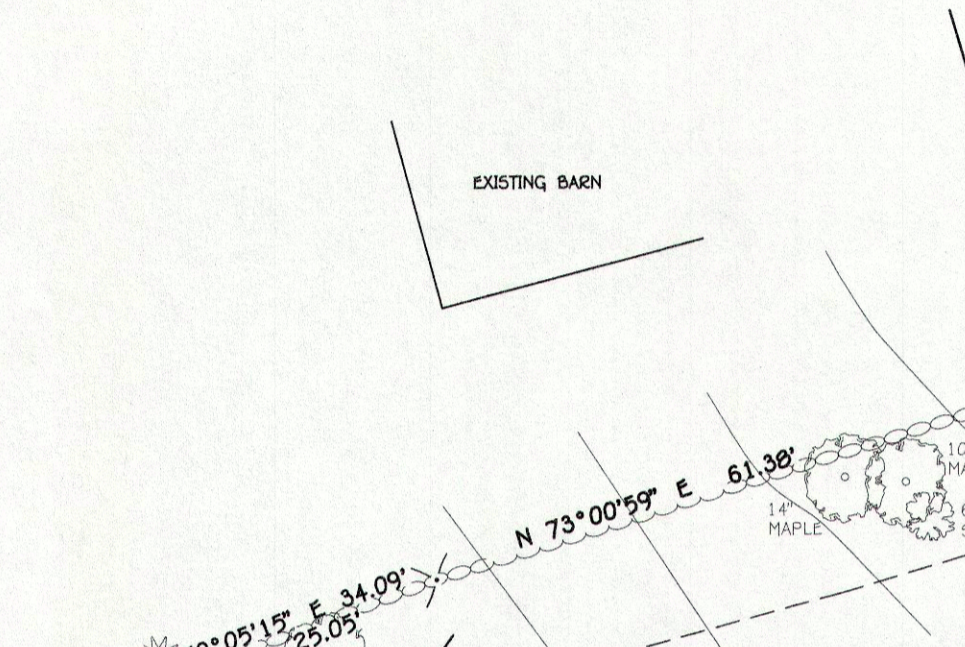


B-B' CROSS SECTION
GEOMATRIX G5T6212 LEACHING SYSTEM
 NOT TO SCALE

N/F
BARBARA C. HALL
 VOL 268 PG. 132
 VOL 122 PG. 593



A-A' CROSS SECTION
GEOMATRIX G5T6212 LEACHING SYSTEM
 NOT TO SCALE

N/F
MARC D. SCHNITZER & ELIZABETH B. SCHNITZER
 VOL 339 PG. 580

- LEGEND**
- UTILITY POLE
 - FOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - EDGE OF WETLAND/FLAG NUMBER
 - RETAINING WALL
 - BOULDER/LARGE ROCK
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - DEEP TEST HOLE LOCATION

TEST HOLE DATA
 DATE: 12/5/23
 PRESENT: FERN TREMBLEY, DON MITCHELL (EHD)
 DUNCAN DOWNE (EXCAVATOR)

TH 1
 0-9" TOPSOIL
 9-42" LIGHT BROWN FINE-MEDIUM LOAMY SAND
 42-49" LIGHT BROWN FINE SAND
 49-81" BROWN MEDIUM - COARSE SAND

NO WATER, NO MOTTLING, NO LEDGE, ROOTS TO 45"

TH 2
 0-12" TOPSOIL
 12-17" ORANGE BROWN LOAMY SAND
 17-32" LIGHT BROWN FINE SAND TRACE SILT
 32"-52" YELLOW BROWN COARSE SAND & GRAVEL (STAINING)
 52-72" REDDISH BROWN SILT & VERY FINE SAND FIRM IN PLACE

NO WATER, NO MOTTLING, LEDGE @ 72" (REFUSAL), ROOTS TO 45"

CODE CONFORMING SEPTIC AREA CALCULATION
 EXISTING 4 BEDROOM HOME
 DESIGN PERCOLATION RATE = 1-10 MIN (PER DON MITCHELL)
 577.5 SF OF EFFECTIVE LEACHING SYSTEM REQUIRED
 PROVIDE (2) RINS 29 LF OF GEOMATRIX G5T 6212
 58 LF X 10.0 SF/LF = 580 SF OF LEACHING AREA PROVIDED

NOTE:
 DESIGN PERCOLATION RATE 1-10 MIN./INCH PER DON MITCHELL
 12-6-23

I HAVE REVIEWED THE WETLANDS BOUNDARIES MARKED AND FIELD LOCATED ON 7/12/20, AS WELL AS WETLAND BOUNDARIES MARKED ON 11/15/20 AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

DATE 4-1-2021

RICHARD SHARPE, CERTIFIED SOIL SCIENTIST, #1975
 FOR WETLAND FLAG NUMBERING, SEE SHEET 2

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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N/F
REESEY-WINSTEAD, LLC
 VOL 269 PG. 264

NOTE: ALL PROPOSED CONTOURING AND SPOT ELEVATIONS PROVIDED BY ARCHITECT

EXISTING SEPTIC SYSTEM LOCATION PER TOWN OF ESSEX HEALTH DEPARTMENT
 EXISTING SEPTIC TANK LOCATION PER DOWNERS SEPTIC & EXCAVATION, SEPTIC AS-BUILT CONDUCTED ON 11-30-23

YARD DRAIN
 T.G. = 14.26
 P.V. = 14.26
 6" PVC IN=12.28
 6" PVC OUT=11.74
 4" PVC IN=11.90

EXISTING BARN
 EXISTING SEPTIC SYSTEM LOCATION PER TOWN OF ESSEX HEALTH DEPARTMENT
 EXISTING SEPTIC TANK LOCATION PER DOWNERS SEPTIC & EXCAVATION, SEPTIC AS-BUILT CONDUCTED ON 11-30-23

PROPOSED (2) 29 LF OF GEOMATRIX G5T 6212 BOTTOM ELEV. 16.5 (CODE CONFORMING SEPTIC AREA)

PROPOSED CONCRETE PAD FOR POOL EQUIPMENT IRRIGATION CONTROLS

PROPOSED 2" X 2" WOOD OR METAL STAKES SPACED AT 10' (MAX.)

UPHILL SIDE
 DOWNHILL SIDE
 ANGLE STAKES 10" UPSLOPE FOR STABILITY
 FILTER FABRIC ATTACHED TO STAKE
 COMPACTED BACKFILL
 EXTEND 8" OF FILTER FABRIC INTO EXCAVATED TRENCH, BURY FABRIC ON UPHILL SIDE WITH FABRIC CURLED TOWARD HILL

SEDIMENTATION AND EROSION CONTROL MEASURES

- CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
- INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
- FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
- REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
- DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
- SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:
 KENTUCKY BLUEGRASS 2.25 LBS/1000 SQ. FT.
 CREEPING RED FESCUE 2.25 LBS/1000 SQ. FT.
 PERENNIAL RYEGRASS 50 LBS/1000 SQ. FT.
- AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
- WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY LITE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK AND AFTER EACH RAIN.

REVISIONS: 12-7-23 - AS-BUILT SEPTIC TANK LOCATION & 8100G ADDED
 12-18-23 - SOIL SEDIMENTATION & EROSION CONTROL ADDED
 12-21-23 - PROPOSED PATIO & WALK LOCATIONS REVISED
 3-25-24 - PROPOSED ADDITION ADDED / PROPOSED WALKS & STEPS UPDATED

ZONING DATA TABLE

ZONING DISTRICT	RU ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA		80,000 S.F.	90,208 S.F.	90,208 S.F.
MIN. LOT WIDTH		150'	170'	170'
MIN. LOT AREA PER FAMILY DWELLING		80,000 S.F.	90,208 S.F.	90,208 S.F.
SETBACKS FROM STREETLINE		40'	330.4'	330.4'
FROM REAR PROPERTY LINE (REAR LOT)		30'	104.1'	104.1'
FROM OTHER PROPERTY LINE		30'	36.4'	36.4'
MAX. BLDG. COVERAGE		7.5%	4.8%	4.8%
MAX. BLDG. HEIGHT		30'	<30'	<30'

* PRE-EXISTING NON-COMPLIANTS PER SECTION 9-13A OF THE CONNECTICUT GENERAL STATUTES.

SILT FENCE DETAIL
 (NOT TO SCALE)

STOCKPILE SILTATION CONTROL
 N.T.S.

LOCATION MAP
 SCALE: 1" = 1000'

CONNECTICUT RIVER SOUTH COVE

RECEIVED
 MAR 26 2024

BY:

SCALE IN FEET

ANGUS L. McDONALD, JR.
 CONN. L.S. #70173

LAND & MARINE SURVEYING & PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
 SINCE 1966

PROPERTY SURVEY MAP
 PROPERTY OF
MARC D. SCHNITZER & ELIZABETH B. SCHNITZER
 10 BENSON LANE
 ESSEX, CONNECTICUT

DATE: MAY 27, 2021 SCALE: 1" = 20'
 DR'N D'O'D [CK'D] APP'D

SHEET 1 of 1 JOB NO. 216526

REVISIONS: 10-20-23 - GATEWAY SETBACKS ADDED
 10-23-23 - EXISTING SEPTIC SYSTEM LOCATION REVISED
 11-14-23 - PROPOSED PATIO STEPS AND POOL LOCATIONS ADDED 12-13-23 - PROPOSED 8100A REVISED

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