

Number \_\_\_\_\_

Fee \_\_\_\_\_

ZONING BOARD OF APPEALS  
REDDING, CONNECTICUT

APPLICATION FOR:

- VARIANCE
- APPEAL

Date 8-30-2020

Applicant Ryan Fletcher Address 29 Goodsell Hill Rd.  
 Location of Property 29 Goodsell Hill Rd. Telephone Number 203 858 0703  
 Owner Ryan Fletcher Address 29 Goodsell Hill Rd.  
 Assessor's Map Number 42 Assessor's Lot Number 191  
(if any map on file in the Town Clerks office will assist in showing the property, give map number)

Give an accurate description of the property involved, with boundaries:

29 Goodsell Hill Rd. Formerly Eric G. Marx and Carol S. Coderre - Marx. Asbuilt attached after construction complete Aug 21, 2017.

If this application is not by the Owner, then a written consent to the application should be filed at, or prior to, the time of the hearing or should be indicated on this application or some other authority to take this appeal should be indicated such as contract, purchaser, lessee, etc.

What variance is desired, or from what action is this appeal being taken?

Indicate the specific provisions of the Zoning regulations from which you seek relief:

Variance for driveway entrance Location and Line of Sight to the "uphill" Southern Side. Road has since been made a "one-way" after initial design/location of driveway was approved by Town. To reduce sight line from 250' to 150'. Variance requested 100' feet.

Specify fully the reasons why the variance or appeal should be granted, stating clearly the exceptional difficulty or unusual hardship:  
(Bear in mind that financial hardships WILL NOT warrant a variance)

State exactly the terms of the resolution you desire the Zoning Board of Appeals to grant:

Road frontage is on a substantial slope, current location allows for buffer to neighbors property, and distance away from utility pole to be able to see ground it. To move "uphill" about 15 meters. Trees would need to be cut down providing no buffer to neighbor and removing all foliage in area. Road is "one-way" going South so "LOS" I hereby depose and say that all of the statements herein and contained in all of the exhibits attached hereto, are true.

*To the Right is Not an Issue.*

Signature of Applicant 

Daytime Telephone Number 203 858 0703

\* File with this application a map or plot plan, preferably a surveyor's map or a correct copy of an official map on file, or an accurate diagram showing exact distances or measurements involved, correct location of buildings, etc. This map or diagram will become part of the application.



**Town of Redding**  
**Zoning Department**  
**P.O. Box 1028**  
**100 Hill Road**  
**Redding Center, CT 06875**  
Phone: 203-938-8517 • Fax: 203-938-8816

October 18, 2017

Ryan Fletcher  
29 Goodsell Hill Road  
Redding, CT 06896

Re: Certificate of Zoning Compliance at 29 Goodsell Hill Road.

Dear Mr. Fletcher,

This office is in receipt of an as-built survey of your property at 29 Goodsell Hill Road; an inspection of the property was conducted yesterday. A review of the survey and the subsequent inspection found that the following issues must be resolved prior to the issuance of a Certificate of Zoning Compliance for the dwelling at 29 Goodsell Hill Road:

- *Corrected Aug 2019* Parking spaces have been created to the south of the dwelling. Per my correspondence to you of May 9, 2016 (and in accordance with Section 5.6.4 of the Redding Zoning Regulations), parking spaces must be 25' from side property lines. The size of the existing parking area therefore needs to be reduced.
- *Corrected Fall 2017* Per Section 3.8 of the Redding Zoning Regulations, all driveways must be paved for the first 20 feet back from the travelway of the frontage road. The driveway is currently all gravel.
- *Variance Request* Per Section 3.8 of the Redding Zoning Regulations, the minimum sight-line distance, measured at 15 feet back from the travelway of the frontage road, must be 250' to approaching vehicles in both directions. The driveway does not appear to meet that standard in either direction.

Once these issues have been resolved, please submit a revised survey to this office indicating that the property has been brought into compliance with the regulations. Thank you for your attention to this matter.

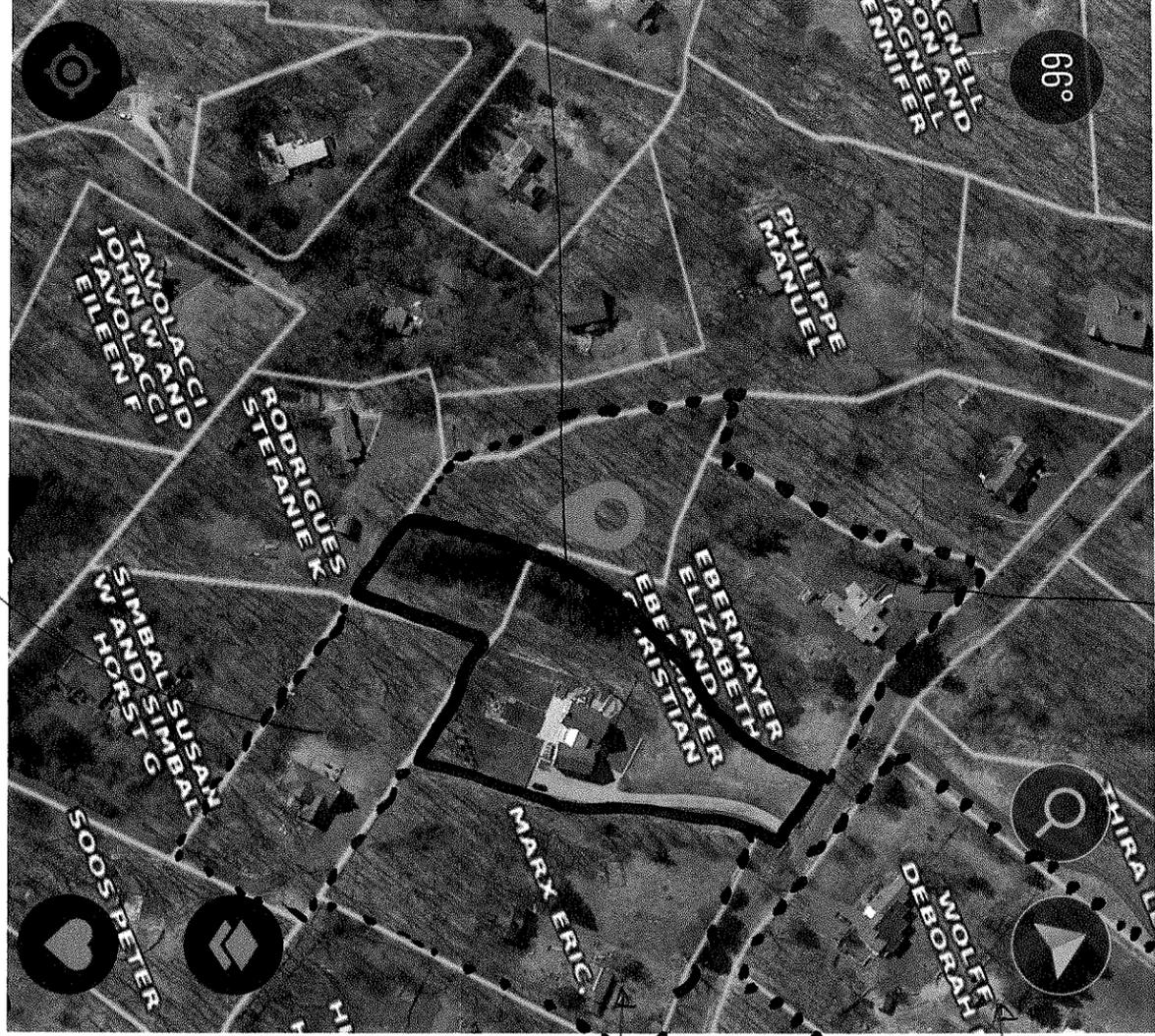
Sincerely,

Aimee Pardee  
Zoning Officer

Cc: Shaun Donnelly, Building Official



45 Blueberry Hill Rd.



29 Gardsul

11 Gardsul

18 Gardsul

23 Gardsul















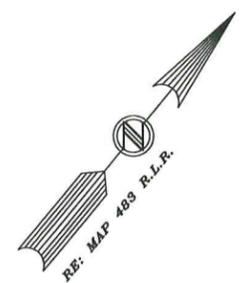
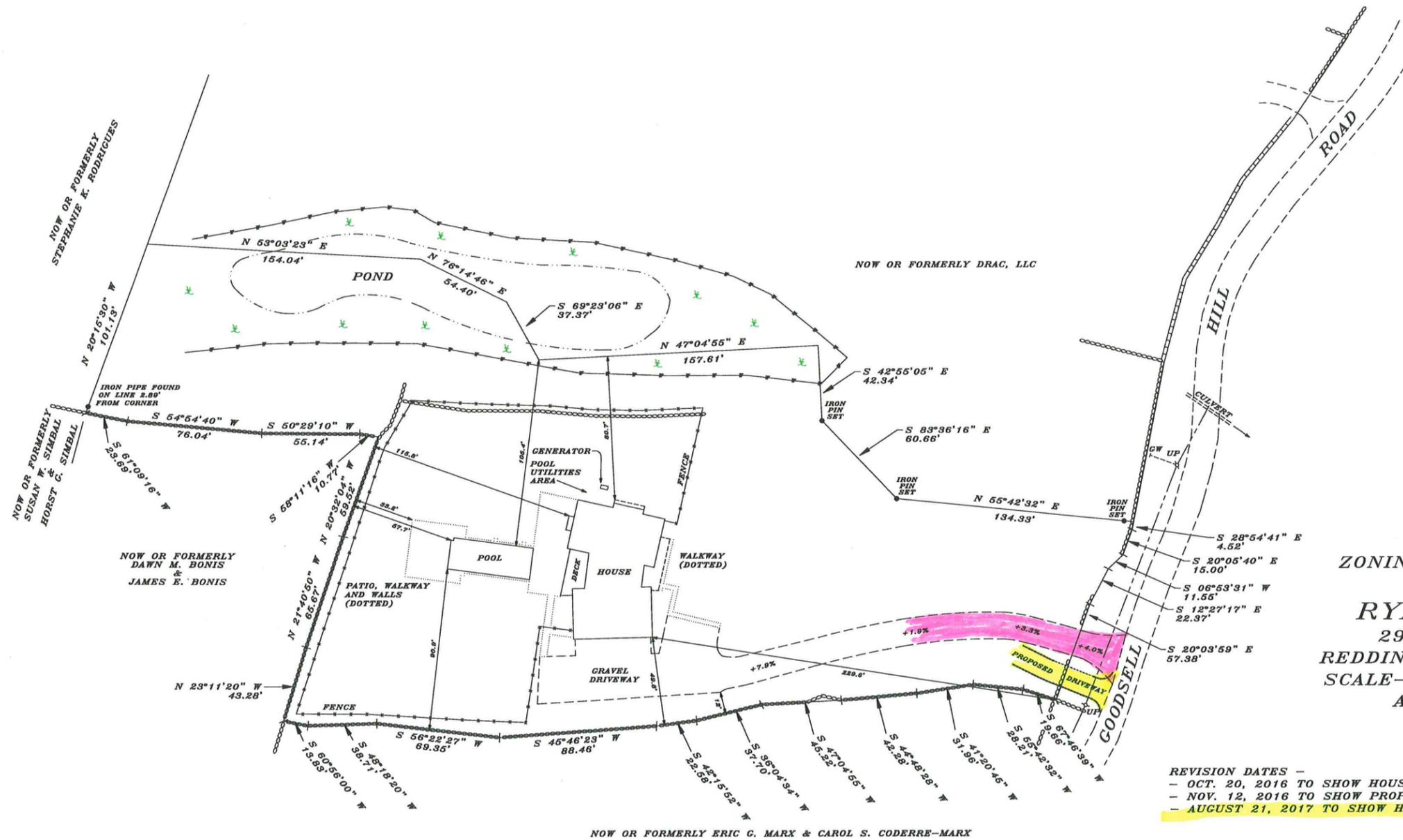
Tuffie  
↓





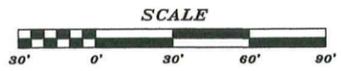


REVISED PARCEL 2 AREA = 2.1141 ACRES  
 (92,089 S.F.)  
 BUILDING COVERAGE = 4,374 S.F. / 4.7%  
 IMPERVIOUS AREA = 6,449 S.F. / 7.1%  
 BUILDING HEIGHT = 34'



- LEGEND**
- UP UTILITY POLE
  - — — OVERHEAD UTILITY WIRES
  - — — GW GUY WIRE
  - — — STONE WALL
  - — — STONE WALL REMAINS
  - — — FENCE BASE STONES
  - — — PICKET FENCE
  - — — IRON PIPE OR DRILL HOLE
  - — — EDGE OF TRAVELLED WAY
  - — — EDGE OF WETLANDS AS DELINEATED BY MARY JAEHNIG, SOILS SCIENTIST

ZONING LOCATION SURVEY MAP  
 PREPARED FOR  
**RYAN A. FLETCHER**  
 29 GOODSSELL HILL ROAD  
 REDDING CONNECTICUT  
 SCALE—1"=30' APRIL 21, 2016  
 AREA = 2.1141 ACRES



- REVISION DATES —
- OCT. 20, 2016 TO SHOW HOUSE UNDER CONSTRUCTION
  - NOV. 12, 2016 TO SHOW PROPOSED STRUCTURES & IMPROVEMENTS
  - AUGUST 21, 2017 TO SHOW HOUSE, POOL, DRIVEWAY, PATIO, AND WALKWAYS AS-BUILT

**NOTES**

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 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 A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.

ZONE — R-2

REFER TO MAP NUMBER 4262 REDDING LAND RECORDS FOR REFERENCES AND SURVEY NOTES

WIRE MESH DEER FENCE ADJACENT TO LOT LINES ARE NOT SHOWN

**KRISTOFFERSEN LAND SURVEYING, LLC**

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

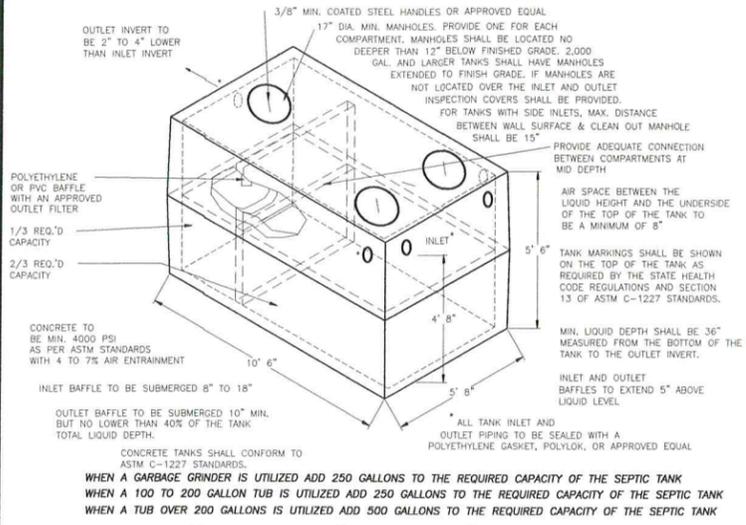
MAP CERTIFIED BY  
 ERIC J. KRISTOFFERSEN, L.S., LICENSE NO. 15770  
 40 MADELINE DRIVE, RIDGEFIELD, CT., 06877  
 PHONE 438-3201

FILE NO. 498  
 NOT VALID WITHOUT  
 EMBOSSED SEAL

MANHOLES SHALL BE MANUFACTURED WHICH HAVE BEEN PLACARDED NOTING ITS TWO COMPARTMENT CONSTRUCTION AND A WARNING TO EVERYONE THAT "ENTRANCE INTO THE TANK COULD BE FATAL". WHERE COVERS ARE FLUSH OR ABOVE GRADE EITHER LID MUST WEIGH A MIN. OF 59 LBS. OR SHALL PROVIDE A LOCK SYSTEM TO PREVENT UNAUTHORIZED ENTRANCE.

SEPTIC TANK COVERS SHALL BE KEPT ON THE TANK WHEN RISER ASSEMBLIES ARE UTILIZED, UNLESS A SECONDARY SAFETY LID OR DEVICE IS PROVIDED BELOW THE RISER COVER OR THE RISER COVER WEIGHS MORE THAN 59 POUNDS.

TOP OF TANK ELEVATION MAY NOT BE GREATER THAN 24" BELOW FINISH GRADE UNLESS 2" (INSIDE DIA.) ACCESS RISERS ARE PROVIDED OVER EACH MANHOLE OPENING.



SEPTIC TANK (CT-1500-S) DETAIL  
SCALE = N.T.S.

TEST DATA:

DH#	Topsoil	Ledge	Restrictive
1	Brown Sandy Loom	40"	40"
2	Brown Sandy Loom	33"	33"
3	Mix Brown Sandy Loom & Decayed Rock	36"	36"
4	Brown Sandy Loom	33"	33"
5	Orange Brown Silty Sandy Loom	20"	20"
6	Orange Brown Silty Sandy Loom	32"	32"
7	Brown Silty Sandy Loom	32"	32"
8	Ledge	22"	22"
12	Orange Brown Sandy Loom	36"	36"
13	Tan-Brown Sandy Loom	12"	12"

Perc	Time	Reading	Drop	Perc Rate
17	0	6.5	2.00	5.00
	10	10.5	1.50	6.67
	20	13.3	1.00	10.00
	30	13.63	0.63	15.87
	40	14.25	0.62	16.13
	50	14.75	0.50	20.00

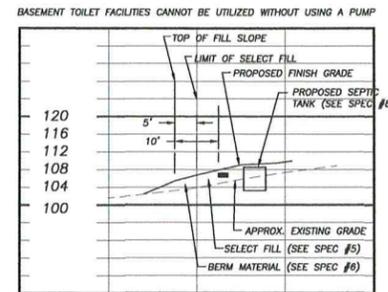
Perc	Time	Reading	Drop	Perc Rate
3	0	10.25	0.75	13.33
	10	11.00	0.75	13.33
	20	11.75	0.75	13.33
	30	12.25	0.50	20.00

Perc	Time	Reading	Drop	Perc Rate
10	0	12.25	0.75	13.33
	10	13.00	0.75	13.33
	20	13.88	0.88	11.36
	30	14.5	0.62	16.13

INVERT ELEVATIONS (±)

HOUSE: AT FOUNDATION	109.0
TANK: IN	108.0
TANK: OUT	107.75
FIRST DB: IN	107.35
FIRST DB: LEACHING PIPE	107.1

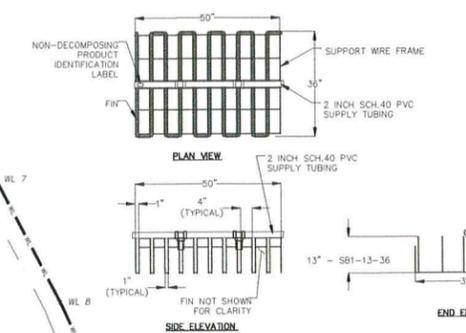


SECTION A-A PROFILE  
SCALE 1" = 20"

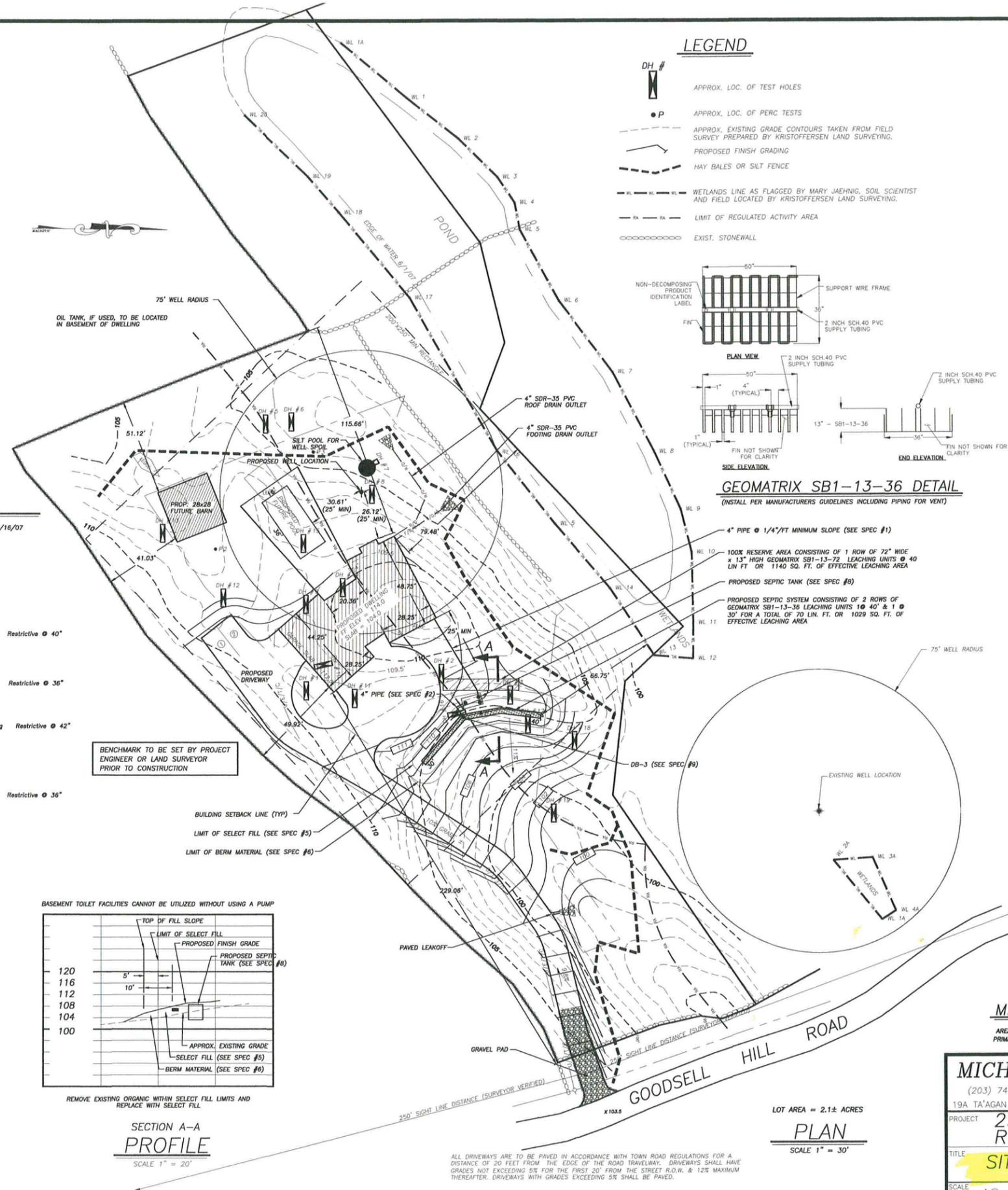
REMOVE EXISTING ORGANIC WITHIN SELECT FILL LIMITS AND REPLACE WITH SELECT FILL.

LEGEND

- DH # APPROX. LOC. OF TEST HOLES
- P APPROX. LOC. OF PERC TESTS
- APPROX. EXISTING GRADE CONTOURS TAKEN FROM FIELD SURVEY PREPARED BY KRISTOFFERSEN LAND SURVEYING.
- PROPOSED FINISH GRADING
- HAY BALES OR SILT FENCE
- WETLANDS LINE AS FLAGGED BY MARY JAEHNIG, SOIL SCIENTIST AND FIELD LOCATED BY KRISTOFFERSEN LAND SURVEYING.
- LIMIT OF REGULATED ACTIVITY AREA
- EXIST. STONEWALL



GEOMATRIX SB1-13-36 DETAIL  
(INSTALL PER MANUFACTURERS GUIDELINES INCLUDING PIPING FOR VENT)



SPECIFICATIONS:

- PIPE BUILDING TO SEPTIC TANK: TIGHT JOINT CAST IRON ASTM A74, SCHEDULE 40 PVC ASTM D1785, ANNA C-900 PVC WITH ACCEPTABLE JOINTS OR APPROVED EQUAL. PROVIDE CLEANOUTS EVERY 75' OR AT BENDS GREATER THAN 45'.
  - PIPE FROM SEPTIC TANK TO, AND IN BETWEEN DISTRIBUTION BOXES: 4" DIAMETER PVC ASTM D3034 SDR 35 OR APPROVED EQUAL.
  - PIPE DISTRIBUTION PIPING: 4" PERFORATED PVC ASTM D2729 OR APPROVED EQUAL.
  - PIPE FORCE MAIN (IF REQUIRED): 2" SCHEDULE 40 ASTM 1785 PVC OR APPROVED EQUAL.
  - PIPE SURFACE OR GROUNDWATER DRAIN CONSTRUCTED OF TIGHT PIPE WITHIN 25' OF SEPTIC EXCEPT THAT NO DRAIN SHALL BE LESS THAN 6" USE ASTM D3034 SDR-35 WITH RUBBER COMPRESSION GASKETS OR TWO STEP PVC SOLVENT WELD PROCEDURE FOR FITTINGS OR APPROVED EQUAL. JOINT MUST MEET ASTM D3212-76 SPECIFICATIONS.
  - FILL SELECT (IF REQUIRED): APPROVED BY THE ENGINEER AND SIEVE TESTED PRIOR TO PLACEMENT. THE FILL SHALL MEET THE FOLLOWING REQUIREMENTS: THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE (3) INCH SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE). THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA
- | SIEVE SIZE | WET SIEVE | PERCENT PASSING | DRY SIEVE |
|------------|-----------|-----------------|-----------|
| #10        | 100       |                 | 100       |
| #40        | 70 - 100  |                 | 70 - 100  |
| #100       | 10 - 50*  |                 | 10 - 75   |
| #200       | 0 - 20    |                 | 0 - 5     |
| #425       | 0 - 5     |                 | 0 - 2.5   |
- FILL BERM (IF REQUIRED): MATERIAL SHOULD BE A SANDY TYPE WITH A PERC RATE OF APPROXIMATELY 1" IN 15 MINUTE IN PLACE AND CONTAIN NO LARGE STONES, STUMPS, OR DEBRIS, WHICH MAY CREATE VOIDS.
  - STONE LEACHING SYSTEMS REQUIRING STONE BACKFILL: USE #4 (1 1/4") SCREENED OR CRUSHED GRAVEL (WASHED) FOR LEACHING PITS AND GALLERIES AND #6 (3/4") SCREENED OR CRUSHED GRAVEL (WASHED) FOR LEACHING TREES AND PROPRIETARY SYSTEMS.
  - MATERIAL SEPTIC TANK: USE 1500 GALLON, TYPE CT-1500-S, AS MANUFACTURED BY M.M. PRECAST CO., INC. OR APPROVED EQUAL. SEE DETAIL FOR ADDITIONAL INFORMATION.
  - MATERIAL DISTRIBUTION BOX: USE DB-3 WITH 2" HIGH OVERFLOW. BOXES RECEIVING FORCE MAINS SHALL CONTAIN A BAFFLE.
  - MATERIAL FILTER FABRIC: NON WOVEN, PLACED OVER STONE PRIOR TO BACKFILL. MEETING SPECS IN SECTION 19-1.3.3. TECHNICAL STANDARDS PURSUANT TO SECTION 19-1.3.3.103 STATE OF CT. PUBLIC HEALTH CODE. APPROVED TYPES INCLUDE TERRA TEX P01.5, TYPAR 3151, MIRAFI #65303, #65304 OR APPROVED EQUAL.

GENERAL NOTES:

- PROPERTY LINES ARE TO BE STAKED, AS REQUIRED, PRIOR TO CONSTRUCTION OF THE BUILDING AND/OR SEPTIC SYSTEM.
- THE INSTALLER SHALL NOTIFY THE ENGINEER, PRIOR TO PREPARING THE SEPTIC AREA TO DISCUSS THE INTENT OF THE DESIGN AND THE REQUIREMENTS FOR SITE PREPARATION. SEE ALSO SPEC. #5.
- INSTALL THE LEACHING MEDIUM LEVEL WHEN MEDIUM IS IN ORIGINAL GROUND, INSTALL 6" OF SELECT FILL UNDER IT TO AID IN LEVELING AND TO PROMOTE ABSORPTION.
- THE LAYOUT OF THE SEPTIC SYSTEM MAY BE REPOSITIONED SLIGHTLY IN THE FIELD TO BEST SUIT SITE CONDITIONS. THE ENGINEER IS TO BE NOTIFIED ANY DEVIATIONS TO THE APPROVED PLAN.
- DISURBANCE TO THE PROPOSED SEPTIC SYSTEM AREA SHALL BE KEPT TO A MINIMUM. HEAVY EQUIPMENT IS TO BE KEPT OUT OF THE SYSTEM AREA AS MUCH AS POSSIBLE, PRIOR TO PREPARATION AND AFTER INSTALLATION OF THE SYSTEM.
- THE ENGINEER MAY REQUEST CHANGES IN SYSTEM DESIGN AS FIELD CONDITIONS WARRANT. THE LACK OF COMPLIANCE WITH THE APPROVED DESIGN MAY RENDER THE APPROVED PLAN NULL AND VOID AND PERMISSION TO BACKFILL THE SYSTEM SHALL BE WITHHELD UNTIL THE CONDITIONS FOR APPROVAL HAVE BEEN MET.
- GRADE SITE TO INTERCEPT AND DIVERT SURFACE WATER AWAY FROM THE SEPTIC AREA. USE A CURTAIN DRAIN, IF SHOWN OR DETERMINED TO BE REQUIRED IN THE FIELD, TO DRAIN GROUND WATER.
- LEAD ALL ROOF AND FOOTING DRAINS AWAY FROM THE SYSTEM AREA.
- PROPOSED FLOOR ELEVATIONS ARE NOT TO BE USED AS A BENCHMARK.
- INSTALL EMBANKMENTS, AS SHOWN ON THE PLAN AND PROFILE, TO PREVENT EFFLUENT BREAKOUT. USE GRASS OR PLANTINGS TO PREVENT EROSION.
- EXCAVATE THROUGH EXISTING TOPSOIL AND FILL WITH SELECT FILL TO THE PROPER ELEVATION FOR SYSTEMS CONSTRUCTED ENTIRELY IN FILL.
- KEY INTO EXISTING SOIL WHERE SELECT FILL MEETS BERM.
- RECORD DIMENSIONS ARE TO BE SUBMITTED BY THE ENGINEER TO THE DEPARTMENT OF HEALTH UPON COMPLETION, INSPECTION, AND FIELD APPROVAL OF THE SYSTEM.
- CONTRACTOR IS TO NOTIFY "CALL BEFORE YOU DIG" PRIOR TO ANY EXCAVATION 1-800-922-4455.
- THERE IS NO APPARENT INTERFERENCE OF WELLS AND/OR SEPTIC SYSTEMS ON ADJOINING PROPERTIES.
- ALL DRAINAGE PIPING SHALL BE 25' MINIMUM FROM ANY WELL.
- THE LEACHING AREA SHALL BE LOCATED BY FIELD STAKES OR MARKERS, PRIOR TO ANY SITE WORK. IN ORDER TO CLEARLY IDENTIFY THE LEACHING AREA AND TO PROTECT IT FROM ALL CONSTRUCTION TRAFFIC AND POTENTIAL DAMAGE.
- A SCARIFICATION INSPECTION BY THE HEALTH DEPT, SANITARIAN, DESIGN ENGINEER, AND THE LICENSED INSTALLER OF RECORD SHALL BE CONDUCTED PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OF FILL IN THE PRIMARY LEACHING AREA. IF THERE ARE ANY PROBLEMS DURING INSPECTION (BY THE SANITARIAN, ENGINEER, OR INSTALLER) FURTHER TESTING AND/OR PERMIT REVOCATION MAY TAKE PLACE IN ORDER TO CONFIRM CONFORMANCE WITH THE PROPOSED DESIGN CRITERIA OF THE SSS.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER & DEPT. OF HEALTH AT LEAST 24 HOURS PRIOR TO THE START OF THE SCARIFICATION PROCESS FOR THE LEACHING AREA OR THE INSTALLATION WILL NOT BE APPROVED.
- DISCHARGES FROM WATER TREATMENT SYSTEMS ARE PROHIBITED FROM DISCHARGING INTO THE SEPTIC SYSTEM. EXISTING SYSTEMS SHALL BE TERMINATED AND A SYSTEM MEETING THE REQUIREMENTS OF A GENERAL PERMIT FOR THE DISCHARGE OF LOW FLOW WATER TREATMENT WASTEWATER SHALL BE INSTALLED AS ISSUED BY THE CONNECTICUT DEPT. OF ENERGY AND ENVIRONMENTAL PROTECTION ISSUED 1/30/2014.

SITE SPECIFIC NOTES:

- PROPERTY LINE BEARINGS AND DISTANCES TAKEN FROM SURVEY MAP PREPARED BY KRISTOFFERSEN LAND SURVEYING
- PERCOLATION RATE FOR SUBJECT SITE EQUALS 1" IN 20 MINUTES. USE 225 SQ. FT. PER BEDROOM. FOR 4 BEDROOMS, PLUS 112.5 SQ. FT. FOR EACH ADDITIONAL BEDROOM PROVIDE 1029 SQ. FT. OF EFFECTIVE LEACHING AREA USING 70 LINEAL FEET OF GEOMATRIX SB1-13-36 LEACHING UNITS AND A 1,500 GALLON TANK.
- ARTESIAN WELL WATER SUPPLY WILL BE UTILIZED. NO WATER LINE SHALL BE WITHIN 10 FEET OF ANY PORTION OF THE SEPTIC SYSTEM.
- FILL REQUIREMENTS: APPROXIMATE AVERAGE DEPTH = 3.5'. SELECT FILL = 175# CUBIC YARDS. BERM FILL = 102# CUBIC YARDS
- SITE MUST BE PREPARED WITH SELECT FILL TO A MINIMUM DEPTH TO PROVIDE 48" ABOVE BEDROCK BEFORE PERMIT TO CONSTRUCT CAN BE ISSUED

M.L.S.S.

AREA	SLOPE (%)	DTR (°)	HF	FF	PF	MLSS
PRIMARY	30-36	20	2.25	1.5		67.5'

**MICHAEL J. MAZZUCCO, P.C.**  
 (203) 744-0057 CIVIL ENGINEER (FAX) 744-0057  
 19A TA'AGAN POINT ROAD DANBURY, CONNECTICUT 06811

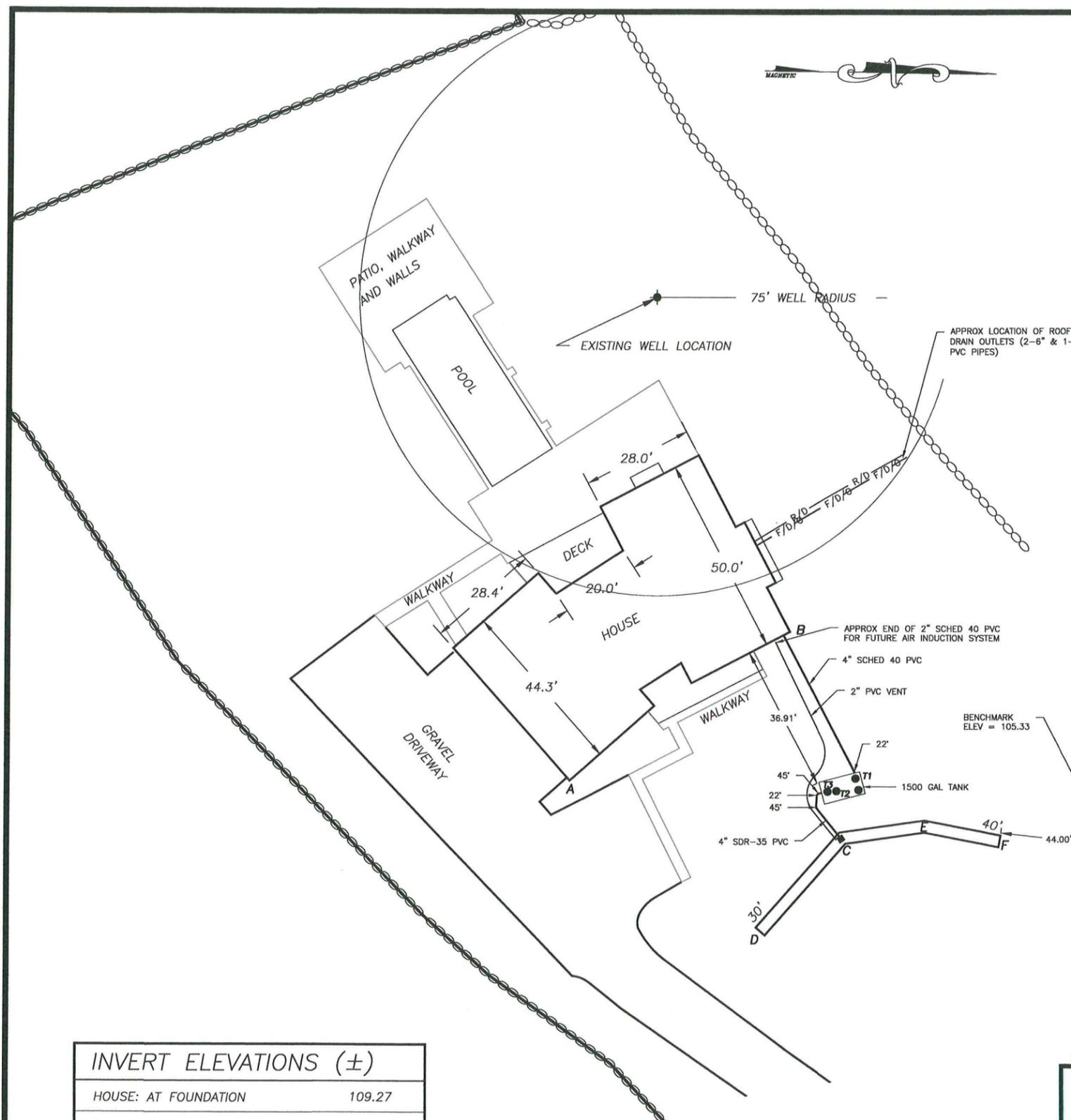
PROJECT **29 GOODSSELL HILL ROAD REDDING, CT**

TITLE **SITE / SEPTIC PLAN (FLETCHER)**

SCALE AS NOTED	DATE 3/25/16	DRAWING NO. 07001-R1
DRAWN BY ACAD	APPROVED BY M.M.	

REVISIONS

The design of this system is based upon normal field testing procedures and accepted design practices. It has been designed based on applicable State and Local Health codes. It is not guaranteed against failure caused by improper site preparation, installation, site grading, adverse site conditions that may have been undetected using normal testing procedures, misuse, neglect, and future site conditions.



**NOTES:**

- 1) THE RECORD DIMENSIONS WERE TAKEN FROM THE DWELLING AND / OR IRON PIPES AS REFERENCE POINTS. SOME DIMENSIONS MAY HAVE BEEN SCALED FROM FIELD SURVEY LAYOUTS PRODUCED BY INFORMATION USING A TRANSIT.
- 2) INSPECTIONS TO CHECK THE SEPTIC SYSTEM AND TO DETERMINE ITS RECORD DIMENSIONS WERE MADE ON 12/14/16
- 3) THE DWELLING LOCATION WAS TAKEN FROM A PLOT PLAN PREPARED BY KRISTOFFERSEN LAND SURVEYING. REFER TO PLAN FOR ADDITIONAL INFORMATION.

**RECORD DRAWING DIMENSIONS (FEET)**

A-T1	71.8	B-T1	40.5
A-T2	67.2	B-T2	41.9
A-T3	64.7	B-T3	41.4
A-C	70.0	B-C	53.5
A-D	61.1	B-D	75.7
A-E	89.9	B-E	59.5
A-F	109.1	B-F	74.2

INVERT ELEVATIONS (±)		
HOUSE: AT FOUNDATION		109.27
TANK	IN	107.87
	OUT	107.6
FIRST DB	IN	107.2
	LEACHING PIPE	107.1

**PLAN**  
SCALE 1"=20'

THIS RECORD DRAWING REPRESENTS THE LOCATION OF THE SEPTIC SYSTEM AS NOTED. IT IS NOT A GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, EXCESSIVE WATER USAGE, CONSTRUCTION TECHNIQUE NOT WITNESSED, SILT INTRUSION DURING CONSTRUCTION, FINAL GRADING, NEGLIGENCE, AND FUTURE CIRCUMSTANCES THAT MIGHT HAVE A NEGATIVE EFFECT ON THE OPERATION OF THE SYSTEM.

70 LIN. FT OF GEOMATRIX SB1-13-36 LEACHING UNITS INSTALLED BY STEFANO ZANDRI

**MICHAEL J. MAZZUCCO, P.C.**  
 (203) 744-0057 CIVIL ENGINEER (FAX) 744-0057  
 19A TA'AGAN POINT ROAD DANBURY, CONNECTICUT 06811

PROJECT **29 GOODSSELL HILL ROAD REDDING, CT**

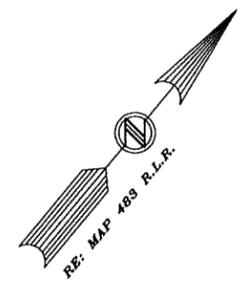
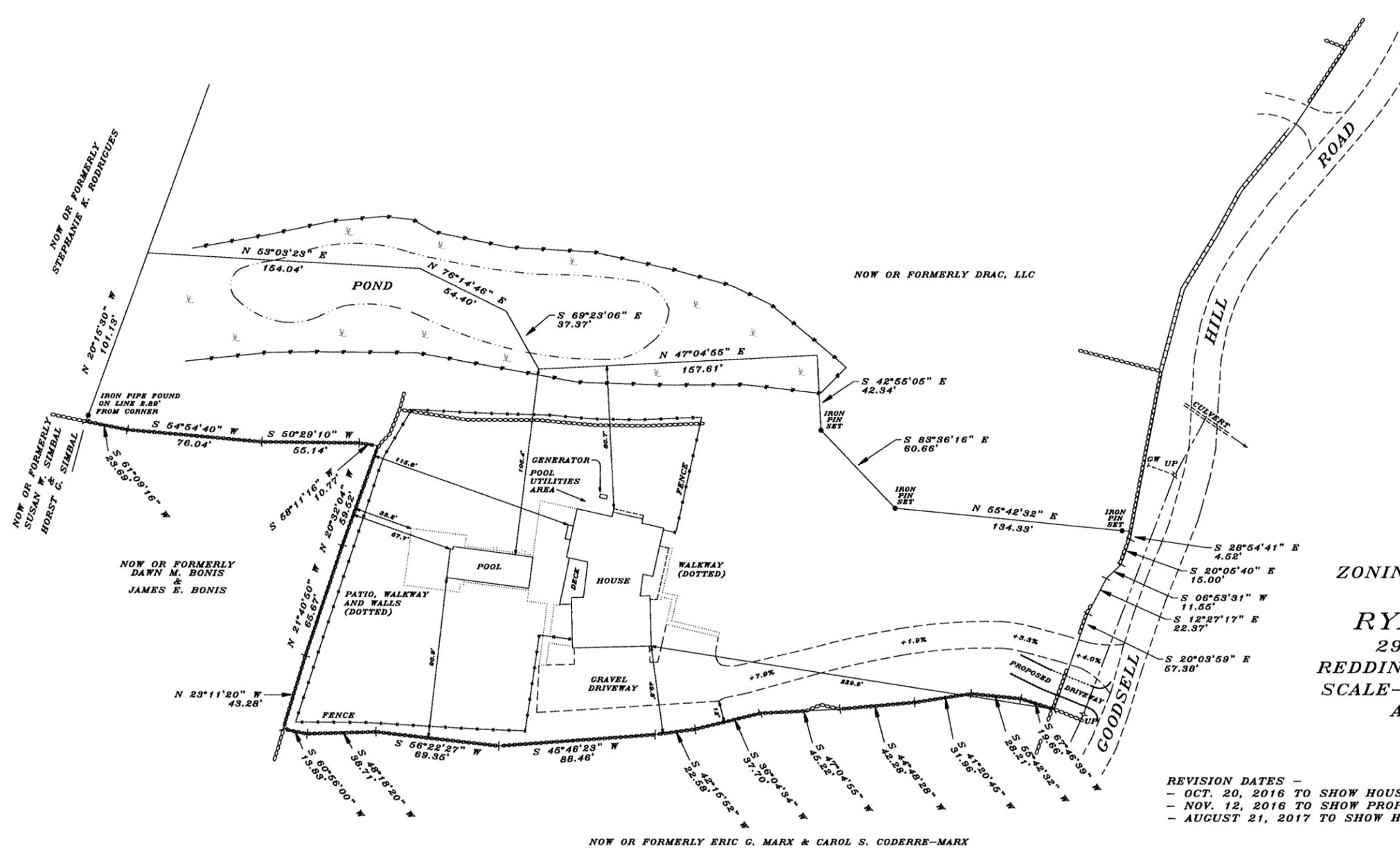
TITLE **SEPTIC SYSTEM RECORD DRAWING PLAN (FLETCHER)**

SCALE AS NOTED DATE 8/25/17 DRAWING NO. 07001-RD

DRAWN BY ACAD APPROVED BY M.M.

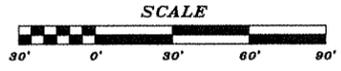
REVISIONS

REVISED PARCEL 2 AREA = 2.1141 ACRES  
 (92,089 S.F.)  
 BUILDING COVERAGE = 4,374 S.F. / 4.7%  
 IMPERVIOUS AREA = 6,548 S.F. / 7.1%  
 BUILDING HEIGHT = 34'



**LEGEND**  
 -o- UP UTILITY POLE  
 - - - - - GW OVERHEAD UTILITY WIRES  
 - - - - - GUY WIRE  
 - - - - - STONE WALL  
 - - - - - STONE WALL REMAINS  
 - - - - - FENCE BASE STONES  
 - - - - - PICKET FENCE  
 - - - - - IRON PIPE OR DRILL HOLE  
 - - - - - EDGE OF TRAVELLED WAY  
 - - - - - EDGE OF WETLANDS AS DELINEATED BY MARY JAHNIG, SOILS SCIENTIST

ZONING LOCATION SURVEY MAP  
 PREPARED FOR  
**RYAN A. FLETCHER**  
 29 GOODSSELL HILL ROAD  
 REDDING CONNECTICUT  
 SCALE-1"=30' APRIL 21, 2016  
 AREA = 2.1141 ACRES



REVISION DATES -  
 - OCT. 20, 2016 TO SHOW HOUSE UNDER CONSTRUCTION  
 - NOV. 12, 2016 TO SHOW PROPOSED STRUCTURES & IMPROVEMENTS  
 - AUGUST 21, 2017 TO SHOW HOUSE, POOL, DRIVEWAY, PATIO, AND WALKWAYS AS-BUILT

**NOTES**

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 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 28, 1998. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL CLASS A-E STANDARDS.  
 ZONE - R-2  
 REFER TO MAP NUMBER 4262 REDDING LAND RECORDS FOR REFERENCES AND SURVEY NOTES  
 WIRE MESH DEER FENCE ADJACENT TO LOT LINES ARE NOT SHOWN

**KRISTOFFERSEN LAND SURVEYING, LLC**

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

MAP CERTIFIED BY  
 ERIC J. KRISTOFFERSEN, L.S., LICENSE NO. 16770  
 40 MADELINE DRIVE, RIDGEFIELD, CT., 06877  
 PHONE 438-3201

FILE NO. 408  
 NOT VALID WITHOUT  
 EMBOSSED SEAL