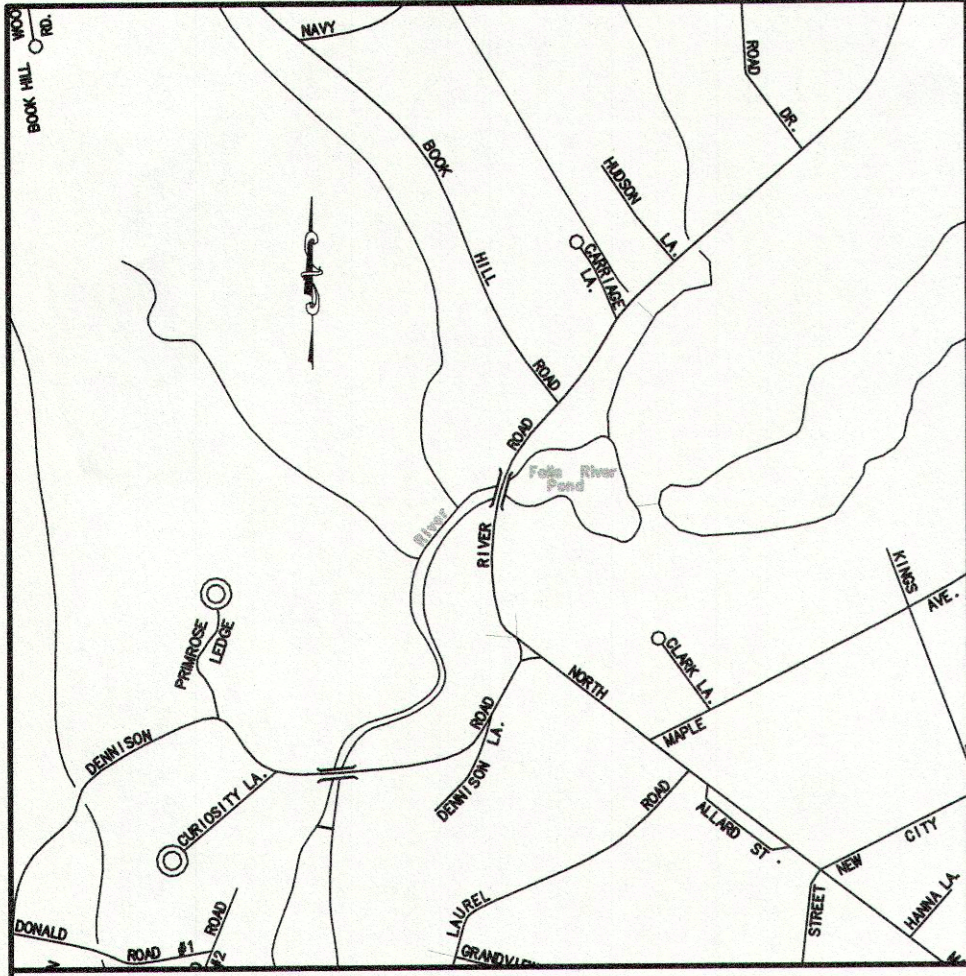


DATE	REVISION	CK.
08/08/22	COMMENTS FROM 8-5 SITE WALK	
09/02/22	REVISED PLANS	
09/12/22	REVISED PLANS	
09/19/22	ADDITIONAL STREAM LOCATION	



LOCATION MAP  
SCALE: 1"=1000'±

TEST HOLE DATA  
PERFORMED BY THE TOWN OF ESSEX SANITARIAN  
DON MITCHELL, MPH, RS. AND DOANE ENGINEERING INC  
03/10/2022

TP 1  
GROUNDWATER @15"  
RESTRICTIVE: NOT SUITABLE

TP 2  
0 - 5" TOPSOIL AND LEAF LITTER  
5 - 17" BROWN MEDIUM TO COARSE SAND AND GRAVEL, LOOSE  
17 - 32" LIGHT BROWN SAND, SOME GRAVEL  
32 - 84" GREY BROWN MEDIUM SAND

NOTE: BOULDER IN MIDDLE OF HOLE  
NO LEDGE OBSERVED  
NO GROUNDWATER OBSERVED  
ROOTS 24"(MOST), 60"(SOME)  
MOTTLING : N/A \*

TP 3  
0 - 7" TOPSOIL AND LEAF LITTER  
7 - 20" ORANGE TO RED BROWN FINE SANDY LOAM, SOME SILT  
20 - 58" BROWN GRAVEL AND COARSE SAND  
58 - 86" GREY MEDIUMSAND, SOME GRAVEL, SOME BOULDERS

NO LEDGE OBSERVED  
NO GROUNDWATER OBSERVED  
ROOTS AT 40"  
MOTTLING : N/A \*

\* - SOME STAINING IN A COARSE LENS OF MATERIAL NOT CAUSED BY HIGH GROUNDWATER

GROUNDWATER TABLE : NEAR MAXIMUM

PERCOLATION TEST  
PERFORMED BY DOANE ENGINEERING  
03/11/22

PT # 1  
D = 30" PRESOAK @ 1:40 PM

TIME (IN)	DEPTH (IN)	CHANGE DEPTH (IN)	RATE (MIN/IN)
2:40	4.25		
2:50	13.00		
3:00	18.50		
3:10	DRY		
3:20			
3:30			
3:40			

PERCOLATION RATE = 1 - 10.0 MIN/INCH

N/F SHANE DANIEL CHRISTOPHER TRUSTEE  
VOL. 295 PG. 1098

N/F LEAH O LOVELACE  
VOL. 341 PG. 218

N/F STEVEN M & MARY E LUSTER  
VOL. 136 PG. 851

N/F JOHN P BEVERIDGE  
VOL. 152 PG. 286

N/F ROBERT M JR. & ELLIS PATRICIA A SURDAM  
VOL. 95 PG. 596

DISTRICT RU

ZONING COMPLIANCE CHART

ZONING REGULATION	REQUIRED/ALLOWED BY REGULATION	EXISTING	PROPOSED
MIN. LOT AREA	80,000 SF.	238,505.69 SF	238,505.69 SF
MIN. LOT WIDTH	150 Ft.	526.34'	526.34'
SIDE SETBACKS*	30 Ft.	NORTH 75.2'/SOUTH 301.1' EAST 7.0'/WEST 322.0'	NORTH 75.2'/SOUTH 238.6' EAST 7.0'/WEST 322.0'
MAX. BUILDING COVERAGE	25%	1.57%	2.00%
MAX. BUILDING HEIGHT	35 Ft.	<35 Ft.	<35 Ft.
MAX. LOT COVERAGE	65%	3.82% (9,132.7 SF)	4.33% (10,332.7 SF)

\* REAR LOTS - ALL LOT LINES OF A REAR LOT SHALL BE CONSIDERED SIDE LOT LINES.

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 PLAN INTENDED TO DEPICT THE EXISTING AND PROPOSED IMPROVEMENTS PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT SURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

A.) "DIVISION OF LAND OF CURTISS S. JOHNSON, RIVER ROAD, ESSEX" SCALE: 1"=100', DATED: 7-22-68, PREPARED BY FREDERICK A. RADCLIFFE, CENTERBROOK, CT 06426

B.) "PLAN/PROFILE, PROPOSED ROAD IMPROVEMENTS, NORTH MAIN ST. & RIVER ROAD, ESSEX, CT" SCALE AS SHOWN, DATED: 6-5-98, REVISED TO: 8-5-98, SHEET 1 OF 1, ID # 7 OF 8, PREPARED BY DOANE ENGINEERING CO., CENTERBROOK, CT 06409

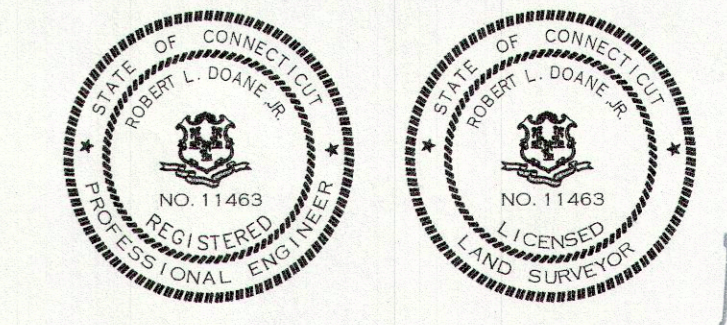
THE SUBJECT PROPERTY CONTAINS 238,506 SF 5.48 AC  
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

VERTICAL ACCURACY CONFORMS TO CLASS T-2 (NAV88 DATUM)  
SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 342, PG 208

THIS SITE IS LOCATED WITHIN A FLOOD ZONE PER FIRM COMMUNITY PANEL NUMBER 090065 0332 G MAP EFFECTIVE DATE 08-28-2008

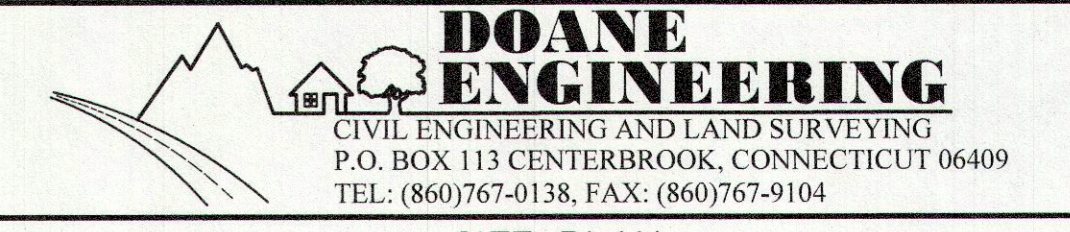
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



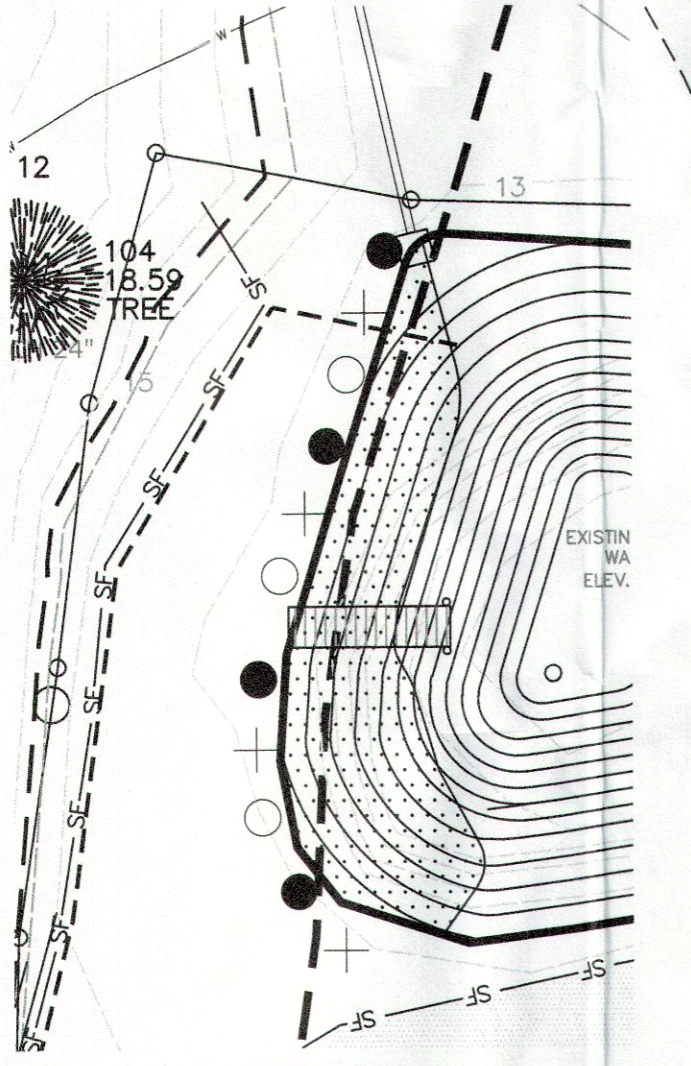
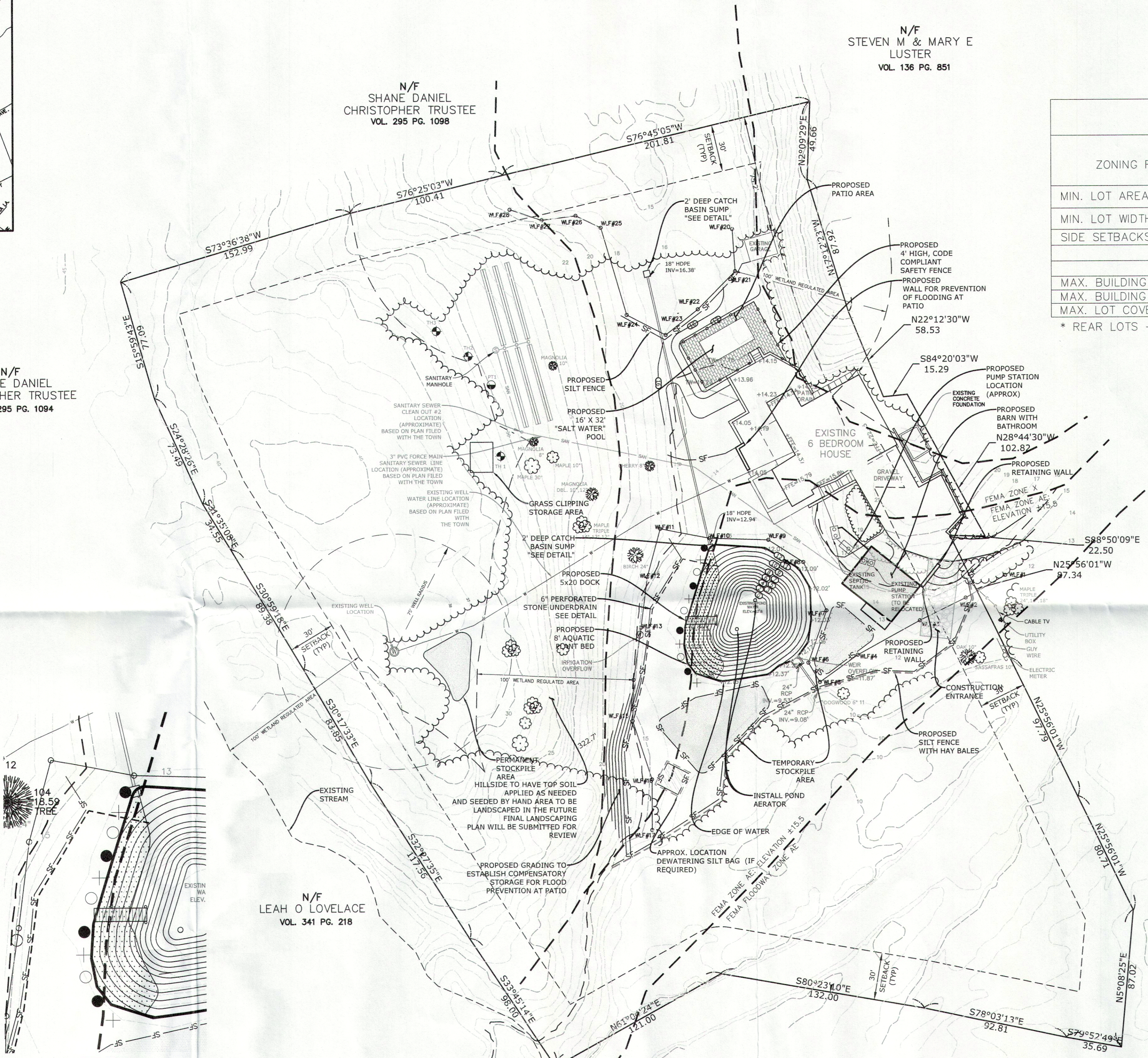
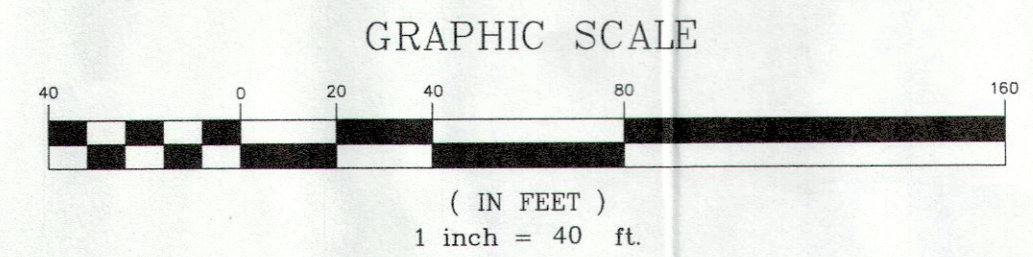
RECEIVED  
OCT 15 2022  
BY: .....

MAP #18 LOT #002



SITE PLAN  
PREPARED FOR  
MATTHEW & JEAN WALSTON  
20 RIVER ROAD, ESSEX, CONNECTICUT

SCALE: 1"=40' DATE: 07/25/22 SHEET NO.: 1 OF 2 IDENT. NO.:



PLANTING LEGEND  
HERBACEOUS PLANTS TO BE INSTALLED IN AN AQUATIC PLANT BED

SCIENTIFIC NAME	COMMON NAME	QUANTITY
SAGITTARIA LATIFOLIA	ARROWHEAD	100
PONTEDERIA CORDATA	PICKERAL WEED	200
	- AREA TO BE PLANTED	

SYMBOL	SCIENTIFIC NAME	COMMON NAME	HEIGHT
●	ILEX VERTICILLATA	WINTERBERRY	4'
○	CORNUS SERICEA	RED OSIER DOGWOOD	4'
+	VIBURNUM DENTATUM	ARROWWOOD	4'

LEGEND

- IRON PIPE/ROD TO BE SET
- MON [ ] MONUMENT
- IP ○ IRON PIPE/ROD
- DH ○ IRON PIPE/ROD
- CONC. CONCRETE
- GTD GRADE TO DRAIN
- FND FOUND
- FF FINISHED FLOOR
- EXIST. EXISTING
- TW TOP OF WALL
- CL&P# 1198 ○ EXISTING UTILITY POLE
- TH#1 ○ TEST HOLE
- [ 7.0 ] PROPOSED SPOT ELEVATION
- 100 --- EXISTING CONTOURS
- SF --- SILT FENCE
- PW --- PROPOSED WATERLINE