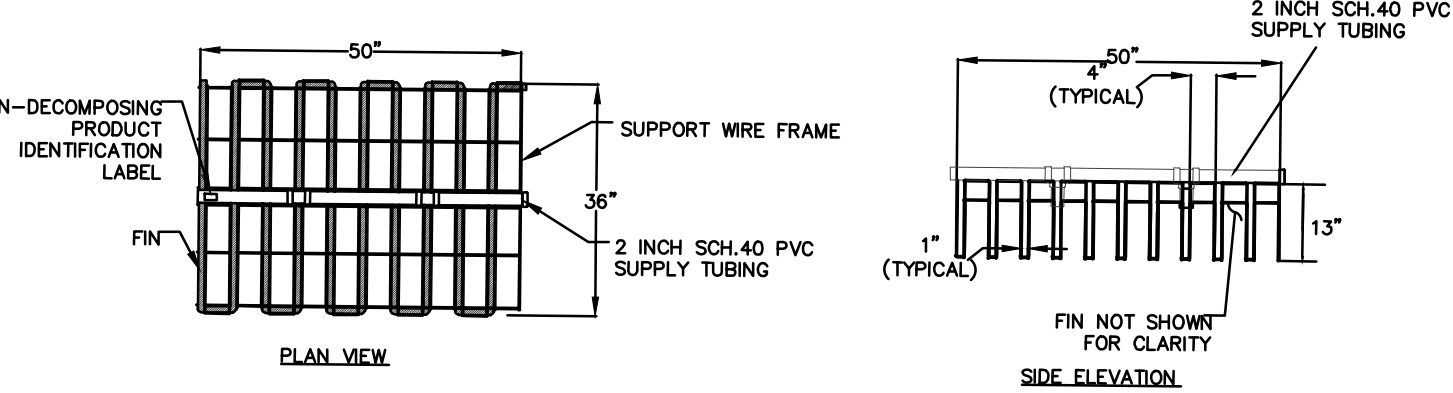
SYSTEM DETAILS	
No.	Inv. Elev.
①	82.5
②	81.75
③	81.5
No. Elev bottom sys	
④	80.9

SEPTIC DESIGN INFORMATION PERCOLATION RATE 1" IN 10 MINUTES

375 S.F. EFFECTIVE LEACHING AREA REQUIRED FOR 1 BEDROOM POOL HOUSE
441 S.F. EFFECTIVE LEACHING AREA PROVIDED FOR 1 BEDROOM POOL HOUSE

30 lineal feet of GEOMATRIX SB1-13-36 UNITS required for proposed 1 bedroom pool house.

MLSS CALCULATIONS: Depth= 30" Slope= 1.7% HF= 49 FF= 0.5 PF= 1.0
MLSS = (HF) X (FF) X (PF) = 24.5

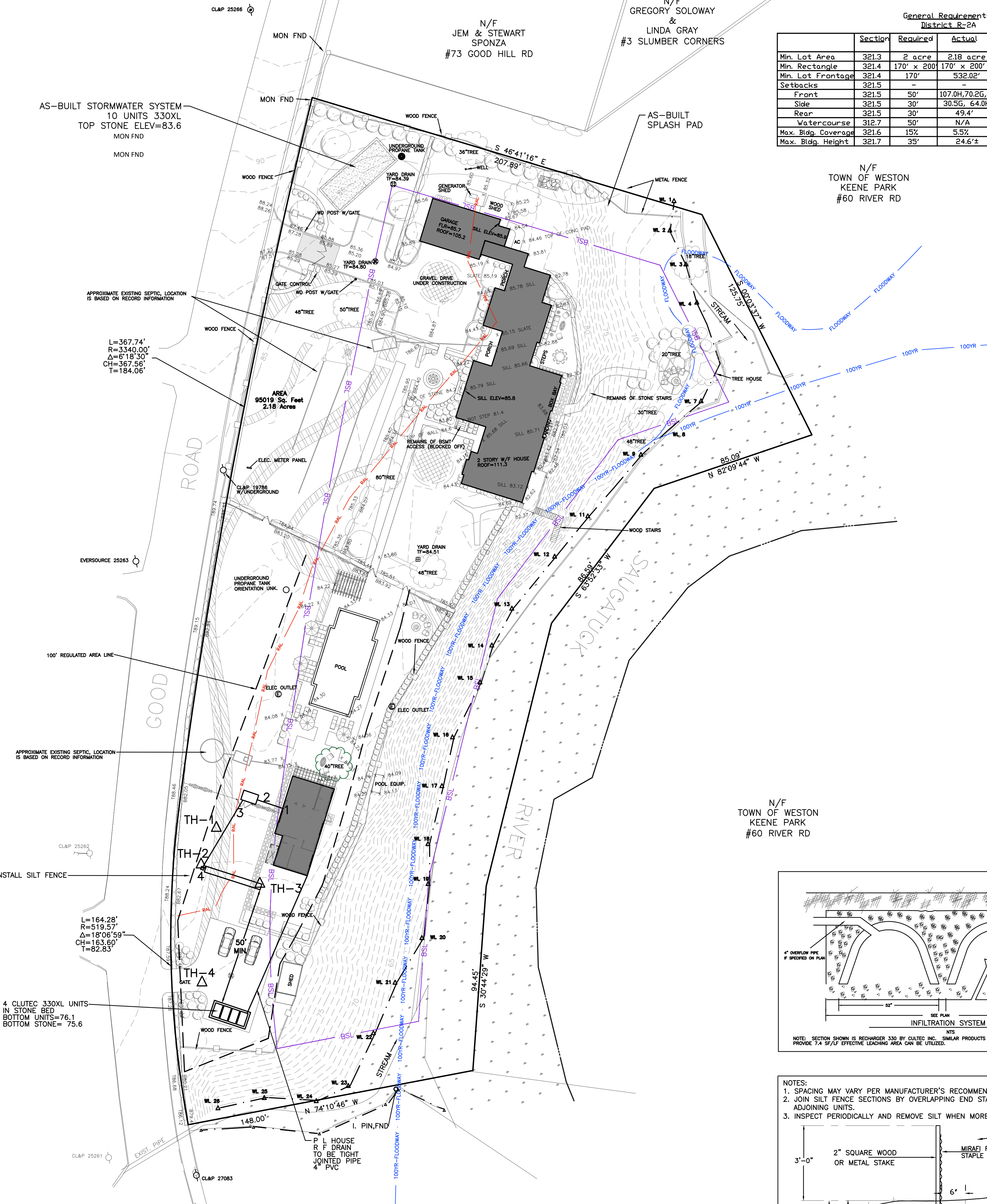


SECTION A-A
Scale = horiz: 1" = 10ft/ vert: 1" = 5ft

I HEREBY CERTIFY THAT THE PERCOLATION TEST(S) SHOWN HEREON WERE CONDUCTED IN CONFORMANCE WITH ALL CURRENT STATE REGULATIONS UNLESS OTHERWISE NOTED HEREON.

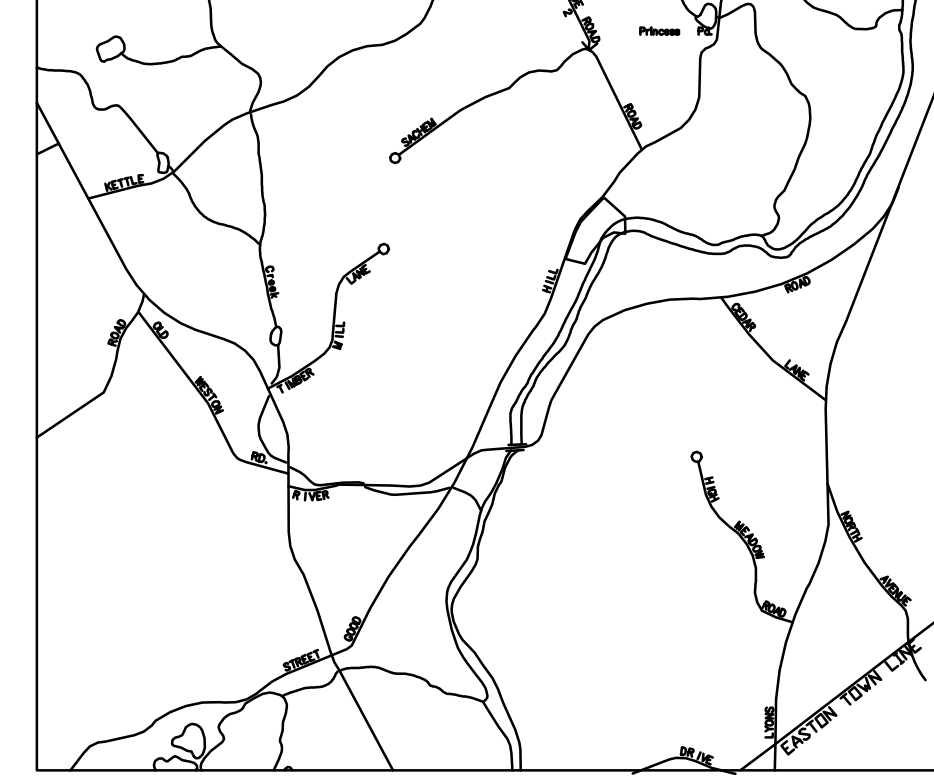
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

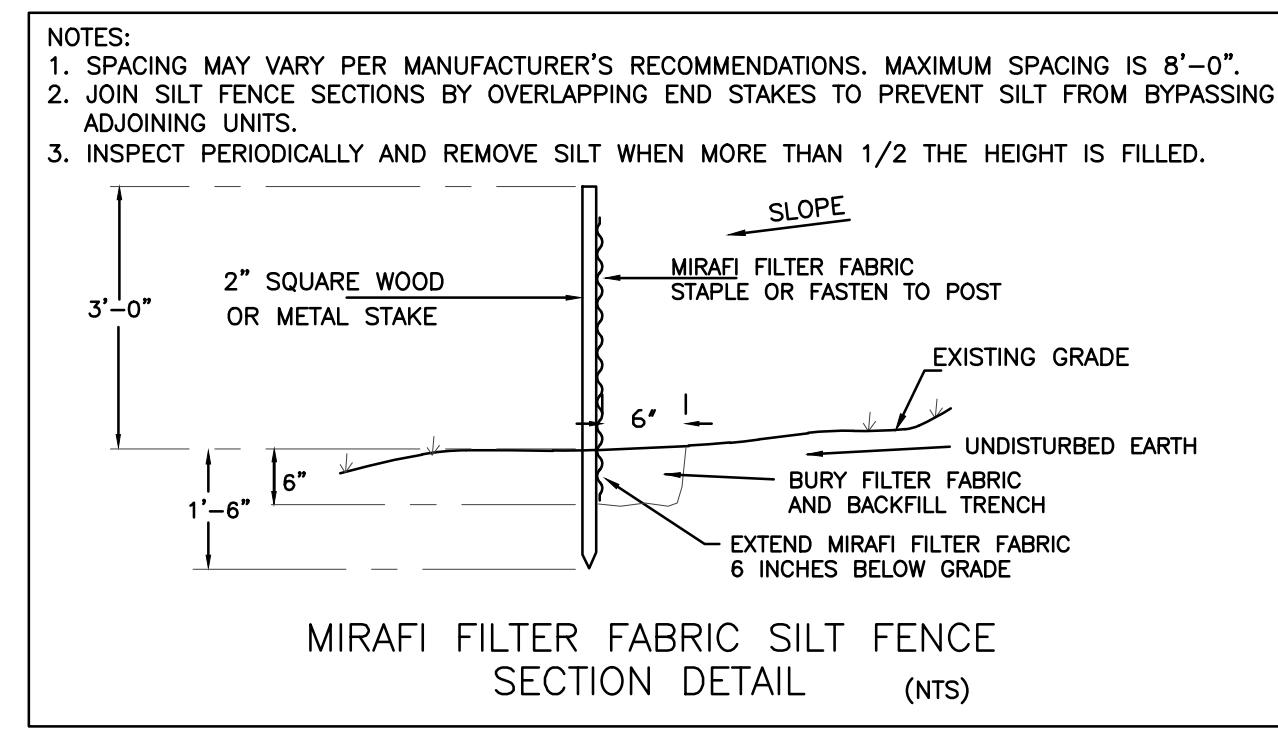
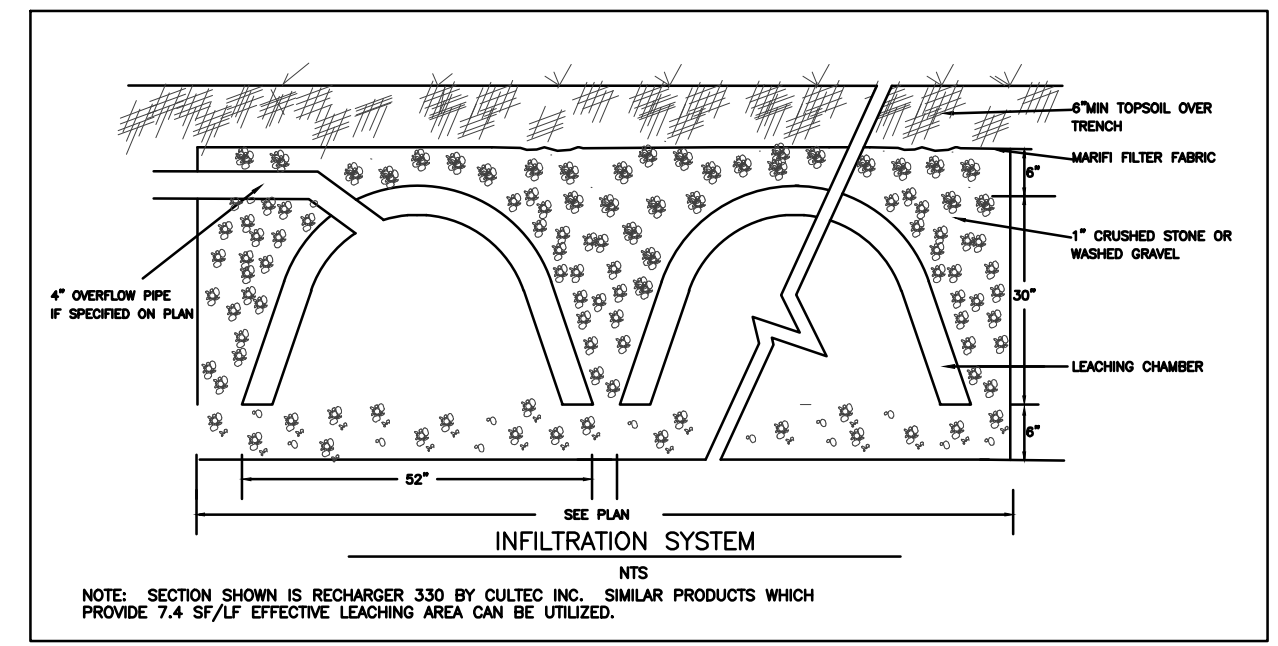


General Requirements District B-2A

	Section	Required	Actual	Proposed	Asbuilt	Proposed POOL HOUSE
Min. Lot Area	321.3	2 acre	2.18 acre	2.18 acre	2.18 acre	2.18 acre
Min. Rectangle	321.4	170' x 200'	170' x 200'	170' x 200'	170' x 200'	170' x 200'
Min. Lot Frontage	321.4	-	532.02'	532.02'	532.02'	532.02'
Setbacks	321.5	-	-	-	-	-
Front	321.5	50'	107.0H, 70.2G, 49.0P	107.3H, 70.2G	107.3H, 70.2G	50.0'
Side	321.5	30'	30.5G, 64.0H	44.7 HOUSE	30.5G, 34.2H	111.8'
Rear	321.5	30'	49.4'	49.4'	49.4'	82.7'
Watercourse	321.7	50'	N/A	35.0'	35.6'±	48.3'
Max. Bldg. Coverage	321.6	15%	5.5%	6.8%	5.6%	6.9%
Max. Bldg. Height	321.7	35'	24.6'±	24.6'±	27.6'±	17.2'±



LOCATION MAP
1"=1500'



IMPROVEMENT
LOCATION SURVEY
MAP 28, BLOCK 1, PARCEL
67 GOOD HILL ROAD
PREPARED FOR:
KATHERINE & RAYMOND
CARPENTER
WESTON, CONNECTICUT

SCALE: 1"=30" MARCH 12, 2024
REVISED SEPTEMBER 12, 2025
REVISED FEBRUARY 17, 2026
REVISED MARCH 16, 2026



STORMWATER NARRATIVE
PROPOSED POOLHOUSE
67 GOOD HILL RD
WESTON, CONNECTICUT
FEBRUARY 17, 2026
REVISED MARCH 17, 2026

The property currently supports a single-family home, pool, and small pool cabana. The owners are proposing to raze the existing cabana and construct a pool house. Based on the NRCS web soil survey, the soils in the vicinity of the proposed improvements are classified AS the B soil group.

The proposed improvements will result in 2,671 square feet of new impervious coverage on the site. The runoff from these areas will be directed to a new stormwater system consisting of 20 Cultec R-330XLHD storage units

The storage system was sized based on storing the entire runoff volume from the proposed new impervious area for the 25-year storm. Storing this runoff will ensure water quality and maintain runoff patterns and volumes to existing conditions.

Net increase in impervious coverage = 2,671sf
25-year rainfall (based on NOAA Atlas-14 data) = 6.57in

Runoff Volume = 6.57in x 1ft/12in x 0.98 x 2,671sf = 1,481cf
Storage Provided (refer to enclosed HydroCAD) = 1,805cf

LARRY EDWARDS, P.E. #10937



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

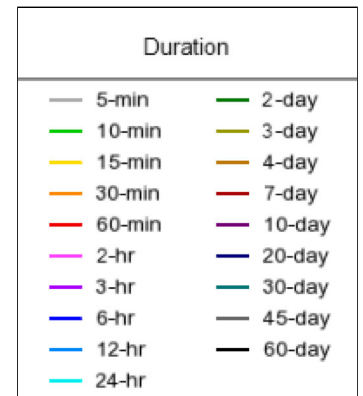
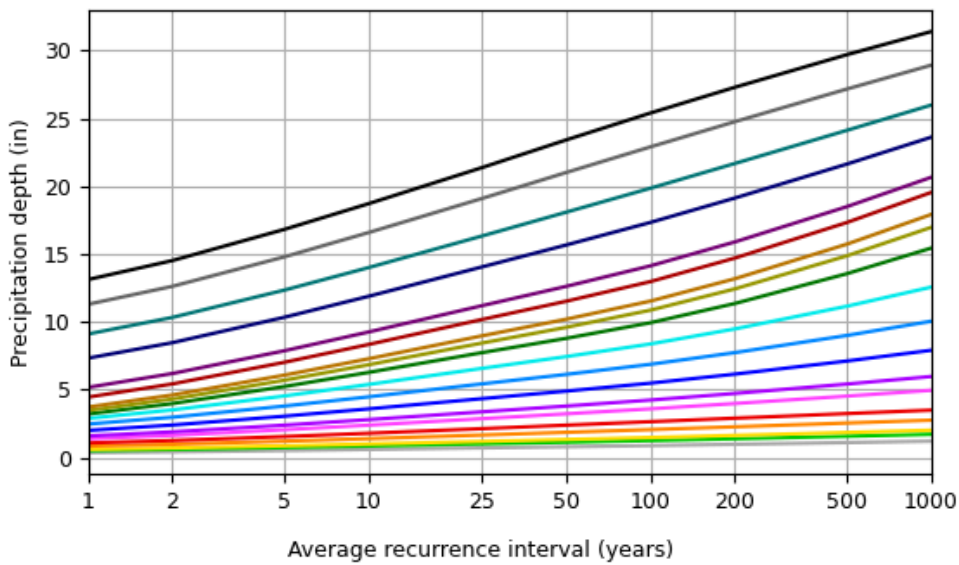
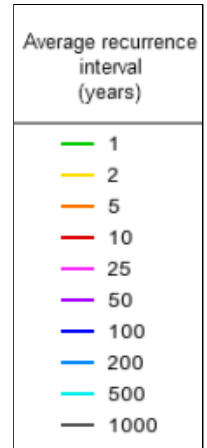
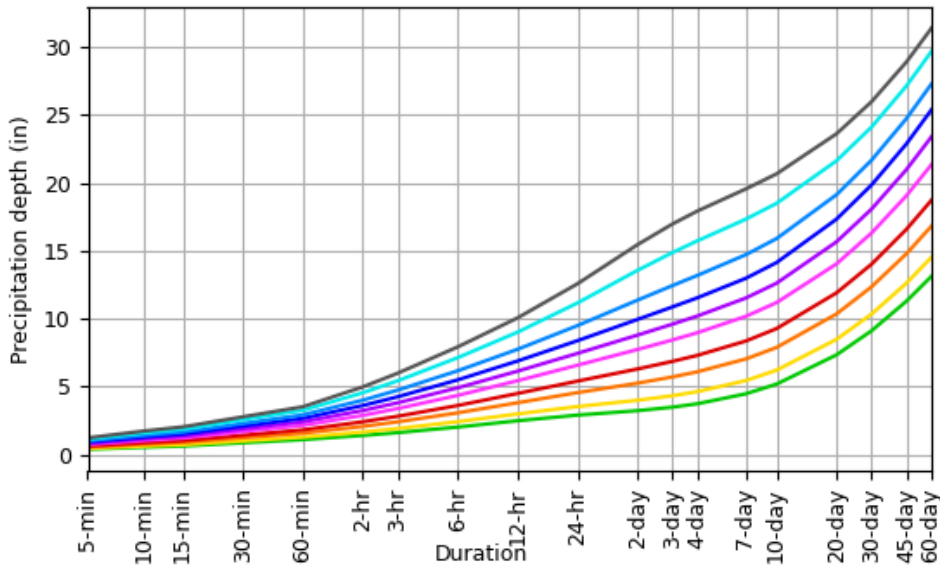
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.365 (0.283-0.464)	0.425 (0.330-0.541)	0.523 (0.404-0.668)	0.605 (0.465-0.776)	0.717 (0.533-0.951)	0.802 (0.584-1.08)	0.890 (0.628-1.24)	0.984 (0.662-1.40)	1.11 (0.722-1.63)	1.21 (0.768-1.80)
10-min	0.517 (0.401-0.658)	0.602 (0.467-0.767)	0.741 (0.573-0.947)	0.857 (0.659-1.10)	1.02 (0.756-1.35)	1.14 (0.828-1.53)	1.26 (0.890-1.75)	1.39 (0.938-1.98)	1.58 (1.02-2.30)	1.72 (1.09-2.56)
15-min	0.608 (0.472-0.774)	0.708 (0.549-0.902)	0.872 (0.674-1.11)	1.01 (0.775-1.29)	1.20 (0.889-1.58)	1.34 (0.973-1.80)	1.48 (1.05-2.06)	1.64 (1.10-2.33)	1.85 (1.20-2.71)	2.02 (1.28-3.01)
30-min	0.846 (0.656-1.08)	0.985 (0.764-1.26)	1.21 (0.937-1.55)	1.40 (1.08-1.80)	1.66 (1.24-2.20)	1.86 (1.36-2.51)	2.07 (1.45-2.85)	2.27 (1.53-3.23)	2.55 (1.66-3.73)	2.76 (1.75-4.11)
60-min	1.08 (0.841-1.38)	1.26 (0.979-1.61)	1.56 (1.20-1.99)	1.80 (1.38-2.31)	2.13 (1.58-2.82)	2.39 (1.74-3.21)	2.65 (1.86-3.65)	2.91 (1.96-4.12)	3.25 (2.11-4.74)	3.50 (2.22-5.21)
2-hr	1.39 (1.08-1.76)	1.64 (1.28-2.08)	2.06 (1.60-2.61)	2.40 (1.85-3.06)	2.87 (2.14-3.78)	3.23 (2.36-4.32)	3.60 (2.55-4.96)	3.99 (2.70-5.63)	4.53 (2.95-6.58)	4.96 (3.15-7.34)
3-hr	1.60 (1.25-2.01)	1.90 (1.49-2.39)	2.39 (1.87-3.03)	2.80 (2.18-3.56)	3.37 (2.53-4.43)	3.80 (2.79-5.08)	4.24 (3.03-5.85)	4.73 (3.20-6.65)	5.42 (3.53-7.84)	5.98 (3.80-8.80)
6-hr	2.01 (1.58-2.51)	2.40 (1.90-3.01)	3.06 (2.40-3.84)	3.60 (2.81-4.54)	4.34 (3.28-5.68)	4.90 (3.63-6.53)	5.49 (3.94-7.55)	6.16 (4.18-8.60)	7.12 (4.65-10.2)	7.92 (5.05-11.6)
12-hr	2.47 (1.96-3.07)	2.98 (2.36-3.70)	3.80 (3.01-4.74)	4.48 (3.52-5.62)	5.43 (4.13-7.06)	6.13 (4.57-8.13)	6.88 (4.98-9.42)	7.74 (5.28-10.7)	9.00 (5.90-12.9)	10.1 (6.44-14.6)
24-hr	2.89 (2.31-3.57)	3.52 (2.81-4.35)	4.54 (3.62-5.63)	5.40 (4.27-6.72)	6.57 (5.03-8.51)	7.44 (5.58-9.83)	8.38 (6.12-11.5)	9.49 (6.49-13.1)	11.2 (7.34-15.8)	12.6 (8.07-18.1)
2-day	3.21 (2.59-3.94)	3.98 (3.20-4.89)	5.24 (4.20-6.45)	6.29 (5.00-7.77)	7.72 (5.96-9.97)	8.78 (6.65-11.6)	9.94 (7.33-13.6)	11.4 (7.80-15.6)	13.6 (8.94-19.1)	15.4 (9.95-22.1)
3-day	3.47 (2.81-4.24)	4.32 (3.48-5.28)	5.70 (4.58-6.99)	6.85 (5.47-8.44)	8.43 (6.53-10.8)	9.59 (7.29-12.6)	10.9 (8.04-14.8)	12.4 (8.56-17.0)	14.9 (9.82-20.9)	17.0 (10.9-24.2)
4-day	3.72 (3.02-4.54)	4.62 (3.74-5.63)	6.08 (4.90-7.43)	7.29 (5.84-8.95)	8.96 (6.96-11.5)	10.2 (7.75-13.3)	11.5 (8.55-15.7)	13.2 (9.09-17.9)	15.7 (10.4-22.0)	17.9 (11.6-25.5)
7-day	4.46 (3.63-5.40)	5.43 (4.42-6.58)	7.02 (5.69-8.54)	8.35 (6.72-10.2)	10.2 (7.92-12.9)	11.5 (8.78-14.9)	13.0 (9.61-17.4)	14.7 (10.2-19.9)	17.3 (11.5-24.1)	19.6 (12.7-27.7)
10-day	5.17 (4.23-6.24)	6.20 (5.06-7.49)	7.88 (6.40-9.54)	9.27 (7.49-11.3)	11.2 (8.72-14.1)	12.6 (9.62-16.2)	14.1 (10.4-18.8)	15.9 (11.0-21.4)	18.5 (12.3-25.6)	20.7 (13.4-29.1)
20-day	7.33 (6.03-8.78)	8.47 (6.96-10.2)	10.3 (8.47-12.4)	11.9 (9.68-14.4)	14.0 (11.0-17.5)	15.7 (12.0-19.9)	17.3 (12.8-22.6)	19.1 (13.4-25.6)	21.6 (14.5-29.8)	23.6 (15.4-33.1)
30-day	9.10 (7.52-10.9)	10.3 (8.52-12.3)	12.3 (10.1-14.8)	14.0 (11.4-16.9)	16.3 (12.8-20.2)	18.1 (13.8-22.8)	19.8 (14.6-25.7)	21.7 (15.2-28.8)	24.1 (16.2-33.0)	26.0 (16.9-36.2)
45-day	11.3 (9.37-13.4)	12.6 (10.5-15.0)	14.8 (12.2-17.6)	16.6 (13.6-19.9)	19.1 (15.0-23.5)	21.0 (16.1-26.3)	22.9 (16.8-29.4)	24.8 (17.4-32.8)	27.2 (18.3-37.0)	28.9 (18.9-40.2)
60-day	13.1 (10.9-15.5)	14.5 (12.1-17.2)	16.8 (13.9-20.0)	18.7 (15.4-22.4)	21.3 (16.8-26.2)	23.4 (18.0-29.2)	25.4 (18.7-32.4)	27.3 (19.2-36.0)	29.7 (20.0-40.3)	31.4 (20.5-43.5)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

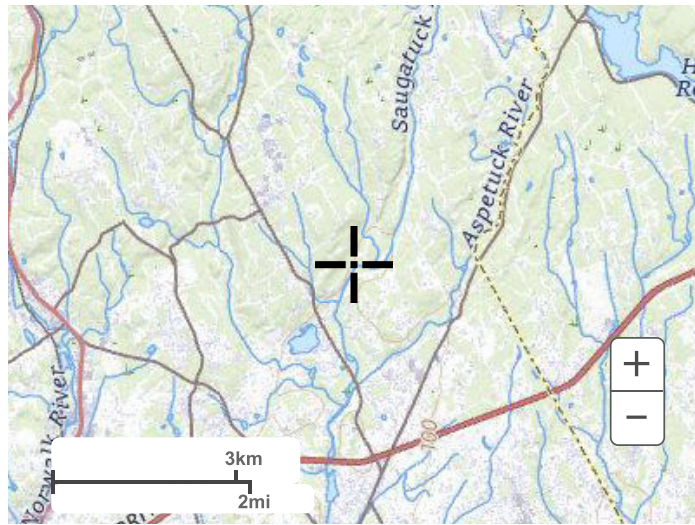
PDS-based depth-duration-frequency (DDF) curves
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Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

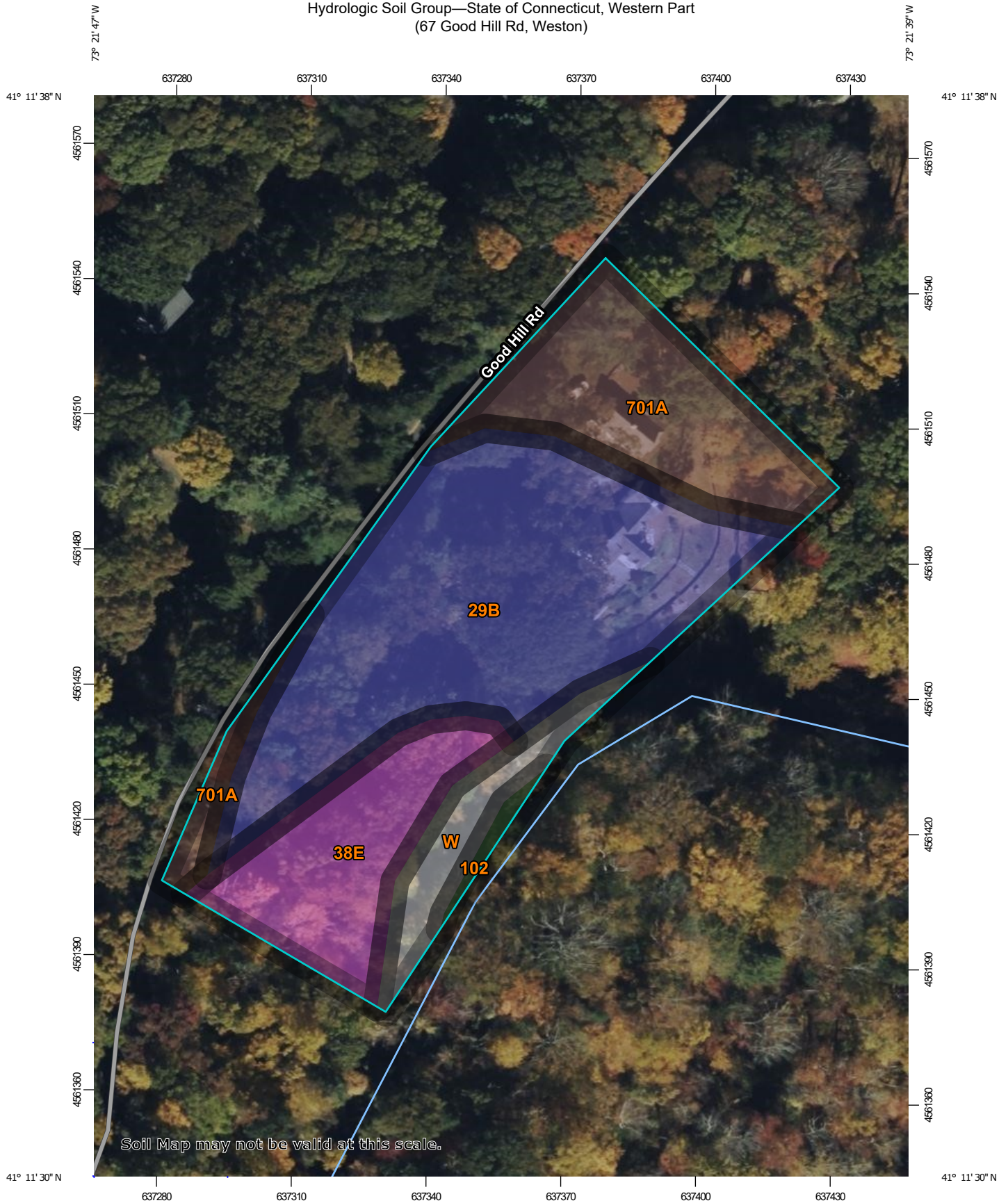


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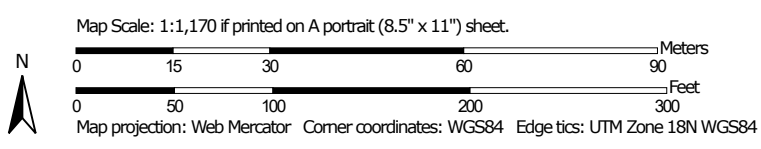
[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

Hydrologic Soil Group—State of Connecticut, Western Part
(67 Good Hill Rd, Weston)




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
 Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
29B	Agawam fine sandy loam, 3 to 8 percent slopes	B	1.3	50.2%
38E	Hinckley loamy sand, 15 to 45 percent slopes	A	0.5	17.4%
102	Pootatuck fine sandy loam	A/D	0.0	0.9%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	B/D	0.6	23.7%
W	Water		0.2	7.8%
Totals for Area of Interest			2.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Summary for Pond 8P: Poolhouse System

Volume	Invert	Avail.Storage	Storage Description
#1A	75.60'	706 cf	25.67'W x 31.50'L x 3.54'H Field A 2,863 cf Overall - 1,099 cf Embedded = 1,764 cf x 40.0% Voids
#2A	76.10'	1,099 cf	Cultec R-330XLHD x 20 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		1,805 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Pond 8P: Poolhouse System - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)

Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf

Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap

Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

4 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 29.50' Row Length +12.0" End Stone x 2 = 31.50' Base Length

5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width

6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

20 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 1,099.0 cf Chamber Storage

2,863.4 cf Field - 1,099.0 cf Chambers = 1,764.4 cf Stone x 40.0% Voids = 705.8 cf Stone Storage

Chamber Storage + Stone Storage = 1,804.8 cf = 0.041 af

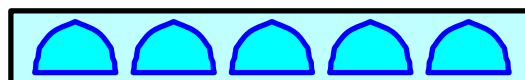
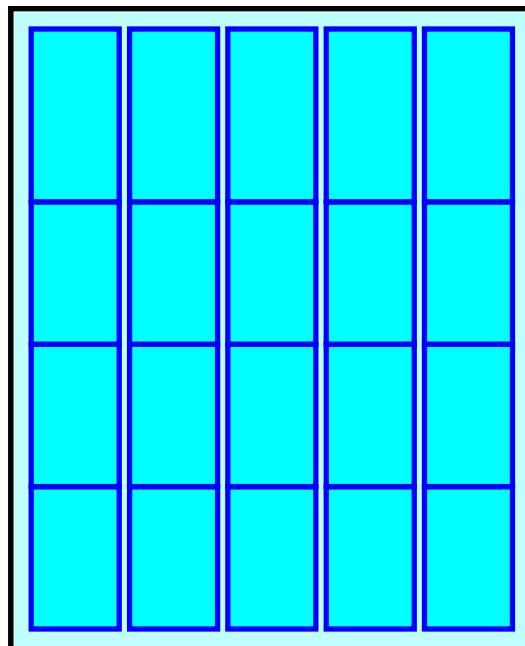
Overall Storage Efficiency = 63.0%

Overall System Size = 31.50' x 25.67' x 3.54'

20 Chambers

106.1 cy Field

65.3 cy Stone



Stage-Area-Storage for Pond 8P: Poolhouse System

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
75.60	0	78.25	1,489
75.65	16	78.30	1,513
75.70	32	78.35	1,535
75.75	49	78.40	1,556
75.80	65	78.45	1,576
75.85	81	78.50	1,595
75.90	97	78.55	1,613
75.95	113	78.60	1,630
76.00	129	78.65	1,646
76.05	146	78.70	1,662
76.10	162	78.75	1,678
76.15	195	78.80	1,694
76.20	229	78.85	1,710
76.25	263	78.90	1,727
76.30	296	78.95	1,743
76.35	330	79.00	1,759
76.40	363	79.05	1,775
76.45	396	79.10	1,791
76.50	430		
76.55	463		
76.60	496		
76.65	529		
76.70	562		
76.75	595		
76.80	628		
76.85	660		
76.90	693		
76.95	725		
77.00	757		
77.05	789		
77.10	821		
77.15	854		
77.20	885		
77.25	917		
77.30	949		
77.35	981		
77.40	1,012		
77.45	1,043		
77.50	1,074		
77.55	1,104		
77.60	1,134		
77.65	1,164		
77.70	1,193		
77.75	1,222		
77.80	1,251		
77.85	1,280		
77.90	1,308		
77.95	1,335		
78.00	1,362		
78.05	1,389		
78.10	1,415		
78.15	1,441		
78.20	1,465		

NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS V-2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.
- REFERENCE MAPS:
 - "MAP SHOWING PARCELS E AND F TO BE CONVEYED BY THE P. AND H. REALTY CORPORATION TO REA ALLEN MURDOCK AT WESTON, CONN. SCALE 1"=60 FT 1935." PREPARED BY SAMUEL W. HOYT, JR., CO., INC. MAP IS ON FILE AS #201.
 - "MAP OF PROPERTY PREPARED FOR SIDNEY LAZARD AT WESTON, CONN SCALE: 1"=60' JULY 18, 1966" PREPARED BY LEO LEONARD-CIVIL ENGR & SURVEYOR. MAP IS ON FILE AS #1662.
 - "MAP OF PROPERTY PREPARED FOR SIDNEY LAZARD WESTON, CONNECTICUT SCALE 1"=60 FT SEPT. 17, 1971" PREPARED BY LEONARD SURVEYORS. MAP IS ON FILE AS #2194.
- PLAN PREPARED FOR: KATHERINE & RAYMOND CARPENTER.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARINGS BASED ON STATE PLANE COORDINATES NAD 1983. VERTICAL DATUM IS NAVD88
- LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
- THE AS-BUILT STORMWATER SYSTEM SHOWN ON THIS PLAN WAS FIELD LOCATED ON 7-11-25.

SOILTESTING PERFORMED ON 01-18-26
BY J. EDWARDS & ASSOC., LLC AND ASPECTUCK HEALTH DISTRICT

PERC TESTS PERFORMED 5-17-22
BY J. EDWARDS & ASSOC., LLC

TH-1
0-10' TS
10-42' RBSL
42-62' GREY SILTY SAND
NO MOTT; NO WATER; NO LEDGE
ROOTS TO 24'

PT-3 PT-4
10 MINS 19" 5"
20 MINS 21" 6"
30 MINS DRY 8"
40 MINS - 10"
50 MINS - 12"
60 MINS - 13"
70 MINS - 15"
RATE 1:5 1:10

TH-2
0-6' TS
6-36' RBSL
36-60' GREY SILTY SAND
NO MOTT; NO WATER; NO LEDGE
ROOTS TO 24'

PT-3
10 MINS 19" 5"
20 MINS 21" 6"
30 MINS DRY 8"
40 MINS - 10"
50 MINS - 12"
60 MINS - 13"
70 MINS - 15"
RATE 1:5 1:10

TH-3
0-8' TS
8-30' RBSL
30-48' SILTY BROWN LOAM
48-62' GRAVELY TILL
MOTT @ 30'; NO WATER; NO LEDGE
ROOTS TO 36'

PT-3
10 MINS 19" 5"
20 MINS 21" 6"
30 MINS DRY 8"
40 MINS - 10"
50 MINS - 12"
60 MINS - 13"
70 MINS - 15"
RATE 1:5 1:10

TH-4
0-10' TS
10-50' BROWN SAND LOAM W/ COBBLES
50-58' GREY SILTY LOAM
NO MOTT; NO WATER; NO LEDGE
ROOTS TO 24'

PT-3
10 MINS 19" 5"
20 MINS 21" 6"
30 MINS DRY 8"
40 MINS - 10"
50 MINS - 12"
60 MINS - 13"
70 MINS - 15"
RATE 1:5 1:10

SEPTIC DESIGN INFORMATION

PERCOLATION RATE 1" IN 10 MINUTES

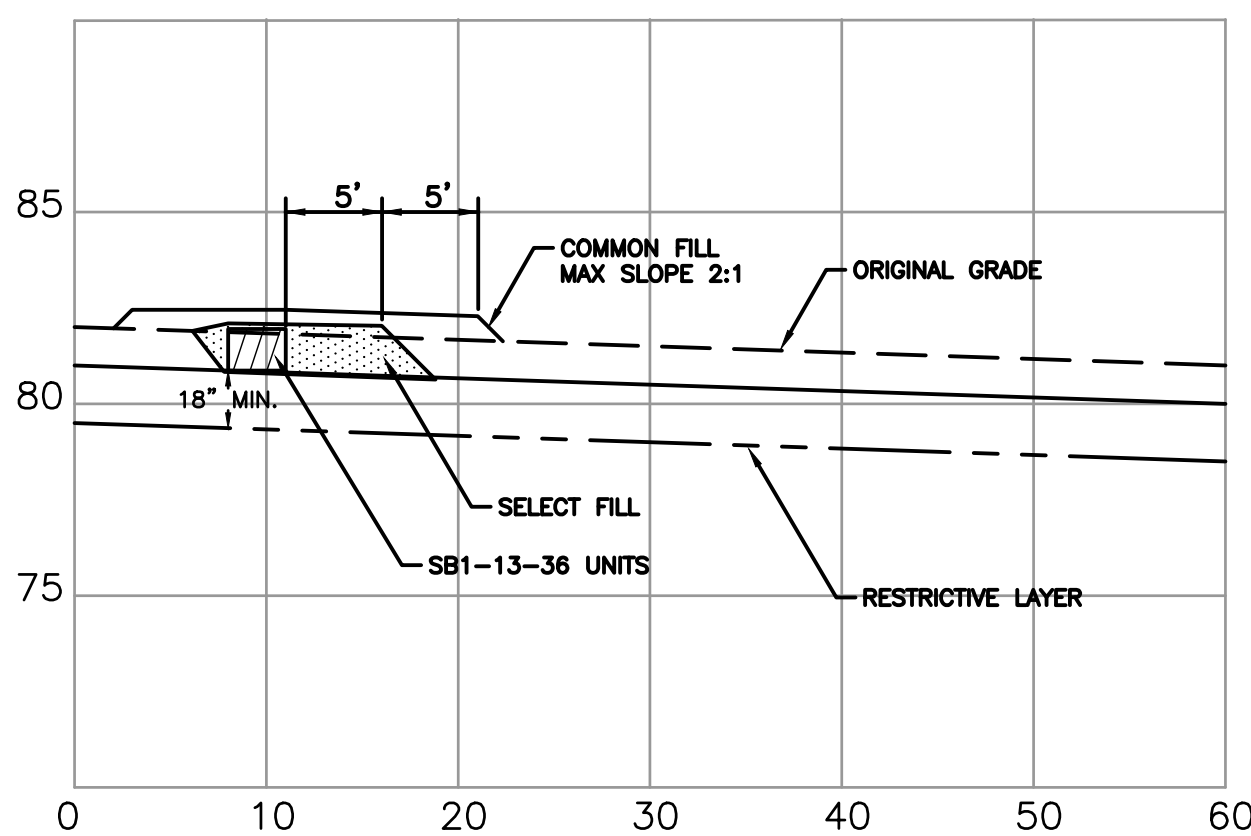
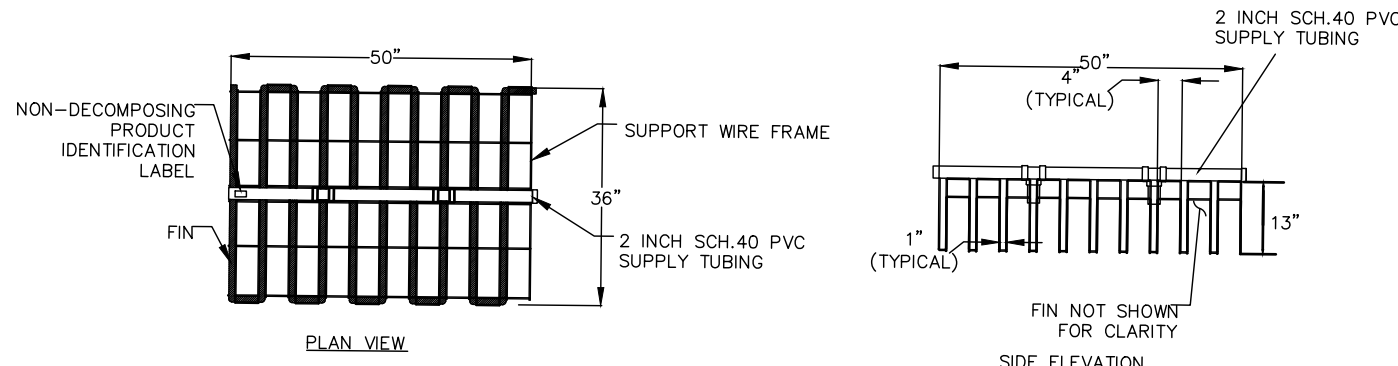
375 S.F. EFFECTIVE LEACHING AREA REQUIRED FOR 1 BEDROOM POOL HOUSE

441 S.F. EFFECTIVE LEACHING AREA PROVIDED FOR 1 BEDROOM POOL HOUSE

30 lineal feet of GEOMATRIX SB1-13-36 UNITS required for proposed 1 bedroom pool house.

MLSS CALCULATIONS: Depth= 30" Slope= 1.7% HF= 49 FF= 0.5 PF= 1.0

MLSS = (HF) X (FF) X (PF) = 24.5



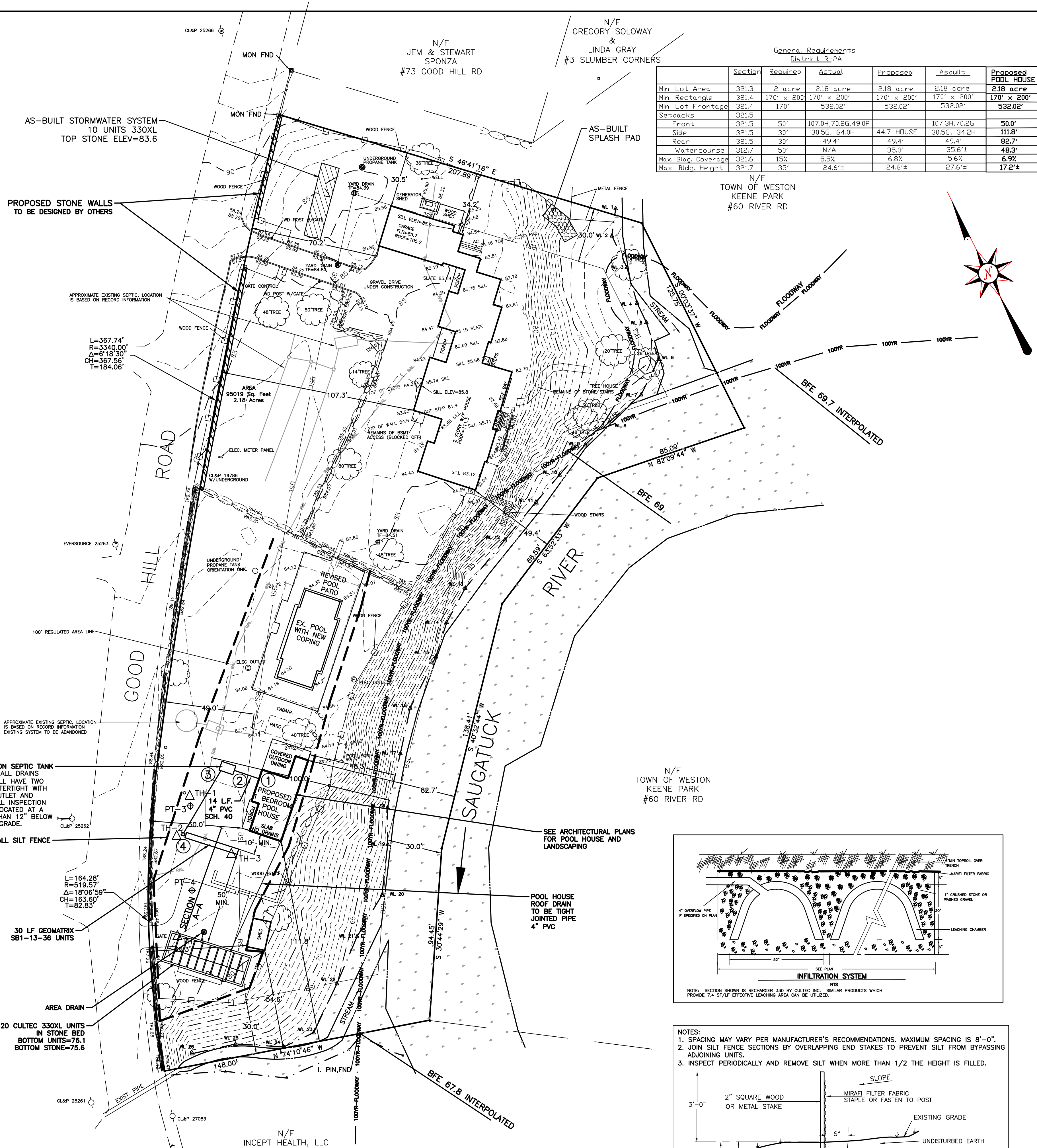
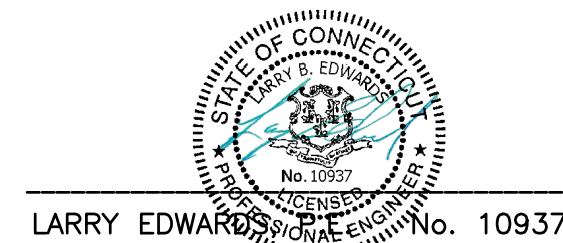
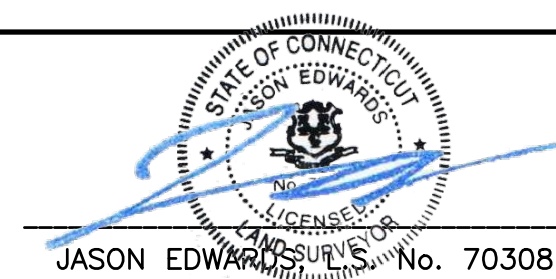
SECTION A-A

Scale = horiz: 1" = 10ft/ vert: 1" = 5ft

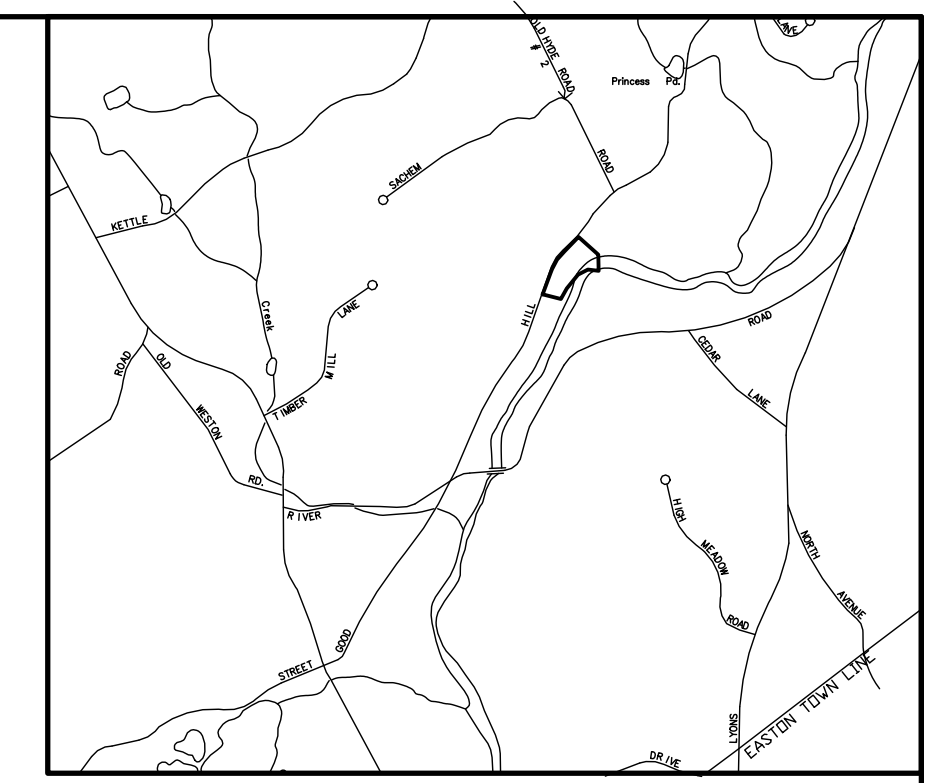
I HEREBY CERTIFY THAT THE PERCOLATION TEST(S) SHOWN HEREON WERE CONDUCTED IN CONFORMANCE WITH ALL CURRENT STATE REGULATIONS UNLESS OTHERWISE NOTED HEREON.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

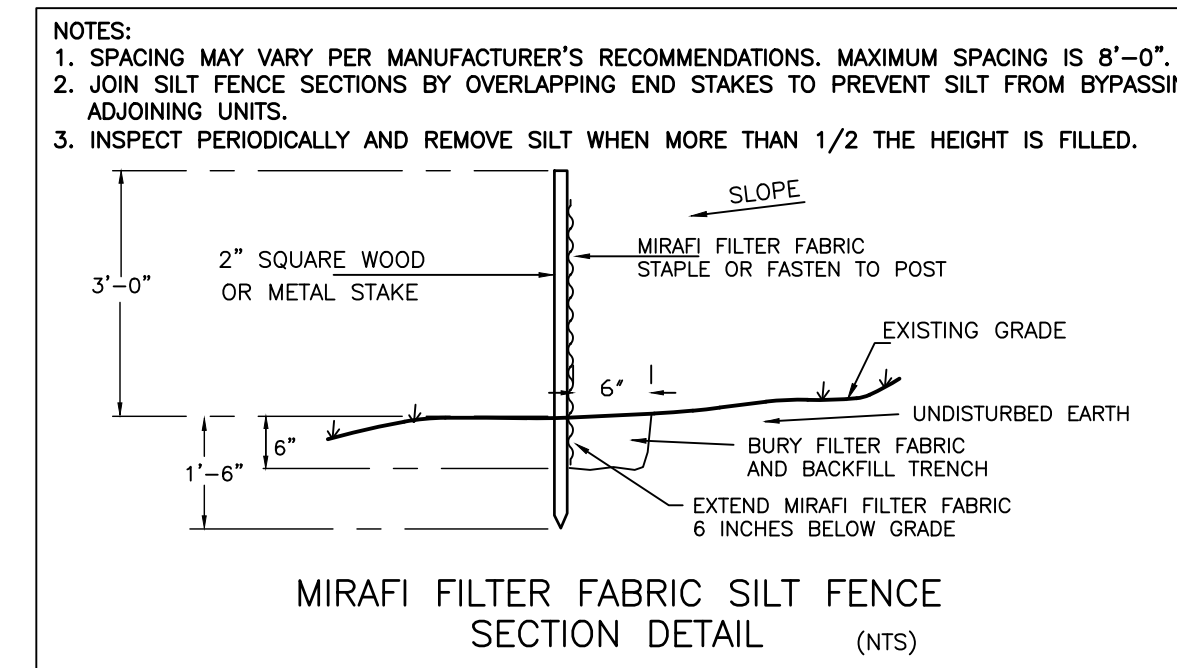
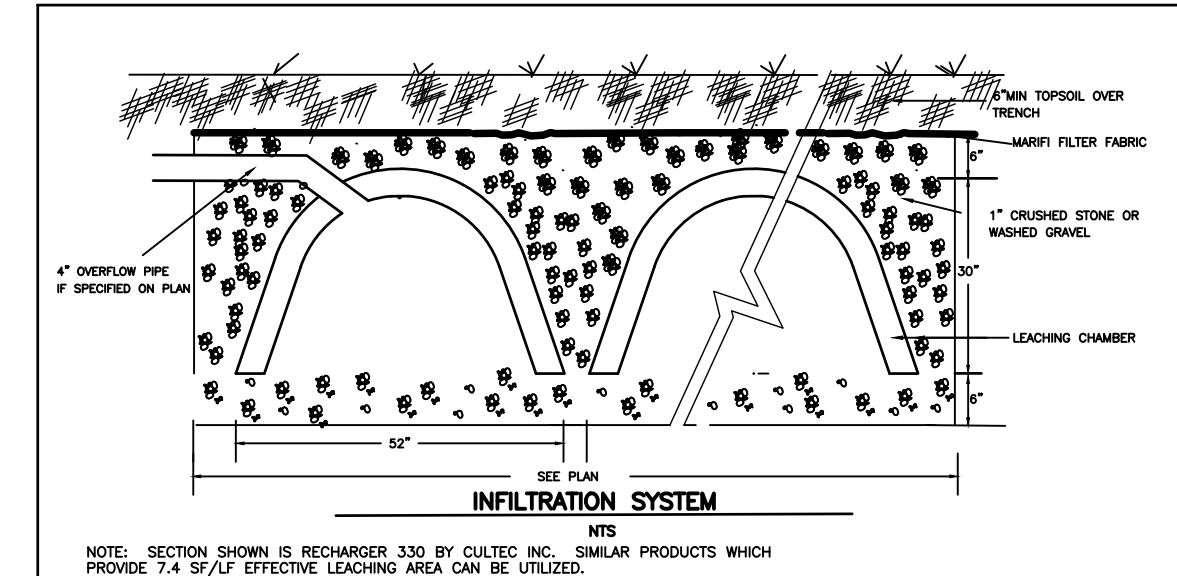
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.



General Requirements District R-2A						
Min Lot Area	Section	Required	Actual	Proposed	Asbuilt	Proposed
3213	2	2 acre	2.18 acre	2.18 acre	2.18 acre	2.18 acre
3214	170' x 200'	170' x 200'	170' x 200'	170' x 200'	170' x 200'	170' x 200'
3214	170'	532.02'	532.02'	532.02'	532.02'	532.02'
3215	-	-	-	-	-	-
3215	50'	107.04, 70.2G, 49.0P	107.04, 70.2G	107.04, 70.2G	50.0'	50.0'
3215	30'	30.5G, 64.0H	44.7 HOUSE	30.5G, 34.2H	111.8'	111.8'
3215	30'	49.4'	49.4'	49.4'	82.7'	82.7'
3217	50'	N/A	35.0'	35.6'	48.3'	48.3'
3216	15%	5.5%	6.8%	5.6%	6.9%	6.9%
3217	35'	24.6'	24.6'	27.6'	17.2'	17.2'



LOCATION MAP
1"=1500'



IMPROVEMENT
LOCATION SURVEY
MAP 28, BLOCK 1, PARCEL
67 GOOD HILL ROAD
PREPARED FOR:
KATHERINE & RAYMOND
CARPENTER
WESTON, CONNECTICUT

0' 30' 60' 90'

SCALE: 1"=30" MARCH 12, 2024
REVISED SEPTEMBER 12, 2025
REVISED FEBRUARY 17, 2026
REVISED MARCH 17, 2026

67 Good Hill Road - Questions that arose were as follows:

1. How will parking area and driveway runoff be treated?

- The guess parking and guess driveway runoff will be collected by a yard drain located at the center of the guess parking area. This drain will connect directly to the drainage line, which is tied into the four new Cultic units installed beneath the guest parking area.

2. How will electric power be delivered to the new pool apartment?

- The proposed pool house will be powered by the main house. A new electrical panel will be installed in the main house to supply electricity to the pool house.

3. What is the plan for the shed at the top of the banks down to the river and stream? Note: *Please update engineering plan to show these features and drainage and electric connections along with revised calculations as needed in the drainage report.*

- The plan for the existing shed near the river and stream is to keep it as it is, while ensuring the structure remains in good condition.

4. Will applicants seek accessory dwelling unit (ADU) or other permit status for apartments under zoning regulations?

- We will look into the zoning regulations and get an ADU permit if it is required.

5. What is plan for repairing dilapidated fences and rubble stone walls at top of steep banks down to river and feeder stream?

- The plan to repair the wood fence and rubble stone wall will begin by installing a temporary protective fence around the work area. The damaged sections will then be inspected, and the rubble stone wall will level and stabilize. Existing stones will be salvaged and reused where possible, with replacement stones added as needed. Once the rubble stone wall is secured and properly aligned, the wood fence will be repaired or replaced in the affected areas.

6. What is plan for landscaping and for preserving two large oaks near the top of steep bank over river?

- The plan to preserve the two large oak trees includes installing protective fencing around each tree with bright flagging to keep construction workers out of the protected zone. Additional watering and nutrients will be provided to help maintain the trees' health during and after construction. A tree well or retaining wall may also be installed to ensure adequate soil coverage and to protect the root systems.

7. What is plan for cabana roof leaders that go into the ground and possibly daylight to riverbank?

- The plan is to protect the riverbank by covering all roof leaders' drainers line to protect it from getting contaminated and then it will be relocated into the new pool house draining line that will be connected into the new Cultic units.