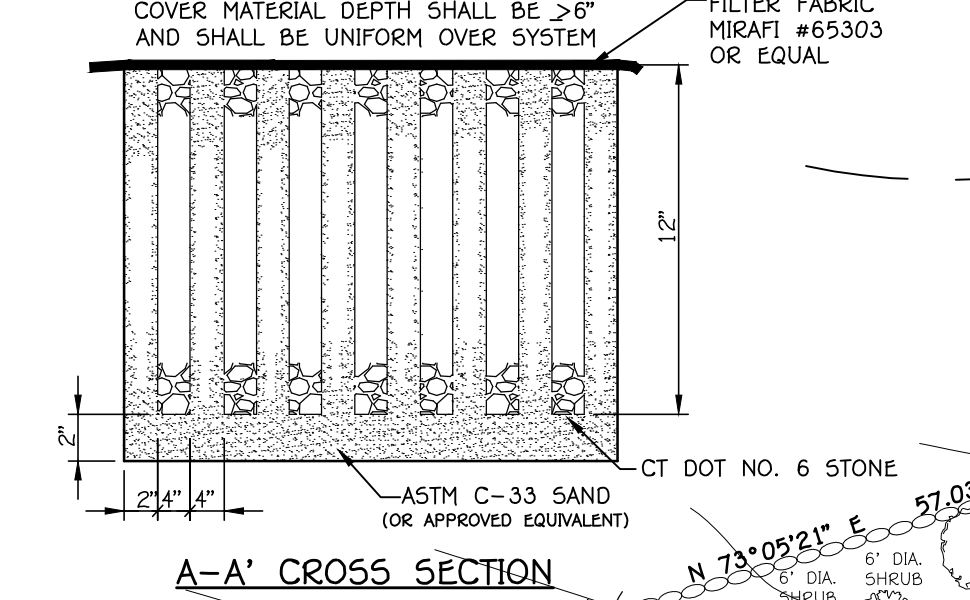


B-B' CROSS SECTION
GEOMATRIX G5T6212 LEACHING SYSTEM
NOT TO SCALE

PLAN VIEW
FINISHED GRADE SHALL BE PITCHED TO SHEET FLOW STORMWATER AWAY FROM SYSTEM
COVER MATERIAL DEPTH SHALL BE >6\"/>

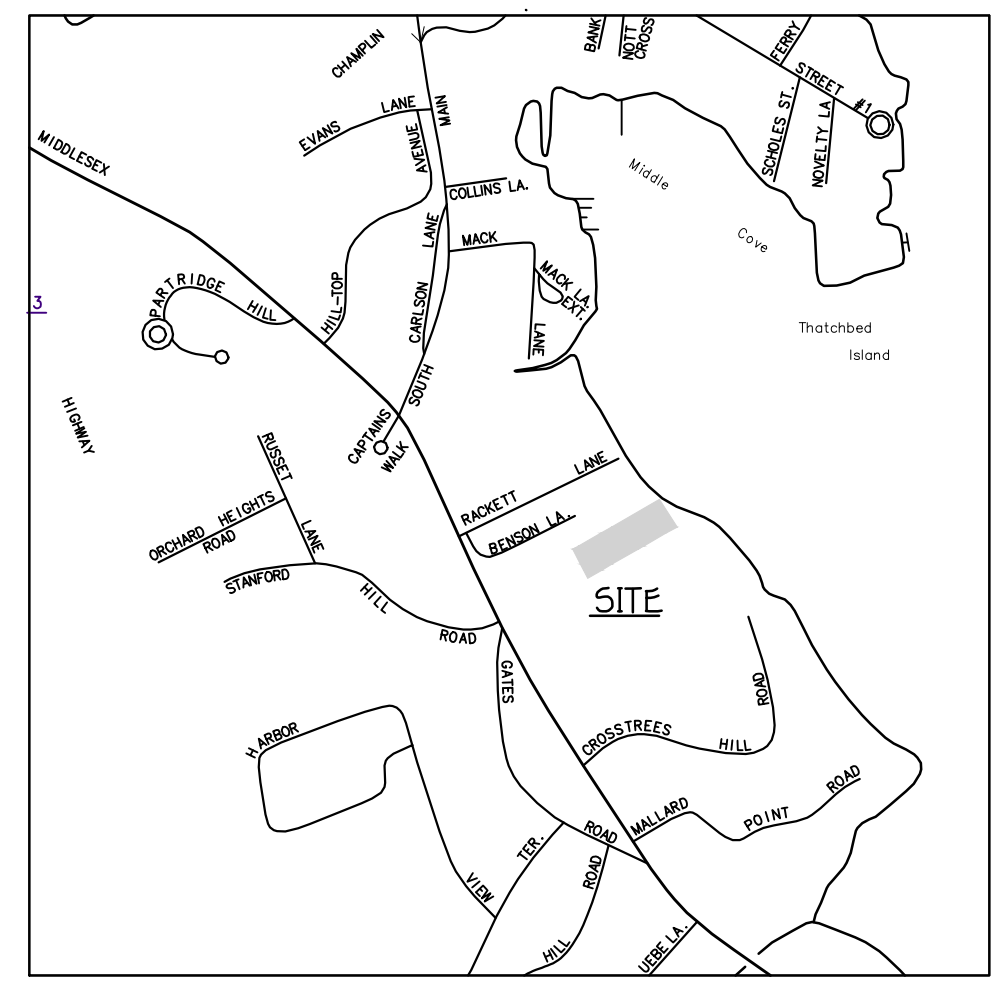


A-A' CROSS SECTION
FINISHED GRADE SHALL BE PITCHED TO SHEET FLOW STORMWATER AWAY FROM SYSTEM
COVER MATERIAL DEPTH SHALL BE >6\"/>

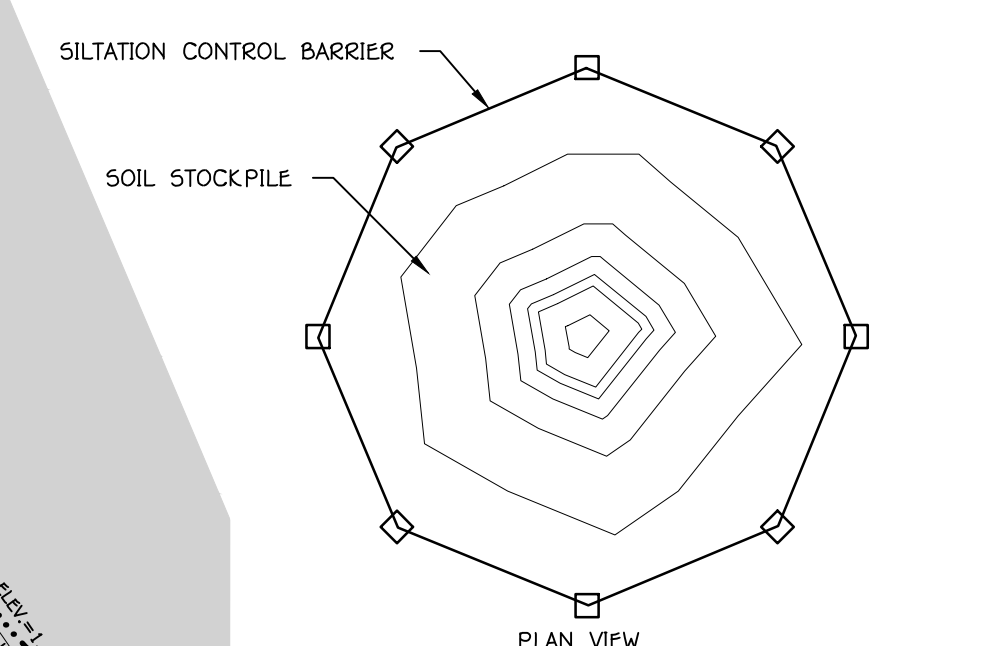
N/F
REESER-WINSTEAD, LLC
VOL. 269 PG. 264

N/F
BARBARA C. HALL
VOL. 268 PG. 132
VOL. 122 PG. 593

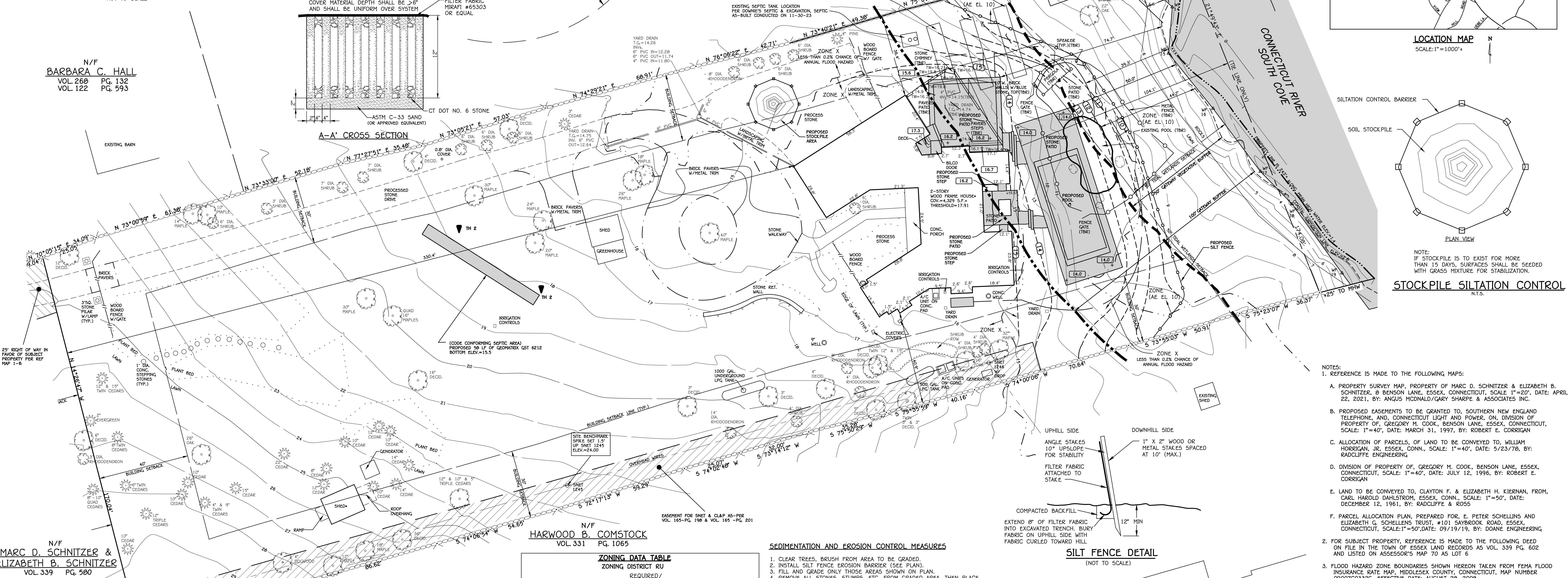
N/F
HARWOOD B. COMSTOCK
VOL. 331 PG. 1065



LOCATION MAP
SCALE: 1"=1000'



STOCKPILE SILTATION CONTROL
N.T.S.



N/F
MARC D. SCHNITZER & ELIZABETH B. SCHNITZER
VOL. 339 PG. 580

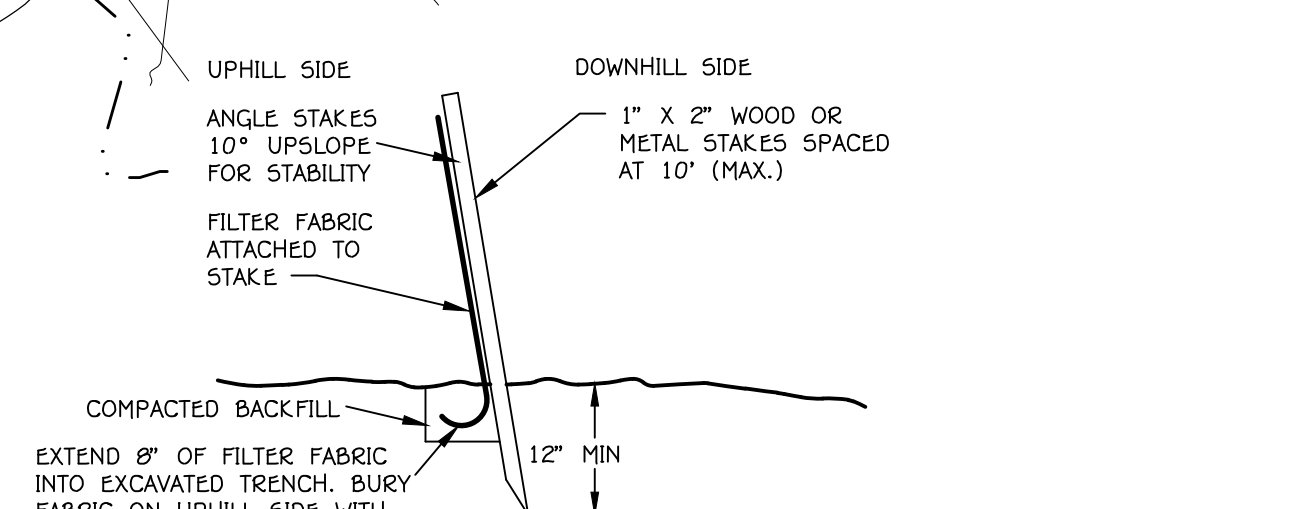
ZONING DATA TABLE
ZONING DISTRICT RU

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	80,000 S.F.	90,208 S.F.	90,208 S.F.
MIN. LOT WIDTH	150'	170'	170'
MIN. LOT AREA PER FAMILY DWELLING	80,000 S.F.	90,208 S.F.	90,208 S.F.
SETBACKS FROM STREETLINE	40'	330.4'	330.4'
FROM REAR PROPERTY LINE (REAR LOT)	30'	104.1'	104.1'
FROM OTHER PROPERTY LINE	30'	36.4'	36.4'
MAX. BLDG. COVERAGE	7.5%	4.8%	4.8%
MAX. BLDG. HEIGHT	30'	<30'	<30'

SEDIMENTATION AND EROSION CONTROL MEASURES

- CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
- INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
- FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
- REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
- DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
- SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:
KENTUCKY BLUEGRASS 2.25 LBS/1000 SQ. FT.
CREeping RED FESCUE 2.25 LBS/1000 SQ. FT.
PERENNIAL RYEGRASS .50 LBS/1000 SQ. FT.
- AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
- WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY JUTE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK AND AFTER EACH RAIN.

SILT FENCE DETAIL
(NOT TO SCALE)



- LEGEND**
- UTILITY POLE
 - FOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - EDGE OF WETLAND/FLAG NUMBER
 - RETAINING WALL
 - BOULDER/LARGE ROCK
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - DEEP TEST HOLE LOCATION

- TEST HOLE DATA**
DATE: 12/6/23
EXISTING 4 BEDROOM HOME
PRESENT: FERN TREMBLEY, DON MITCHELL, (EHD)
DUNCAN DOWNE (EXCAVATOR)
- TH 1**
- 0-9" TOPSOIL
 - 9-42" ORANGE BROWN FINE-MEDIUM LOAMY SAND
 - 42-49" LIGHT BROWN FINE SAND
 - 49-81" BROWN MEDIUM - COARSE SAND
- TH 2**
- 0-12" TOPSOIL
 - 12-17" ORANGE BROWN LOAMY SAND
 - 17-32" LIGHT BROWN FINE SAND TRACE SILT
 - 32-52" YELLOW BROWN COARSE SAND & GRAVEL (STAINING)
 - 52-72" REDDISH BROWN SILT & VERY FINE SAND FIRM IN PLACE
- NO WATER, NO MOTTLING, NO LEDGE, ROOTS TO 45"

CODE CONFORMING SEPTIC AREA CALCULATION
DATE: 12/6/23
EXISTING 4 BEDROOM HOME
DESIGN PERCOLATION RATE = 1-10 MIN (PER DON MITCHELL)
577.5 SF OF EFFECTIVE LEACHING SYSTEM REQUIRED
PROVIDE 1 RUN 50 LF OF GEOMATRIX G5T 6212
50 LF X 10.0 SF/LF = 500 SF OF LEACHING AREA PROVIDED

NOTE:
DESIGN PERCOLATION RATE 1-10 MIN./INCH PER DON MITCHELL
12-6-23

I HAVE REVIEWED THE WETLANDS BOUNDARIES MARKED AND FIELD LOCATED ON 7/12/20, AS WELL AS WETLAND BOUNDARIES MARKED ON 11/15/00 AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Szarecki
RICHARD SZARECKI, CERTIFIED SOIL SCIENTIST, #1779
FOR WETLAND FLAG NUMBERING, SEE SHEET 2

DATE 4-1-2021

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

© 2023 - ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.

THESE DRAWINGS ARE THE PROPERTY OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE. PROJECT LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.

THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.
- A TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- B BOUNDARY DETERMINATION/SURVEY
- C THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2

REVISIONS: 12-7-23 - AS-BUILT SEPTIC TANK LOCATION & B1000 ADDED
12-18-23 - SOIL SEDIMENTATION & EROSION CONTROL ADDED

ANGUS L. McDONALD JR.
CONN. L.S. #70173

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

LAND & MARINE SURVEYING
ENGINEERING
PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 238 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06474
TEL. (860) 388-4671 FAX (860) 388-3862

IMPROVEMENT LOCATION SURVEY
PROPERTY OF
MARC D. SCHNITZER & ELIZABETH B. SCHNITZER
10 BENSON LANE
ESSEX, CONNECTICUT

DATE: OCTOBER 10, 2023 SCALE: 1"=20'
DRN MCM CKD APP'D
SHEET 1 of 1 JOB NO. 216526

REVISIONS: 10-20-23 - GATEWAY SETBACKS ADDED
10-25-23 - EXISTING SEPTIC SYSTEM LOCATION RAISED
11-14-23 - PROPOSED PATIO STEPS AND POOL LOCATIONS ADDED