

DATE	REVISIONS	CK.
5/6/2022	REVISED POOL AND ADDED FENCE	
5/9/2022	REVISED POOL	
6/13/2022	REVISED POOL AND ADDED FENCE	
7/20/2022	ADDED BARN	

Test Hole Data  
 Performed by Doane-Collins Eng. Assoc., LLC  
 & Lisa Fasulo, Sanitorian, Town of Essex  
 11/19/15

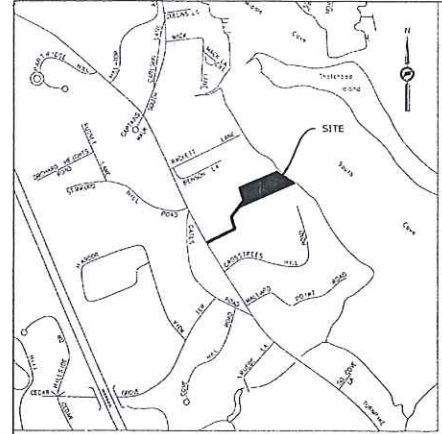
- TH 1**
- 0 - 8" Topsoil
  - 8 - 21" Fine, silty sand subsoil
  - 21 - 96" Medium/coarse, tan sand & gravel with cobbles, firm
  - Roots observed to 60"
  - No ledge observed
  - No groundwater observed
  - No mottling observed
- TH 2**
- 0 - 7" Topsoil
  - 7 - 16" Fine, silty sand subsoil
  - 16 - 94" Medium/coarse, tan sand & gravel with cobbles, firm
  - Roots observed to 44"
  - No ledge observed
  - No groundwater observed
  - No mottling observed

- TH 3**
- 0 - 7" Topsoil
  - 7 - 25" Fine, silty sand subsoil
  - 25 - 84" Medium/coarse, tan sand & gravel with cobbles, firm
  - Roots observed to 24"
  - No ledge observed
  - No groundwater observed
  - No mottling observed
- TH 4**
- 0 - 7" Topsoil
  - 7 - 24" Fine, silty sand subsoil
  - 24 - 90" Medium/coarse, tan sand & gravel with cobbles
  - Roots observed to 90"
  - No ledge observed
  - No groundwater observed
  - No mottling observed

- TH 5**
- 0 - 9" Topsoil
  - 9 - 24" Fine, silty sand subsoil
  - 24 - 90" Medium/coarse, tan sand & gravel with cobbles
  - Roots observed to 80"
  - No ledge observed
  - No groundwater observed
  - No mottling observed

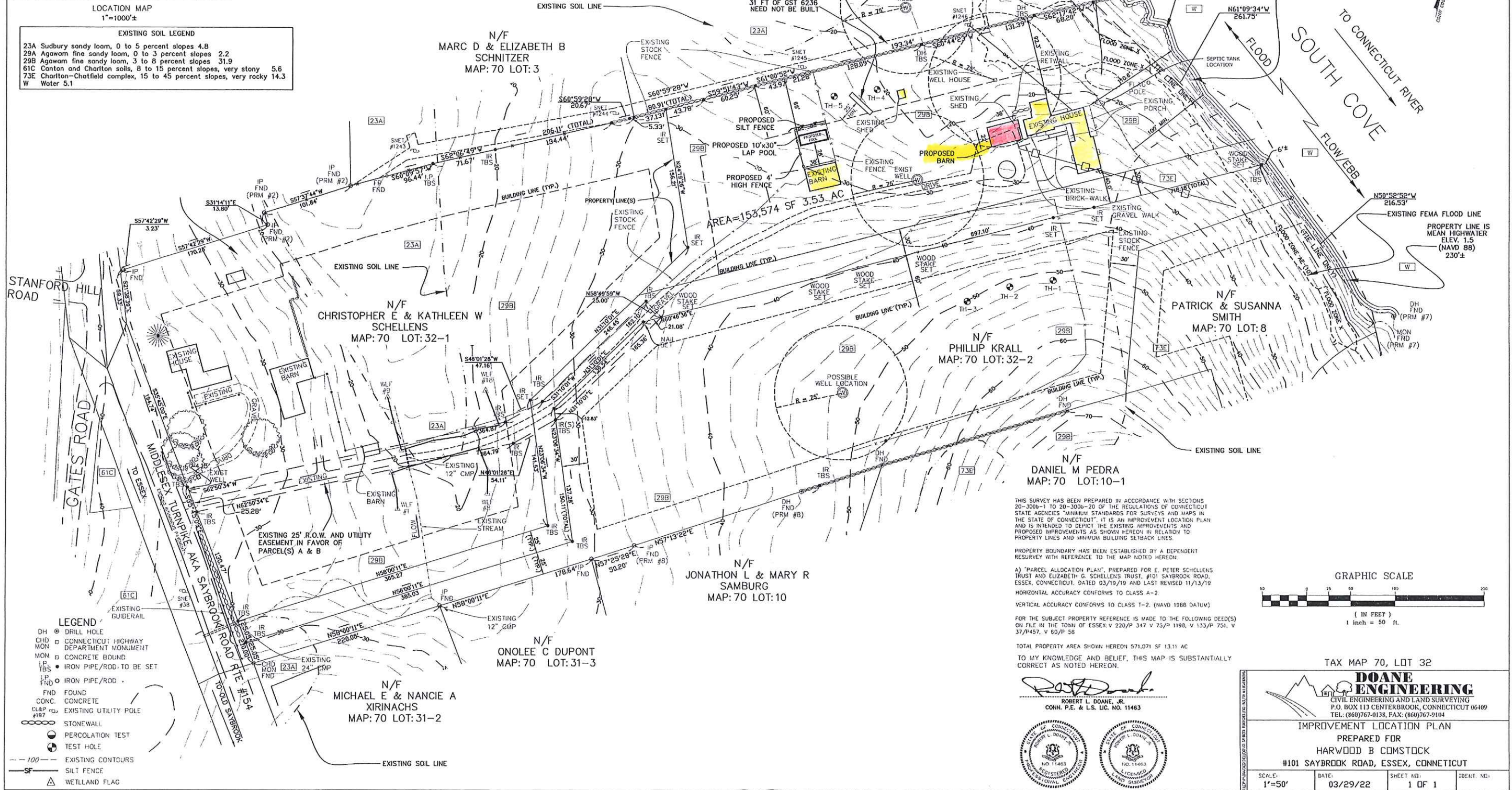
**B100A ANALYSIS:**

Existing 4 bedroom house  
 Design percolation rate = 10.1 - 20 min/in  
 Required effective leaching area = 787.50 sf  
 Provide 31 lf of GST 6236  
 Effective leaching area provided =  
 31 lf x 26.2 sf/lf = 812 sf  
 812 sf > 787.50 sf  
 Depth to restrictive layer is > 60 inches  
 Therefore MLSS need not be considered



**EXISTING SOIL LEGEND**

23A	Sudbury sandy loam, 0 to 5 percent slopes	4.8
29A	Agawam fine sandy loam, 0 to 3 percent slopes	2.2
29B	Agawam fine sandy loam, 3 to 8 percent slopes	31.9
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	5.6
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	14.3
W	Water	5.1



- LEGEND**
- DH DRILL HOLE
  - CHD CONNECTICUT HIGHWAY
  - MON DEPARTMENT MONUMENT
  - CONC CONCRETE BOUND
  - IP IRON PIPE/ROD TO BE SET
  - FND IRON PIPE/ROD
  - FND FOUND CONCRETE
  - CONC CONCRETE
  - CL&P EXISTING UTILITY POLE
  - #197 STONEWALL
  - PERCOLATION TEST
  - TEST HOLE
  - EXISTING CONTOURS
  - SILT FENCE
  - WETLAND FLAG

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 TO 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION PLAN AND IS INTENDED TO DEPICT THE EXISTING IMPROVEMENTS AND PROPOSED IMPROVEMENTS AS SHOWN HEREON IN RELATION TO PROPERTY LINES AND MINIMUM BUILDING SETBACK LINES.

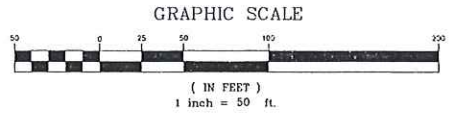
PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP NOTED HEREON.

A) "PARCEL ALLOCATION PLAN", PREPARED FOR E. PETER SCHELLENS TRUST AND ELIZABETH G. SCHELLENS TRUST, #101 SAYBROOK ROAD, ESSEX, CONNECTICUT, DATED 03/19/19 AND LAST REVISED 11/13/19 HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 VERTICAL ACCURACY CONFORMS TO CLASS T-2. (NAVD 1988 DATUM)

FOR THE SUBJECT PROPERTY REFERENCE IS MADE TO THE FOLLOWING DEED(S) ON FILE IN THE TOWN OF ESSEX: V 220/P 347 V 75/P 1198, V 133/P 751, V 37/P 457, V 60/P 56

TOTAL PROPERTY AREA SHOWN HEREON 571,071 SF 13.11 AC 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

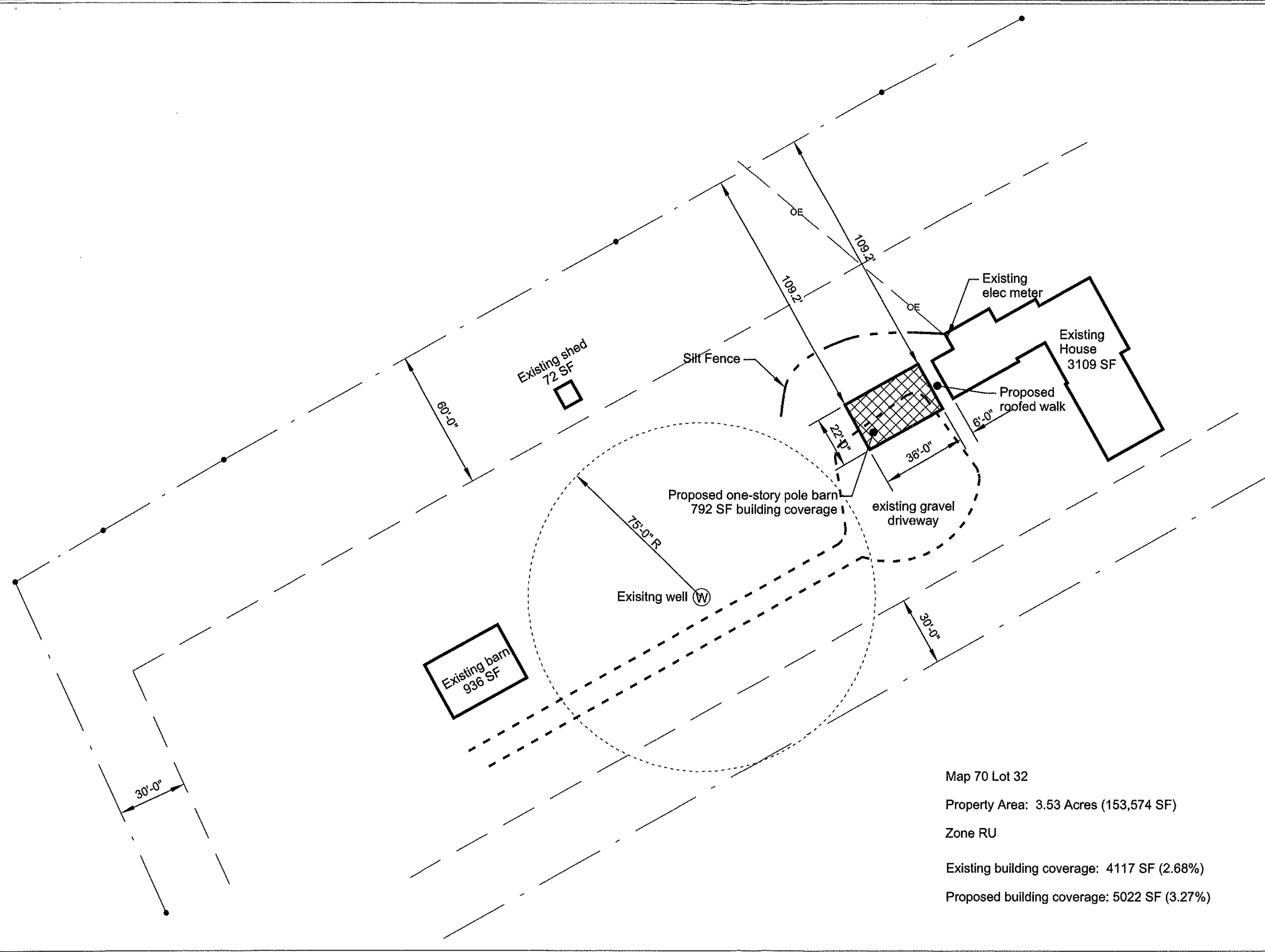


TAX MAP 70, LOT 32  
**DOANE ENGINEERING**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
 TEL: (860)767-0138, FAX: (860)767-9104

IMPROVEMENT LOCATION PLAN  
 PREPARED FOR  
 HARWOOD B COMSTOCK  
 #101 SAYBROOK ROAD, ESSEX, CONNECTICUT

SCALE: 1"=50'  
 DATE: 03/29/22  
 SHEET NO.: 1 OF 1  
 IDENT. NO.:

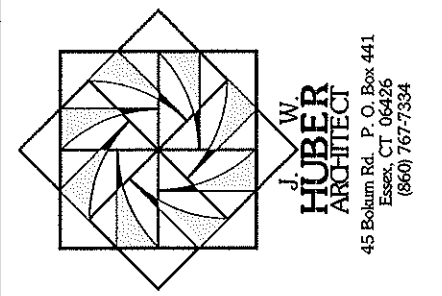
For complete property plan refer to survey prepared by Doane Engineering, titled: "Improvement Location Plan prepared for Harwood B Comstock, #101 Saybrook Road, Essex, Connecticut", scale 1" = 50', revised 7/20/22.



1 of 2

Date: 8/16/22

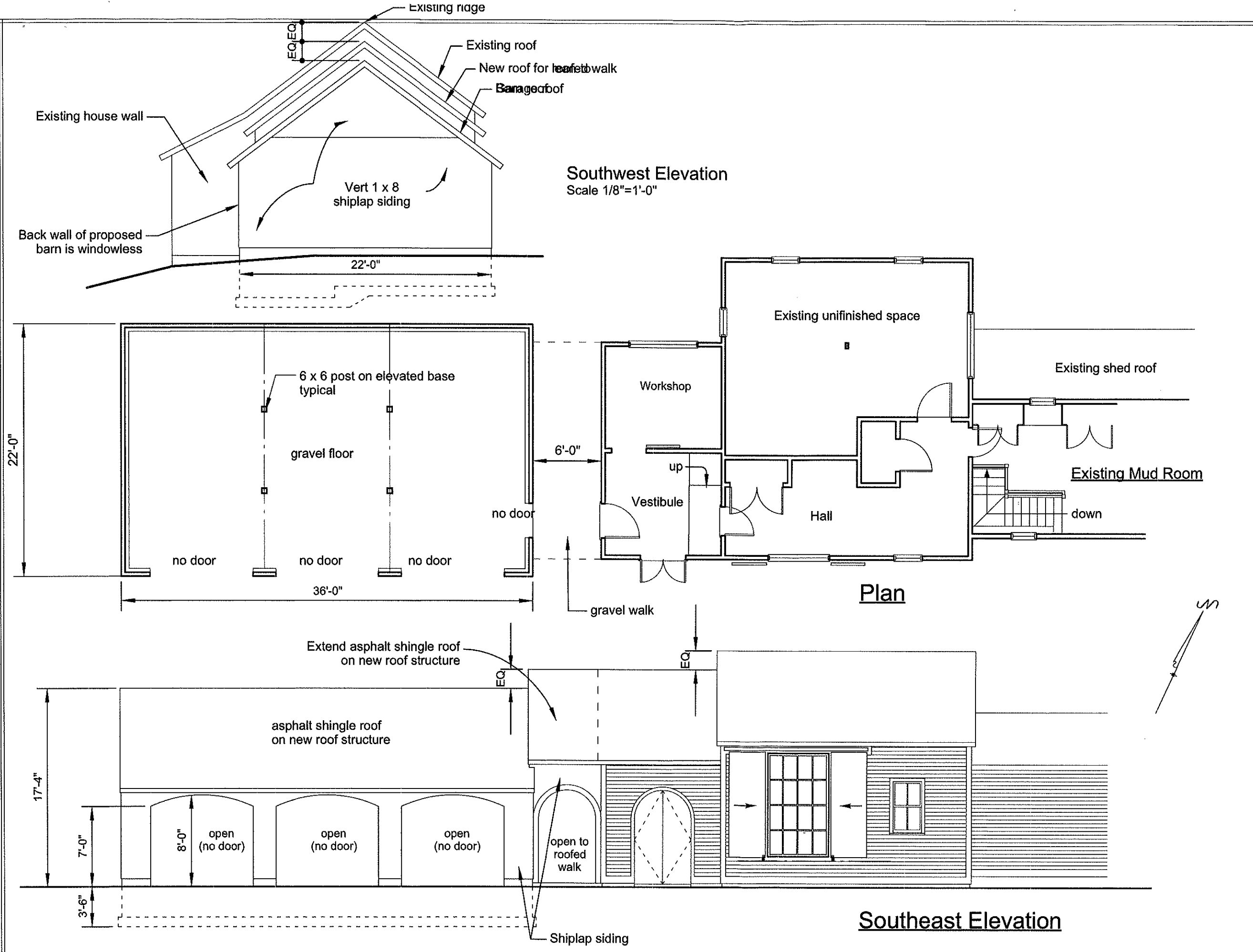
Scale: 1" = 40'



Comstock Residence  
 South Cove Farm  
 101 Saybrook Road, Essex, CT 06426

Site Plan of Proposed Barn

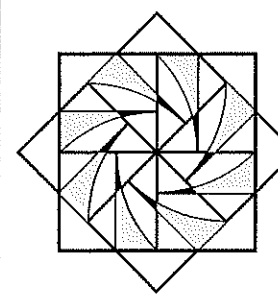
Map 70 Lot 32  
 Property Area: 3.53 Acres (153,574 SF)  
 Zone RU  
 Existing building coverage: 4117 SF (2.68%)  
 Proposed building coverage: 5022 SF (3.27%)



2 of 2

Date: 8/16/22

Scale: 1" = 40'



J. W. HUBER ARCHITECT  
45 Bokum Rd., P. O. Box 441  
Essex, CT 06426  
(860) 767-7334

Comstock Residence  
South Cove Farm  
101 Saybrook Road, Essex, CT 06426

Proposed Barn Plan  
and Elevations