

P2021-12

RECEIVED
NOV 30 2021

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY:

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

- SPECIAL EXCEPTION VARIANCE/ APPEAL _____
- SITE PLAN REVIEW _____ APPROVAL OF LOCATION _____
- INLAND WETLANDS PERMIT _____ REGULATION TEXT AMENDMENT _____
- INLAND WETLANDS PERMIT _____ ZONE CHANGE _____
- AGENT APPROVAL _____ COASTAL SITE PLAN REVIEW _____
- WETLAND PERMIT TRANSFER _____ MODIFICATION OF PRIOR APPROVAL _____
- SUBDIVISION / RESUBDIVISION _____ SPECIAL FLOOD HAZARD AREA PERMIT _____

PROJECT DESCRIPTION:

Proposed to construct a 12,325 sf building for expansion of the existing Boar's Head business and for rental space in accordance with uses permitted under Section 90 for the Limited Industrial District Zoning regulations.

STREET ADDRESS OF PROPERTY 49 Plains Road, Essex, CT

ASSESSOR'S MAP 45 LOT 27-3 LOT SIZE 2.02 DISTRICT LI

APPLICANT Paige Management, P.O. Box 462, Essex, CT 06426 PHONE 860-767-7486

APPLICANT'S AGENT (if any) Robert L. Doane, Jr., P.E., L.S.
P.O. Box 113, Centerbrook, CT 06409 PHONE 860-767-0138

ENGINEER, SURVEYOR/ARCHITECT Robert L. Doane, Jr., PE., L.S.
P.O. Box 113, Centerbrook, CT 06409 PHONE 860-767-0138

Note:

- 1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
- 2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.
- 3) I HERBY AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.



**TOWN OF ESSEX
Zoning Commission**

29 West Avenue
Essex, CT 06426
860-767-4340 x 115 Fax: 860-767-8509
www.essexct.gov

Fees: \$125.00 + \$60.00 (DEP)
Make check payable to the Town of Essex

PRINT OR TYPE
Please read Essex Zoning Regulations before completing this form.

Application for Special Exception

Owner(s) Name(s): Paige Management Corps

Address(es): P.O. BOX 462 ESSEX, CT 06426

Phone No.: 860-767-7486 Email: michael@crossislandprov.com

Applicant Name(s): Robert L. Doane, Jr., P.E., L.S.

Address(es): P.O. Box 113, Centerbrook, CT 06409

Phone No.: 860-767-0138 Email: bdoane@doaneengineering.com

Application is hereby made for amendment of a Special Exception under the provisions of the Essex Zoning Regulations for premises at:

Address: 49 Plains Road, Essex, CT 06426

Tax Map No. 45 Tax Lot No. 27-3 Zoning District LI

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 90.A.1, 104.D.3 of the Essex Zoning Regulations.

Accompanying this application form are:

- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- D) A Site Development Plan prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We certify that all the information on this application, including all accompanying documents, is correct as of the date below, and complete. I/ We certify that I/ We am/are the owner(s) of the premises described above, or the authorized agent of the owner(s) of said premises.

FOR OFFICIAL USE ONLY:
Application No. _____
Date received by ZEA: _____

Signed: [Signature]
Applicant(s) of Agent Robert L. Doane, Jr., P.E., L.S.

Dated: 11/30/21

Appendix A
Application Checklist for Special Exception

Applicant(s): Paige Management Corps Date: 11/15/21

Address of Premises: 49 Plains Road, Essex, CT 06426

Tax Map No. 45 Lot No. 27-3

Briefly describe Special Exception request:

Proposed to construct a 12,325 sf building for expansion of the existing Boar's Head business
and for rental space in accordance with uses permitted under Section 90 for the Limited Industrial District
Zoning regulations.

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Special Exception. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area in the "waiver" category is provided for check-off, submission of information is always mandatory.

Waiver(s) may be granted by the Commission pursuant to Section 120C.8. for the furnishing of item(s) of information in which the Commission finds that such item(s) are not relevant to the proper disposition of an application. Such waiver(s) are limited to the furnishing of said information and do not include a request for delay in time to submit necessary items.

Nothing in this section shall prohibit an applicant(s) from requesting a waiver(s) in advance of submitting an application for Special Exception to the Commission.

This checklist shall be complete when signed and dated by the applicant(s) where such signatures and date shall be entered no later than the actual date of the submission of said application.

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner	X			
120A.2	Purchaser Owner's written consent			X	
120A.3	Lessee Owner's written consent			X	
120B	Application Documents- 15 copies	X			
120C.1	Description of Premises	X			
120C.2	List of Neighboring Owners	X			
120C.3	Statement of Use	X			
120C.4	Site Development Plan	X			
120C.4.a	Owner / Applicant Name	X			
120C.4.b	Plan Data	X			
120C.4.c	Roadways	X			
120C.4.d	Survey Monuments	X			
120C.4.e	Municipal / District Boundaries	X			
120C.4.f	Easements / R-O-W / etc.	X			
120C.4.g	Wetlands and Watercourses			X	
120C.4.h	Total Premise Area Use	X			
120C.4.i	Building / Lot Coverage	X			
120C.4.j	Location / Setback Data				
120C.4.k	Building / Structure Dimension Signs and Lighting	X			
120C.4.l	Roadways and Parking	X			
120C.4.m	Infrastructure Data				
120C.4.n	Access / Soil / etc.				
120C.4.o	Water Supply / Septic Systems	X			
120C.4.p	Land Contours / Topography (_____ foot intervals)	X			
120C.4.q	Wetlands / Watercourses			X	
120C.4.r	Soils Classifications		X		
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control	X			
120C.4.t	Special Flood Hazard Area		X		
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110	X			
120C.5	Sanitation Letter & Data (see note below)		X		
120C.6	Multiple Dwelling Projects			X	
120C.7	Non-Commercial Timber Cutting			X	
120C.8	Waiver Requests (written)			X	
120D	Maps, Drawings, Certification	X			
101	Gateway Conservation District			X	
102	Coastal Management District			X	
103	Flood Plain District			X	
104	Water Resource District	X			
	Application submitted to town Director of Health or Town Sanitarian for review	X			

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 120F. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

120F. **PUBLIC HEARING.** The Commission shall hold a public hearing on each application for a special exception. A copy of such application shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing. Notice of the time and place of such hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the hearing. Such notice shall fairly and sufficiently apprise those who may be interested in the proceeding of the nature and character of the matter proposed in order that intelligent preparation for the hearing may be made. Such hearing shall commence within sixty-five (65) days after the receipt of the application. The hearing shall be completed within thirty-five (35) days after it commences. The commission shall render a decision on all applications within sixty-five (65) days after completion of such hearing. The petitioner or applicant may consent to one or more extensions of any period specified in this section, provided the total extensions all such periods shall not be longer than sixty-five (65) days, or may withdraw such petition or application.

Not less than fifteen days prior to the commencement of the public hearing, the applicant shall post a notice of the hearing on the property involved. Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2").** The sign shall not be greater than twelve square feet (12 sq. ft.).

The sign shall contain the following text:

"Application pending on this property before the Zoning Commission for Special Exception approval for which a public hearing is being held:

Time:

Date:

Place: Town Hall, 29 West Avenue, Essex, CT 06426

For more information, call (860)767-4340 (or as said number is changed from time to time).

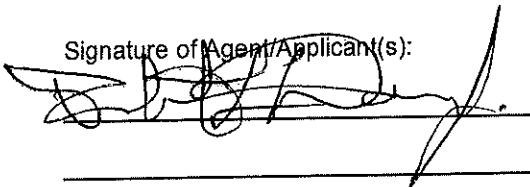
Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

Note: If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular special exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

Signature of Agent/Applicant(s):



Date:

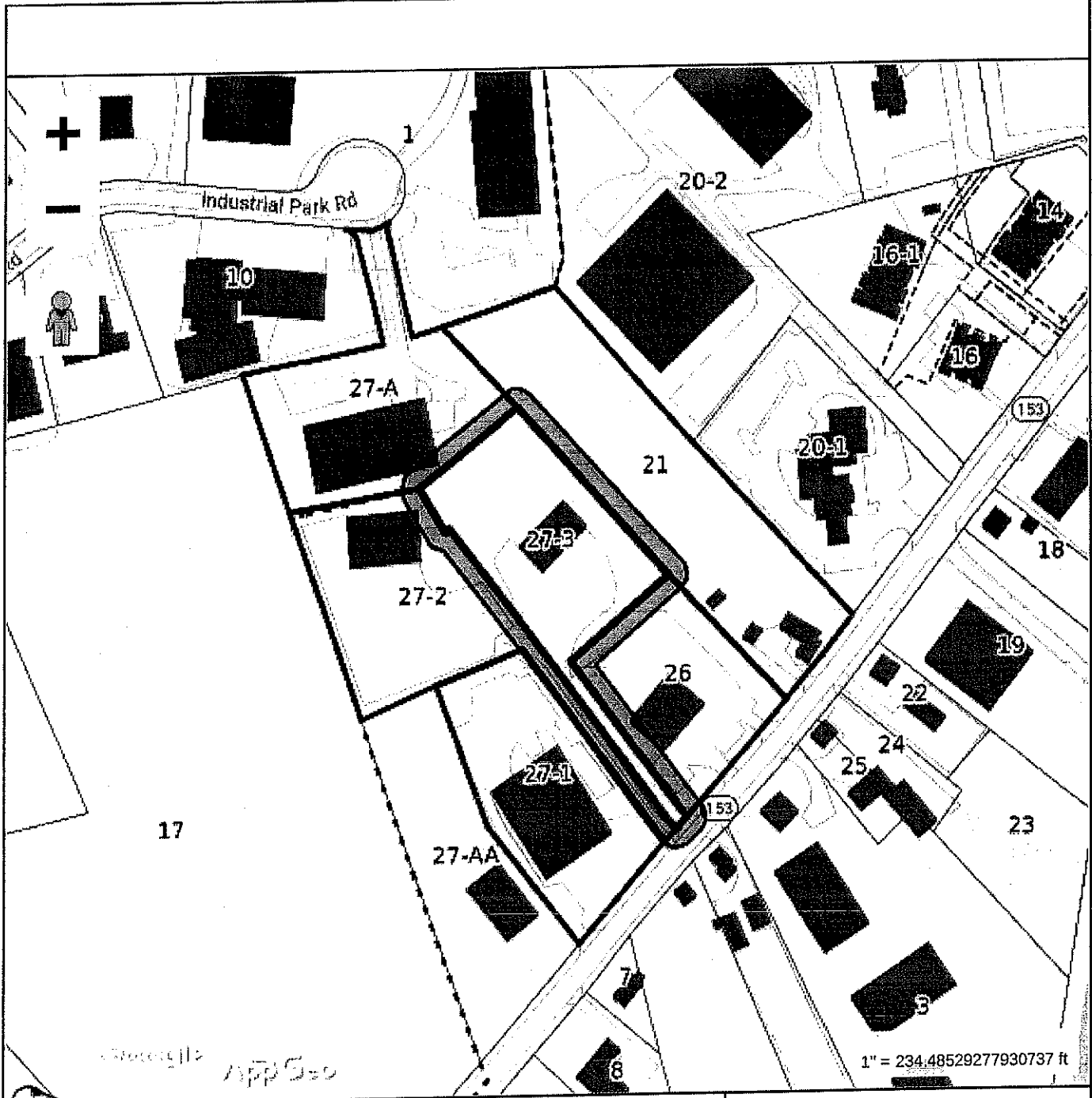
11/30/21

**STATEMENT OF USE
FOR
PAIGE MANAGEMENT
49 PLAINS ROAD
ESSEX, CT**

Paige Management would like to expand their 5,000 sf building and construct a 12,325 sf building for the purposes of expanding the Boar's Head business, which would occupy approximately 1/3 of the rear building and leasing the remainder of the building divided into various sized units to accommodate prospective tenants. The uses will be consistent with Section 90.A.1

**ADJOINERS
49 PLAINS ROAD
ESSEX, CT**

ID	Site Address	Owner Name	Owner Address	Owner City	St	Zip
45-026	45 PLAINS RD	45 PLAINS ROAD LLC	86 INGHAM HILL RD	ESSEX	CT	06426
45-021	43 PLAINS RD	BOMBACI GLORIA A	43 PLAINS RD	ESSEX	CT	06426
45-027-01	55 PLAINS RD	F M PROPERTIES LLC	55 PLAINS RD	ESSEX	CT	06426
45-027-02	51 PLAINS RD	HYDRATION LLC	141 WESTBROOK RD	ESSEX	CT	06426
45-027-A	47 INDUSTRIAL PARK RD	STRAND PROPERTIES LLC	PO BOX 307	CENTERBROOK	CT	06409



Property Information

Property ID 45 27-3
 Location 49 PLAINS RD
 Owner PIAGE MANAGEMENT CORP



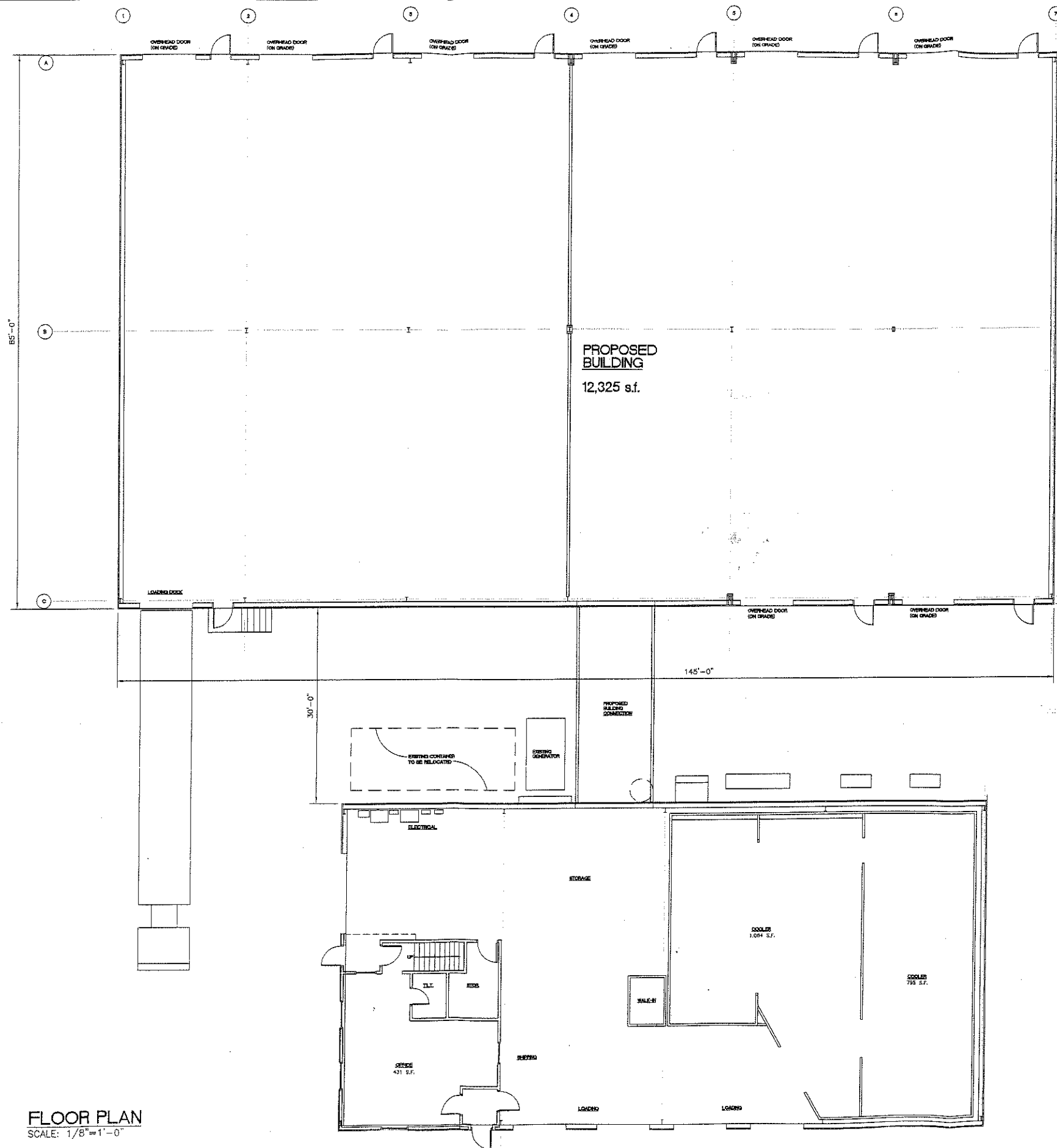
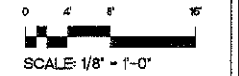
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/13/2021
 Data updated daily

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without consent of the architect.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

No.	Date	Revision

R. Neil Hayes, Jr.
ARCHITECT

rnhayes10801@gmail.com
203-912-1509 (cell)

Project Title
NEW DEVELOPMENT PLAN
for
CROSS-ISLAND PROVISIONS, INC

49 PLAINS ROAD
ESSEX, CT

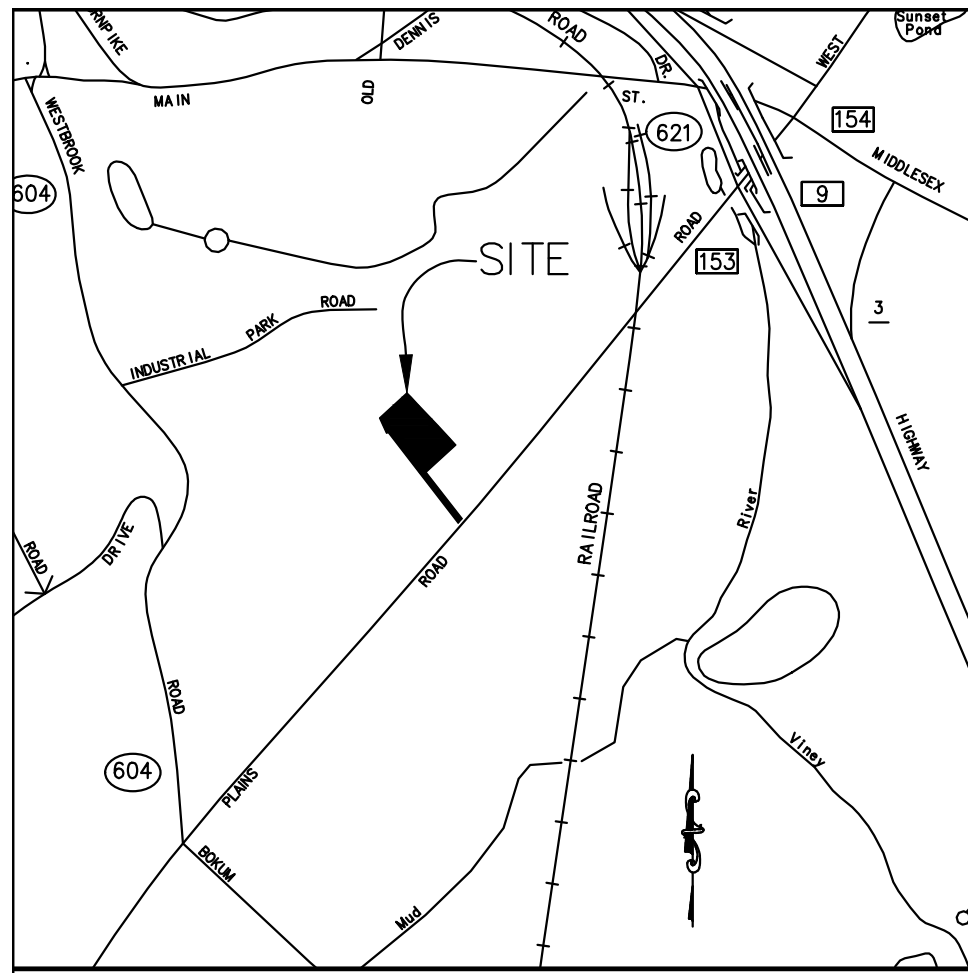
Date 9/9/2021	Dwn/Chkd RNH
Scale AS SHOWN	Proj. No. X

Drawing Title
SCHEMATIC PLAN
for
NEW DEVELOPMENT

SCHEMATIC-1

of

DATE	REVISION	CK.



LOCATION MAP
SCALE: 1"=1000'±

N/F
STRAND PROPERTIES LLC
VOL. 325 PAGE 677
"NO DESIGN CONFLICTS"

PRIMARY AREA
45 LF OF GST 6206
BOTTOM ELEVATION= 36.0'

PRIMARY AREA
45 LF OF GST 6206
BOTTOM ELEVATION= 36.0'

PRIMARY AREA
45 LF OF GST 6206
BOTTOM ELEVATION= 36.0'

N/F
HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

PRIMARY AREA
45 LF OF GST 6206
BOTTOM ELEVATION= 36.0'

PRIMARY AREA
45 LF OF GST 6206
BOTTOM ELEVATION= 36.0'

N/F
BOMBACI GLORIA A
VOL. 266 PAGE 118
"NO DESIGN CONFLICTS"

N/F
HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

N/F
45 PLAINS ROAD LLC
VOL. 249 PAGE 856
"NO DESIGN CONFLICTS"

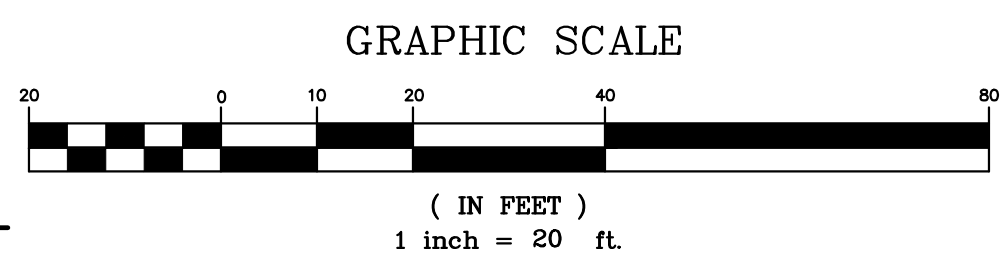
N/F
45 PLAINS ROAD LLC
VOL. 249 PAGE 856
"NO DESIGN CONFLICTS"

STORMWATER RECHARGE SYSTEM:
PROPOSED BUILDING = 12,325 SF
STORAGE REQUIRED: 12,325 SF X 1"=1027 CF
USE STORM TECH SC 310 CHAMBERS
INSTALLED STORAGE 31 CF PER CHAMBER WITH 6" STONE BASE
STORAGE PROVIDED: 34 CHAMBERS X 31 CF/CHAMBER=1054 CF
1027 CF REQUIRED < 1054 CF PROVIDED

PARKING CALCULATIONS:
WAREHOUSES, WHOLESALE DISTRIBUTORS
REQUIRED:
1 SPACE PER EMPLOYEE= 35 EMPLOYEES X 1 = 35 SPACES
1 TRUCK LOADING SPACE PER 20,000 SF=20,000 SF X 17,075 SF= 1 SPACE
PROVIDED:
35 EMPLOYEE SPACES
6 TRUCK LOADING SPACES

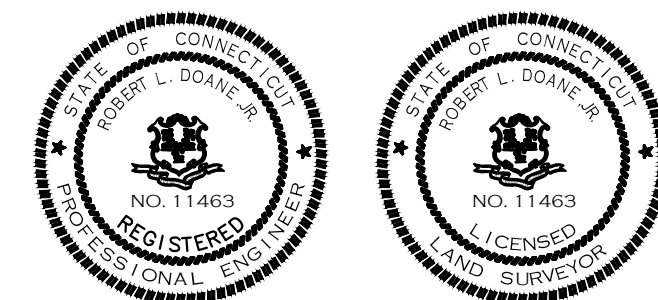
- LEGEND**
- IRON PIPE/ROD TO BE SET
 - MON □ MONUMENT
 - IP ○ IRON PIPE/ROD
 - FP ○ FENCE POST FOUND
 - CONC. CONCRETE
 - DIST. DISTURBED
 - (PRM) PER REF MAP
 - FND FOUND
 - FF FINISHED FLOOR
 - EXIST. EXISTING
 - CL&P# 1198 ○ EXISTING UTILITY POLE
 - TH#1 ● TEST HOLE
 - 7.0 PROPOSED SPOT ELEVATION
 - 40 --- EXISTING CONTOURS
 - SF --- SILT FENCE
 - PW --- PROPOSED WATERLINE

TOWN OF ESSEX SITE DATA TABLE			
ZONE: LI LIMITED INDUSTRIAL DISTRICTS			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT FRONTAGE	120'	25.48'	25.48'
MIN. LOT AREA	80,000 SF	87,785 SF 2.01 AC	87,785 SF 2.01 AC
MAX. BUILDING COVERAGE	25%	5.4%	19.5%
IMPERVIOUS COVERAGE	30%	19.6%	33.6 %
FRONT SETBACK	75'	147.7'	147.7'
SIDE SETBACK	25'	(NE) 37.9' / (SW) 78.5'	(NE) 28.0' / (SW) 34.7'
REAR SETBACK	50'	169.7'	54.5'
BUILDING HEIGHT	35'	<35'	<35'
WATER SUPPLY		PUBLIC WATER	PUBLIC WATER
SEWAGE DISPOSAL		ON SITE	ON SITE



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

Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT EXISTING AND PROPOSED CONDITIONS IN RELATION TO EXISTING BUILDING LINES. PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
A.) EVERGREEN INDUSTRIAL PARK SUBDIVISION OF LAND PROPERTY OF WILLIAM K. RUTAN CONN. ROUTE 153 - PLAINS ROAD ESSEX, CONN. DATED 2-20-84 SCALE: 1"=50' BY DONALD R CARLSON

THE SUBJECT PROPERTY CONTAINS 87,763 SF 2.0 AC
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. HORIZONTAL COORDINATES AND DIRECTIONS DEPICTED HEREON ARE BASED ON A LOCAL GRID RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES ARE IN U.S. SURVEY FOOT. THE BASIS OF HORIZONTAL DATUM ARE CONNECTICUT GEODETIC SURVEY MONUMENTS: CGS 5009 (ESSEX) CGS 5010 (ESSEX). THEREFORE THE BEARINGS SHOWN HEREON DIFFER FROM THE BEARINGS SHOWN ON REFERENCE MAP A
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)
SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 300, PG 448

MAP #45 LOT #27-3

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE: 1"=20'	DATE: 11/30/21	SHEET NO.: 1 OF 2	IDENT. NO.:
---------------	----------------	-------------------	-------------

DATE	REVISION	CK.

- CONSTRUCTION SEQUENCE (SANITARY SYSTEM)**
- NOTIFY TOWN HEALTH DEPARTMENT AND THE ENGINEER 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. NO PORTION OF THE SYSTEM WILL BE COVERED WITHOUT INSPECTION AND APPROVAL BY THE ENGINEER OR THE SANITARIAN.
 - PLACE SILT FENCE AS SHOWN ON THE DRAWING AND IN THE DETAIL.
 - REMOVE ALL TREES, STUMPS AND DELETERIOUS MATERIAL FROM SYSTEM AREA.
 - STOCKPILE TOPSOIL FOR REUSE.
 - DO NOT STOCKPILE TOPSOIL IN SANITARY SYSTEM AREA.
 - DO NOT REMOVE SUBSOIL.
 - ENGINEER/LAND SURVEYOR SHALL FIELD STAKE THE PROPOSED SYSTEM PRIOR TO INSTALLATION.
 - IF SOIL CONDITIONS OTHER THAN THOSE SHOWN IN THE SOIL LOGS ARE ENCOUNTERED DURING THE INSTALLATION OF THE SANITARY SYSTEM, THE DESIGN ENGINEER OR THE SANITARIAN SHALL BE NOTIFIED AND THE WORK WILL BE HALTED PENDING REVIEW OF THOSE CONDITIONS. IF NECESSARY THE SANITARY SYSTEM SHALL BE REVISED.
 - A MINIMUM OF 4 FEET MUST BE MAINTAINED BETWEEN THE BOTTOM OF THE SYSTEM AND LEDGE. A MINIMUM OF 1.5 FEET MUST BE MAINTAINED BETWEEN THE BOTTOM OF THE SYSTEM AND SEASONAL HIGH GROUNDWATER.
 - DO NOT BACKFILL ANY PORTION OF THE SANITARY SYSTEM UNTIL INSPECTED BY THE SANITARIAN AND UNTIL A "RECORD" SURVEY HAS BEEN COMPLETED.
 - REPLACE TOPSOIL, GRADE, SEED AND MULCH ALL DISTURBED AREAS.
 - MAINTAIN SYNTHETIC FILTER BARRIER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

- SANITARY SYSTEM NOTES:**
- NO LARGE CAPACITY TUBS (> 100 GALLON CAPACITY) ARE PLANNED AND WILL NOT BE PERMITTED IN THE PROPOSED RESIDENCE.
 - NO GARBAGE GRINDER INSTALLATION IS PLANNED FOR THE PROPOSED RESIDENCE. SHOULD A GARBAGE GRINDER BE INSTALLED THE PROPOSED SEPTIC TANK SHALL BE INCREASED TO 2,000 GALLON TANK.
 - WATER SUPPLY SHALL BE BY PUBLIC WATER.
 - ALL SOLID PIPING AFTER THE SEPTIC TANK TO BE 4" PVC ASTM D 3034, SDR 35.
 - FILTER FABRIC SHALL BE SELECTED FROM THE FOLLOWING TABLE:

APPROVED FILTER FABRICS FOR COVERING STONE AGGREGATE

MANUFACTURER	DESIGNATION NUMBER
AMERICAN ENGINEERING FABRICS	AEF-480
BRADLEY INDUSTRIAL TEXTILE	PHOENIX LIJOMA M35
CARTHAGE MILLS	410
CULTEC	SF20
DUPONT	TNS R020
ENGINEERED SYNTHETIC PRODUCTS	GF 150
GEO FABRICS	L&M 231
L&M SUPPLY COMPANY	65304 (4" WIDE), 65303 (3" WIDE)
MIRAFI	SKAPIS GT 120
SKAPIS INDUSTRIES	SRW PRODUCTS DF1
SRW PRODUCTS	SRW PRODUCTS DF2
TERRA TEX	S01.5, P01.5
TYPAR	3151, 3201
US FABRIC INC.	US 1.5 CT

- NO DEVIATION FROM THIS PLAN WILL BE ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER AND SANITARIAN.
- SEPTIC TANK CONSTRUCTION JOINTS SHALL BE SEALED WITH ASPHALT CEMENT. ALL PIPE CONNECTIONS TO THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE SEALED WITH A POLYETHYLENE GASKET ("POLY-LOK" OR APPROVED EQUAL).
- SEPTIC TANK AND Baffles SHALL CONFORM TO SECTION V.A.1 TECHNICAL STANDARDS OF THE STATE HEALTH CODE.
- SEPTIC TANK SHALL BE TWO COMPARTMENT TANK WITH HEAVY DUTY STEEL HANDLES FOR MANHOLE ACCESS COVERS AND GAS Baffles INSTALLED ON OUTLET PIPING. SEPTIC TANK TO BE EQUIPPED WITH AN APPROVED NON-BY-PASS EFFLUENT FILTER AT THE OUTLET. SEE TABLE BELOW:

APPROVED SEPTIC TANK EFFLUENT FILTERS

MANUFACTURER	MODEL
BEAR ONSITE	ML2-416, ML2-920, ML3-910, ML3-916, ML3-925, ML3-932
BIO-MICROBICS	Sanitee Series, ST 416, ST 418, ST 818, ST 836, ST 1618, ST 1638
BOWCO INDUSTRIES	EF-235
GAG-SIMTECH	STF-110, STF-110-7R, STF-110-6W, STF-110-8B
NORWECO	BIO-KINETIC BK2000
ORENCO SYSTEMS	FT044-36, FT0854-36, FT1254-36, FT1554-36, FTJ0418
POLYLOK	PL-68, PL-122, PL-525, PL-625, GF 10-8, GF 10-16
PREMIER TECH	EFT-080
RISSY PLASTICS	45 - CLIK N'STICK
TUF-TITE	EF-4, EF-6
ZABEL	A100, A300, A1800, A1800-HIP, A100-HIP, A300-HIP, A1800-HIP, A1801-HIP, A600-12, A600-8
ZOELLER/CLARUS	WW1 (170-0078), WW4 (5000-0007)

- STONE AGGREGATE MEANS BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING DEPARTMENT OF TRANSPORTATION FORM 816 SPECIFICATION M.01.01 FOR NO. 4 OR NO. 6 STONE (AS SHOWN BELOW OR LATEST SPECIFICATION). STONE AGGREGATE SHALL BE FREE OF SILT, DIRT OR DEBRIS AND SHALL SHOW A LOSS OF ABRASION OF NOT MORE THAN 50 PERCENT USING AASHTO METHOD T-96.

SIEVE SIZE	PERCENT PASSING (by weight)	PERCENT PASSING (by weight)
2 - INCH	100	N/A
1.5 INCH	90-100	N/A
1 INCH	20-55	100
3/4 INCH	0-15	90-100
1/2 INCH	N/A	20-55
3/8 INCH	0-5	0-15
#4	N/A	0-5
#10	0-3	0-3
#200	0-15	0-15

Test Hole Data
 Performed by Doane Engineering & Don Mitchell, RS, Town of Essex
 3/16/21

PERCOLATION TEST
 PERFORMED BY DOANE ENGINEERING
 4/14/21

TH 1

0 - 10"	Topsoil, leaf litter (organic)
10 - 42"	Yellow/brown very fine sand with silt
42 - 84"	Yellow/brown medium to coarse sand, trace silt and fine gravel

Roots observed to 50"
 No ledge observed
 Groundwater observed at 55"
 No mottling observed

TH 2

0 - 10"	Topsoil, leaf litter (organic)
10 - 30"	Yellow/brown silt with very fine sand
30 - 88"	Yellowish red (grading to tan/brown) medium to coarse sand with little gravel

Roots observed to 38"
 No ledge observed
 Groundwater observed at 51"
 Mottling observed at 38"

TH 3

0 - 10"	Topsoil, leaf litter (organic)
10 - 40"	Yellow/brown silt loam
40 - 84"	Tan medium to coarse sand with fine to medium gravel

Roots observed to 44"
 No ledge observed
 Groundwater observed at 46"
 No mottling observed

TH 4

0 - 6"	Topsoil, leaf litter (organic)
6 - 30"	Yellow silty very fine sand
30 - 84"	Tan medium to coarse sand with trace fine gravel

Roots observed to 46"
 No ledge observed
 Groundwater observed 48" (see page)
 Mottling observed at 36"

Perc 1 of 2 (TH4)

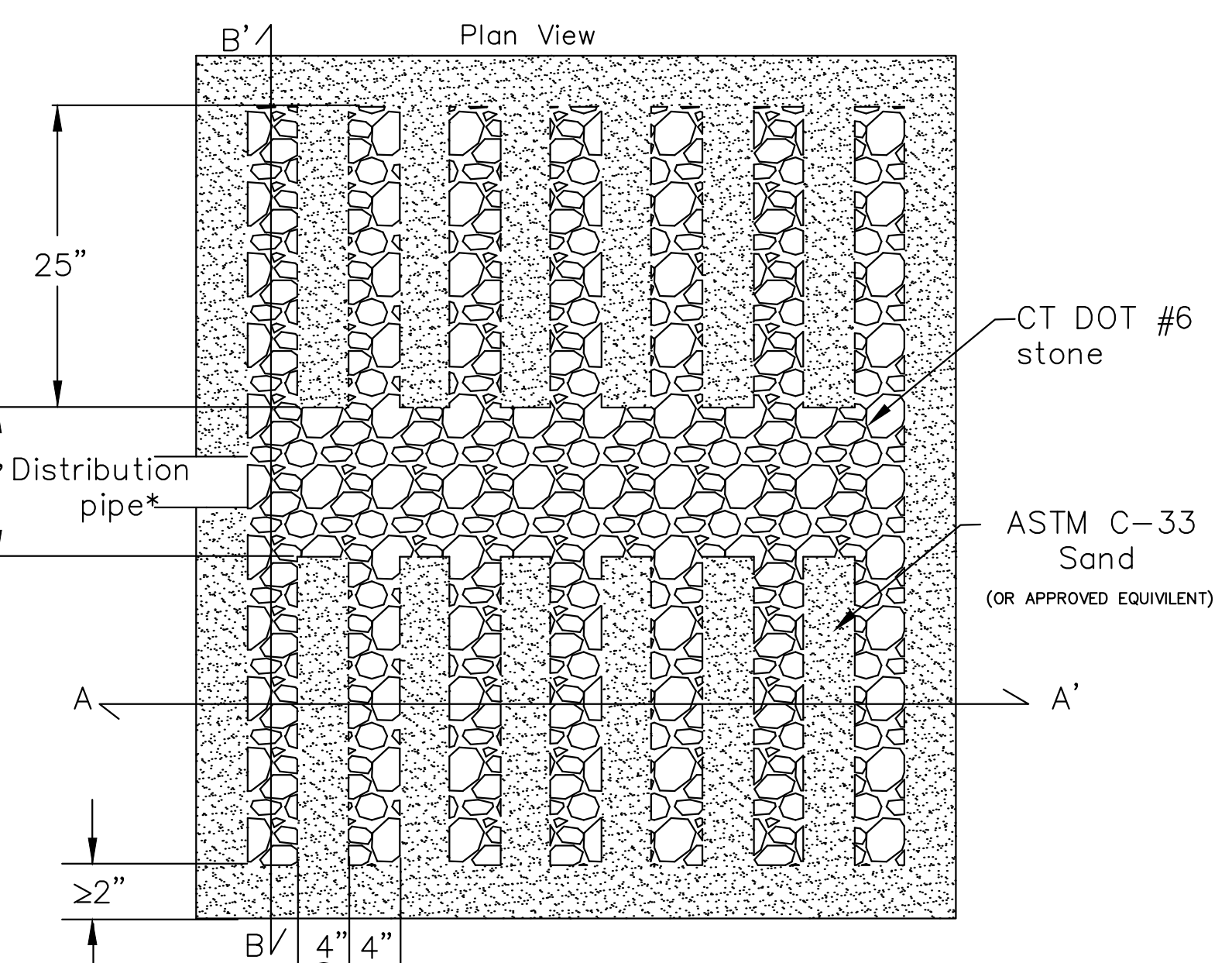
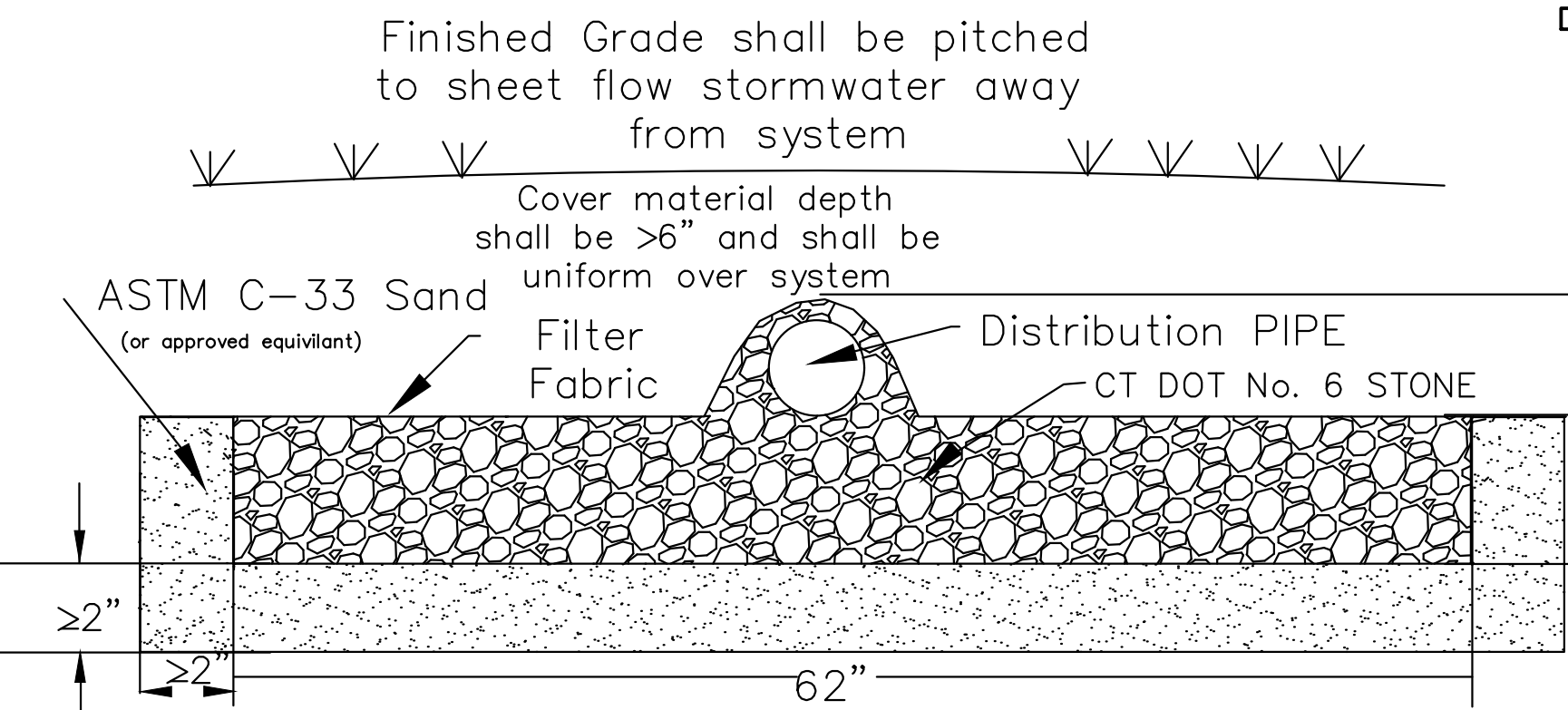
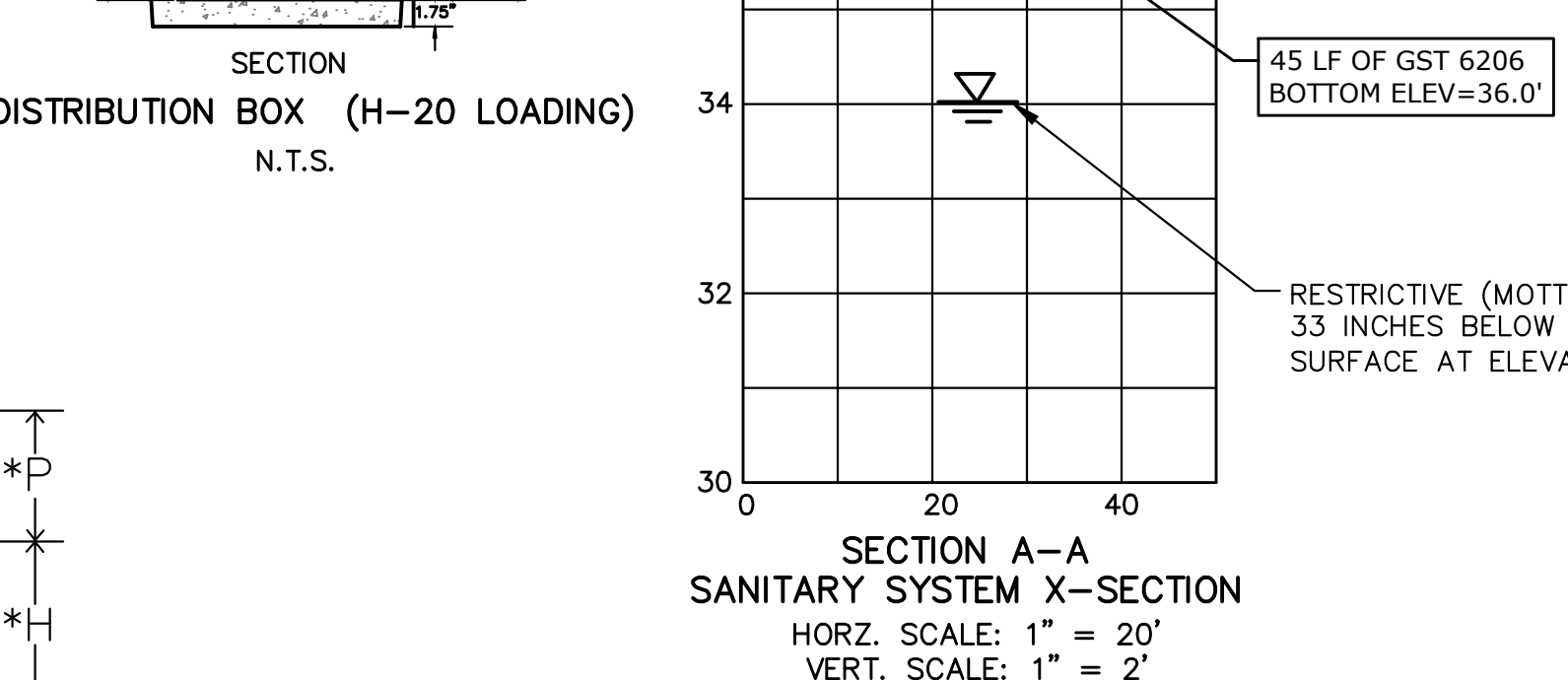
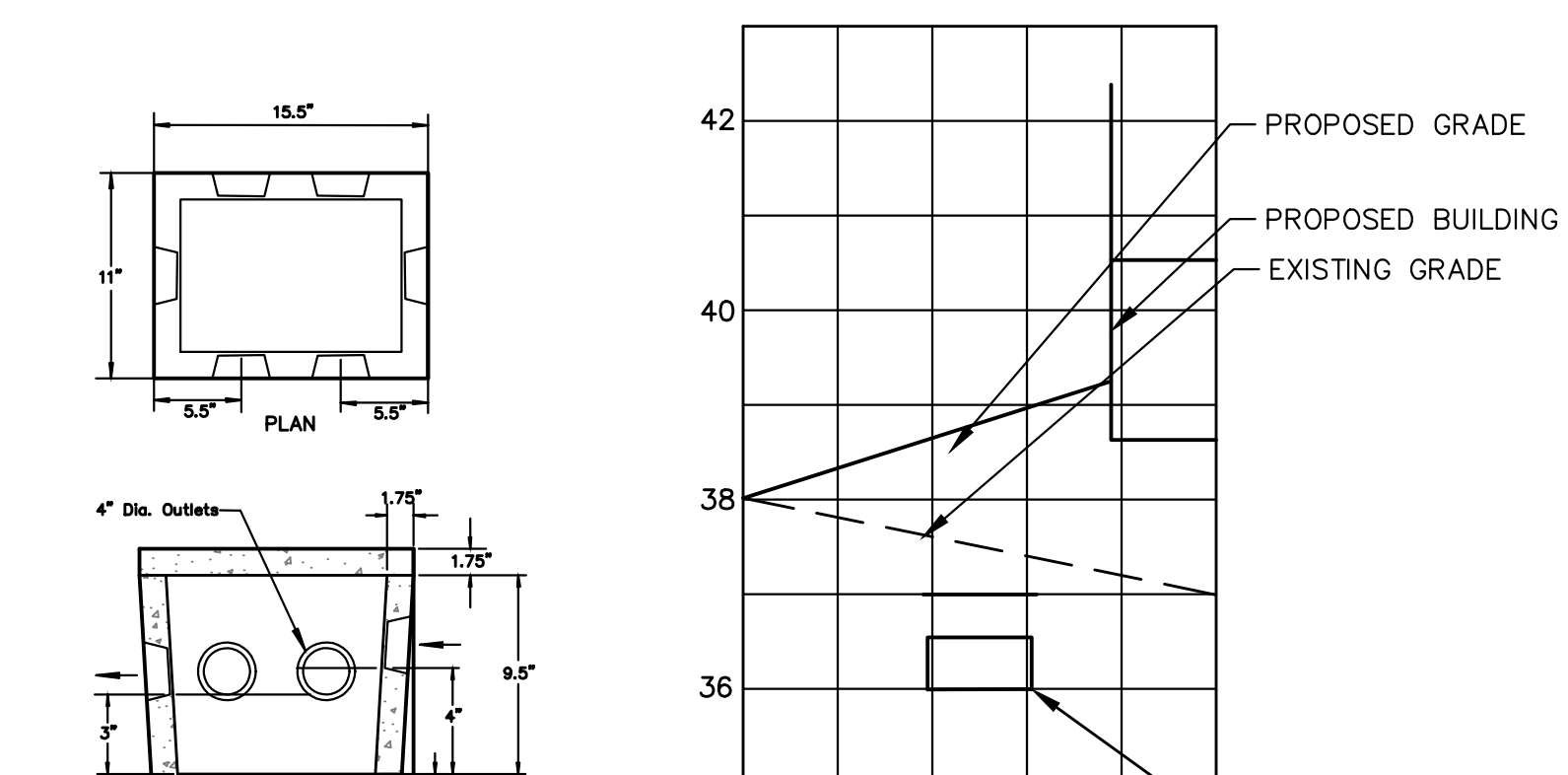
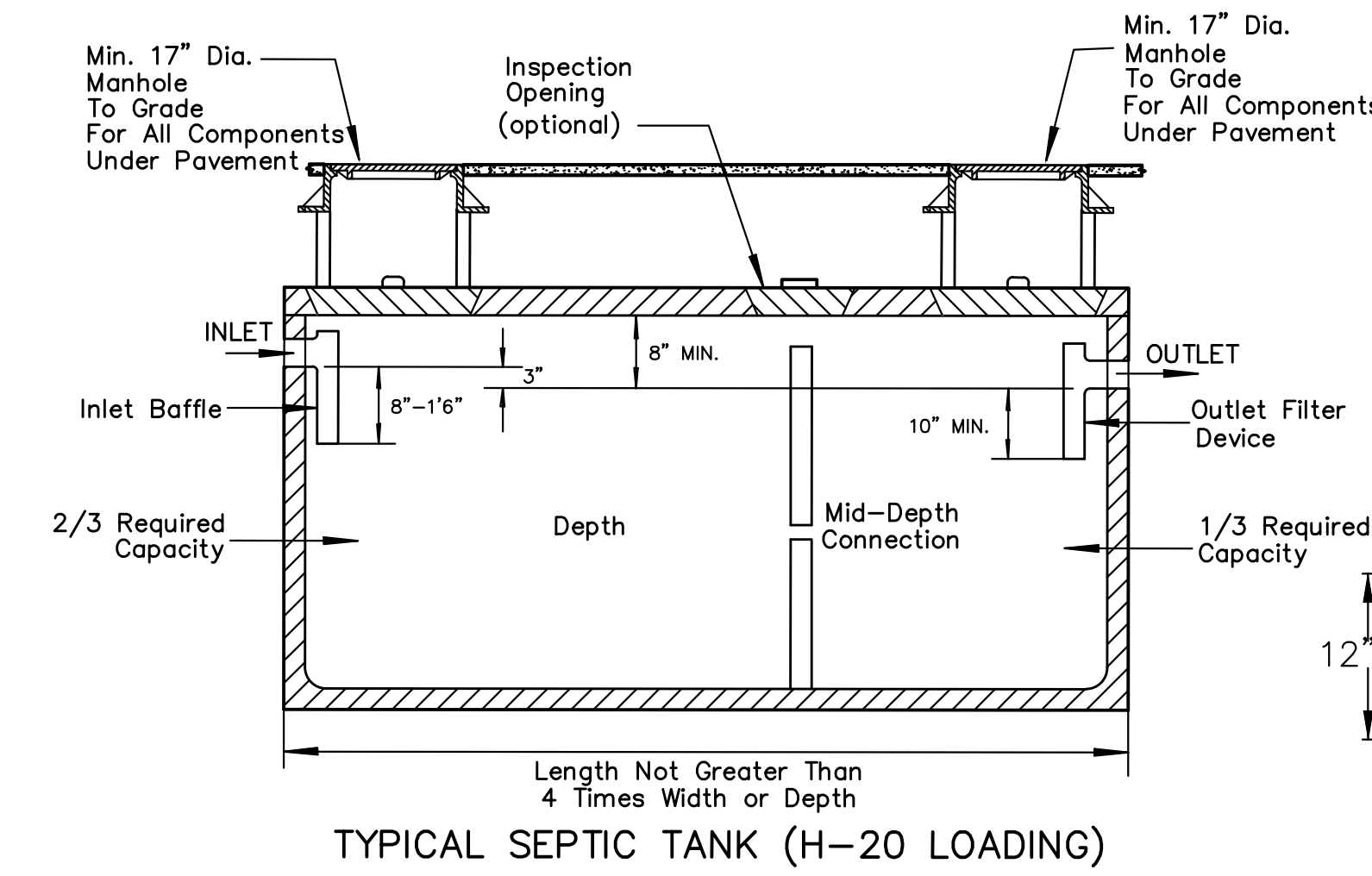
Time	Depth	Depth Δ
11:57	11 1/2"	N/A
12:02	13 3/8"	1 7/8"
12:07	14 5/8"	1 1/4"
12:12	15 3/4"	1 1/8"
12:17	17"	1 1/4"
12:22	18 1/8"	1 1/8"
12:27	18 3/4"	5/8"
12:32	19 5/8"	7/8"
12:37	20 1/4"	5/8"
12:42	20 7/8"	5/8"
12:47	21 5/8"	3/4"
12:52	22 3/8"	3/4"
12:57	Done	N/A

Presoak Start: 11:04 (am)
 Presoak Finish: 11:43 (am)
 Depth: 24" Fill: 12" Refill: 12"
 Ground Water at: 44" (TH4)

Perc 2 of 2 (TH2)

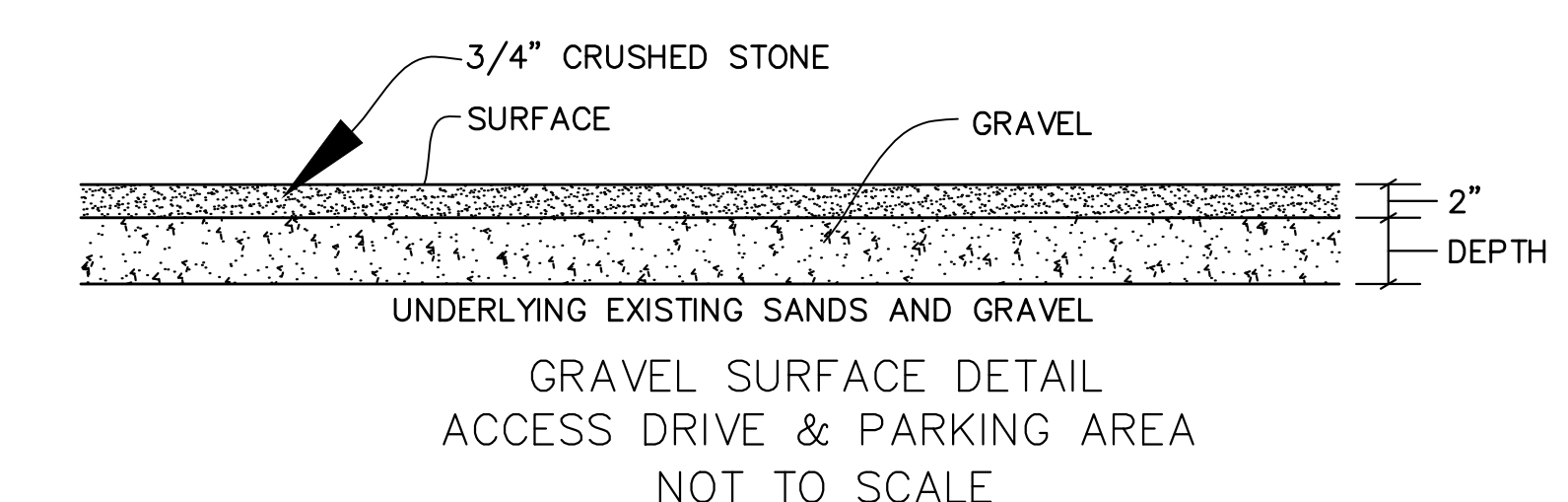
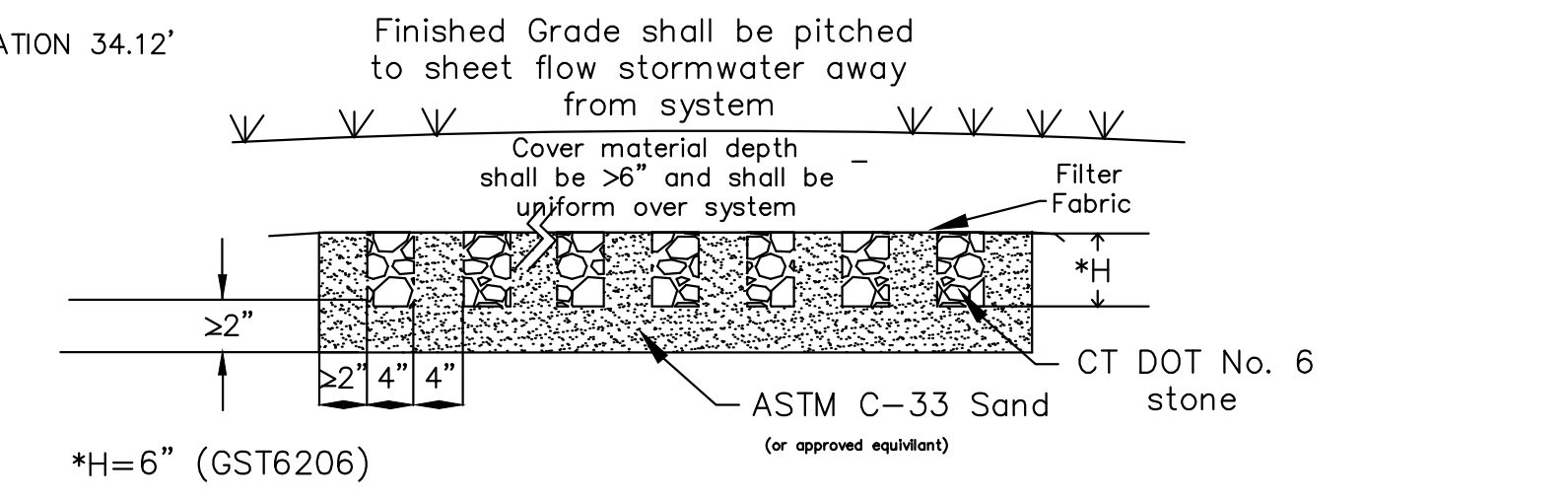
Time	Depth	Depth Δ
11:59	12"	N/A
12:04	14"	2"
12:09	15 1/4"	1 1/4"
12:14	16 3/8"	1 1/8"
12:19	17 3/8"	1"
12:24	18 3/8"	1"
12:29	19 1/8"	3/4"
12:34	19 7/8"	3/4"
12:39	20 3/8"	3/4"
12:44	21"	5/8"
12:49	21 5/8"	5/8"
12:54	22 3/8"	3/4"
12:59	Done	N/A

Presoak Start: 11:14 (am)
 Presoak Finish: 11:55 (am)
 Depth: 24" Fill: 12" Refill: 11 1/2"
 Ground Water at: 44" (TH2)



GEOMATRIX GST™ LEACHING SYSTEM
 SCALE: N.T.S.

*3" min. I.D., ASTM D-3034, SDR 35 pipe for gravity applications
 0.75" min. I.D., ASTM D-2665, SCH 40 PVC pipe for pressure applications



NOTE:
 DO NOT COMPACT SURFACE WITH COMPACTION EQUIPMENT. COMPACTION WILL BE ACHIEVED WITH GRADING EQUIPMENT ONLY

SANITARY SYSTEM DESIGN CRITERIA: (PROPOSED BUILDING)

DESIGN FLOW = 12,325 SF X 0.1 GAL/SF = 1,233 GPD

PERCOLATION RATE = 8 MIN/IN
 APPLICATION RATE = 1.5 GAL/SF/DAY
 REQUIRED EFFECTIVE LEACHING AREA = 1,233/1.5 = 822 SF
 PROVIDED 4 - 45 LF ROWS OF GST 6206
 EFFECTIVE LEACHING AREA PROVIDED = 4 X 45 LF X 5.9 LF/SF = 1,062 SF

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

DEPTH TO RESTRICTIVE LAYER = 36 INCHES
 SLOPE = 1.5 %
 HF = 42
 FF = 1,233/300 = 4.11
 PF = 1

MLSS REQUIRED = 42 X 4.11 X 1 = 173 LF
 MLSS PROVIDED = 4 X 45 = 180 LF

SANITARY SYSTEM DESIGN CRITERIA: (EXISTING BUILDING)

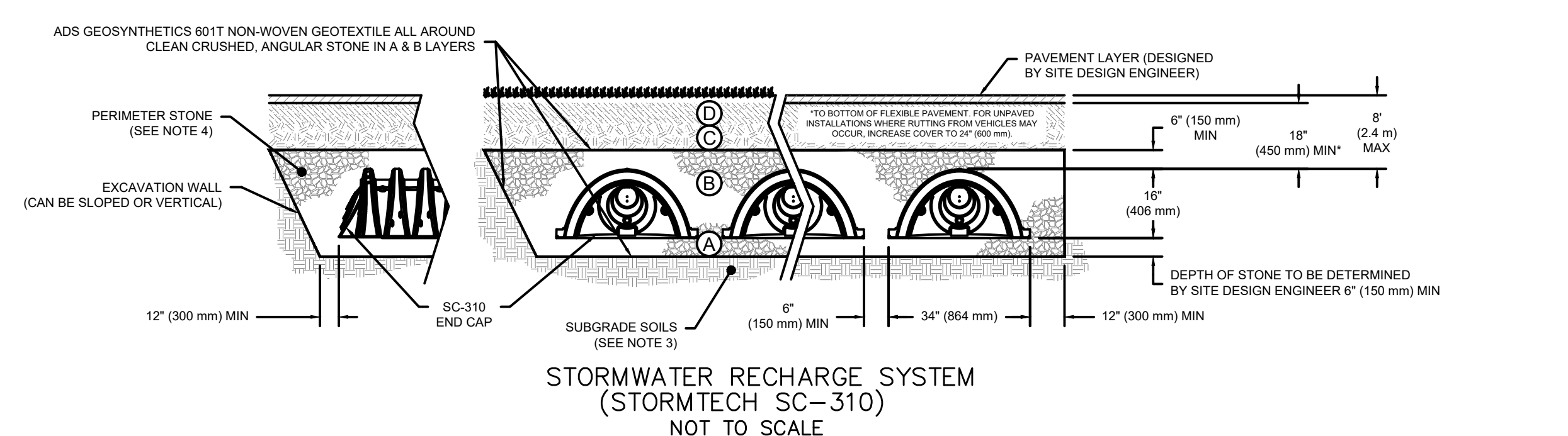
DESIGN FLOW = 4,750 SF X 0.1 GAL/SF = 475 GPD

PERCOLATION RATE = 8 MIN/IN
 APPLICATION RATE = 1.5 GAL/SF/DAY
 REQUIRED EFFECTIVE LEACHING AREA = 475/1.5 = 317 SF
 PROVIDED 2 - 35 LF ROWS OF GST 6206
 EFFECTIVE LEACHING AREA PROVIDED = 2 X 45 LF X 5.9 LF/SF = 531 SF

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

DEPTH TO RESTRICTIVE LAYER = 36 INCHES
 SLOPE = 1.5 %
 HF = 42
 FF = 475/300 = 1.58
 PF = 1

MLSS REQUIRED = 42 X 1.58 X 1 = 67 LF
 MLSS PROVIDED = 2 X 45 = 90 LF



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

Robert L. Doane, Jr.
 ROBERT L. DOANE, JR.
 CONN. P.E. & L.S. LIC. NO. 11463

REGISTERED PROFESSIONAL ENGINEER
 REGISTERED LAND SURVEYOR

MAP #45 LOT #27-3

DOANE ENGINEERING
 CIVIL ENGINEERING AND LAND SURVEYING
 P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
 TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN
 PREPARED FOR
 PIAGE MANAGEMENT CORP
 #49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE: 1"=20'	DATE: 11/30/21	SHEET NO.: 2 OF 2	IDENT. NO.:
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