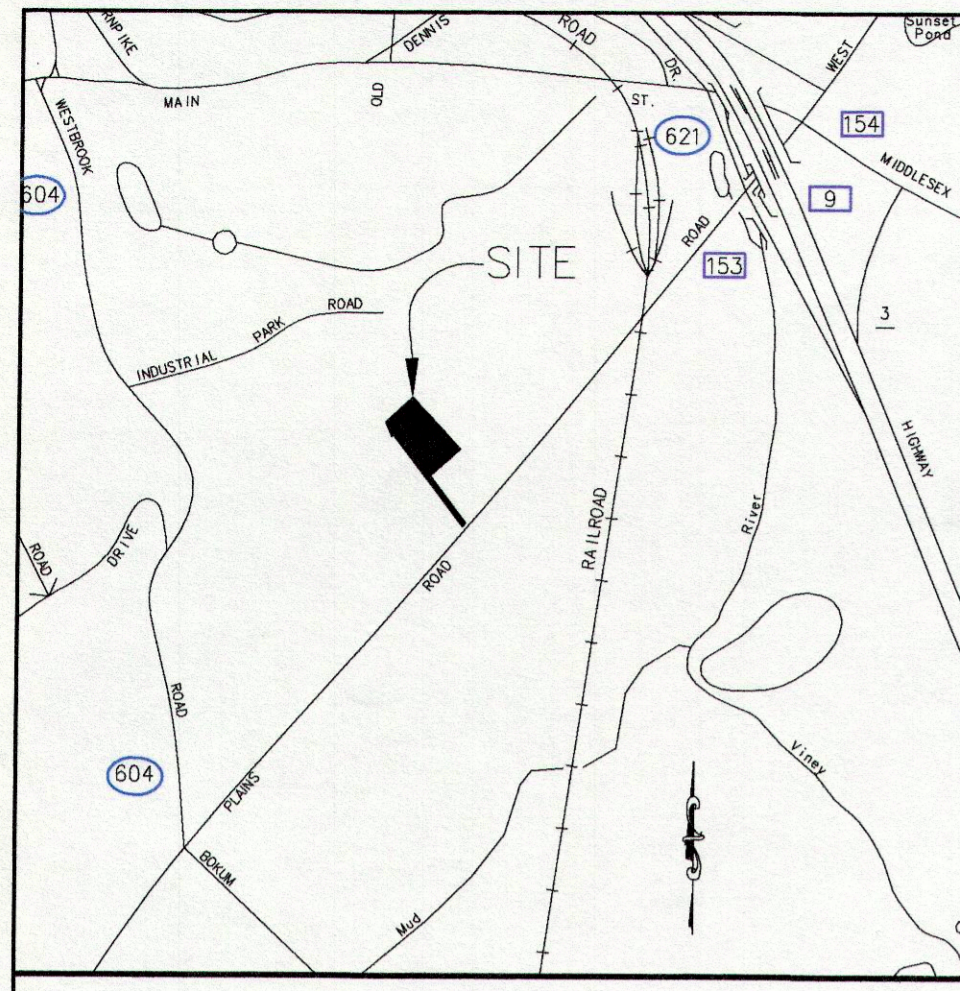


DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	
01/08/23	TOWN COMMENTS	
01/10/23	REVISIONS	
02/06/23	TOWN COMMENTS	



LOCATION MAP
SCALE: 1"=1000'±

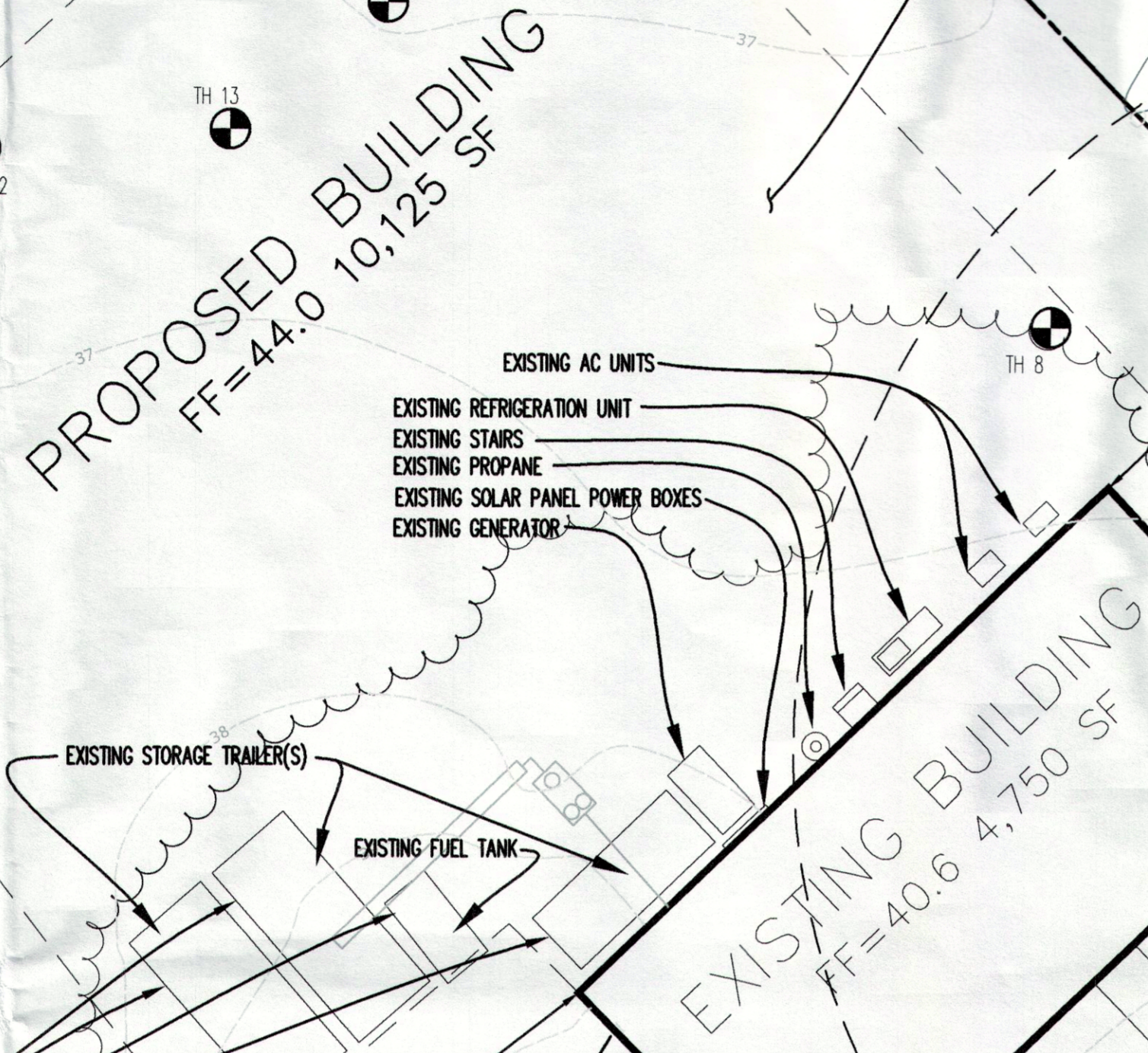
N/F
STRAND PROPERTIES LLC
VOL. 325 PAGE 677
"NO DESIGN CONFLICTS"

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

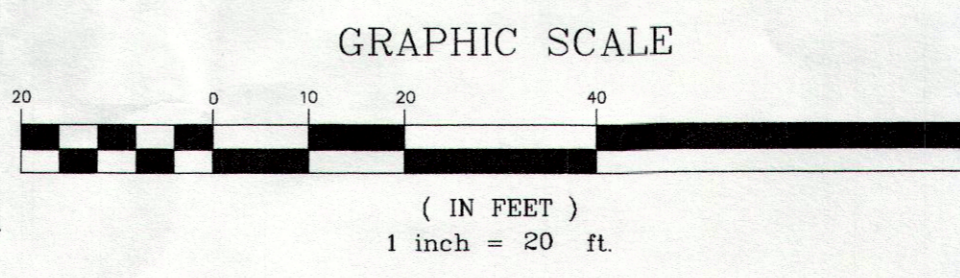
N/F
HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

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

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



- 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



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

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



"EXISTING CONDITIONS SITE PLAN"
MAP #45 LOT #27-3

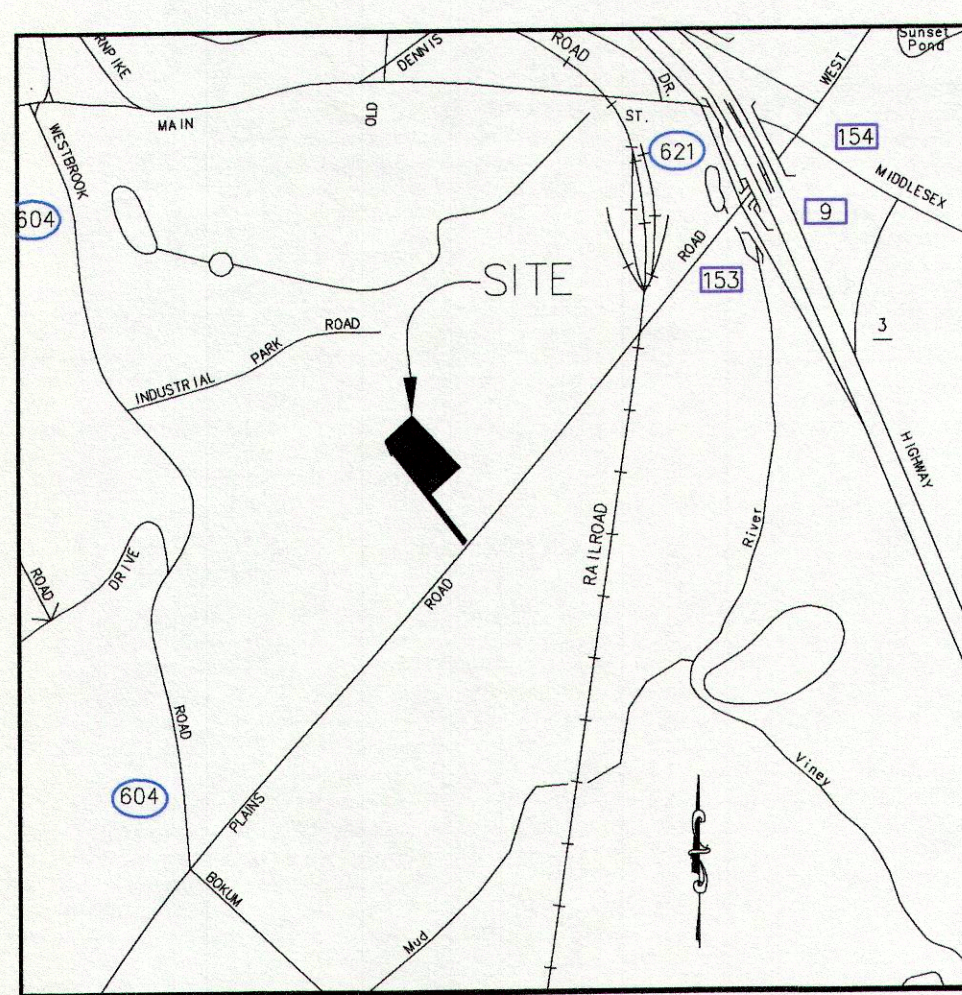


SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE: 1"=20'	DATE: 11/03/22	SHEET NO.: 1 OF 7	IDENT. NO.:
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#22-20 File Copy.

DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	
07/06/23	TOWN COMMENTS	
07/10/23	REVISIONS	
02/06/23	TOWN COMMENTS	



LOCATION MAP
SCALE: 1"=1000'±

PROPOSED ARBORVITAE
±6" IN HEIGHT
15' ON CENTER
TYP OF 16

PROPOSED SILT FENCE

PROPOSED PAVED DRIVE

PROPOSED PAVED DRIVE

SNOW STORAGE AREA

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

PROPOSED ARBORVITAE
±6" IN HEIGHT
15' ON CENTER
TYP OF 4

PARKING CALCULATIONS:
WAREHOUSES, WHOLESALE DISTRIBUTORS

REQUIRED:
1 SPACE PER EMPLOYEE= 30 EMPLOYEES X 1 = 30 SPACES
1 TRUCK LOADING SPACE PER 20,000 SF=20,000 SF / 14,875 SF= 1 SPACE

PROVIDED:
41 EMPLOYEE SPACES
6 TRUCK LOADING SPACES

PROPOSED BUILDING
FF=44.0 10,125 SF

EXISTING BUILDING
FF=40.6 4,750 SF

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"

SNOW STORAGE AREA

STORMWATER BASIN
-SEE UTILITY PLAN

WETLAND IMPACTS
2,450 SF .05 AC
CUT 25 CY
FILL 75 CY
NET-50.CY (FILL)

PROPOSED SILT FENCE

TRUCK PARKING AREA

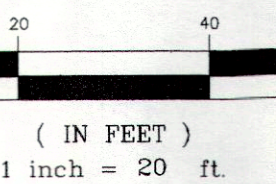
SNOW STORAGE AREA

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

CONCRETE DUMPSTER PAD

PROPOSED CONSTRUCTION ENTRANCE

GRAPHIC SCALE



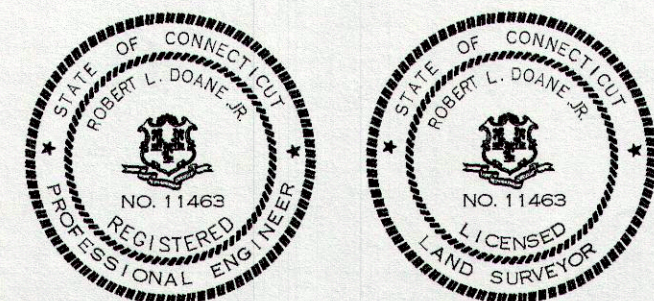
"MATCHLINE"

TOWN OF ESSEX SITE DATA TABLE			
ZONE: LI LIMITED INDUSTRIAL DISTRICTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT FRONTAGE	120'	25.48'	25.48'
MIN. LOT AREA	80,000 SF	87,765 SF 2.01 AC	87,765 SF 2.01 AC
LOT AREA IN LI ZONE		80,000 SF 1.84 AC	80,000 SF 1.84 AC
MAX. BUILDING COVERAGE	25%	5.9%	14.875 SF
		43.0%	84.9 %
IMPERVIOUS COVERAGE		37,720 SF	56,950 SF
		147.7'	147.7'
FRONT SETBACK	75'		
SIDE SETBACK	25'	(NE) 37.9' / (SW) 78.4'	(NE) 37.9' / (SW) 30.7'
REAR SETBACK	50'	169.7'	59.8'
BUILDING HEIGHT	35'	<35'	<35'
WATER SUPPLY		PUBLIC WATER ON SITE	PUBLIC WATER ON SITE
SEWAGE DISPOSAL		PUBLIC WATER ON SITE	PUBLIC WATER ON SITE

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 - CL&P # 119B ○ EXISTING UTILITY POLE
 - TH#1 ● TEST HOLE
 - + [7.0] PROPOSED SPOT ELEVATION
 - - - 40' EXISTING CONTOURS
 - - - 5' SILT FENCE
 - - - PW PROPOSED WATERLINE

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



"SITE LAYOUT AND LANDSCAPE PLAN"
MAP #45 LOT #27-3



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

SCALE: 1"=20'	DATE: 11/03/22	SHEET NO.: 2 OF 7	IDENT. NO.:
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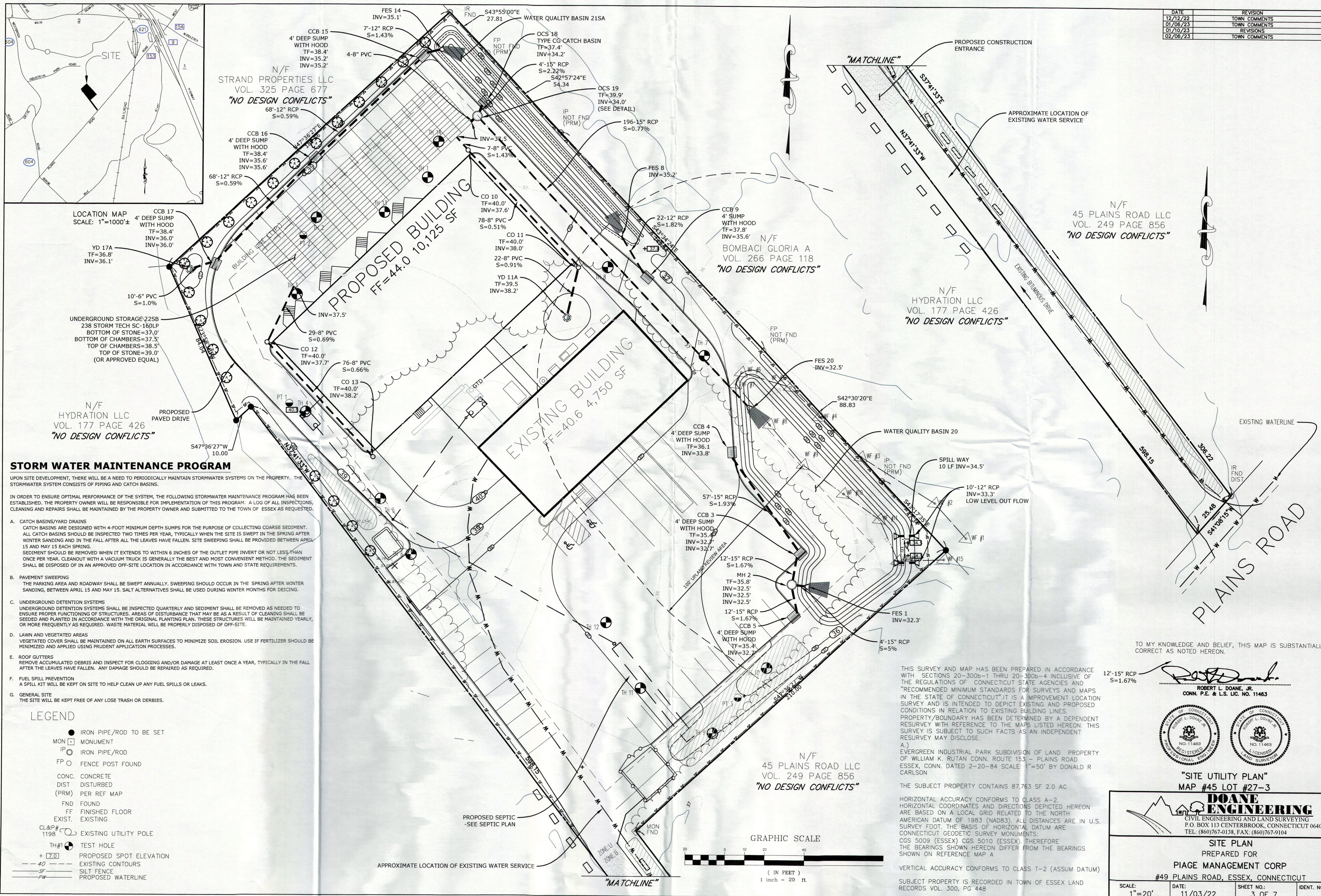
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THE SUBJECT PROPERTY CONTAINS 87,763 SF 2.0 AC
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
HORIZONTAL COORDINATES AND DIRECTIONS DEPICTED HEREON ARE BASED ON A LOCAL GRID RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES ARE IN U.S. 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

DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	
01/08/23	TOWN COMMENTS	
01/10/23	REVISIONS	
02/08/23	TOWN COMMENTS	



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

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"

LOCATION MAP
SCALE: 1"=1000'±

STORM WATER MAINTENANCE PROGRAM

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY. THE STORMWATER SYSTEM CONSISTS OF PIPING AND CATCH BASINS.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG OF ALL INSPECTIONS, CLEANING AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SUBMITTED TO THE TOWN OF ESSEX AS REQUESTED.

- A. CATCH BASINS/YARD DRAINS
CATCH BASINS ARE DESIGNED WITH 4-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEEPED IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPING SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING. SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- B. PAVEMENT SWEEPING
THE PARKING AREA AND ROADWAY SHALL BE SWEEPED ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15. SALT ALTERNATIVES SHALL BE USED DURING WINTER MONTHS FOR DEICING.
- C. UNDERGROUND DETENTION SYSTEMS
UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.
- D. LAWN AND VEGETATED AREAS
VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE IF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.
- E. ROOF GUTTERS
REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.
- F. FUEL SPILL PREVENTION
A SPILL KIT WILL BE KEPT ON SITE TO HELP CLEAN UP ANY FUEL SPILLS OR LEAKS.
- G. GENERAL SITE
THE SITE WILL BE KEPT FREE OF ANY LOOSE TRASH OR DEBRIS.

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# ○ EXISTING UTILITY POLE
- 1198
- TH# ○ TEST HOLE
- + (7.0) PROPOSED SPOT ELEVATION
- - - 40' EXISTING CONTOURS
- - - 20' EXISTING CONTOURS
- - - SF SILT FENCE
- - - PW PROPOSED WATERLINE

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 IMPROVED 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.

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12'-15" RCP
S=1.67%

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



"SITE UTILITY PLAN"
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: 11/03/22	SHEET NO.: 3 OF 7	IDENT. NO.:

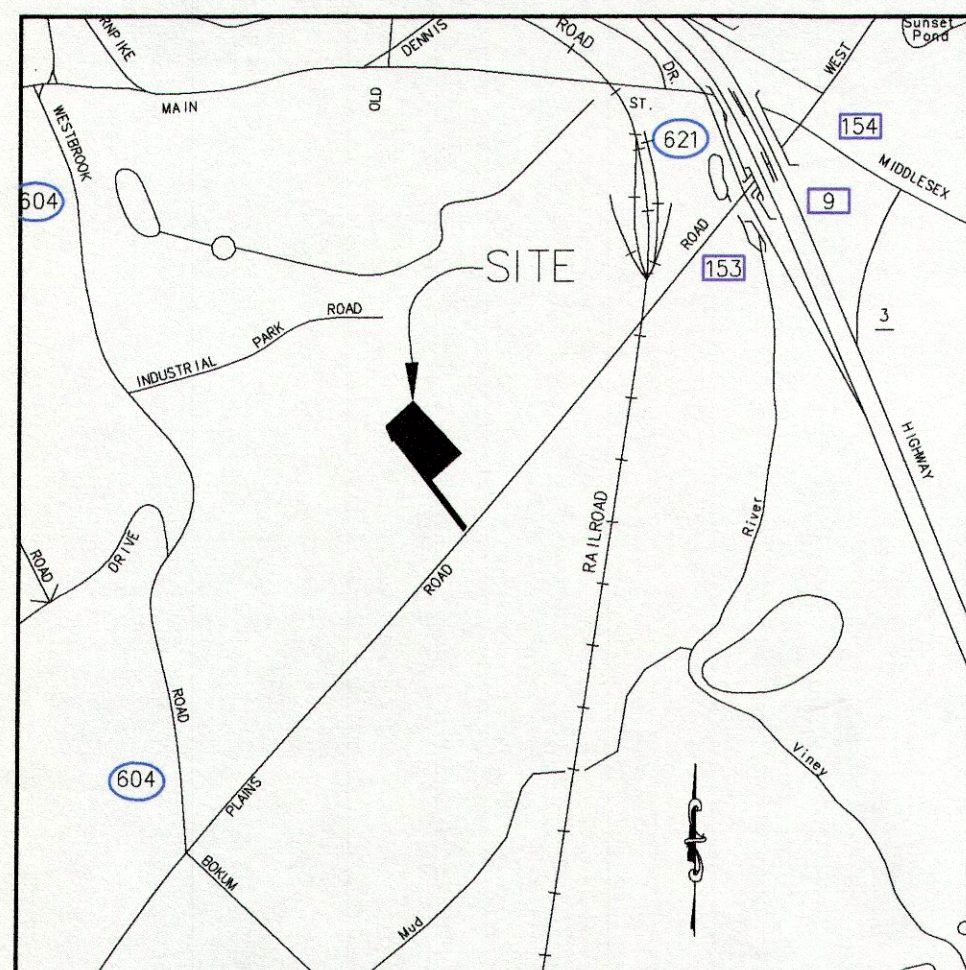
THE SUBJECT PROPERTY CONTAINS 87,763 SF 2.0 AC

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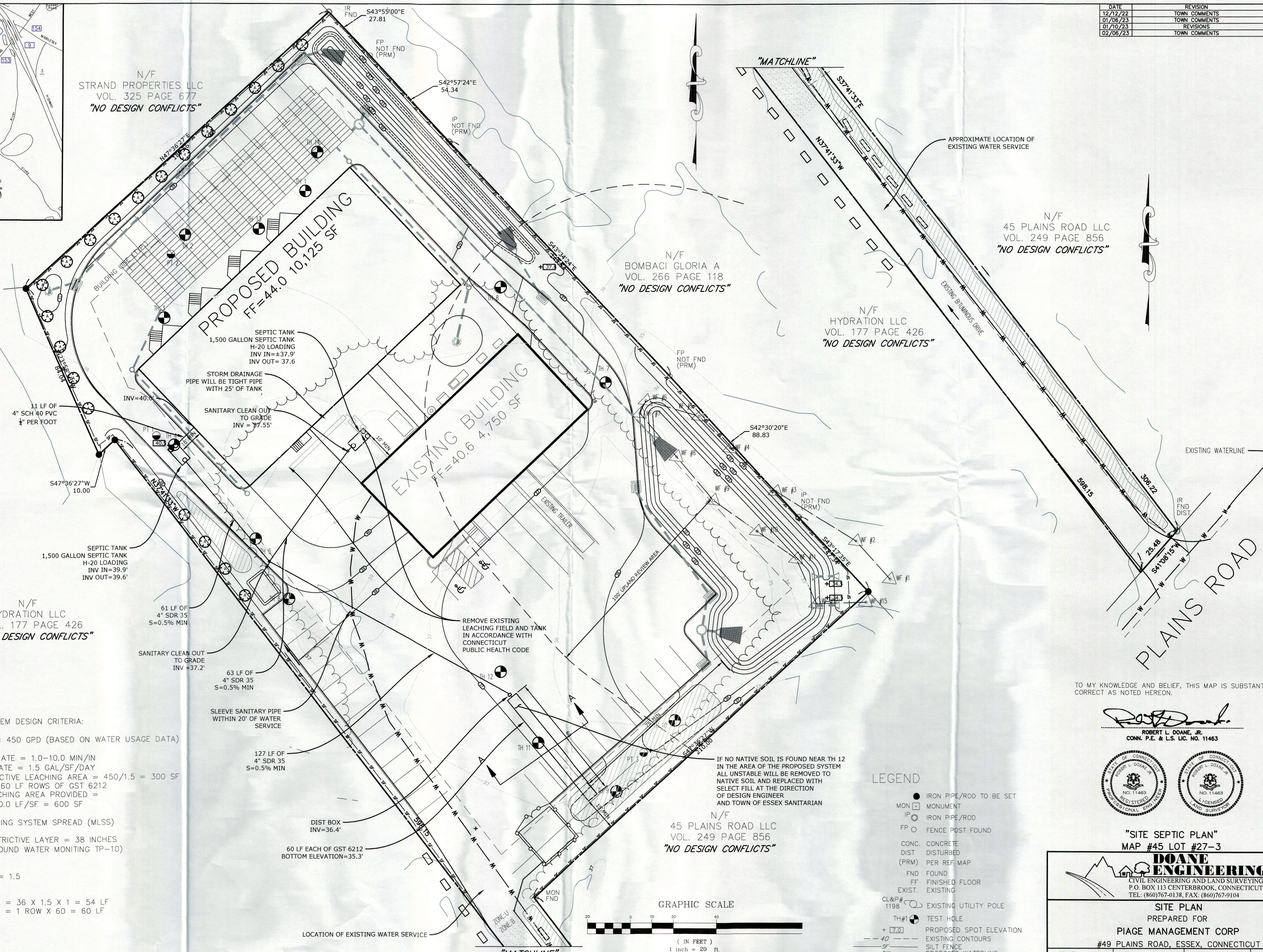
SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 300, PG 448

DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	
01/06/23	TOWN COMMENTS	
01/10/23	REVISIONS	
02/06/23	TOWN COMMENTS	



LOCATION MAP
SCALE: 1"=1000'±

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



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

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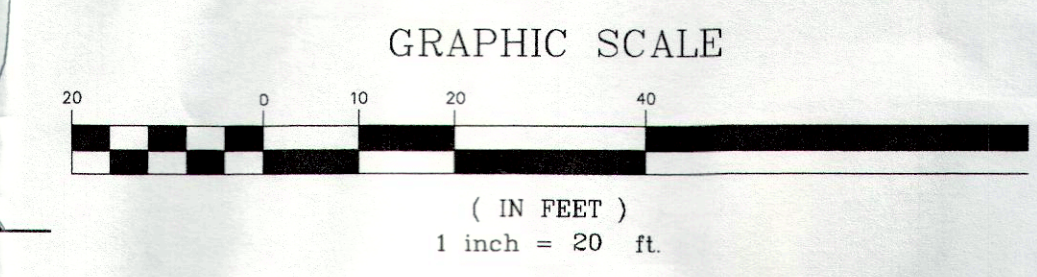
N/F
HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

SANITARY SYSTEM DESIGN CRITERIA:
DESIGN FLOW = 450 GPD (BASED ON WATER USAGE DATA)
PERCOLATION RATE = 1.0-10.0 MIN/IN
APPLICATION RATE = 1.5 GAL/SF/DAY
REQUIRED EFFECTIVE LEACHING AREA = 450/1.5 = 300 SF
PROVIDED 1 - 60 LF ROWS OF GST 6212
EFFECTIVE LEACHING AREA PROVIDED =
1 X 60 LF X 10.0 LF/SF = 600 SF
MINIMUM LEACHING SYSTEM SPREAD (MLSS)
DEPTH TO RESTRICTIVE LAYER = 38 INCHES
(BASED ON GROUND WATER MONITING TP-10)
SLOPE= 1.0 %
HF= 36
FF= 450/300 = 1.5
PF= 1
MLSS REQUIRED = 36 X 1.5 X 1 = 54 LF
MLSS PROVIDED = 1 ROW X 60 = 60 LF

REMOVE EXISTING
LEACHING FIELD AND TANK
IN ACCORDANCE WITH
CONNECTICUT
PUBLIC HEALTH CODE

IF NO NATIVE SOIL IS FOUND NEAR TH 12
IN THE AREA OF THE PROPOSED SYSTEM
ALL UNSTABLE WILL BE REMOVED TO
NATIVE SOIL AND REPLACED WITH
SELECT FILL AT THE DIRECTION
OF DESIGN ENGINEER
AND TOWN OF ESSEX SANITARIAN

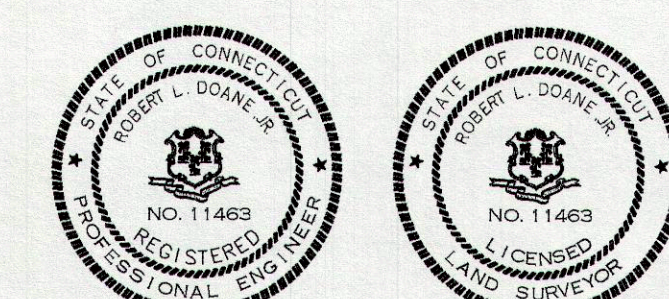
N/F
45 PLAINS ROAD LLC
VOL. 249 PAGE 856
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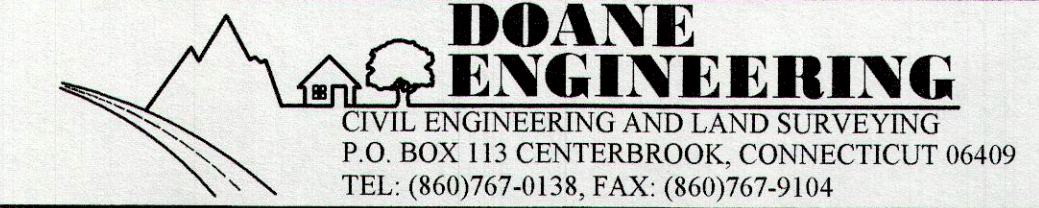
- LEGEND
- IRON PIPE/ROD TO BE SET
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 - (PRM) PER REF MAP
 - FND FOUND
 - FF FINISHED FLOOR
 - EXIST. EXISTING
 - CL&P# 119B ○ EXISTING UTILITY POLE
 - TH#1 ● TEST HOLE
 - + 7.0' PROPOSED SPOT ELEVATION
 - - - 4.0' EXISTING CONTOURS
 - - - S' SILT FENCE
 - - - PW PROPOSED WATERLINE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
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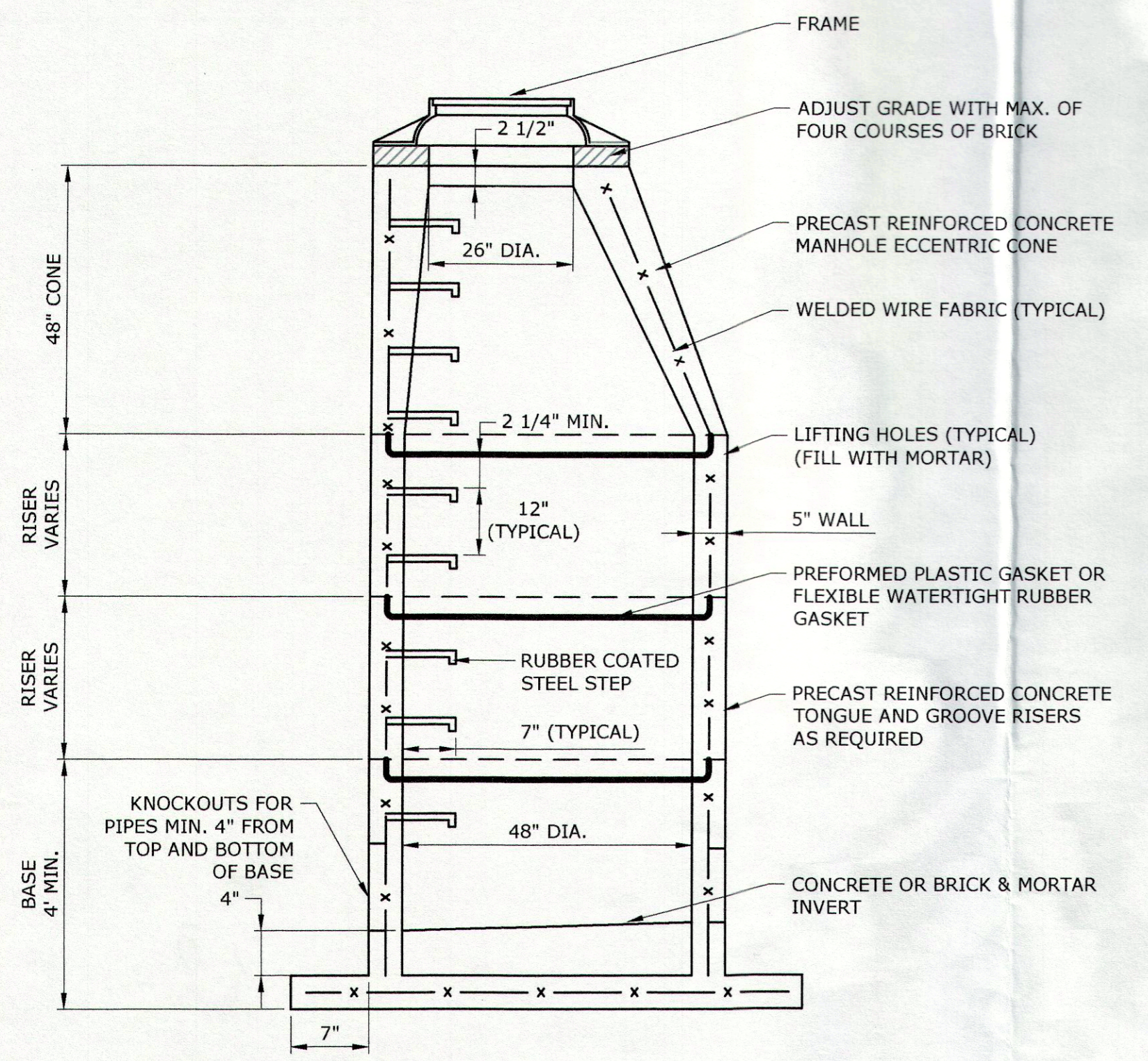
"SITE SEPTIC PLAN"
MAP #45 LOT #27-3



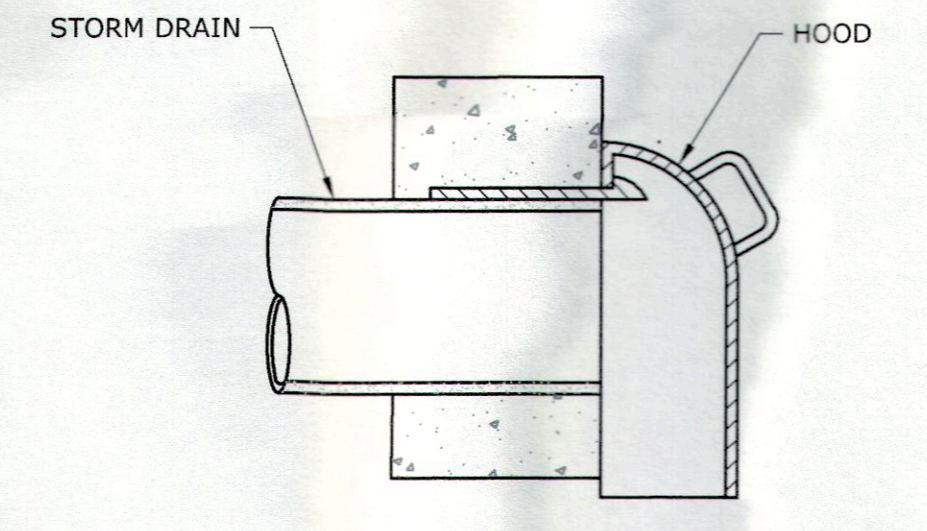
SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE: 1"=20'	DATE: 11/03/22	SHEET NO.: 4 OF 7	IDENT. NO.:
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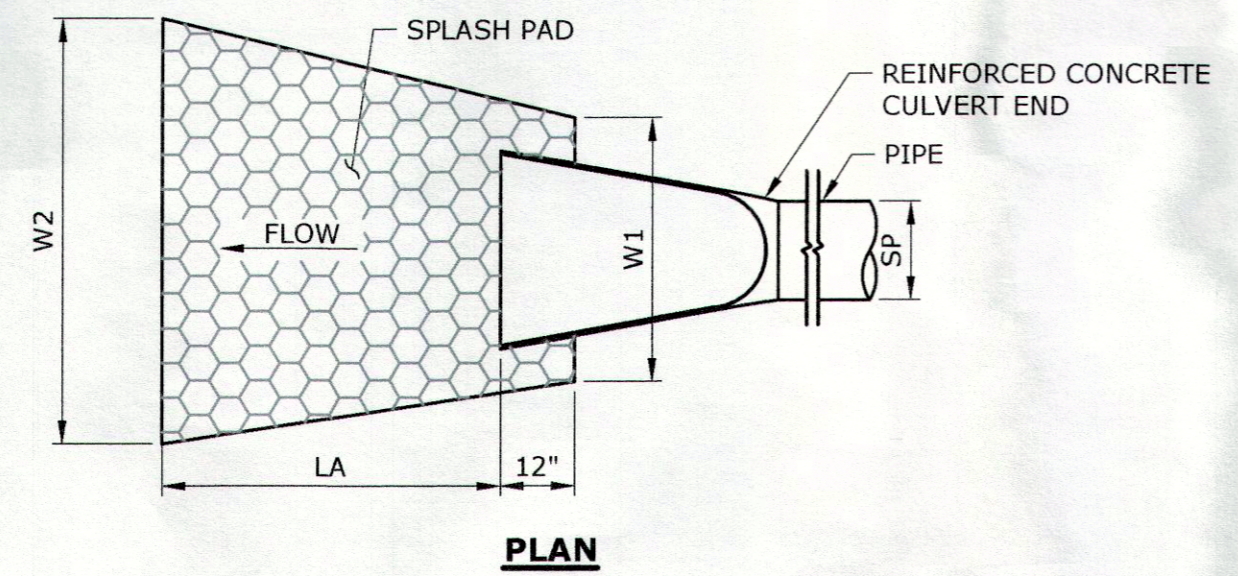
DATE	REVISION	CK
12/12/22	TOWN COMMENTS	
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01/10/23	REVISIONS	
02/06/23	TOWN COMMENTS	



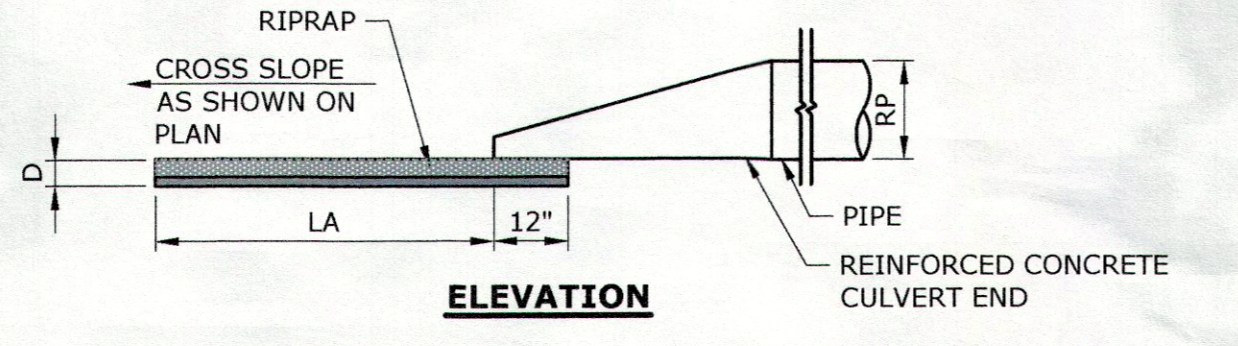
STORM MANHOLE
NOT TO SCALE



HOODED CATCH BASIN
NOT TO SCALE



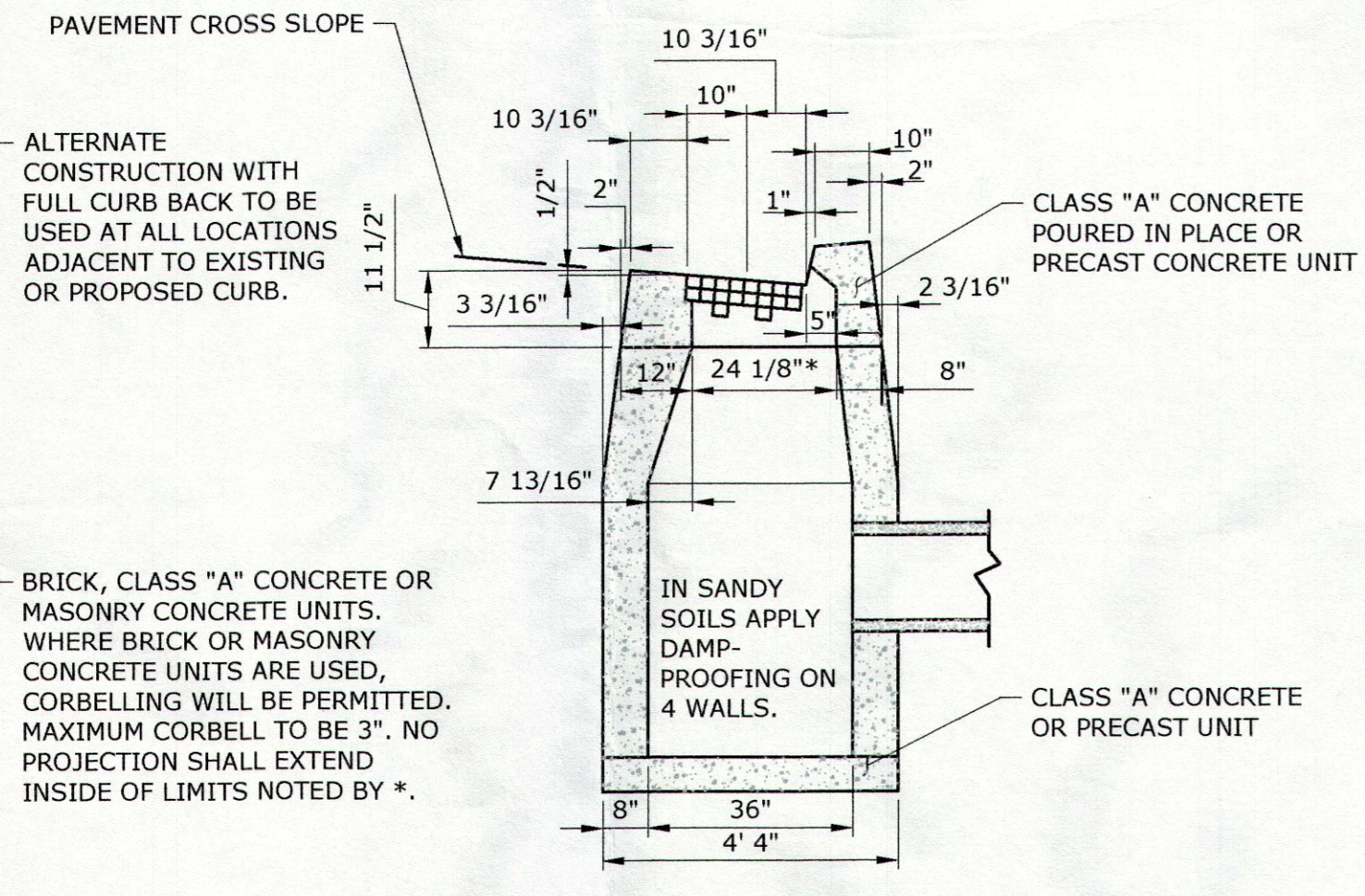
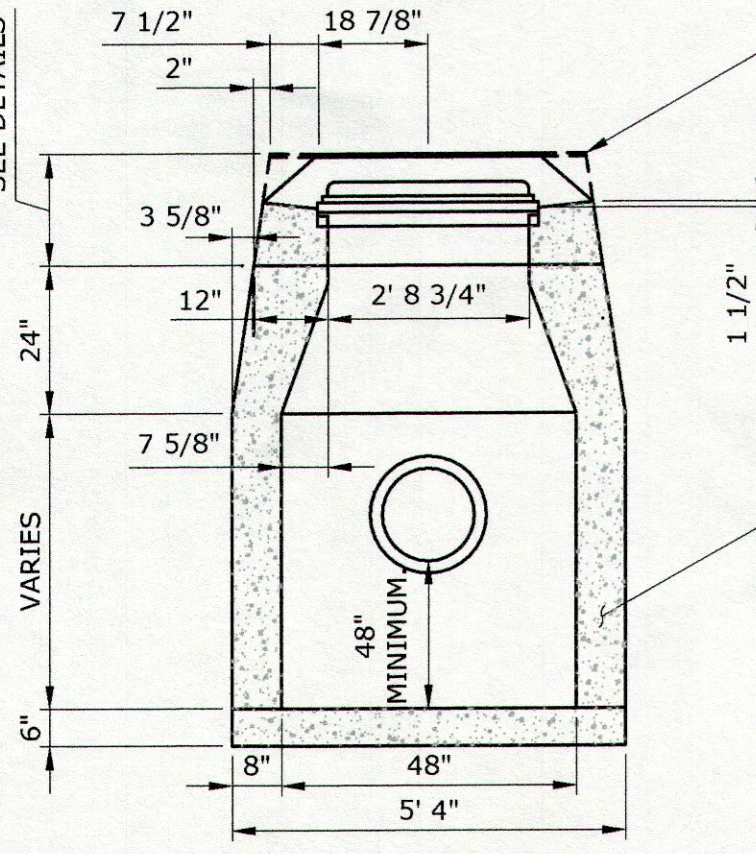
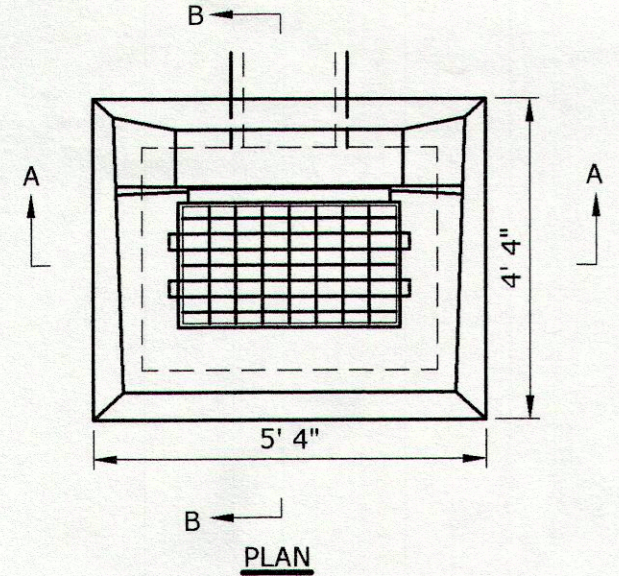
PLAN



ELEVATION

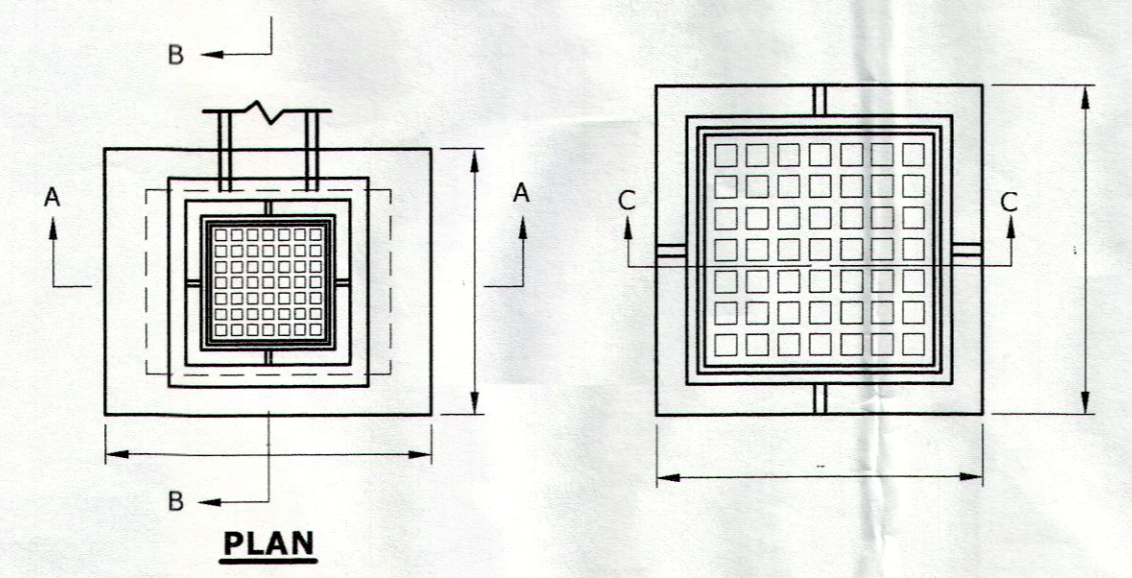
OUTLET PROTECTION ID	TYPE	SP (FT)	RP (FT)	LA (FT)	W1 (FT)	W2 (FT)	D (IN)
FES 1 FES 20	MODIFIED TYPE B	1.25	1.25	10.0	4.0	8.0	15
FES 8 FES 14	MODIFIED TYPE B	1.00	1.00	10.0	3.0	7.0	12

FLARED END WITH RIP RAP SPLASH PAD
NOT TO SCALE



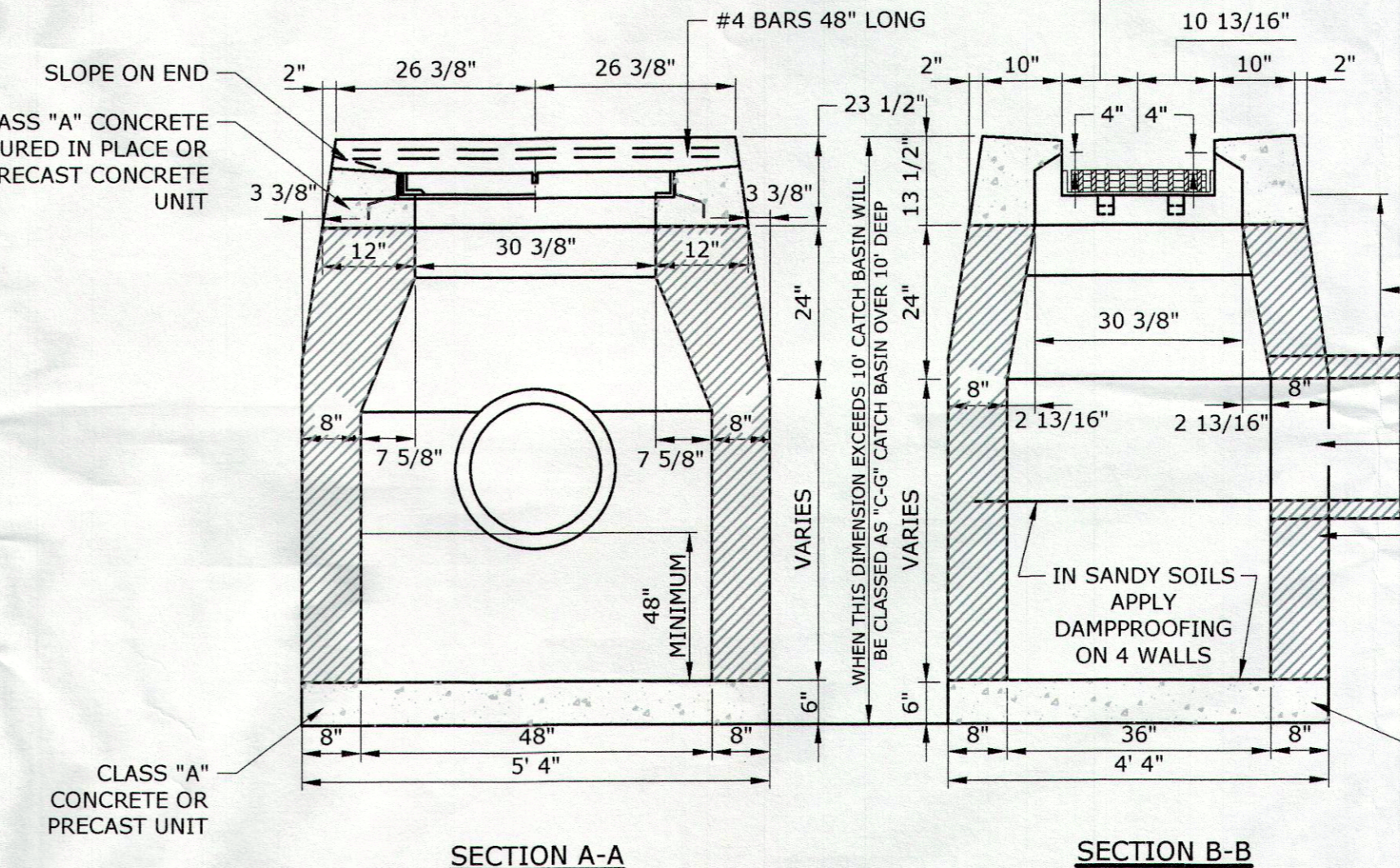
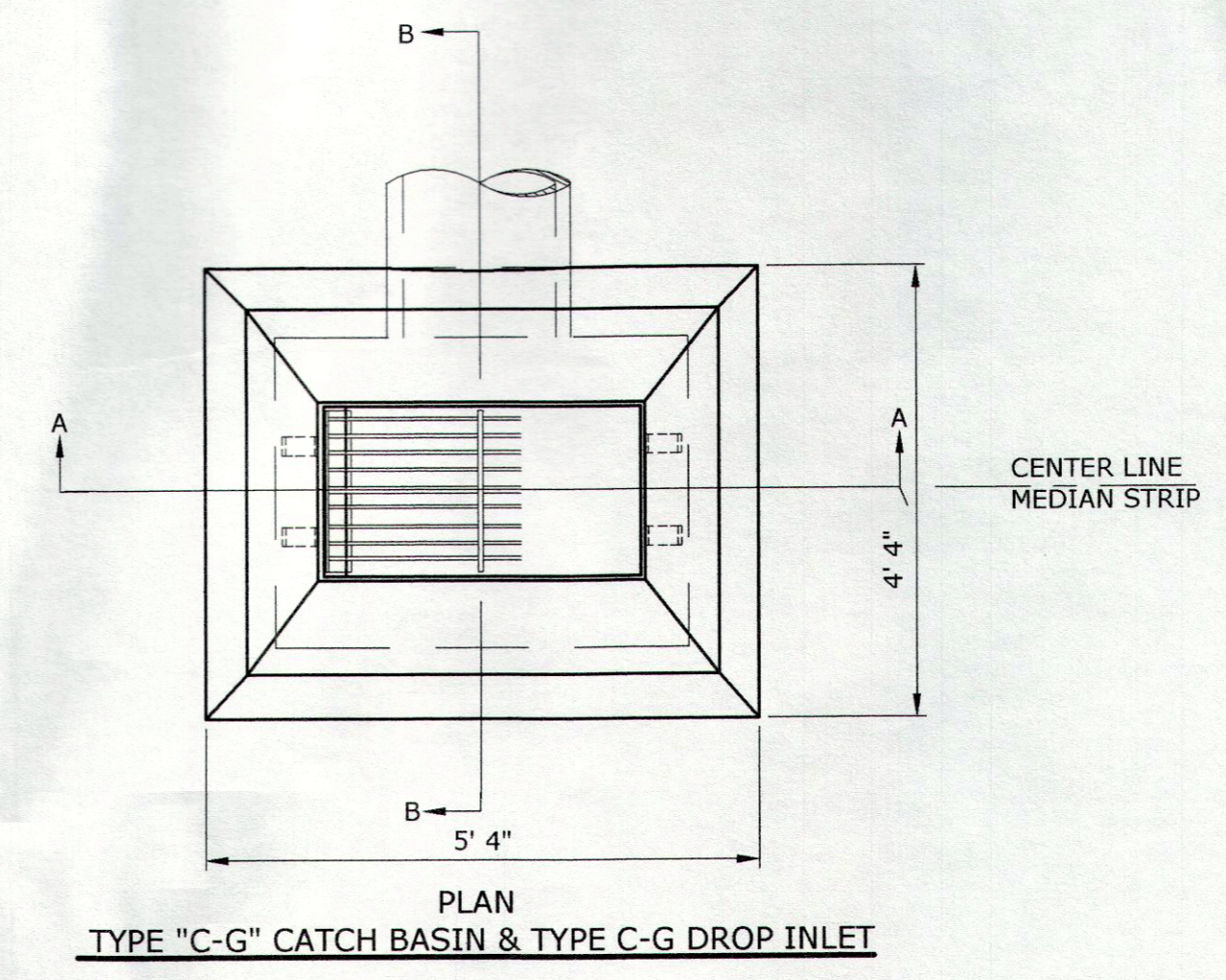
- NOTES:**
- WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT, THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.
 - WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.

TYPE "C" CATCH BASIN
NOT TO SCALE



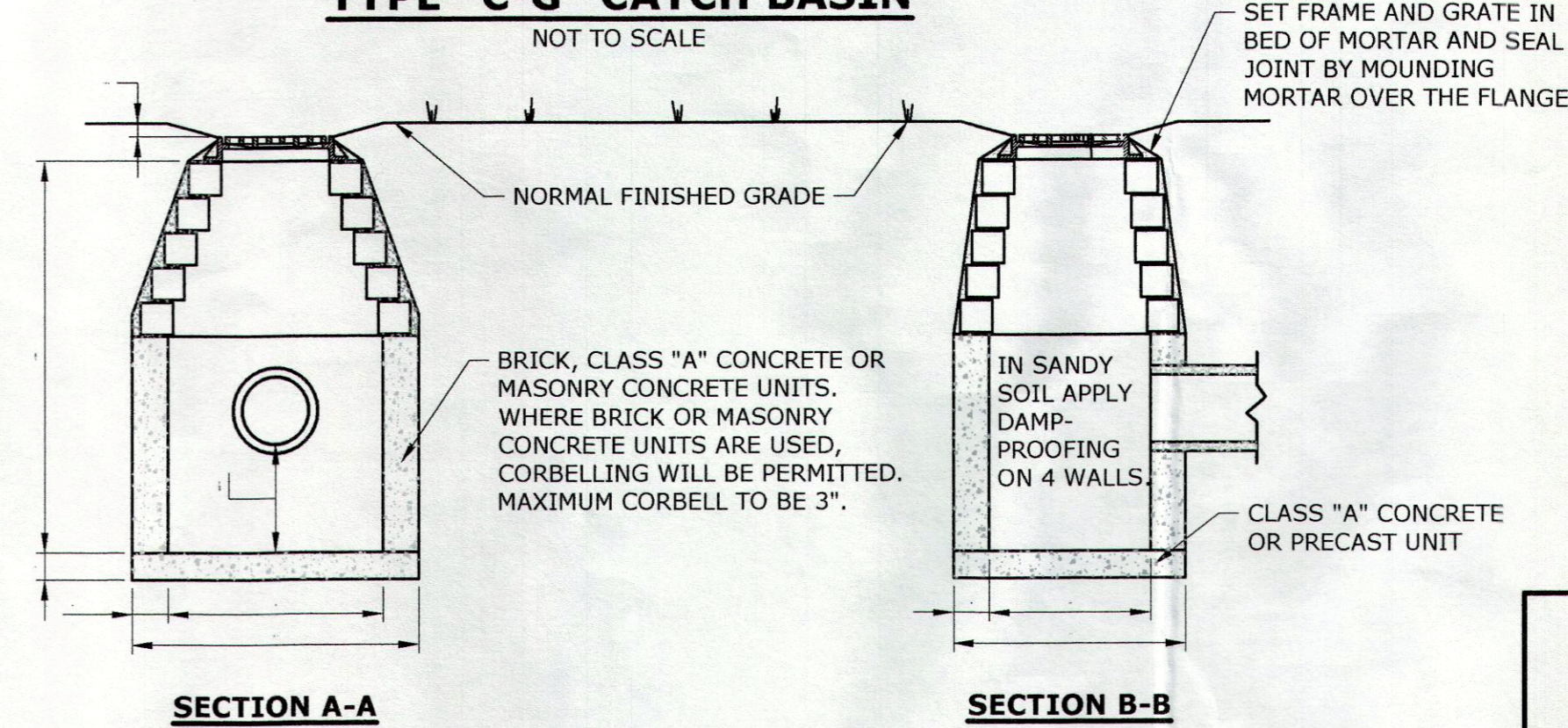
- NOTES:**
- YARD DRAIN FRAMES & GRATES SHALL BE PATTERN #R-3404 AS MANUFACTURED BY THE "NEENAH FOUNDRY COMPANY" OF NEENAH, WISCONSIN, OR APPROVED EQUAL.

YARD DRAIN FRAME & GRATE
NOT TO SCALE



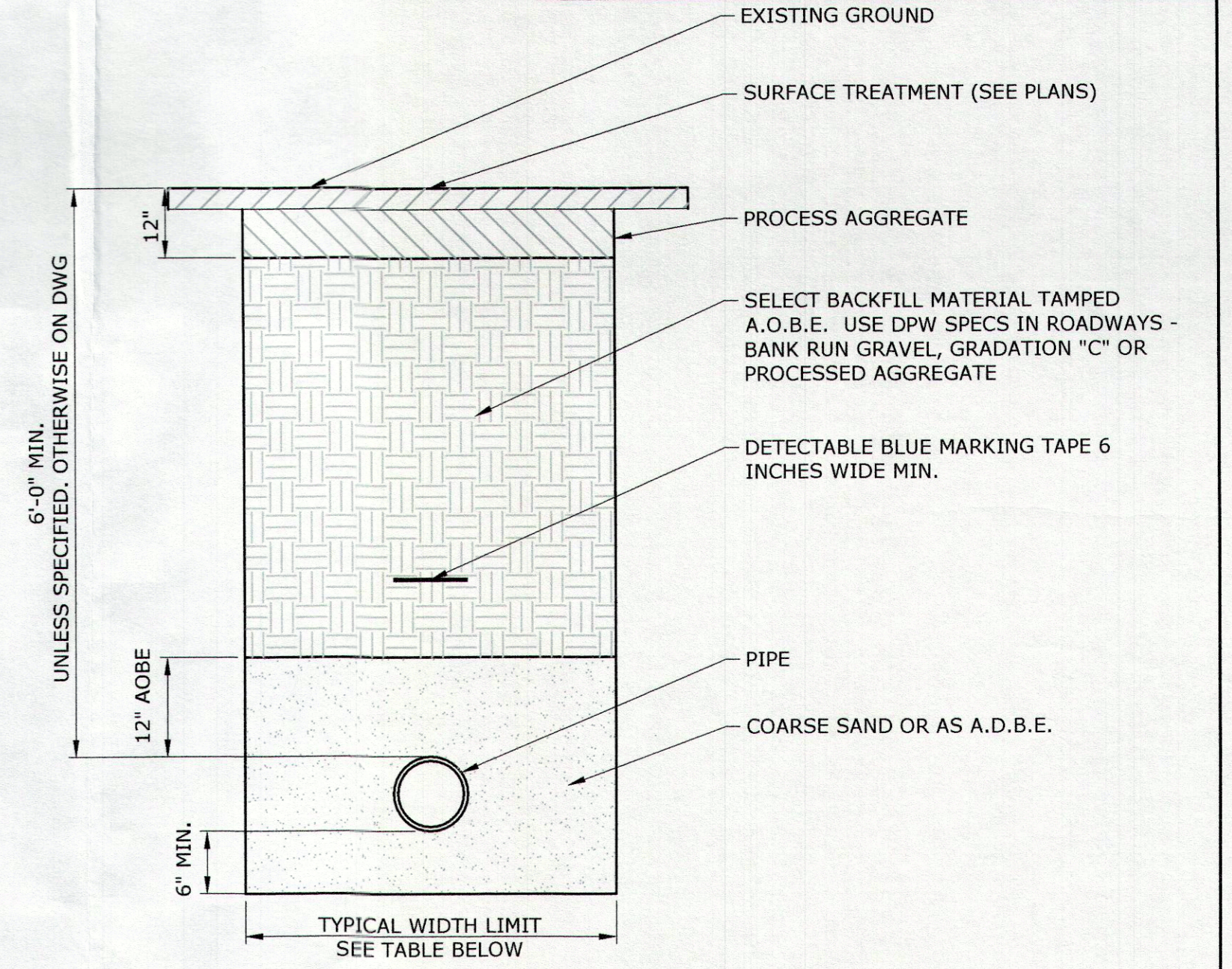
- NOTES:**
- WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.
 - USE TYPE "B" GRATE WHEN STRUCTURE PLACED OUT OF ROADWAY, USE TYPE "A" GRATE WHEN PLACED IN ROADWAY.

TYPE "C-G" CATCH BASIN
NOT TO SCALE



- NOTES:**
- WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.

YARD DRAIN
NOT TO SCALE



STANDARD LIMITS

PIPE SIZE	WIDTH	DEPTH
6"	3.0'	7"
8"	3.0'	7.5"
12"	3.0'	7.5"
16"	3.4'	8"
20"	3.9'	8"
24"	4.3'	8.5"
30"	4.5'	9"

UTILITY TRENCH
NOT TO SCALE

- MINIMUM DEPTH UNLESS SPECIFICALLY ORDERED OTHERWISE UNDER TRAVELWAY 19 1/2" UNDER UNTRAVELED AREAS 3"
- DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THIS ELEVATION
- PRECAST CONCRETE UNITS, BRICK CLASS "A" CONCRETE, MASONRY CONCRETE UNITY, WHERE BRICK OR MASONRY CONCRETE UNITS ARE USED, CORBELLING WILL BE PERMITTED. MAXIMUM CORBELL TO BE 3" NO PROJECTION SHALL EXTEND INSIDE OF LIMITS
- CLASS "A" CONCRETE OR PRECAST UNIT

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



"SITE DETAILS"
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:	DATE:	SHEET NO.:	IDENT. NO.:
NOT TO SCALE	11/03/22	6 OF 7	

DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	
01/06/23	TOWN COMMENTS	
01/10/23	REVISIONS	
02/06/23	TOWN COMMENTS	

**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.
- INSTALL SEPTIC SYSTEM AS SHOWN.
 - 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 LUJOMA	M35
CARTHAGE MILLS	410	ST20
DUPONT	TNS R020	GF 150
ENGINEERED SYNTHETIC PRODUCTS	L&M 231	65304 (4" WIDE), 65303 (3" WIDE)
GEO FABRICS	SKAPS GT 120	
L&M SUPPLY COMPANY	SRW PRODUCTS DF1	
MIRAFI	SRW PRODUCTS DF2	
SKAPS INDUSTRIES	S01.5, P01.5	3151, 3201
SRW PRODUCTS	US 1.5 CT	
TERRA TEX		
TYPAR		
US FABRIC INC.		

- NO DEVIATION FROM THIS PLAN WILL BE ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER AND SANITARIAN.
- SEPTIC TANK CONNECTIONS 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.

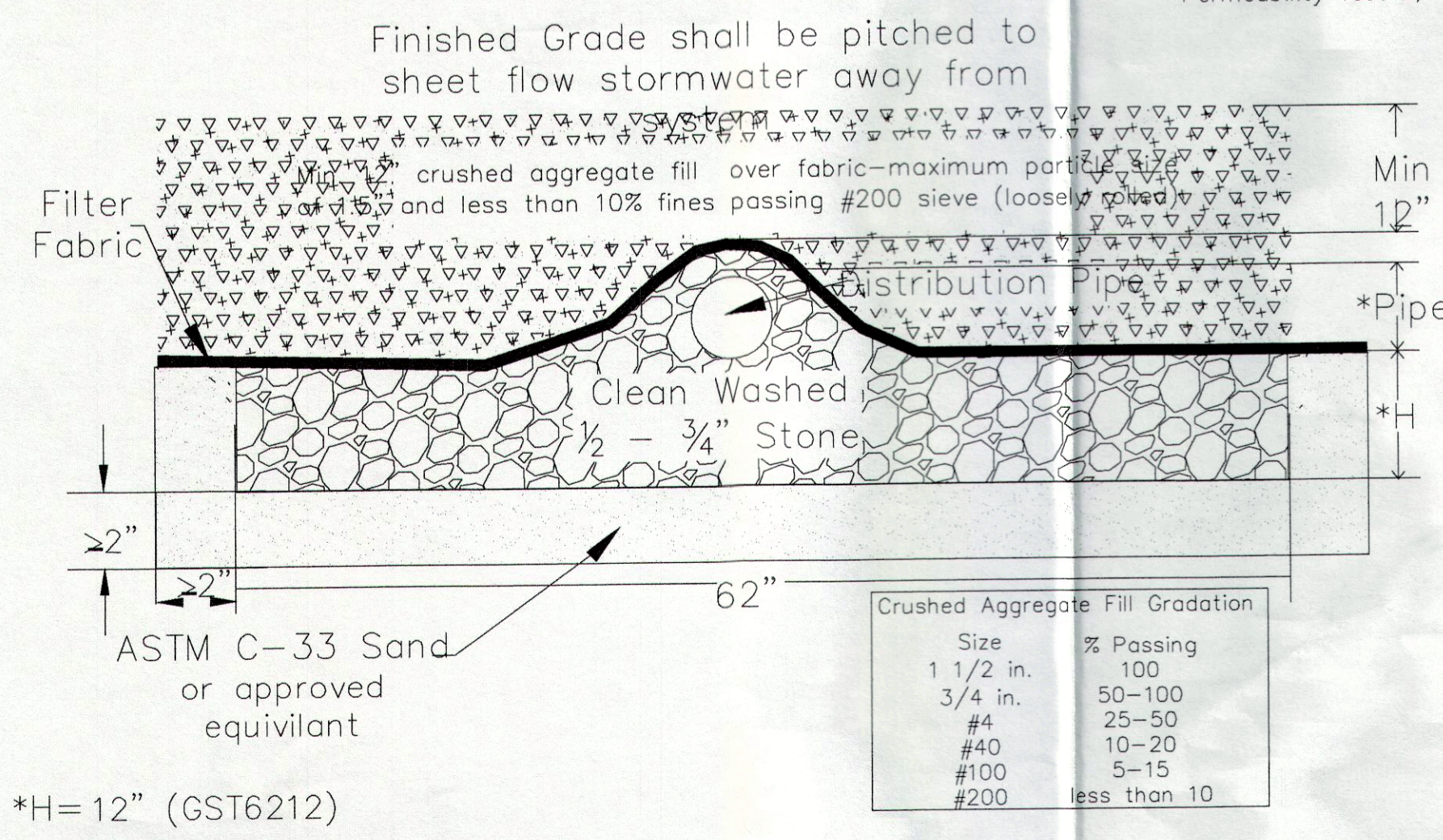
APPROVED SEPTIC TANK EFFLUENT FILTERS

MANUFACTURER	MODEL
BEAR ONSITE	ML2-416, ML2-920, ML3-910, ML3-916, ML3-925, ML3-932
BIO-MICROBICS	Sanitec 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	FT0444-36, 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
RISSEY PLASTICS	45 - CLIK N'STICK
TUF-TITE	EF-4, EF-6
ZABEL	A100, A300, A1800, A300-HIP, A1800-HIP, A1801-HIP, A800-12, A800-8
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.O.I.1 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)	
	NO. 4 STONE AGGREGATE (A.K.A. 1 & 1/2" STONE)	NO. 6 STONE AGGREGATE (A.K.A. 3/4" STONE)
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
#40	0-3	0-3
#200	0-15	0-15

**GST "62" LEACHING SYSTEM
H-20**



Crushed Aggregate Fill Gradation

Size	% Passing
1 1/2 in.	100
3/4 in.	50-100
#4	25-50
#40	10-20
#100	5-15
#200	less than 10

Test Hole Data
Performed by Doane Engineering and Don Mitchell, R.S., Town of Essex
3/16/21

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 silt very fine sand
30 - 84" Tan medium to coarse sand with trace fine gravel

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

Test Hole Data
Performed by Doane Engineering and Don Mitchell, R.S., Town of Essex
2/1/23

TH 11

0 - 6" Process stone
6 - 24" Orange brown silty fine sandy loam (firm)
24 - 37" Brown medium to coarse sand & gravel, some silt
37 - 51" Reddish brown medium to coarse sand and gravel (loose)
No ledge observed
Groundwater (seepage observed at 58")

TH 12

0 - 48" Fill
48 - 73" Topsoil
No ledge observed
Groundwater observed at 60"

TH 13 (By Doane Engineering)

0 - 8" Topsoil
8 - 34" Yellow brown very fine sand and silt
34 - 54" Yellow brown medium to coarse sand and gravel, trace silt
Roots observed to 12"
No ledge observed
Groundwater observed to 37"
Permeability Test A, B = 25"
Permeability Test C, D = 38"

TH 14 (By Doane Engineering)

0 - 8" Topsoil
8 - 47" Yellow brown very fine sand and silt
Roots observed to 12"
No ledge observed
Groundwater observed at 39"
Seepage observed at 34"
Permeability Test E, F = 30"

Test Hole Data
Performed by Doane Engineering and Don Mitchell, R.S., Town of Essex
01/18/22

TH 5

0 - 7" Topsoil and organic (fill)
7 - 28" Greyish to olive brown fine sand (fill)
28 - 37" Orange brown medium to coarse sand and gravel (fill)
37 - 40" Orange brown silt loam (fill)
40 - 43" Organic topsoil
43 - 66" Tan silty loam
66 - 87" Orange brown coarse sand and gravel
No ledge observed
No mottling observed
Roots observed at 54"
Groundwater observed at 83"

TH 6

0 - 4" Topsoil organics (fill)
12 - 27" Brown fine-medium sand (fill)
27 - 41" Tan fine sand, some gravel (fill)
41 - 44" Organic topsoil
44 - 62" Orange brown very fine sandy loam, Some silt
62 - 83" Brown coarse sand and gravel
No ledge observed
Mottling observed at 58"
Roots observed at 62"
Groundwater observed at 76"

TH 7 (NOT OBSERVED BY HEALTH DEPARTMENT)

0 - 10" Topsoil
10 - 60" Orange brown silty very fine sandy loam
No ledge observed
Roots observed at 36"
NO Mottling observed
Groundwater observed at 60"

TH 8 (NOT OBSERVED BY HEALTH DEPARTMENT)

0 - 9" Topsoil
9 - 50" Orange brown silty very fine sandy loam
No ledge observed
Roots observed at 13"
Mottling observed at 30"
Groundwater observed at 50"

TH 9

0 - 11" Topsoil
11 - 31" Orange brown silty very fine sandy loam
31 - 51" Brown to red brown coarse sand and gravel
51 - 86" Grey sand and gravel (wet)
No ledge observed
Roots observed at 51"
Mottling observed at 60"
Groundwater observed at 61" (seeps)

TH 10

0 - 10" Topsoil
10 - 27" Orange brown silty very fine sandy loam
27 - 88" Red to grey coarse sand and gravel
No ledge observed
Roots observed at 37"
Mottling observed at 52"
Groundwater observed at 61" (seeps)

PERCOLATION TEST
PERFORMED BY DOANE ENGINEERING
1/19/22

Perc 3 (Between TH9 and TH10)

Presoak Start: 1/18/22 4:00 (pm)
Presoak Finish: 1/19/22 7:40 (am)
Depth: 36" Fill: 36" Refill: 36"
Ground Water at: 61" (TH9 and TH10)

Time	Depth
7:40	1 3/4"
7:50	3"
8:00	3 3/4"
8:10	4 1/2"
8:20	5 1/2"
8:30	6 1/2"
8:40	7 1/2"

Percolation Rate = 1 - 10.1 min./in.

PERCOLATION TEST
PERFORMED BY DOANE ENGINEERING
4/14/21

Perc 1 (TH4)

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

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

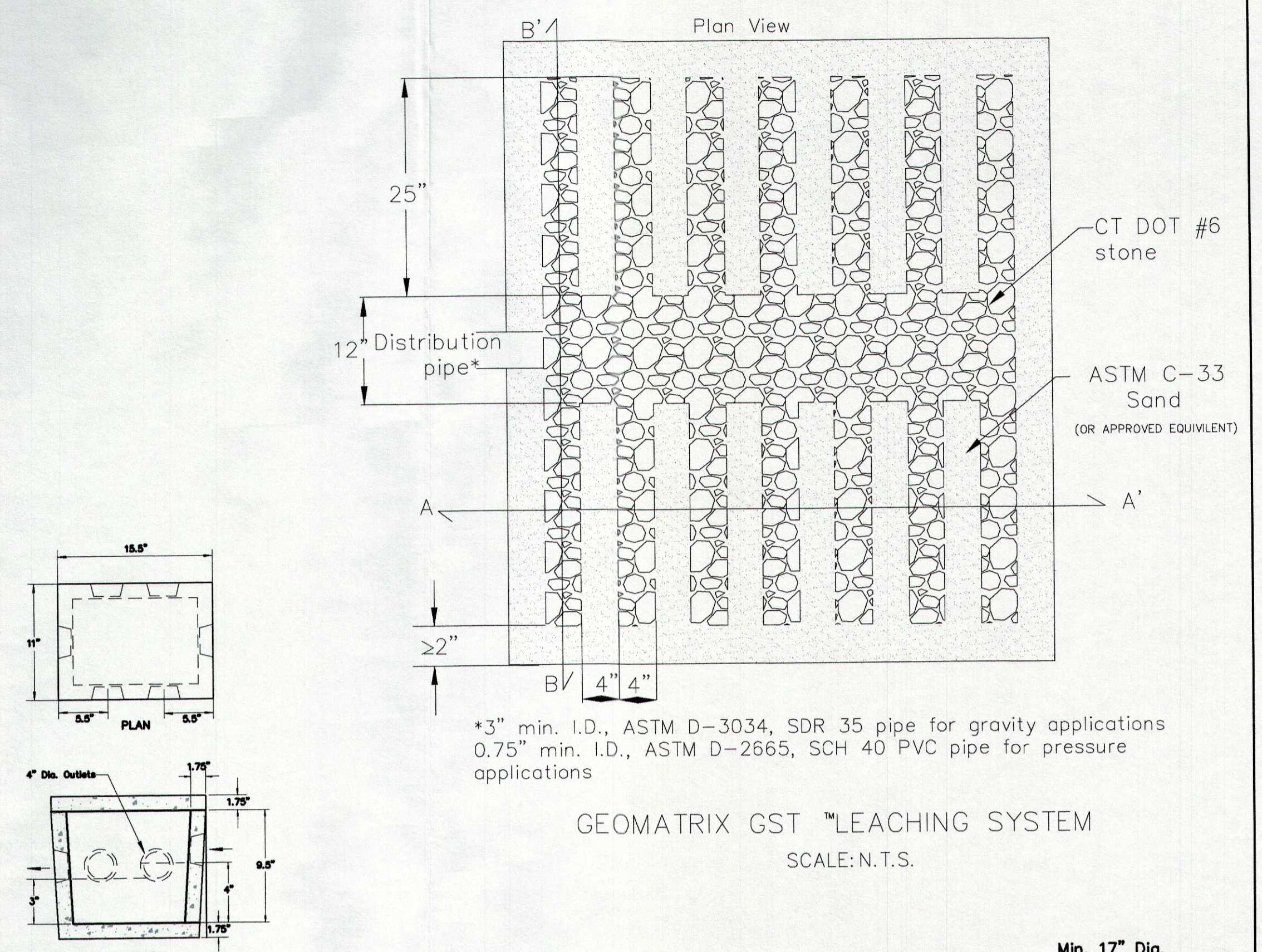
Percolation Rate = 1 - 10.1 min./in.

Perc 2 (TH2)

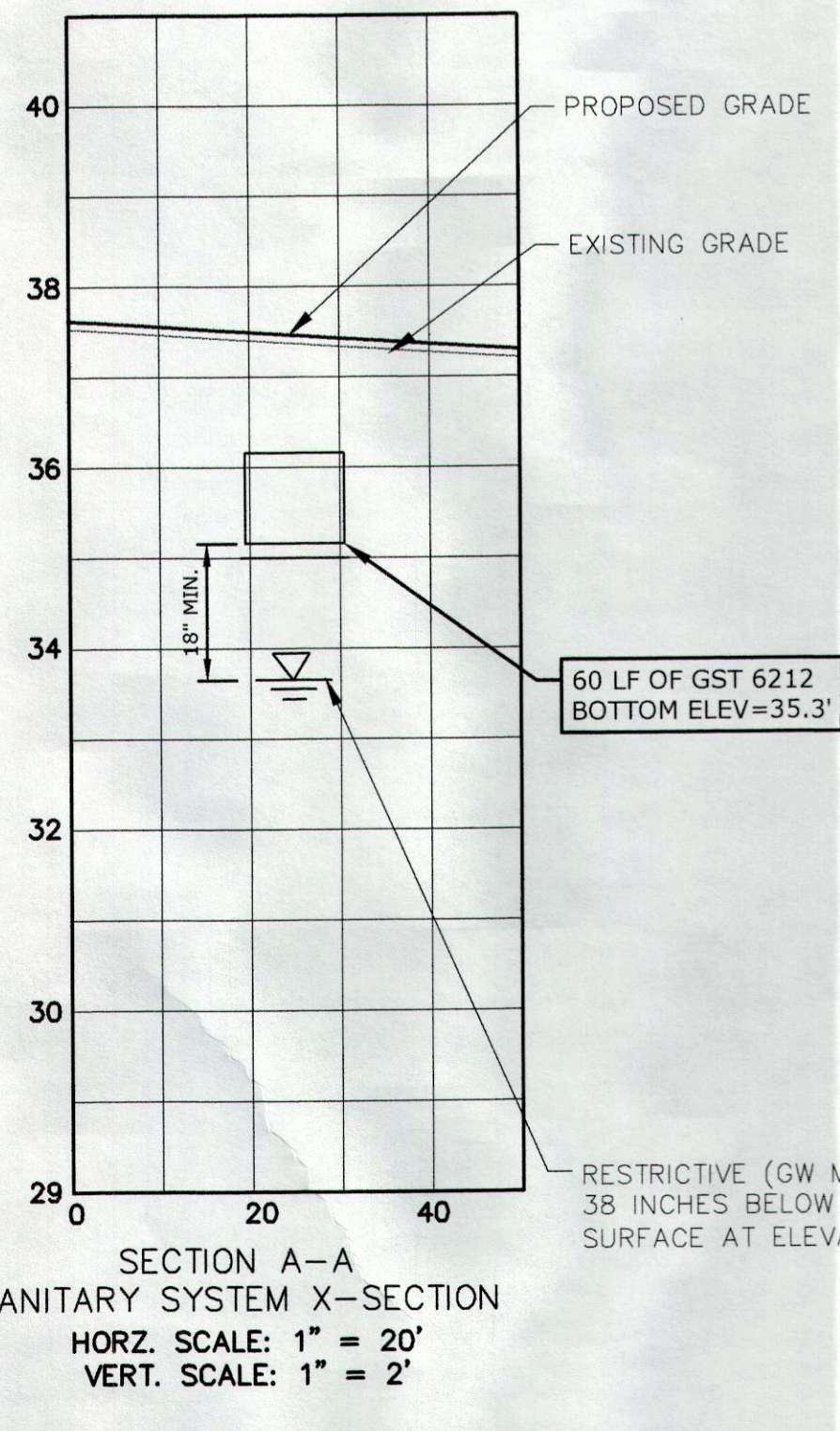
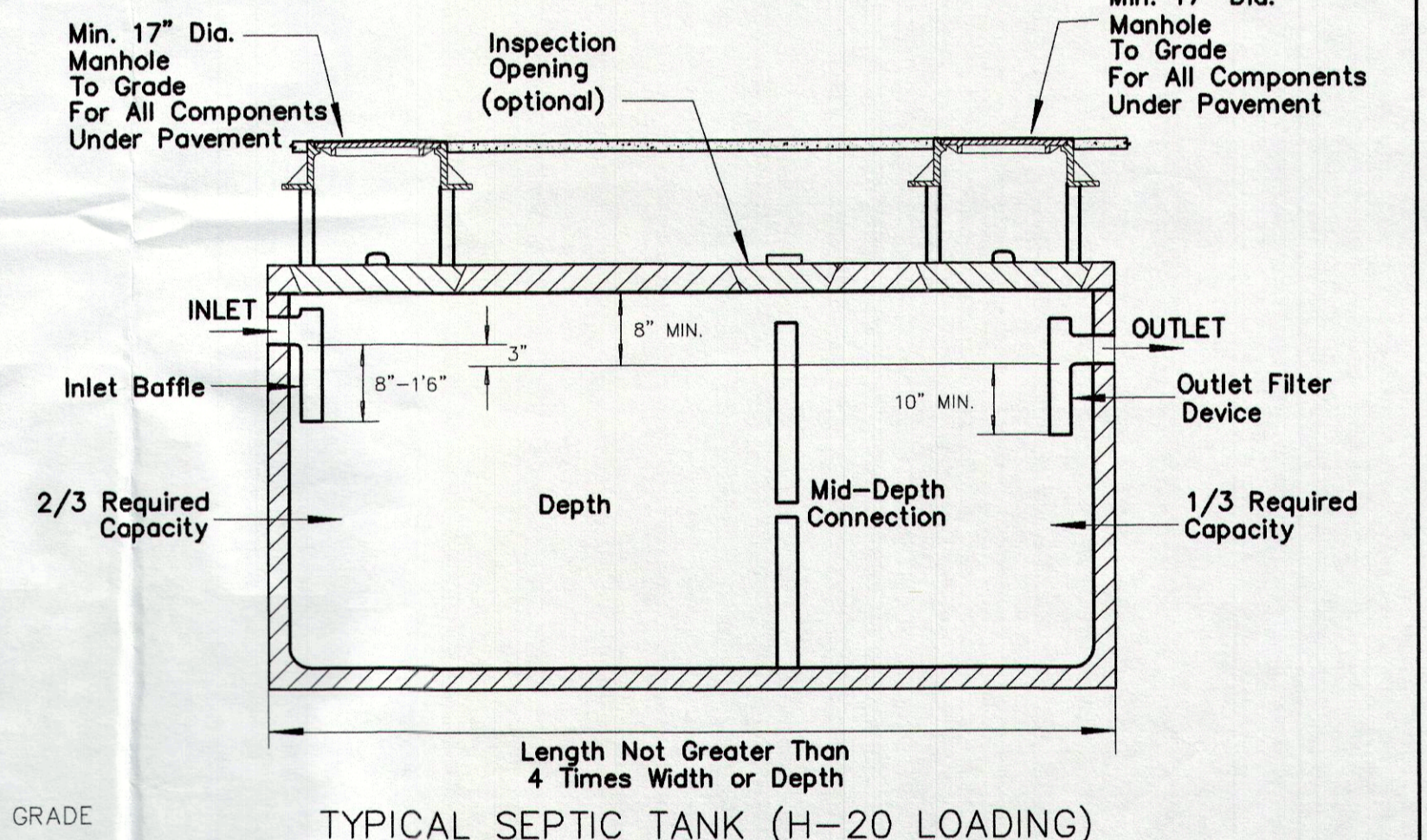
Presoak Start: 11:14 (am)
Presoak Finish: 11:55 (am)
Depth: 24" Fill: 12" Refill: 11 1/2"
Ground Water at: 44" (TH2)

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

Percolation Rate = 1 - 10.1 min./in.



SECTION DISTRIBUTION BOX (H-20 LOADING) N.T.S.



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

Signature of Robert L. Doane, Jr.
CONN. P.E. & L.S. LIC. NO. 11463

"SITE DETAILS"
MAP #45 LOT #27-3

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CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
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SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE: NOT TO SCALE	DATE: 11/03/22	SHEET NO.: 7 OF 7	IDENT. NO.:
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