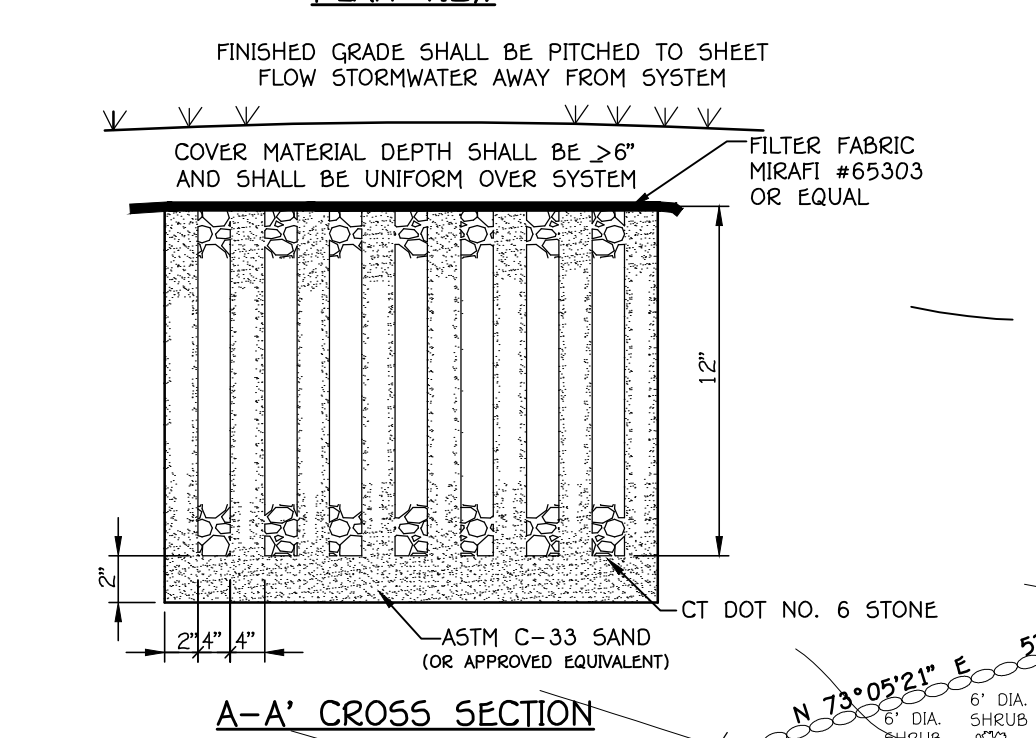


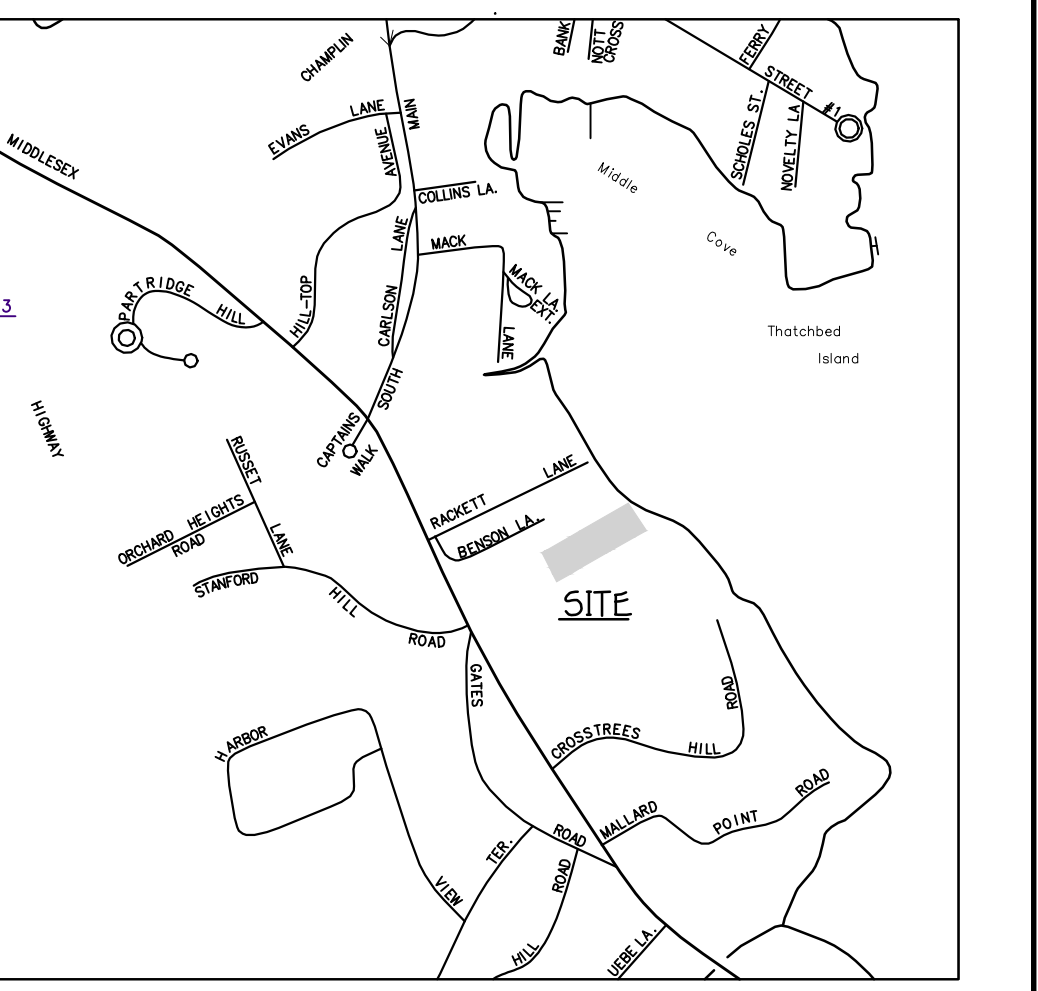
B-B' CROSS SECTION
GEOMATRIX GST6212 LEACHING SYSTEM
 NOT TO SCALE



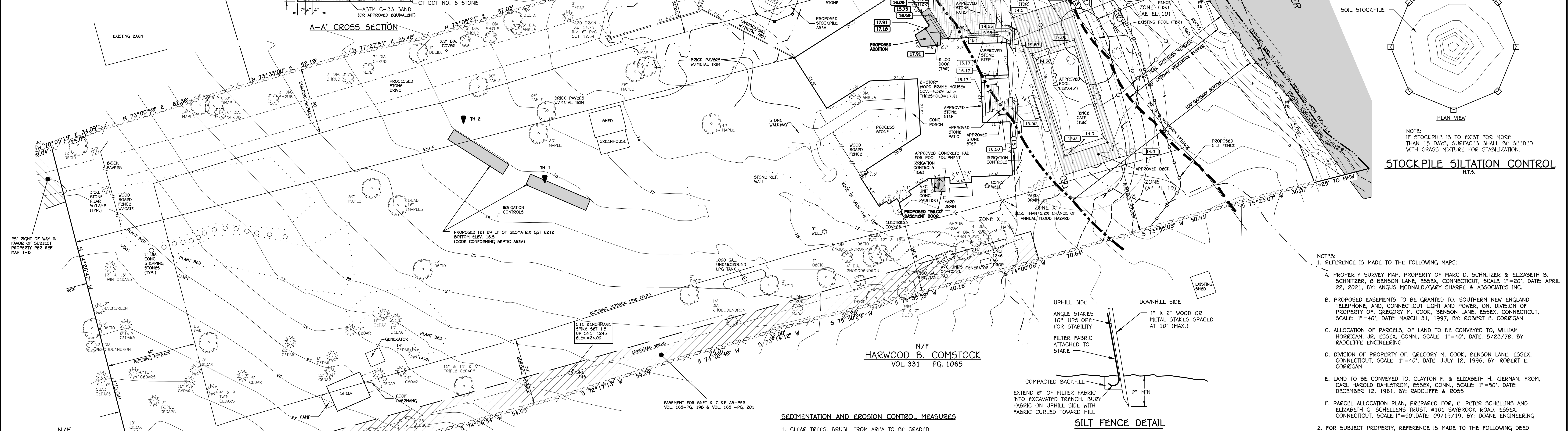
A-A' CROSS SECTION

N/F
BARBARA C. HALL
 VOL. 269 PG. 132
 VOL. 122 PG. 593

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

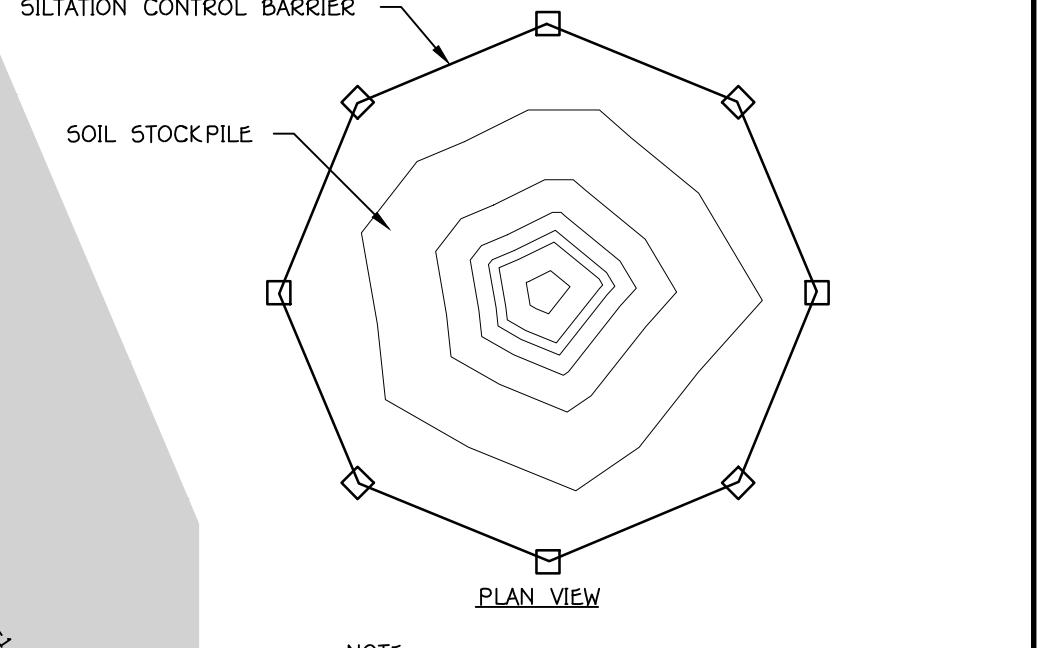


LOCATION MAP
 SCALE: 1" = 1000'



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

N/F
HARWOOD B. COMSTOCK
 VOL. 331 PG. 1065



STOCKPILE SILTATION CONTROL
 N.T.S.

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PROPERTY SURVEY MAP, PROPERTY OF MARC D. SCHNITZER & ELIZABETH B. SCHNITZER, 8 BENSON LANE, ESSEX, CONNECTICUT, SCALE: 1"=20', DATE: APRIL 22, 2021, BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES INC.
 - PROPOSED EASEMENTS TO BE GRANTED TO SOUTHERN NEW ENGLAND TELEPHONE, AND CONNECTICUT LIGHT AND POWER, ON DIVISION OF PROPERTY OF, GREGORY M. COOK, BENSON LANE, ESSEX, CONNECTICUT, SCALE: 1"=40', DATE: MARCH 31, 1997, BY: ROBERT E. CORRIGAN
 - ALLOCATION OF PARCELS OF LAND TO BE CONVEYED TO, WILLIAM HERRIGAN, JR., ESSEX, CONN., SCALE: 1"=40', DATE: 5/23/78, BY: RADCLIFFE ENGINEERING
 - DIVISION OF PROPERTY OF, GREGORY M. COOK, BENSON LANE, ESSEX, CONNECTICUT, SCALE: 1"=40', DATE: JULY 12, 1996, BY: ROBERT E. CORRIGAN
 - LAND TO BE CONVEYED TO, CLAYTON F. & ELIZABETH H. KIERNAN, FROM, CARL HAROLD DAHLSTROM, ESSEX, CONN., SCALE: 1"=50', DATE: DECEMBER 12, 1961, BY: RADCLIFFE & ROSS
 - PARCEL ALLOCATION PLAN, PREPARED FOR, E. PETER SCHELLINGS AND ELIZABETH G. SCHELLINGS TRUST, #101 SAYBROOK ROAD, ESSEX, CONNECTICUT, SCALE: 1"=50', DATE: 09/19/19, BY: DOANE ENGINEERING
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 339 PG. 602 AND LISTED ON ASSESSOR'S MAP 70 AS LOT 6
 - FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT, MAP NUMBER 09007C0332G, EFFECTIVE DATE: AUGUST 28, 2008
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON NAVD 1988 DATUM.
 - WETLANDS LIMIT SHOWN HEREON LOCATED BY FIELD SURVEY AS MARKED BY RICHARD SNARESKI
 - SITE IS WITHIN COASTAL AREA MANAGEMENT ZONE (CAM). PER CAM MAPPING DATE 1979.
 - SITE IS WITHIN CONNECTICUT RIVER GATEWAY ZONE.
 - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

ZONING DATA TABLE

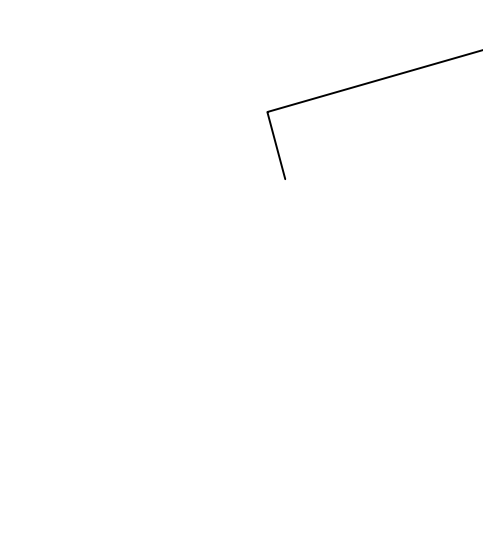
ZONING DISTRICT RU ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	80,000 S.F.	90,208 S.F.	90,208 S.F.
MIN. LOT WIDTH	150'	170'	170'
MIN. LOT AREA PER FAMILY DWELLING	80,000 S.F.	90,208 S.F.	90,208 S.F.
SETBACKS			
FROM STREETLINE	40'	330.4'	330.4'
FROM REAR PROPERTY LINE (REAR LOT)	30'	104.1'	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-CONFORMITIES PER SECTION 8-13A OF THE CONNECTICUT GENERAL STATUTES.

SEDIMENTATION AND EROSION CONTROL MEASURES

- CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
- INSTALL SILT FENCE EROSION BARRIERS (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 JUTE 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.

SILT FENCE DETAIL
 (NOT TO SCALE)



- 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: 12/8/23
 PRESENT: FERN TREMBLEY, DON MITCHELL (EHD), DUNCAN DOWNIE (EXCAVATOR)

TH 1
 0-9" TOPSOIL
 9-42" ORANGE 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"

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 7/12/90, AS WELL AS WETLAND BOUNDARIES MARKED ON 11/15/00 AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarecki
 RICHARD SNARESKI, CERTIFIED SOIL SCIENTIST, #1975
 FOR WETLAND FLAG NUMBERING, SEE SHEET 2

DATE: 4-1-2021

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

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THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL SIGNATURE OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300a-1 THROUGH 20-300a-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.
- TYPE OF SURVEY/IMPROVEMENT LOCATION SURVEY
- BOUNDARY DETERMINATION/RESURVEY
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & 1-2

REVISIONS: 12-7-23 - AS-BUILT SEPTIC TANK LOCATION & BIOMA 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
 4-29-24 - PROPOSED POOL PATIO AND WALKS DESCRIPTION CHANGED FROM PROPOSED TO APPROVED

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

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

LAND & MARINE SURVEYING
 ENGINEERING PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
 SINCE 1966

P.O. BOX 608, 293 BOSTON POST ROAD
 OLD SAYBROOK, CONNECTICUT 06475
 TEL. (860) 388-4671 FAX (860) 388-3962

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; 12-12-23 - PROPOSED BIOMA REVISION