

RECEIVED
JUN 06 2023

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY:

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

- | | | | |
|--------------------------------------------|-------------------------------------|----------------------------------|-------|
| SPECIAL EXCEPTION | <input checked="" type="checkbox"/> | VARIANCE / APPEAL | _____ |
| SITE PLAN REVIEW | _____ | APPROVAL OF LOCATION | _____ |
| INLAND WETLANDS PERMIT | _____ | REGULATION TEXT AMENDMENT | _____ |
| INLAND WETLANDS PERMIT
- AGENT APPROVAL | _____ | ZONE CHANGE | _____ |
| | _____ | COASTAL SITE PLAN REVIEW | _____ |
| WETLAND PERMIT TRANSFER | _____ | MODIFICATION OF PRIOR APPROVAL | _____ |
| SUBDIVISION OR RESUBDIVISION | _____ | SPECIAL FLOOD HAZARD AREA PERMIT | _____ |

PROJECT DESCRIPTION:

THE ADDITION OF A WOOD RAMP 4'x50' TO A DEEP PERMITTED DECK
OVER A AREA CONTAINING TILAND WETLANDS - PLEASE SEE ATTACHED
PHOTOS & PLANS

PROJECT NAME: _____

STREET ADDRESS OF PROPERTY 1 TEAL LANE

ASSESSOR'S MAP 20 LOT 5 LOT SIZE 0.94 AC DISTRICT V12

APPLICANT CARTER & CAIHLA GOWRIE PHONE 860-227-7603

APPLICANT'S AGENT (if any) ROBERT SHICKEL PHONE 860-304-6045

ENGINEER.SURVEYOR/ARCHITECT _____ PHONE _____

Note:
1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.



TOWN OF ESSEX
Planning and
Zoning Commission
29 West Avenue
Essex, CT 06426
860-767-4340 x 115 Fax: 860-767-8509
www.essexct.gov

Fees: \$135.00 + \$60.00 (DEP) BY:
Make check payable to the Town of Essex

Application for Special Exception

PART TWO

Owner(s) of Property : CARTER & CARLA GOWRIE
Address): 1 TEAL LANE, ESSEX, CT 06426
Phone No.: 860-227-7603 Email: _____

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 101E.1 of the Essex Zoning Regulations.

Accompanying this application form is:

- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- D) A Site Development Plan prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We, the undersigned, certify that all the information on this application, including all accompanying documents, is correct as of the date below, and conforms with Town's zoning regulations. I/ We certify that I/ We am/are the owner(s) of the premises described above and are aware of and understand the above referenced zoning regulation(s).

FOR OFFICIAL USE ONLY:
Application No. #23-06
Date received by ZEO: _____

Signed: S. Carter Gowrie
Property owner
Dated: 6/5/2023

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner	✓			
120A.2	Purchaser Owner's written consent			✓	
120A.3	Lessee Owner's written consent			✓	
120B	Application Documents- 15 copies	✓			
120C.1	Description of Premises	✓			
120C.2	List of Neighboring Owners	✓			
120C.3	Statement of Use	✓			
120C.4	Site Development Plan				
120C.4.a	Owner / Applicant Name	✓			
120C.4.b	Plan Data	✓			
120C.4.c	Roadways	✓			
120C.4.d	Survey Monuments	✓			
120C.4.e	Municipal / District Boundaries			✓	
120C.4.f	Easements / R-O-W / etc.	✓			
120C.4.g	Wetlands and Watercourses	✓			
120C.4.h	Total Premise Area Use			✓	
120C.4.i	Building / Lot Coverage	✓			
120C.4.j	Location / Setback Data	✓			
120C.4.k	Building / Structure Dimension Signs and Lighting			✓	
120C.4.l	Roadways and Parking			✓	
120C.4.m	Infrastructure Data			✓	
120C.4.n	Access / Soil / etc.			✓	
120C.4.o	Water Supply / Septic Systems	✓			
120C.4.p	Land Contours / Topography (____ foot intervals)	✓			
120C.4.q	Wetlands / Watercourses	✓			
120C.4.r	Soils Classifications			✓	
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control			✓	
120C.4.t	Special Flood Hazard Area	✓			
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110			✓	
120C.5	Sanitation Letter & Data (see note below)			✓	
120C.6	Multiple Dwelling Projects			✓	
120C.7	Non-Commercial Timber Cutting			✓	
120C.8	Waiver Requests (written)			✓	
120D	Maps, Drawings, Certification	✓			
101	Gateway Conservation District	✓			
102	Coastal Management District	✓			
103	Flood Plain District			✓	
104	Water Resource District			✓	
	Application submitted to town Director of Health or Town Sanitarian for review			✓	

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 120F. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

120F. PUBLIC HEARING. The Commission shall hold a public hearing on each application for a special exception. A copy of such application shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing. Notice of the time and place of such hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the hearing. Such notice shall fairly and sufficiently apprise those who may be interested in the proceeding of the nature and character of the matter proposed in order that intelligent preparation for the hearing may be made. Such hearing shall commence within sixty-five (65) days after the receipt of the application. The hearing shall be completed within thirty-five (35) days after it commences. The commission shall render a decision on all applications within sixty-five (65) days after completion of such hearing. The petitioner or applicant may consent to one or more extensions of any period specified in this section, provided the total extensions all such periods shall not be longer than sixty-five (65) days, or may withdraw such petition or application.

Not less than fifteen days prior to the commencement of the public hearing, the applicant shall post a notice of the hearing on the property involved. Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twelve square feet (12 sq. ft.).**

The sign shall contain the following text:

"Application pending on this property before the Planning and Zoning Commission for Special Exception approval for which a public hearing is being held:

Time:

Date:

Place: Town Hall, 29 West Avenue, Essex, CT 06426

For more information, call (860)767-4340 (or as said number is changed from time to time).

Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

Note: If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular Special Exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

Signature of Property Owner

S. Carter Gouvie

Date: 6/5/2023

S. CARTER GOWRIE

Town of Essex GIS Map: Gowrie Site, 1 Teal Lane Essex, CT

Property

1 TEAL LA
31-020-05

Ownership

GOWRIE OFFICE LLC
1 TEAL LA ESSEX, CT 06426

Valuation

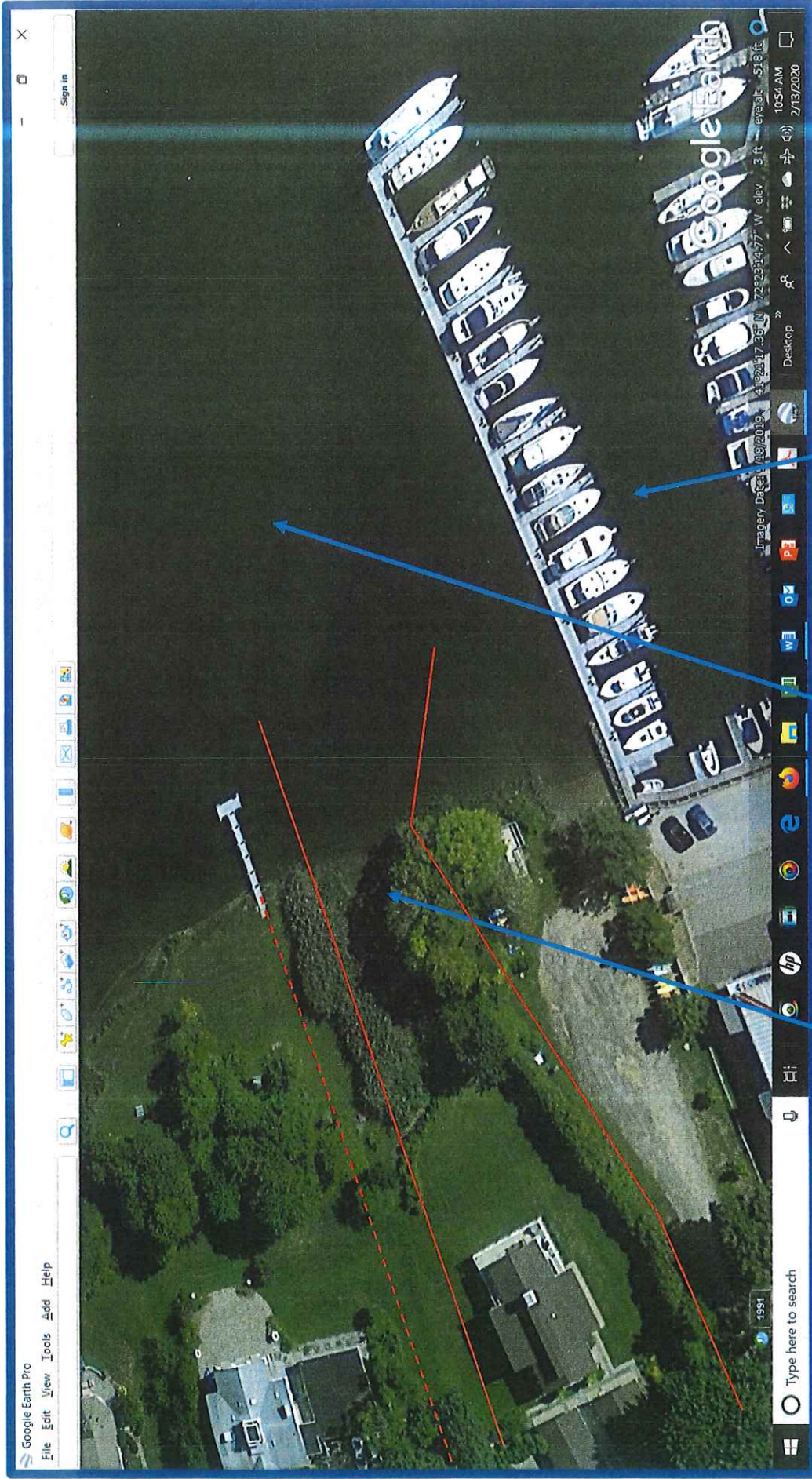
Total \$1,014,200
Land \$723,000
Last Sale \$1,675,000 on 2019-04-03
Book/Page 328/0099

Land

Zone VR

Purpose: Town of Essex GIS Map: Gowrie Site, 1 Teal Lane, Essex	
Applicant: Carter Gowrie	
Location: 1 Teal Lane, Essex, CT 06426	Scale: As Shown
Date: April 1, 2023	Datum: None
Prepared by: Rob Shickel	Revisions: Map: 1 of 1

Google Earth Photo: Gowrie Site, 1 Teal Lane, Essex



Gowrie Property

North Cove

Safe Harbor Marinas - Dauntless Marina

Purpose: Google Earth Aerial Photo: 1 Teal Lane, Essex, CT	
Applicant: Carter Gowrie	
Location: 1 Teal Lane, Essex, CT 06426	
Date: April 1, 2023	Datum: None
Prepared by: Rob Shickel	Revisions: 1 of 3
Scale: As Shown	Photo: 1 of 3

Robert J. Shickel - Marine Consultant

PO Box 846, Essex, Connecticut 06426 • Phone: 860-767-2269 • Email: eigille@aol.com

Site Photo of Existing Conditions on 5-21-2023: DEEP Permitted Dock at 1 Teal Lane, Essex, CT

Photo 2 of 3



View looking northerly over the wetlands (center) to the DEEP permitted dock and the location of the proposed ramp(left): from the end of the dock, through the existing phragmites to the upland embankment, a distance of approximately 53'. Please see Plan Sheets 1 of 2 and 2 of 2.

Robert J. Shickel - Marine Consultant

PO Box 846, Essex, Connecticut 06426 • Phone: 860-767-2269 • Email: eigillc@aol.com

Site Photo of Existing Conditions on 5-21-2023: DEEP Permitted Dock at 1 Teal Lane, Essex, CT

Photo 3 of 3



View looking northerly over the wetlands (center) and the landward end of the DEEP permitted dock to the location of the proposed ramp: from the end of the dock, through the existing phragmites to the upland embankment, a distance of approximately 53'. Please see Plan Sheets 1 of 2 and 2 of 2.

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES CONCERNING SURVEYING AND THE REGULATIONS OF THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 25, 1998. IT IS A SURVEYING CLASS A-2 MAP AS REQUIRED TO SHOW THE PROPERTY BOUNDARY AND EXISTING CONDITIONS.
2. ELEVATIONS ARE REFERENCED TO NAVD 1988 DATUM.
3. REFERENCE MADE FOR SUBJECT PROPERTY IS RECORDED IN VOLUME 328 PAGE 88 IN THE TOWN OF ESSEX LAND RECORDS.
4. WETLAND DELINEATION BY RICHARD SHAWMUT-CERTIFIED SOIL SCIENTIST.

REFERENCE MAPS

- A. TOWN OF ESSEX TAX ASSESSORS MAP 31 LOT 020-13.
- B. FINAL SUBDIVISION PLAN-ESSEX LANDING SUPERSEDED-PROPERTY OF LANCEY, INC-NORTH MAIN STREET & BURNHILL STREET-ESSEX, CT-SCALE: 1"=40' DATED: SEPT. 1983 BY INCISARE-BENTLEY ENGINEERS

DATE: NAVD 1988

C.M. = 2.8
M.P.W. = 1.5
M.L.W. = -1.7

- LEGEND**
- IRON PIPE RECEIVED
 - IRON PIN RECEIVED
 - MESSING RECEIVED
 - SMALL WIRE RECEIVED
 - IRON PIN TO BE SET
 - MONUMENT TO BE SET
 - EXISTING CONDUIT
 - BUILDING LINE
 - WATER LINE
 - UTILITY LINE
 - STONE WALL
 - IRON PIPE / UNIT: OF CLEARING
 - SPOT ELEVATION

TOTAL WETLANDS & SAV VEGETATIONS

LEGEND	VEGETATION	WETLAND COVERAGE
1	WATER	PERMANENT
2	WATER	PERMANENT
3	WATER	PERMANENT
4	WATER	PERMANENT
5	WATER	PERMANENT

GRAPHIC SCALE

1" = 40'

1" = 100'

1" = 200'

ROBERT C. SIMONI
LICENSED LAND SURVEYOR

44 INGHAM HILL ROAD-OLD SAYBROOK, CT 06475
TEL. 860-304-6920 simoni@rpsllc.com

DATE: SEPTEMBER 1, 2019

DRAWN BY: RCS

NO. DATE

DESCRIPTION

REVISIONS

Purpose: Plan View Existing & Proposed Conditions

Applicant: Carter & Carla Gowrie

Location: 1 Teal Lane, Essex, CT

Date: May 27, 2023

Prepared by: Rob Snickel

Revisions: 5-27-2023

DATE: SEPTEMBER 1, 2019

DRAWN BY: RCS

NO. DATE

DESCRIPTION

REVISIONS

PROPERTY OF CARTER & CARLA GOWRIE

SCALE: 1" = 40'

DATE: MAY 27, 2023

BY: RCS

DATE: SEPTEMBER 1, 2019

DRAWN BY: RCS

NO. DATE

DESCRIPTION

REVISIONS

DATE: SEPTEMBER 1, 2019

DRAWN BY: RCS

NO. DATE

DESCRIPTION

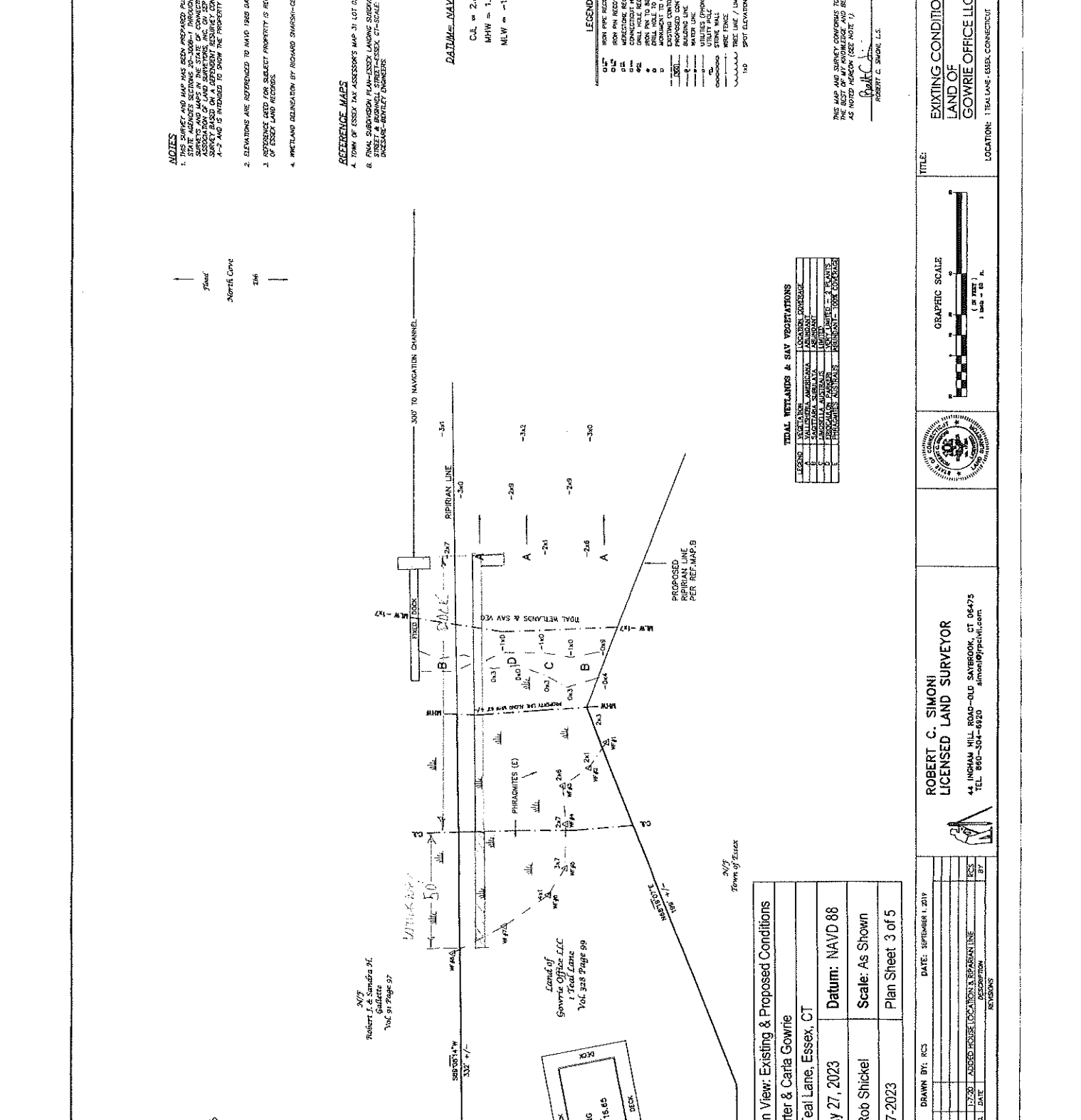
REVISIONS

TITLE: EXISTING CONDITIONS SURVEY
LAND OF
GOWRIE OFFICE LLC

LOCATION: 1 TEAL LANE-ESSEX, CONNECTICUT

SHEET NUMBER 1
OF 1

BS-1-TEAL-LANE-3-0-19



NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES CONCERNING SURVEYING AND THE REGULATIONS OF THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 25, 1998. IT IS A SURVEYING CLASS A-2 MAP AS REQUIRED TO SHOW THE PROPERTY BOUNDARY AND EXISTING CONDITIONS.
2. ELEVATIONS ARE REFERENCED TO NAVD 1988 DATUM.
3. REFERENCE MADE FOR SUBJECT PROPERTY IS RECORDED IN VOLUME 328 PAGE 88 IN THE TOWN OF ESSEX LAND RECORDS.
4. WETLAND DELINEATION BY RICHARD SHAWMUT-CERTIFIED SOIL SCIENTIST.

REFERENCE MAPS

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DATE: NAVD 1988

C.M. = 2.8
M.P.W. = 1.5
M.L.W. = -1.7

LEGEND

- IRON PIPE RECEIVED
- IRON PIN RECEIVED
- MESSING RECEIVED
- SMALL WIRE RECEIVED
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- EXISTING CONDUIT
- BUILDING LINE
- WATER LINE
- UTILITY LINE
- STONE WALL
- IRON PIPE / UNIT: OF CLEARING
- SPOT ELEVATION

TOTAL WETLANDS & SAV VEGETATIONS

LEGEND	VEGETATION	WETLAND COVERAGE
1	WATER	PERMANENT
2	WATER	PERMANENT
3	WATER	PERMANENT
4	WATER	PERMANENT
5	WATER	PERMANENT

GRAPHIC SCALE

1" = 40'

1" = 100'

1" = 200'

ROBERT C. SIMONI
LICENSED LAND SURVEYOR

44 INGHAM HILL ROAD-OLD SAYBROOK, CT 06475
TEL. 860-304-6920 simoni@rpsllc.com

DATE: SEPTEMBER 1, 2019

DRAWN BY: RCS

NO. DATE

DESCRIPTION

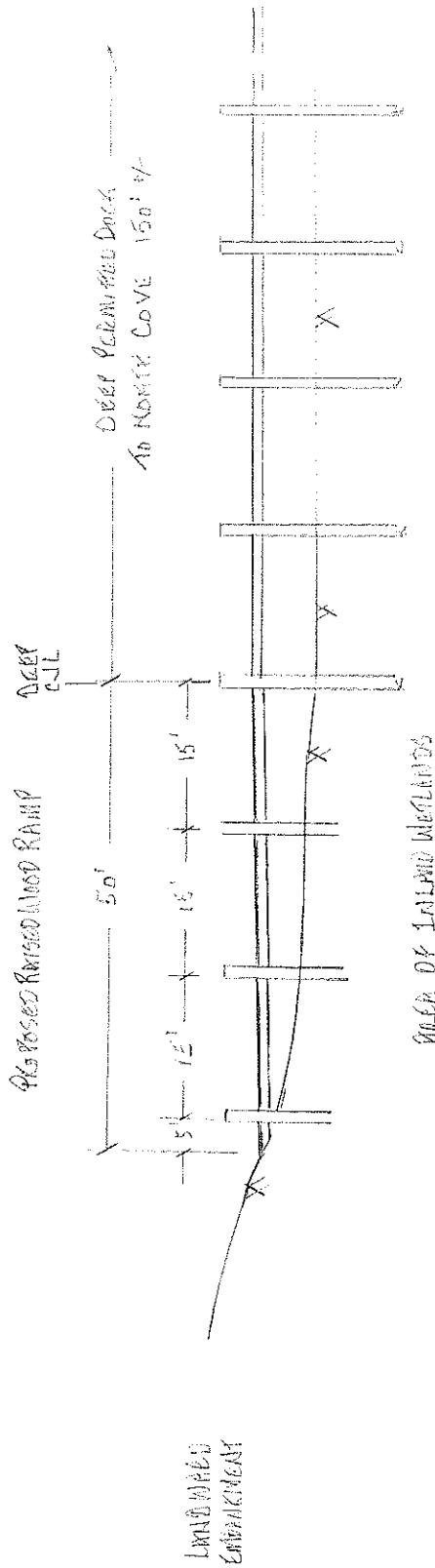
REVISIONS

PROPERTY OF CARTER & CARLA GOWRIE

SCALE: 1" = 40'

DATE: MAY 27, 2023

BY: RCS



ELLINGTON YARD
SCALE 1" = 20.0'

Purpose: Proposed Raised Wood Ramp: Elevation View

Applicant: Carter & Carla Gowrie

Location: 1 Teal Lane, Essex, CT

Date: 5-27-2023

Prepared by: Rob Shickel

Scale: As Shown

Datum: NAVD-88

Revisions:

Plan Sheet 4 of 5

Permitting Notes:

These plans are for permitting purposes only. They are not intended as, nor to be construed as, final design plans.

All final design plans, and/or construction drawings, are and shall remain the responsibility of the site owner.

Project Notes:

1. Proposed PTW timber of 8"x8" posts and 3"x10" framing
2. ThruFlow decking
3. Utilities of electric power, water and low watt down lights (See specification sheet as Plan Sheet 3 of 3 attached hereto)
4. Minimal cutting of the indigenous Phragmites
5. Public Egress of 5' at MHW line under dock
6. The dock was permitted under DEEP license #2021-12488

Datum: NAVD-88

C/L = 2.8'

MHW = 1.5'

MLW = -1.7'

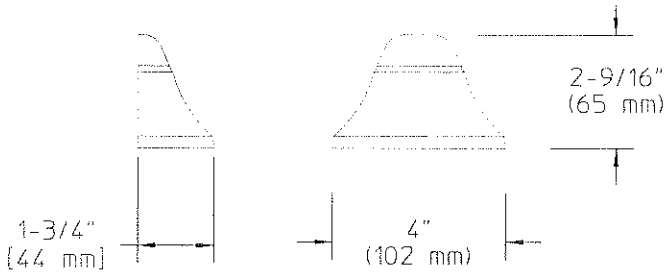
Decklyte (CUL20) Specification Sheet

Project Name:	Location:	MFG: Hadco
Fixture Type:	Catalog No.:	Qty:

Ordering Guide

Example: CUL20

Product Code	CUL20	Decklyte
--------------	-------	----------



Specifications

Housing:

Spun solid copper. Copper back plate.

Finish:

Natural Copper is bright polished, untreated copper. Color will age naturally to a fine dark copper patina.

Optical Assembly:

Reflective white powdercoat on underside of roof.

Lamping:

12W maximum wedge base T3-¼ lamp. 10W wedge base T3 ¼ (xenon) lamp is included with fixture. Xenon lamp life is approximately 10,000 hours. Lamp does not need to be protected and can be directly handled.

Electrical Assembly:

Wedge base socket type (T3-¼ or T5). 12 volt fixture is pre-wired with 6-ft. pigtail of 18-2 AWG, 105° C, SPT-1 wire. Low voltage quick connector, catalog #LVC3 included for easy hook-up to the low voltage supply cable, not included. 12 Volt system requires remote transformer, not included.

Installation & Mounting:

Two (2) Stainless #8 wood screws (supplied) via key slots.

Warranty:

Ten-year limited warranty.

Certification:

UL Listed to U.S. safety standards for wet locations. cUL Listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2000 Standards.

Height :

2 9/16" (65mm)

Width:

4" (102mm)

Depth:

1 3/4" (52mm)

Max. Weight:

0.30 lb

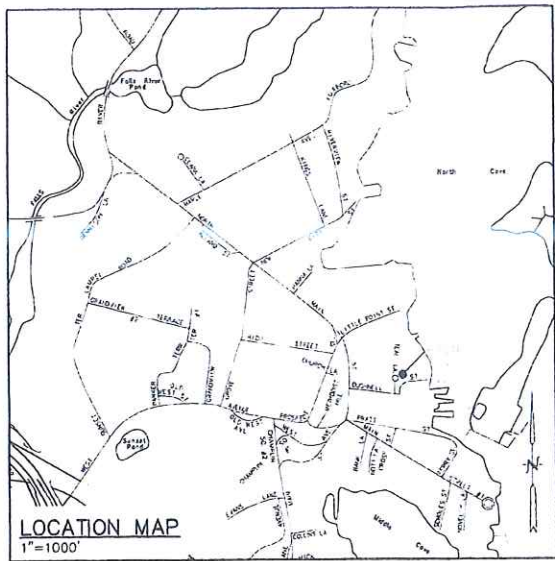
Purpose: Specification Sheet: Low Watt Down Light (Typ)	
Applicant: Carter & Carla Gowrie	
Location: 1 Teal Lane, Essex, CT	
Date: May 27, 2023	Datum: None
Prepared by: Rob Shickel	Scale: None
Revisions: 5-27-2023	Plan Sheet 5 of 5

ISO 9001:2000 Registered



Note: Hadco reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Littlestown, PA 17340 tel(717) 359-7131 fax (717) 359-9289 www.hadco.com Copyright 2008 Philips

HADCO is a Philips group brand



DEEP TEST PIT DATA
DATE: 3/10/21
WITNESSED BY: JOE WREN, P.E. (INDIGO)
DON MITCHELL, R.S. (UPH)
BRUCE LAWRENCE, BOGAERT CONSTRUCTION

RECORDED BY: ROBERT RUSSO, C.P.S.S. (CLA)
EXCAVATED BY: ANDREW DOWNIE AND GABE

TP #1	
0-26"	FILL (SANDY)
26"-44"	BLACK LOAMY SAND
44"-69"	RED BROWN FINE TO MEDIUM SAND
69"-89"	YELLOW BROWN FINE TO MEDIUM SAND
89"-97"	COARSE SAND AND GRAVEL
NO MOTTLING	
GROUNDWATER @ 86"	
NO LEEDS	

PERCOLATION TEST DATA
CONDUCTED BY: DON MITCHELL, R.S. (UPH)

PT A
DATE: 3/10/2021
DEPTH: 39" ±

TIME (MINUTE)	DEPTH (INCHES)	DROP (INCHES)	PERC RATE (MIN./INCH)
0	25 1/4		
2	28 1/4	3	0.7
4	30 1/4	2	1.0
6	31 7/8	1 5/8	1.2
8	33	1 1/8	1.8
10	34 3/8	1 3/8	1.5
12	35 1/2	1 1/8	1.8
14	36	1/2	4.0

PERCOLATION RATE: 1.0 - 10.0 MIN./INCH

TP #2	
0-21"	FILL (SANDY)
21"-28"	BLACK LOAMY SAND
28"-45"	RED BROWN FINE TO MEDIUM SAND
45"-64"	YELLOW BROWN MEDIUM TO COARSE AND WITH GRAVEL
64"-88"	RED BROWN SILT
NO MOTTLING	
NO GROUNDWATER	
LEEDS @ 85"	
ENCOUNTERED END OF INFILTRATOR SYSTEM ON HOUSE SIDE OF HOLE	

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY, OF 1 TEAL LANE, ESSEX, CONNECTICUT, PREPARED FOR BOGAERT CONSTRUCTION CO. INC.", SCALE: 1"=10', DATED: FEBRUARY 21, 2021, PREPARED BY GESICK & ASSOCIATES, P.C.
 - ARCHITECTURAL PLANS ENTITLED "GOWRIE RESIDENCE, ONE TEAL LANE, ESSEX, CT 06426" DATED MARCH 1, 2021 WITH REVISIONS THROUGH JUNE 9, 2021, PREPARED BY TOTAL DESIGN SOURCE, LLC
 - SEPTIC AS-BUILT INFORMATION
- THE PROPERTY OWNER IS GOWRIE OFFICE LLC OF 1 TEAL LANE, ESSEX, CT 06426.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 5 BLOCK 20 ON TAX ASSESSOR'S MAP 31. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 328 PAGE 99. THE AREA OF THE PARCEL IS 39,719.87 ± S.F. OR 0.91 ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE "VILLAGE RESIDENCE DISTRICT VR" ZONING DISTRICT. THE PARCEL LIES WITHIN FEMA FLOOD HAZARD ZONE AE (EL. 10) AND THE ESSEX FLOOD ORDINANCE ADDS ONE FOOT TO THE FEMA FLOOD ELEVATION TO "1" (NAVD-88). ALL BUILDINGS ARE OUTSIDE OF A REGULATED FLOOD ZONE.
- THE APPLICANT IS PROPOSING TO CONVERT EXISTING NORTHERN OUTBUILDING FROM AN EXISTING GARAGE TO A GARAGE WITH AN OFFICE AND A FULL BATHROOM AND CONNECT IT TO THE EXISTING SEPTIC TANK AND SEPTIC SYSTEM.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE ESSEX HEALTH DEPARTMENT TO DEMONSTRATE THE PRESERVATION OF A B100a SEPTIC REPAIR AREA AS REQUIRED BY SECTION 19-13-B100a (c) OF THE CONNECTICUT PUBLIC HEALTH CODE FOR A "BUILDING CONVERSION."
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS WITHIN 75 FEET OF THE SEPTIC PRESERVATION AREA.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. MAP A.

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 OR SLEEVED ACCORDINGLY.
- 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 FROM ANY EROSION AND/OR SEDIMENTATION.
- ALL MECHANICALS AND STRUCTURAL MEMBERS SHALL BE INSTALLED AT OR ABOVE ELEVATION 11.0 (NAVD-88) IN ACCORDANCE WITH FEMA FLOOD REGULATIONS AND LOCAL FLOOD ORDINANCES.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE AND TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE EXISTING LEACHING SYSTEM AND SEPTIC TANK.

CONCEPTUAL B100a LEACHING SYSTEM AREA COMPUTATIONS

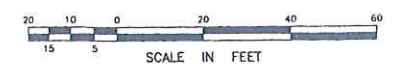
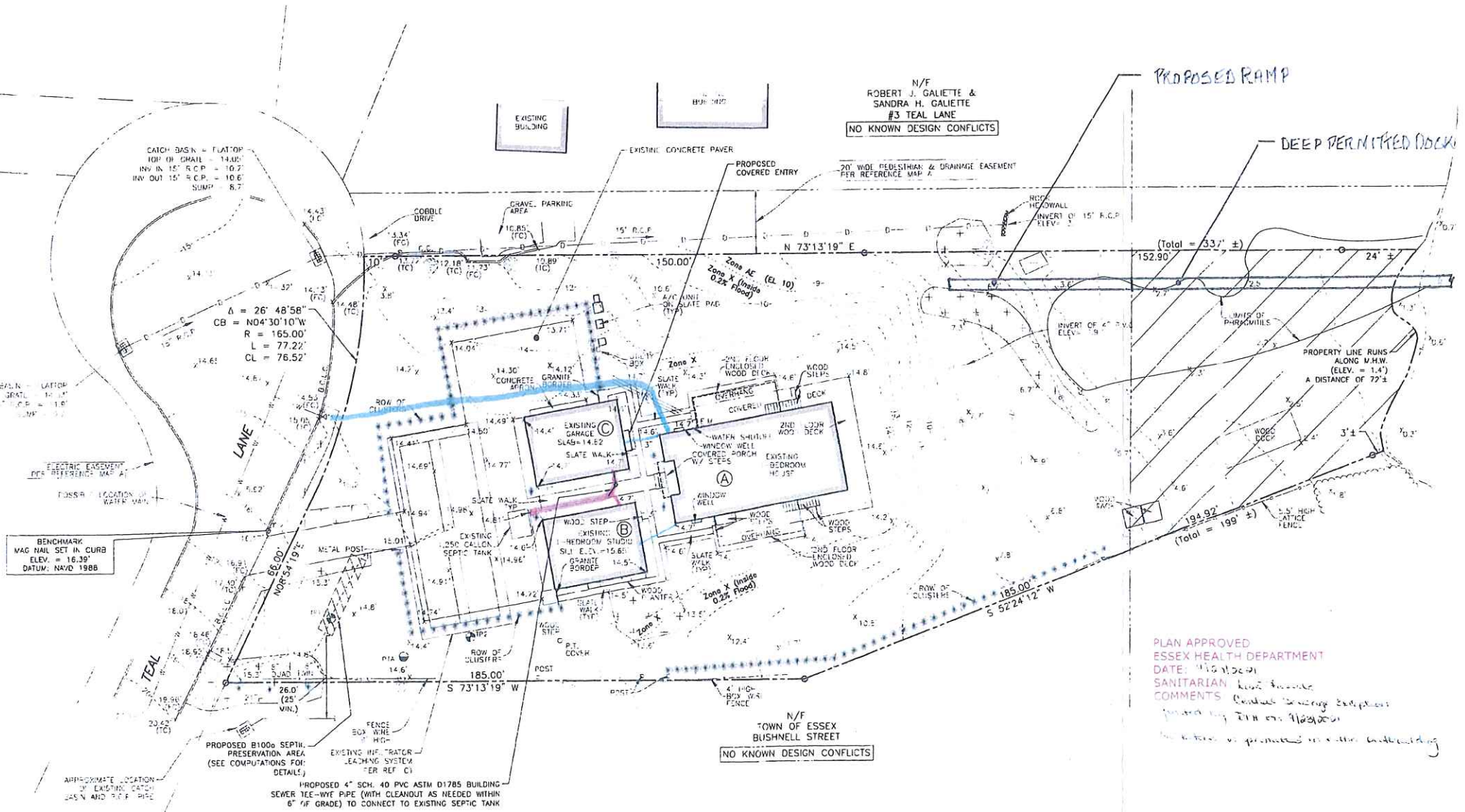
EXISTING 3-BEDROOM YEAR-ROUND DWELLING AND TWO 1-BEDROOM OUTBUILDINGS (5-BEDROOMS TOTAL)
USE 75.0 L.F. OF GEOMATRIX GST6236

E.L.A. COMPUTATIONS:
DESIGN PERCOLATION RATE = 1.0 - 10.0 MIN./INCH
E.L.A. REQUIRED = 660 S.F.
E.L.A. PROVIDED = 26 L.F. x 26.2 S.F./L.F. = 681.2 S.F.
E.L.A. PROVIDED > E.L.A. REQUIRED -- O.K.

M.L.S.S. COMPUTATIONS:
NO M.L.S.S. REQUIRED
* INCREASE IN DESIGN FROM 4 TO 5 BEDROOMS, LESS THAN A 50% INCREASE

BUILDING LEGEND:

- (A) EXISTING 3-BEDROOM HOUSE TO REMAIN (UNCHANGED)
- (B) EXISTING 1-BEDROOM STUDIO OUTBUILDING WITH FULL BATH AND STUDIO (SOUTH) (UNCHANGED)
- (C) EXISTING OUTBUILDING (NORTH) EXISTING GARAGE TO BE CONVERTED TO PROPOSED GARAGE WITH A FULL BATHROOM AND OFFICE. NO CHANGE IN BUILDING FOOTPRINT



LEGEND

---	EXISTING PROPERTY/STREET LINE
---	EASEMENT LINE
---	FLOOD ZONE
---	EXISTING CABLE LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING BUILDING TO REMAIN
---	EXISTING CONTOUR
---	EXISTING SPOT GRADE
○	TEST PIT LOCATION
○	PERC TEST LOCATION
○	EXISTING WATER VALVE
○	CONCRETE MONUMENT
○	IRON PIPE/PIN
○	LANDSCAPED AREA

Purpose: Indigo Survey - Revised with: Existing & Proposed Conditions	
Applicant: Carter & Carla Gowrie	
Location: 1 Teal Lane, Essex, CT 06426	
Date: May 27, 2023	Datum: NAVD-88
Prepared by: Rob Shickel	Scale: As Shown
Revisions: 5-27-2023	Plan Sheet: 1 of 5

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
40 ELM STREET, 2ND FLOOR
ROCKY HILL, CT 06067
PHONE: (860) 391-8847
FAX: (860) 391-8854

INDIGO

NO.	DATE	DESCRIPTION
1	6/28/21	MINOR REVISIONS PER UPDATED ARCHITECTURAL PLANS

B100a SEPTIC PLAN
PREPARED FOR BOGAERT CONSTRUCTION
1 TEAL LANE, MAP 31 BLOCK 20 LOT 5
ESSEX, CONNECTICUT

DATE: MAY 24, 2021
SCALE: 1"=20'
DRAWN BY: JG
CHECKED BY: JW
DWG. NO.: B100a-1
SHEET NO.: 1 of 1
JOB NO.: 2021-705

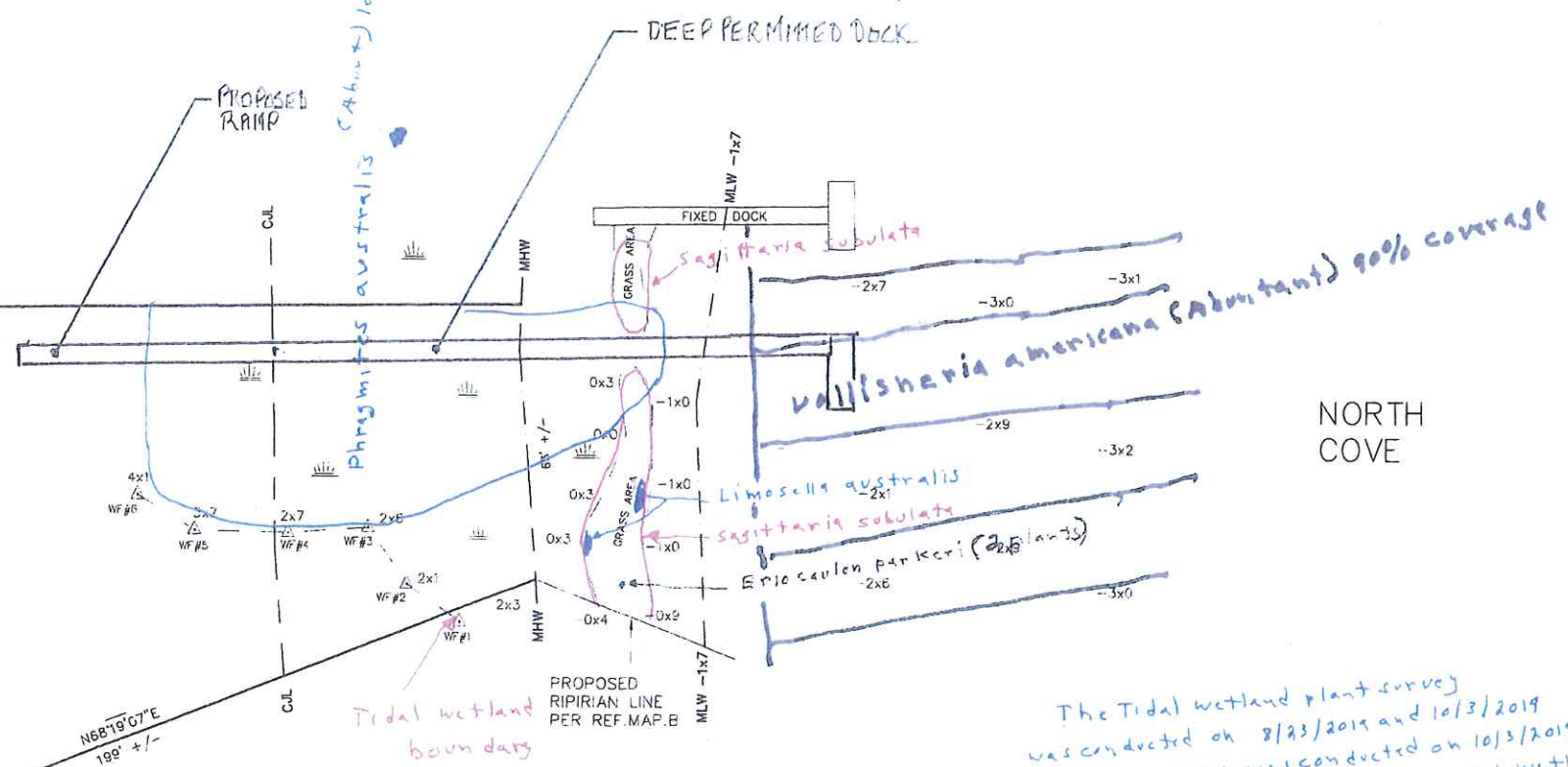
PLAN APPROVED
ESSEX HEALTH DEPARTMENT
DATE: 5/15/2023
SANITARIAN: [Signature]
COMMENTS: [Text]



100' REVIEW LINE

S89°08'14"W
332' +/-

N68°19'07"E
199' +/-



NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-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, 1996. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY AND EXISTING CONDITIONS. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAIS SURVEYS MAY DISCLOSE.
2. ELEVATIONS ARE REFERENCED TO NAVD 1988 DATUM.
3. REFERENCE DEED FOR SUBJECT PROPERTY IS RECORDED IN VOLUME 328 PAGE 99 IN THE TOWN OF ESSEX LAND RECORDS.
4. WETLAND DELINEATION BY RICHARD SNARSKI-CERTIFIED SOIL SCIENTIST.

REFERENCE MAPS

- A. TOWN OF ESSEX TAX ASSESSOR'S MAP 31 LOT 020-05.
- B. FINAL SUBDIVISION PLAN--ESSEX LANDING SUBDIVISION--PROPERTY OF LANDEV, INC--NORTH MAIN STREET & BUSHNELL STREET--ESSEX, CT--SCALE: 1"=40' DATED: SEPT. 1983 BY DICESARE--BENTLEY ENGINEERS.

NORTH COVE

The Tidal wetland plant survey was conducted on 8/23/2019 and 10/3/2019. The SAV survey was conducted on 10/3/2019 by Richard Snarski, Professional Wetland Scientist.

LEGEND

- 1/2" IRON PIPE RECOVERED
- 1/4" IRON PIN RECOVERED
- 1/2" MERESTONE RECOVERED
- 1/2" CONNECTICUT HIGHWAY MONUMENT RECOVERED
- 1/2" DRILL HOLE RECOVERED
- IRON PIN TO BE SET
- DRILL HOLE TO BE SET
- MONUMENT TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE, ELEC., CABLE, TV, ETC.)
- UTILITY POLE
- STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS OF CLEARING
- 1x0 SPOT ELEVATION

Purpose: Plan View: Snarski Survey with Proposed Conditions	
Applicant: Carter & Carla Gowrie	
Location: 1 Teal Lane, Essex, CT	
Date: May 27, 2023	Datum: NAVD 88
Prepared by: Rob Shickel	Scale: As Shown
Revisions: 5-27-2023	Plan Sheet: 2 of 5

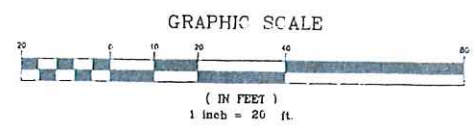
THIS MAP AND SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

ROBERT C. SIMONI, L.S. L.S. No. 17254

DRAWN BY: PCS		DATE: SEPTEMBER 2019	
NO.	DATE	DESCRIPTION	BY
REVISIONS			



ROBERT C. SIMONI
LICENSED LAND SURVEYOR
44 INGHAM HILL ROAD-OLD SAYBROOK, CT 06475
TEL. 860-304-6920 FAX 860-739-0693



TITLE:	GENERAL LOCATION SURVEY LAND OF GOWRIE OFFICE LLC	SHEET NUMBER 1 OF 1
LOCATION:	1 TEAL LANE - ESSEX, CONNECTICUT	BS-1TEALLANE.dwg