

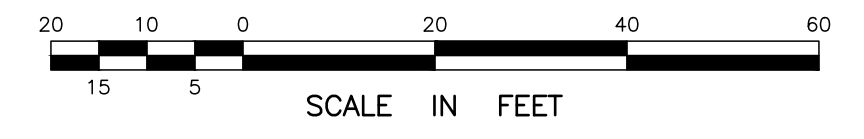
WETLANDS & WATERCOURSES DATA TABLE

ITEM	QUANTITY
TOTAL WETLANDS ON PROPERTY	23,587 S.F. (0.54± AC.)
TOTAL WETLANDS DISTURBED	NONE
TOTAL PROPOSED WORK WITHIN 100' INLAND WETLAND REGULATED AREA	NONE

ZONING DATA TABLE

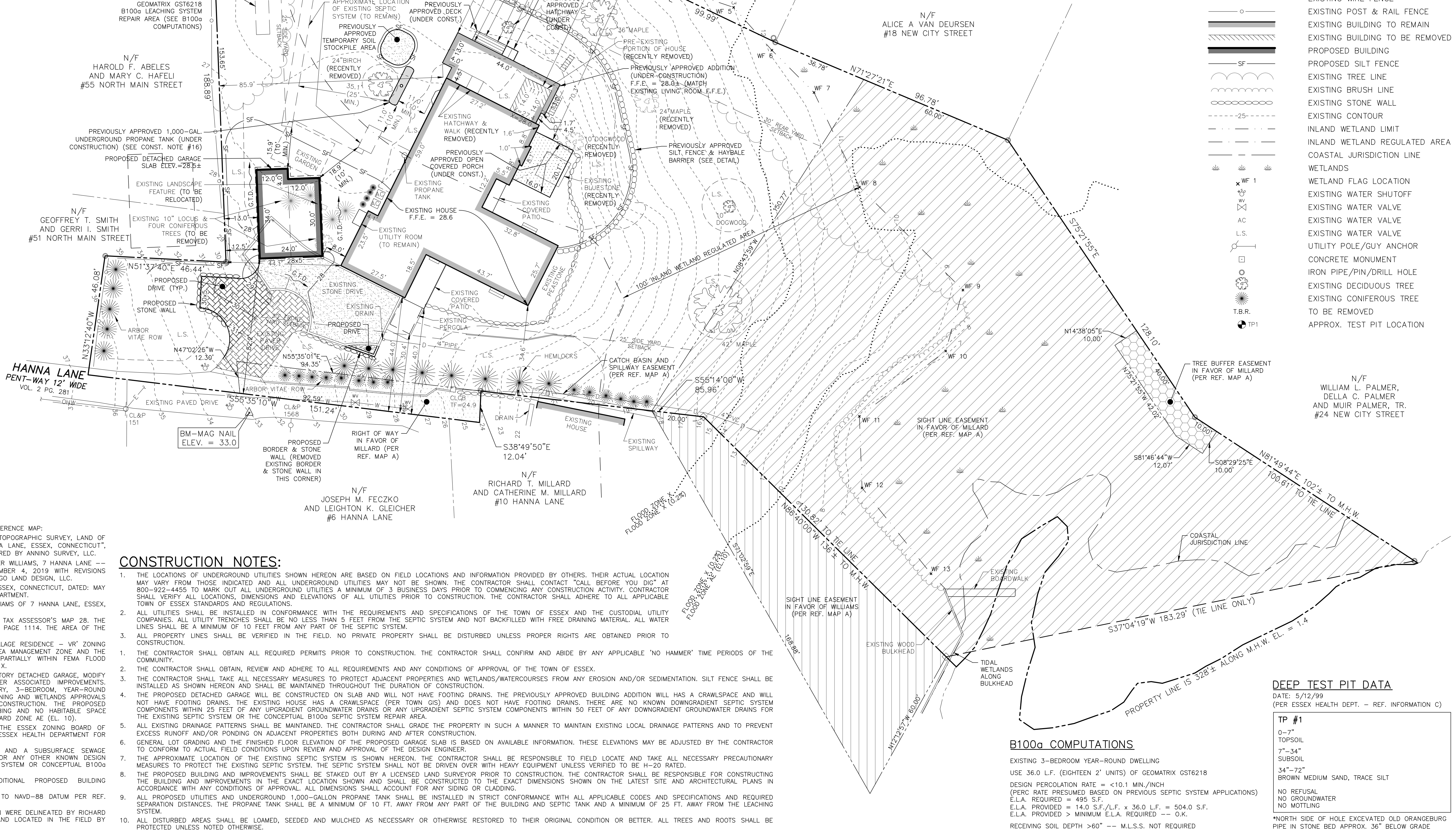
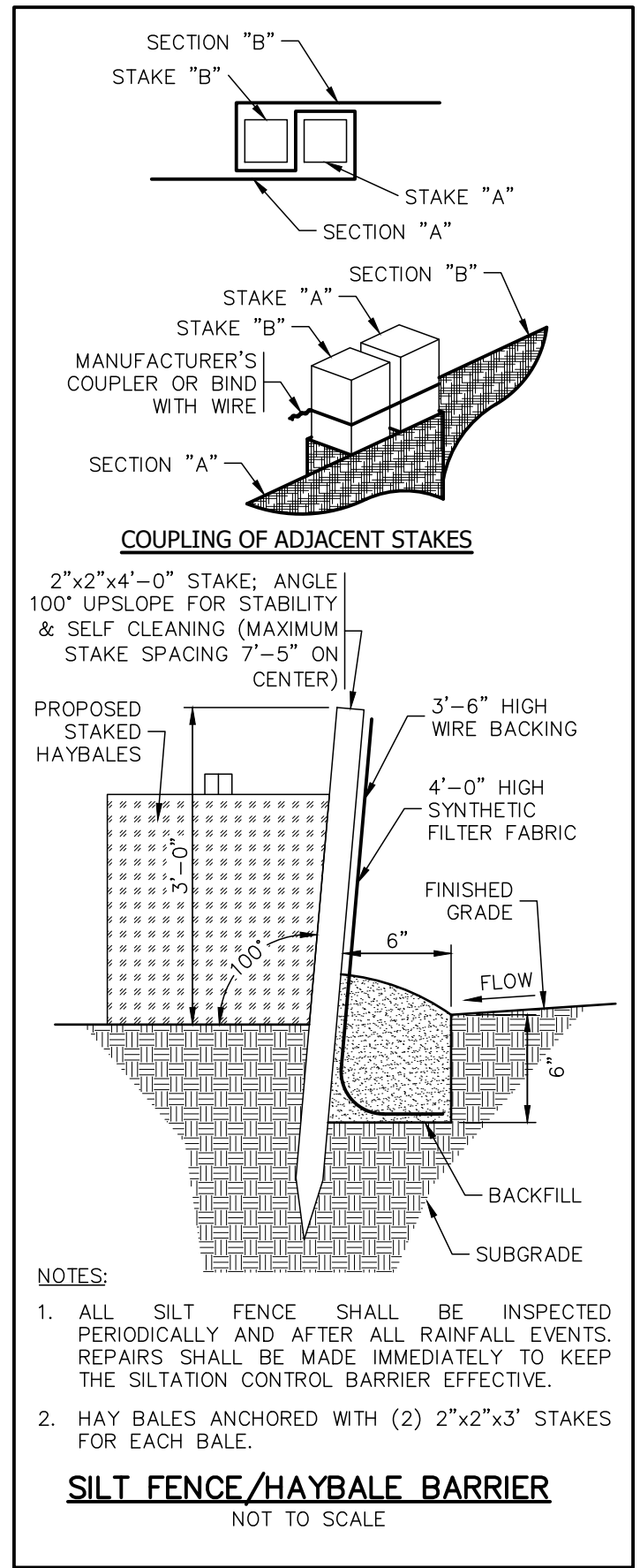
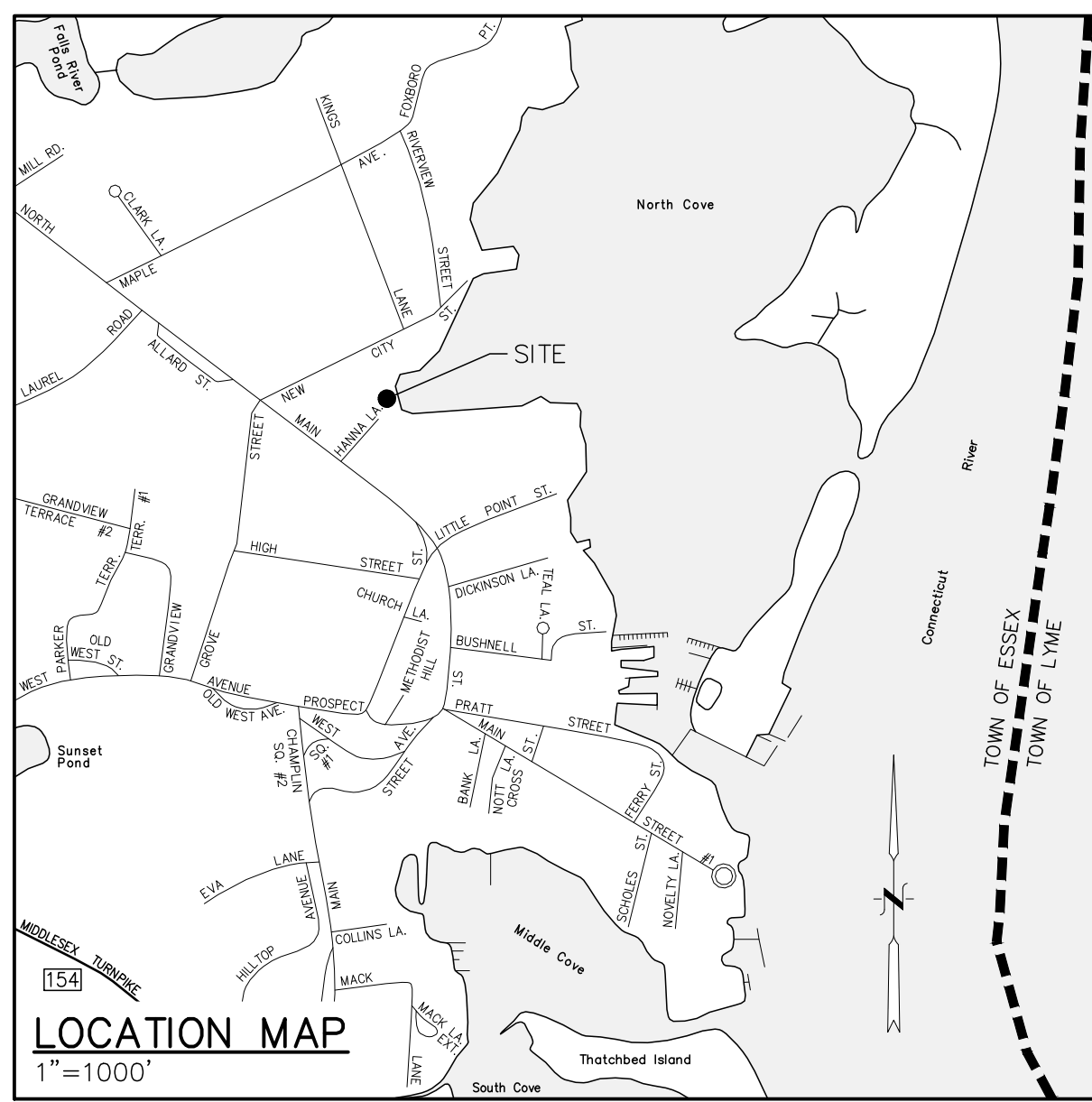
ESSEX 'VILLAGE RESIDENCE - VR' ZONING DISTRICT			
ITEM	REQUIRED	EXISTING (EX.) & PREVIOUSLY APPROVED (P.A.)	PROPOSED (PR.)
MIN. LOT AREA (1)(2)	60,000 S.F. (20,000 S.F. (1))	75,300± S.F. (GROSS) 54,072± S.F. (NET) (2)	75,300± S.F. (NO CHANGE) (GROSS) 54,072± S.F. (NO CHANGE) (NET) (2)
MIN. LOT WIDTH (3)	120 FT. (40 FT. (3))	69.7± FT. (3)	69.7± FT. (NO CHANGE) (3)
FRONT YARD SETBACK (SOUTH BOUNDARY)	30 FT.	30.4± FT. (EX. PERGOLA) 44.0± FT. (EX. HOUSE)	30.4± FT. (NO CHANGE) (EX. PERGOLA) 44.0± FT. (NO CHANGE) (EX. HOUSE) 52.2± FT. (PR. GARAGE)
SIDE YARD SETBACK (EAST, SE & WEST BOUNDARIES)	25 FT.	34.6± FT. (EX. HOUSE (SE)) 44.1± FT. (EX. HOUSE (E))	34.6± FT. (NO CHANGE) (EX. HOUSE (SE)) 12.5± FT. (PR. GAR. OVERHANG (E)) (6) 13.0± FT. (-31.1 FT.) (PR. GARAGE (E)) (6)
REAR YARD SETBACK (NORTH BOUNDARY)	30 FT.	66.7± FT. (EX. HOUSE) 45.3± FT. (P.A. DECK) 45.6± FT. (P.A. HATCHWAY) 49.1± FT. (P.A. ADDITION)	66.7± FT. (NO CHANGE) (EX. HOUSE) 45.3± FT. (NO CHANGE) (P.A. DECK) 45.6± FT. (NO CHANGE) (P.A. HATCHWAY) 49.1± FT. (NO CHANGE) (P.A. ADDITION)
MAX. # OF STORIES	2 STORY + ATTIC	1 STORY + ATTIC (EX. HOUSE) 1 STORY + ATTIC (P.A. ADDITION)	1 STORY + ATTIC (NO CHANGE) (EX. HOUSE) 1 STORY + ATTIC (NO CHANGE) (P.A. ADDITION) 2 STORY (PR. GARAGE)
MAX. BUILDING HEIGHT	35 FT.	<35 FT. (EX. HOUSE) (4) 21.7± FT. (P.A. ADDITION) (4)	21.7± FT. (NO CHANGE) (P.A. ADDITION) (4) 22.2± FT. (PR. GARAGE) (4)
MAX. BUILDING COVERAGE (5)	10% (7,530 S.F.)	6.6%, 4,951± S.F. (PRE-APPR.) (5)	7.6%, 5,719± S.F. (+1.0%, +768 S.F.) (5)

- MINIMUM LOT AREA IS 1/3 OF THAT REQUIRED IN 'VR' ZONE PER SECTION 40B.1 OF THE ESSEX ZONING REGULATIONS SINCE THE LOT IS A PRE-EXISTING SUBSTANDARD PARCEL.
- PER SECTION 40H.3, NOT MORE THAN 10% OF THE REQUIRED LOT AREA MAY BE REPRESENTED BY WETLANDS/WATERCOURSES. NET LOT AREA = 75,300 S.F. (GROSS LOT AREA) - 90% X 23,587± S.F. (90% OF WETLANDS AREA) = 54,072± S.F.
- MINIMUM LOT WIDTH WAS MEASURED ALONG THE BUILDING LINE SETBACK LESS SIDE YARD SETBACKS. MIN. REQUIRED LOT WIDTH IS 1/3 OF THAT REQUIRED IN 'VR' ZONE PER SECTION 40B.1 SINCE THE LOT IS A PRE-EXISTING SUBSTANDARD PARCEL.
- BUILDING HEIGHT WAS MEASURED FROM THE LOWEST POINT OF THE BUILDING/STRUCTURE VISIBLE ABOVE GRADE TO ITS UPPERMOST POINT AND WAS ESTIMATED PER ARCHITECTURAL DRAWINGS. MAX. BUILDING HEIGHT (PREVIOUSLY APPROVED ADDITION) = ELEV. 46.0± (ROOF RIDGE) - ELEV. 24.3± (LOWEST GROUND ELEV.) = 21.7± MAX. BUILDING HEIGHT (PROPOSED GARAGE) = ELEV. 48.9± (ROOF RIDGE) - ELEV. 26.7± (LOWEST GROUND ELEV.) = 22.2±
- MAX. BUILDING COVERAGE INCLUDES ROOFED IMPROVEMENTS. EXISTING RETAINING WALLS APPEAR TO BE NO GREATER THAN 9' IN HEIGHT AND WERE EXCLUDED FROM BUILDING COVERAGE AS PRESCRIBED IN THE ZONING REGULATION DEFINITIONS. ACCORDING TO THE ZONING DEFINITIONS, COVERAGE IS BASED ON THE TOTAL AREA OF THE LOT.
- VARIANCE REQUESTED - SHOWN IN BOLD FOR CLARITY.



LEGEND

- EXISTING PROPERTY/STREET LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- FLOOD ZONE
- - - EXISTING OVERHEAD WIRES
- - - EXISTING WATER LINE
- - - EXISTING DRAINAGE LINE
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING WIRE FENCE
- - - EXISTING POST & RAIL FENCE
- - - EXISTING BUILDING TO REMAIN
- - - EXISTING BUILDING TO BE REMOVED
- - - PROPOSED BUILDING
- - - PROPOSED SILT FENCE
- - - EXISTING TREE LINE
- - - EXISTING BRUSH LINE
- - - EXISTING STONE WALL
- - - EXISTING CONTOUR
- - - INLAND WETLAND LIMIT
- - - INLAND WETLAND REGULATED AREA
- - - COASTAL JURISDICTION LINE
- - - WETLANDS
- - - WETLAND FLAG LOCATION
- - - EXISTING WATER SHUTOFF
- - - EXISTING WATER VALVE
- - - EXISTING WATER VALVE
- - - EXISTING WATER VALVE
- - - UTILITY POLE/GUY ANCHOR
- - - CONCRETE MONUMENT
- - - IRON PIPE/PIN/DRILL HOLE
- - - EXISTING DECIDUOUS TREE
- - - EXISTING CONIFEROUS TREE
- - - TO BE REMOVED
- - - APPROX. TEST PIT LOCATION



GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY, LAND OF PETER WILLIAMS, TAX MAP 28 LOT 54, 7 HANNA LANE, ESSEX, CONNECTICUT", SCALE: 1"=20', DATED: OCTOBER 26, 2019, PREPARED BY ANNINO SURVEY, LLC.
 - A PLAN ENTITLED "SITE PLAN, PREPARED FOR PETER WILLIAMS, 7 HANNA LANE -- MAP 28 LOT 54", SCALE: 1"=20', DATED: NOVEMBER 4, 2019 WITH REVISIONS THROUGH NOVEMBER 15, 2019, PREPARED BY INDIGO LAND DESIGN, LLC.
- SOIL TESTING FIELD NOTES FOR 7 HANNA LANE, ESSEX, CONNECTICUT, DATED: MAY 12, 1999, FROM THE TOWN OF ESSEX HEALTH DEPARTMENT.
- THE PROPERTY OWNER AND APPLICANT IS PETER WILLIAMS OF 7 HANNA LANE, ESSEX, CT 06426.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 54 ON TAX ASSESSOR'S MAP 28. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 329 PAGE 1114. THE AREA OF THE PARCEL IS 75,300± S.F. OR 1.73± ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE 'VILLAGE RESIDENCE - VR' ZONING DISTRICT. THE PARCEL LIES WITHIN THE COASTAL AREA MANAGEMENT ZONE AND THE GATEWAY CONSERVATION ZONE. THE PARCEL LIES PARTIALLY WITHIN FEMA FLOOD HAZARD ZONE AE (EL. 10'), ZONE X (28') AND ZONE X.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 2-STORY DETACHED GARAGE, MODIFY THE EXISTING DRIVEWAY AS NECESSARY AND OTHER ASSOCIATED IMPROVEMENTS. THERE IS CURRENTLY AN EXISTING 1 1/2 STORY, 3-BEDROOM, YEAR-ROUND DWELLING AND THE APPLICANT RECEIVED HEALTH, ZONING AND WETLANDS APPROVALS IN FALL 2019 FOR THE PRESENTLY ON-GOING CONSTRUCTION. THE PROPOSED DETACHED GARAGE WILL HAVE NO HEAT, NO PLUMBING AND NO HABITABLE SPACE AND WILL BE ENTIRELY OUTSIDE OF FEMA FLOOD HAZARD ZONE AE (EL. 10').
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE ESSEX ZONING BOARD OF APPEALS TO SEEK NECESSARY VARIANCES AND THE ESSEX HEALTH DEPARTMENT FOR A B100± SEPTIC SYSTEM APPLICATION.
- THIS PROPERTY IS SERVED BY A PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 75 FEET OF THE EXISTING SEPTIC SYSTEM OR CONCEPTUAL B100± SEPTIC SYSTEM REPAIR AREA.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. MAP A.
- INLAND AND TIDAL WETLAND LIMITS DEPICTED HEREON WERE DELINEATED BY RICHARD SNARSKI, SOIL SCIENTIST, ON OCTOBER 23, 2019 AND LOCATED IN THE FIELD BY ANNINO SURVEY, LLC ON OCTOBER 23, 2019.

CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF ESSEX STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ESSEX AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE SEPTIC SYSTEM.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM AND ABIDE BY ANY APPLICABLE 'NO HAMMER' TIME PERIODS OF THE COMMUNITY.
 - THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF ESSEX.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND WETLANDS/WATERCOURSES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED AS SHOWN HEREON AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - THE PROPOSED DETACHED GARAGE WILL BE CONSTRUCTED ON SLAB AND WILL NOT HAVE FOOTING DRAINS. THE PREVIOUSLY APPROVED BUILDING ADDITION WILL HAVE A CRAWLSPACE AND WILL NOT HAVE FOOTING DRAINS. THE EXISTING HOUSE HAS A CRAWLSPACE (PER TOWN GIS) AND DOES NOT HAVE FOOTING DRAINS. THERE ARE NO KNOWN DOWNGRADED SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPGRADDED GROUNDWATER DRAINS OR ANY UPGRADDED SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADED GROUNDWATER DRAINS FOR THE EXISTING SEPTIC SYSTEM OR THE CONCEPTUAL B100± SEPTIC SYSTEM REPAIR AREA.
 - ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
 - GENERAL LOT GRADING AND THE FINISHED FLOOR ELEVATION OF THE PROPOSED GARAGE SLAB IS BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
 - THE APPROXIMATE LOCATION OF THE EXISTING SEPTIC SYSTEM IS SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE AND TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE EXISTING SEPTIC SYSTEM. THE SEPTIC SYSTEM SHALL NOT BE DRIVEN OVER WITH HEAVY EQUIPMENT UNLESS VERIFIED TO BE H-20 RATED.
 - THE PROPOSED BUILDING AND IMPROVEMENTS SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE BUILDING AND IMPROVEMENTS IN THE EXACT LOCATION SHOWN AND SHALL BE CONSTRUCTED TO THE EXACT DIMENSIONS SHOWN ON THE LATEST SITE AND ARCHITECTURAL PLANS IN ACCORDANCE WITH ANY CONDITIONS OF APPROVAL. ALL DIMENSIONS SHALL ACCOUNT FOR ANY SIDING OR CLADDING.
 - ALL PROPOSED UTILITIES AND UNDERGROUND 1,000-GALLON PROPANE TANK SHALL BE INSTALLED IN STRICT CONFORMANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS AND REQUIRED SEPARATION DISTANCES. THE PROPANE TANK SHALL BE A MINIMUM OF 10 FT. AWAY FROM ANY PART OF THE BUILDING AND SEPTIC TANK AND A MINIMUM OF 25 FT. AWAY FROM THE LEACHING SYSTEM.
 - ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED AS NECESSARY OR OTHERWISE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER. ALL TREES AND ROOTS SHALL BE PROTECTED UNLESS NOTED OTHERWISE.

B100± COMPUTATIONS

EXISTING 3-BEDROOM YEAR-ROUND DWELLING
 USE 36.0 L.F. (EIGHTEEN 2' UNITS) OF GEOMATRIX GST6218
 DESIGN PERCOLATION RATE = <10.1 MIN./INCH
 (PERC RATE PRESUMED BASED ON PREVIOUS SEPTIC SYSTEM APPLICATIONS)
 E.L.A. REQUIRED = 495 S.F.
 E.L.A. PROVIDED = 14.0 S.F./L.F. x 36.0 L.F. = 504.0 S.F.
 E.L.A. PROVIDED > MINIMUM E.L.A. REQUIRED -- O.K.
 RECEIVING SOIL DEPTH >60" --- M.L.S.S. NOT REQUIRED

DEEP TEST PIT DATA

DATE: 5/12/99
 (PER ESSEX HEALTH DEPT. - REF. INFORMATION C)
 SCALE: 1"=20'
 DRAWN BY: RG
 CHECKED BY: JW
 DWG. NO.: SP-1
 SHEET NO.: 1 of 1
 JOB NO.: 2019-565

PLAN PREPARED BY:
 INDIGO LAND DESIGN, LLC
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THE EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

NO.	DATE	DESCRIPTION	BY
1	11/15/19	SILT FENCE REINFORCED WITH HAYBALE BARRIER	RG
2	2/25/20	REVISIONS FOR ZBA FOR PROPOSED DETACHED GARAGE	RG

SITE PLAN
 PREPARED FOR PETER WILLIAMS
 7 HANNA LANE -- MAP 28 LOT 54
 ESSEX, CONNECTICUT

DATE: NOVEMBER 4, 2019
 SCALE: 1"=20'
 DRAWN BY: RG
 CHECKED BY: JW
 DWG. NO.: SP-1
 SHEET NO.: 1 of 1
 JOB NO.: 2019-565