

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	
12/06/22	REMOVED PATIO FLOOD PROTECTION	

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.

B100 A SANITARY SYSTEM ANALYSIS:

EXISTING 6 BEDROOM HOUSE
 DESIGN PERCOLATION RATE = 1.0-10.0 MIN/IN
 EXISTING 6 BED ROOM HOUSE
 REQUIRED EFFECTIVE LEACHING AREA=743 SF
 PROPOSED GARAGE WITH BATHROOM ONLY
 ASSUMED 1 BED ROOM HOUSE
 DESIGN PERCOLATION RATE = 1.0-10.0 MIN/IN
 REQUIRED EFFECTIVE LEACHING AREA=187.5 SF
 TOTAL REQUIRED EFFECTIVE LEACHING AREA
 743+187.5=930.5 SF
 EXISTING HIGH CAPACITY INFILTRATORS TO REMAIN
 50 LF 6 ROWS = 300 LF
 300 LF X 3.9 SF/LF=1170 SF
 MINIMUM LEACHING SYSTEM SPREAD NEED NOT APPLY

EXISTING 2,000 GALLON SEPTIC TANK TO REMAIN IF FOUND TO BE IN GOOD CONDITION.

EXISTING PUMP CHAMBER TO BE RELOCATED IF FOUND TO BE IN GOOD OPERATING CONDITION.

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, CT" 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

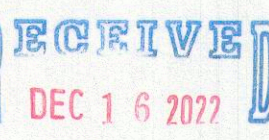
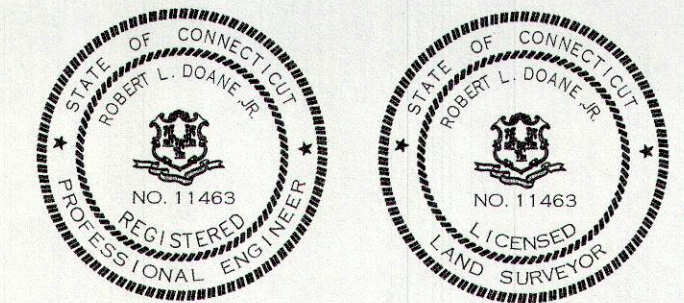
THE SUBJECT PROPERTY CONTAINS 238,506 SF 5.48 AC
 HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

VERTICAL ACCURACY CONFORMS TO CLASS T-2 (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



BY:

MAP #18 LOT #002

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

SITE PLAN

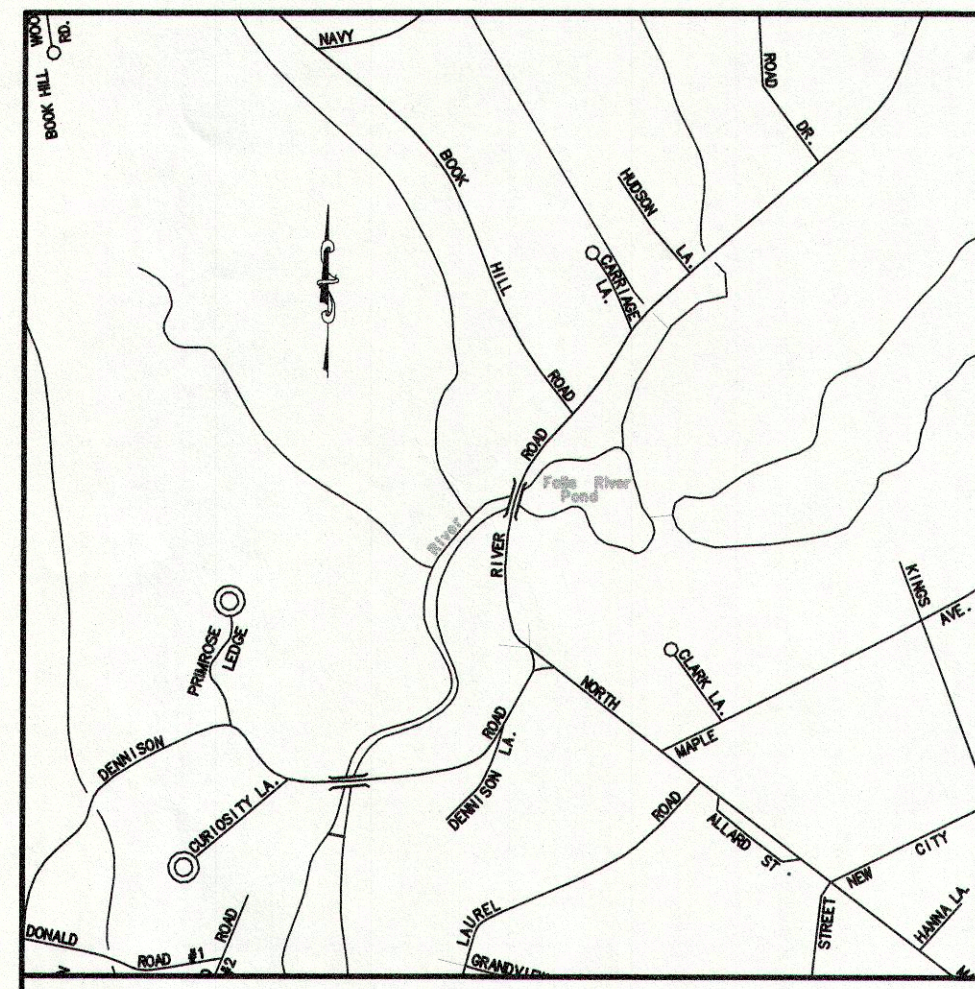
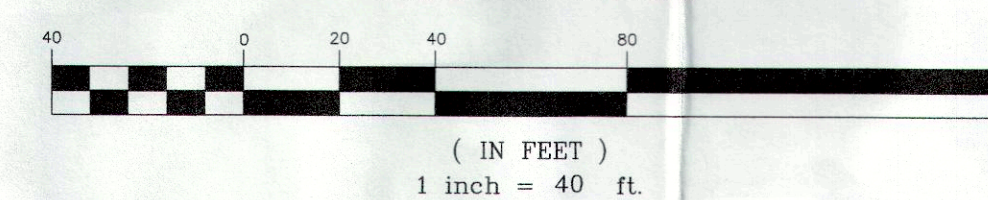
PREPARED FOR

MATTHEW & JEAN WALSTON

20 RIVER ROAD, ESSEX, CONNECTICUT

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

GRAPHIC SCALE



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 RATE DEPTH (IN) (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

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
- PROPOSED SPOT ELEVATION
- - - 100 - - - EXISTING CONTOURS
- - - SF - - - SILT FENCE
- - - PW - - - PROPOSED WATERLINE

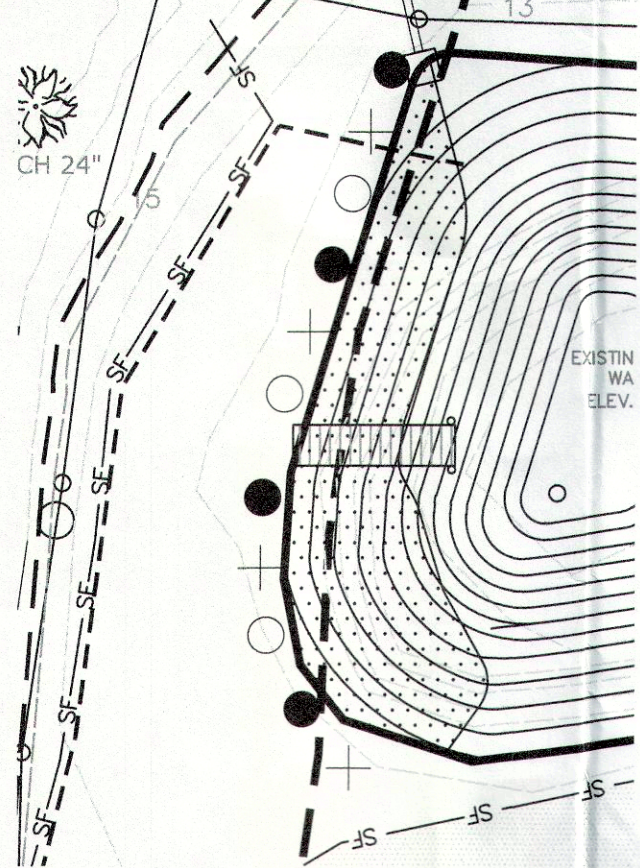
PLANTING LEGEND

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'

AQUATIC SHELF DETAIL



TP 1
 GROUNDWATER @15"
 RESTRICTIVE: NOT SUITABLE

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

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

N/F STEVEN M & MARY E LUSTER
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