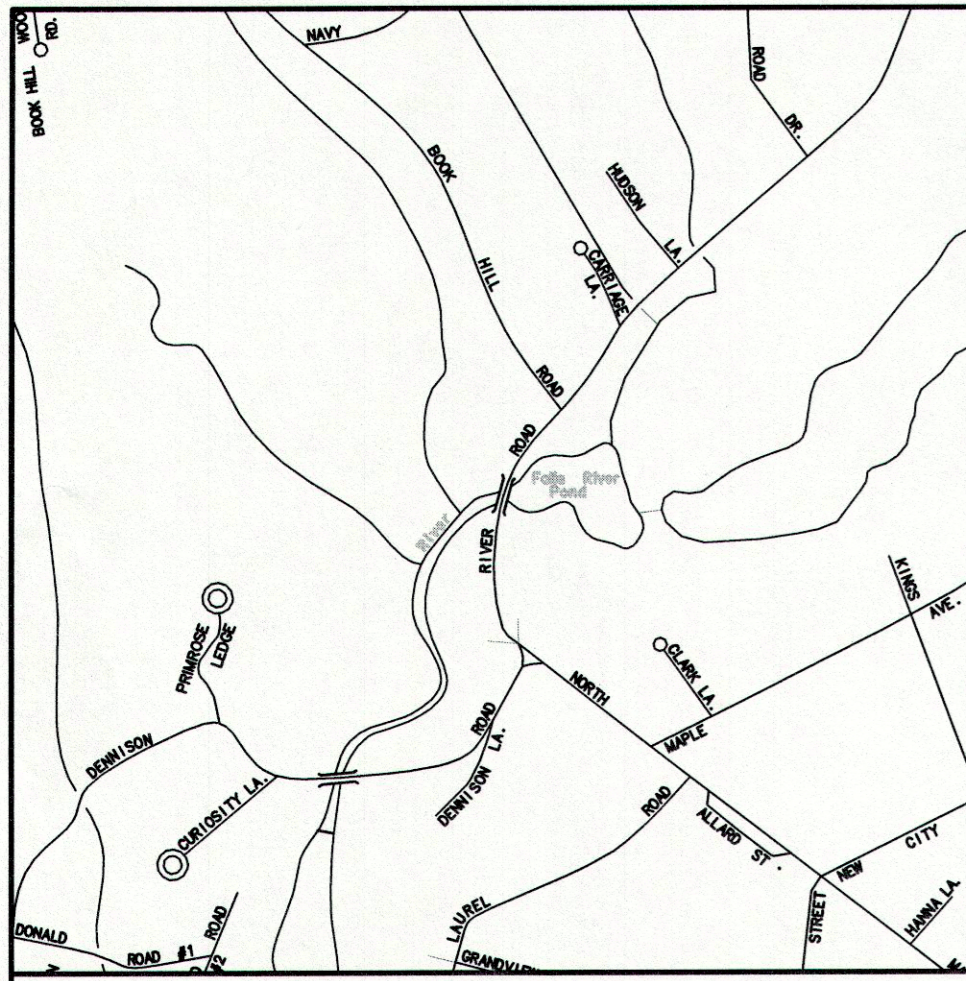


DATE	REVISION	CHK.
08/08/22	COMMENTS FROM 8-5 SITE WALK	
08/26/22	REVISED PLANS	



LOCATION MAP
SCALE: 1"=1000'±

TEST HOLE DATA
PERFORMED BY THE TOWN OF ESSEX SANITARIAN
DON MITCHELL, MPH, RS. AND DOANE ENGINEERING ON
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 MEDIUM 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

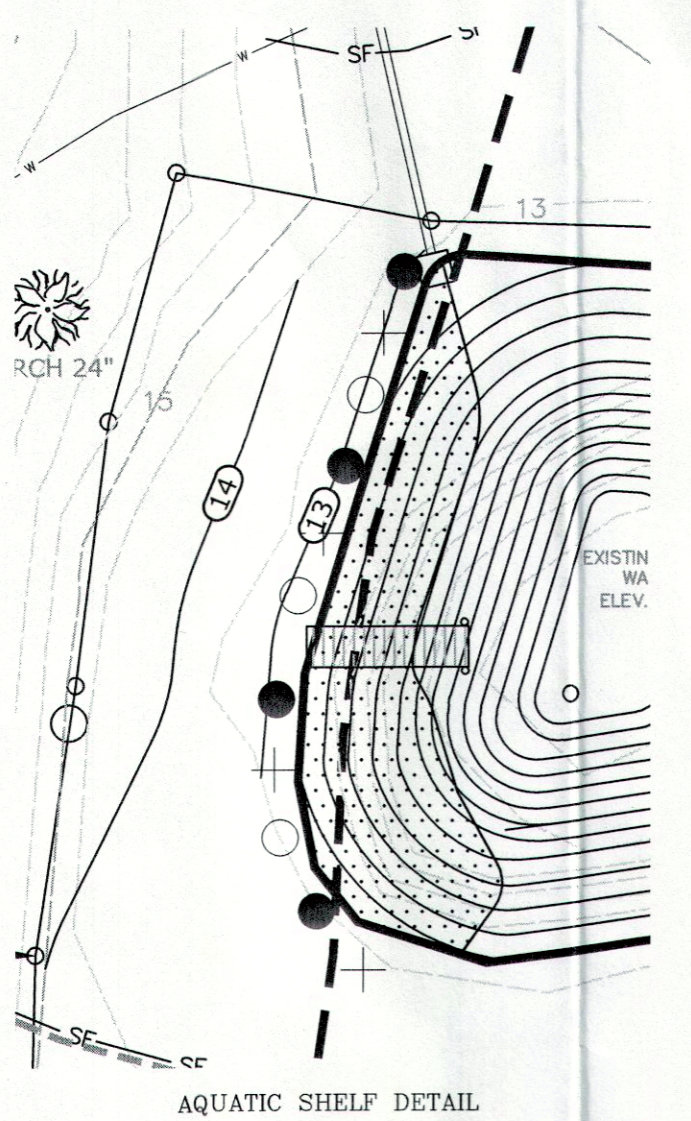
GROUNDWATER TABLE : NEAR MAXIMUM

PERCOLATION TEST
PERFORMED BY DOANE ENGINEERING
03/11/22

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

TIME (IN)	DEPTH (IN)	CHANGE (IN)	RATE (MIN/IN)
2:40	4.25		
2:50	13.00		
3:00	16.50		
3:10	DRY		
3:20			
3:30			
3:40			

PERCOLATION RATE = 1 - 10.0 MIN/INCH



AQUATIC SHELF DETAIL

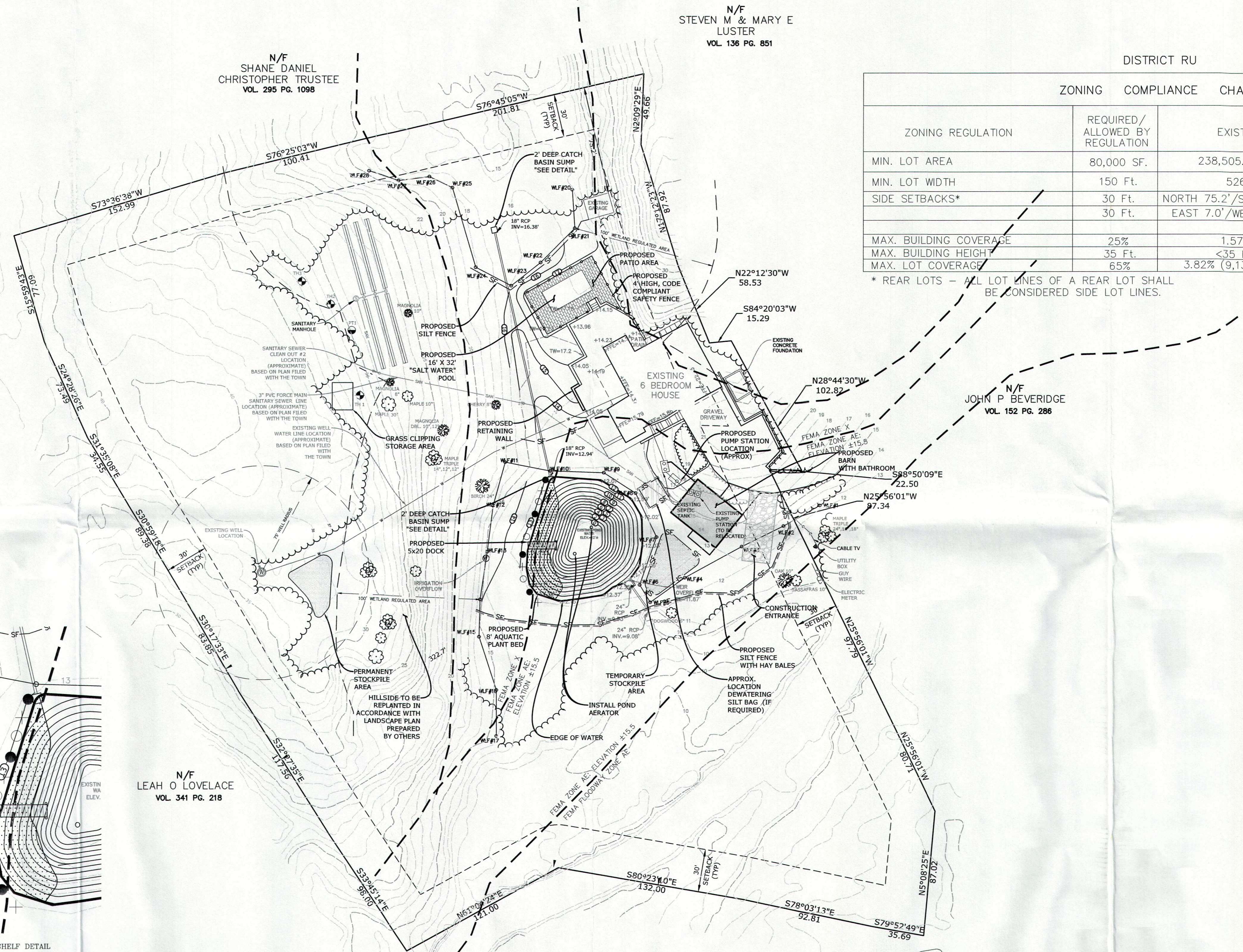
PLANTING LEGEND

HERBACEOUS PLANTS TO BE INSTALLED IN AN AQUATIC PLANT BED

SCIENTIFIC NAME	COMMON NAME	QUANTITY
SAGITTARIA LATIFOLIA	ARROWHEAD	100
PONTERDERIA 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



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

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

N/F
SHANE DANIEL
CHRISTOPHER TRUSTEE
VOL. 295 PG. 1094

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

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'	NORTH 75.2'/SOUTH 238.6'
		EAST 7.0'/WEST 322.0'	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 RESURVEY 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: 6-5-96, REVISED TO: 8-5-96, SHEET 1 OF 1, ID #: 7 OF 8, PREPARED BY DOANE ENGINEERING CO., CENTERBROOK, CT 06409

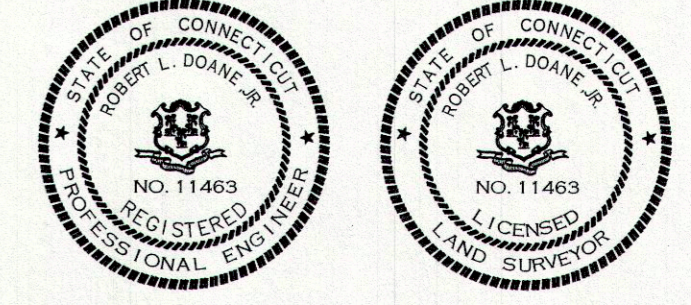
THE SUBJECT PROPERTY CONTAINS 238,506 SF 5.48 AC
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (NAV83 DATUM)

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



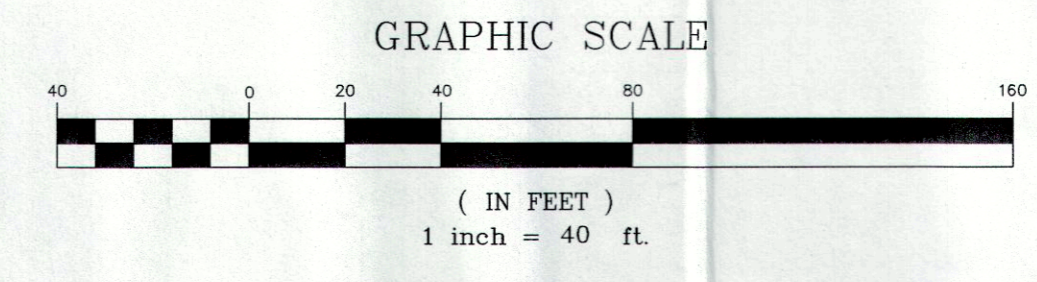
RECEIVED
SEP 6 7 2022

MAP #18 LOT #002 BY:

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
MATTHEW & JEAN WALSTON
20 RIVER ROAD, ESSEX, CONNECTICUT

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



RECORDS: 090065/0332 G MAP EFFECTIVE DATE 08-28-2008