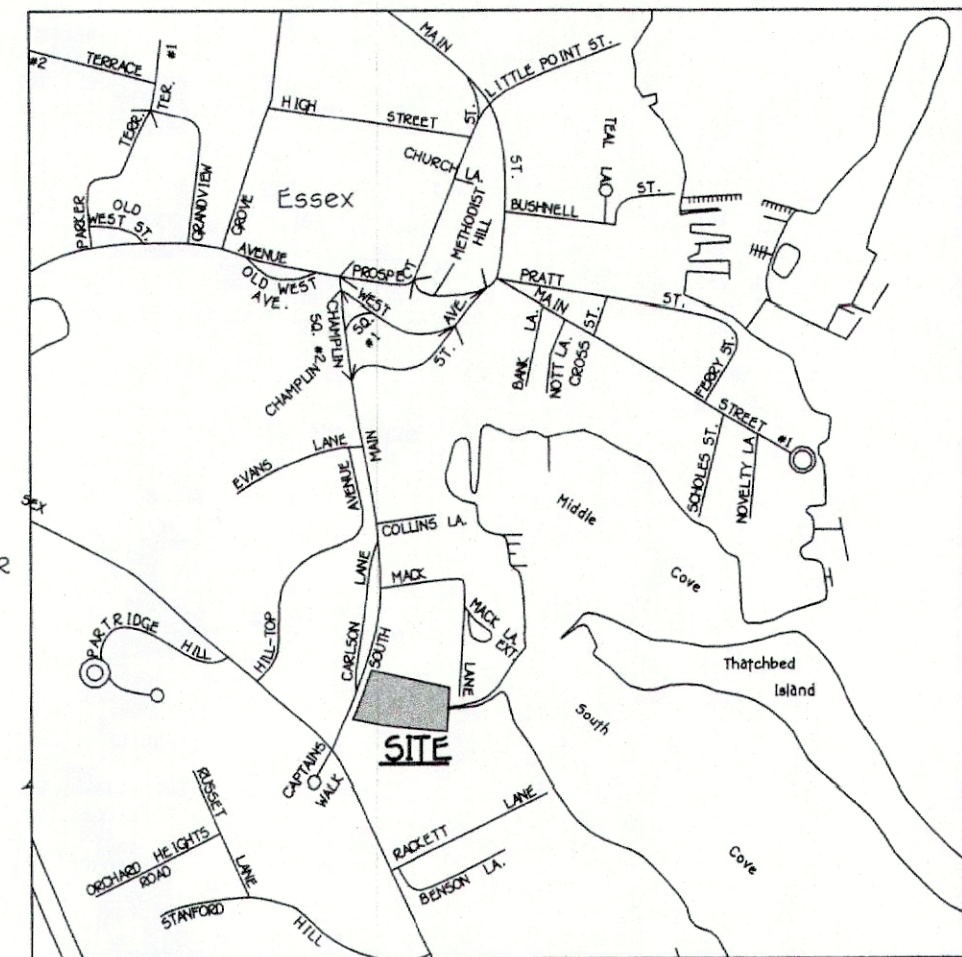


N/F  
ESSEX VILLAGE REAL ESTATE LLC  
VOL. 257 PG. 720  
(NO DESIGN CONFLICTS)

N/F  
DANA DAVISON MCFADDEN TRUSTEE  
VOL. 348 PG. 821  
(NO DESIGN CONFLICTS)

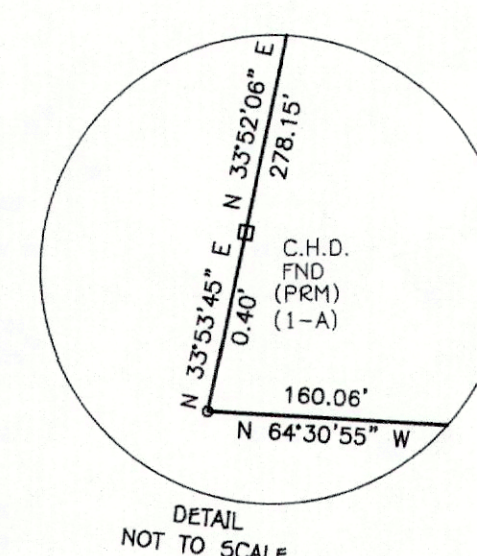
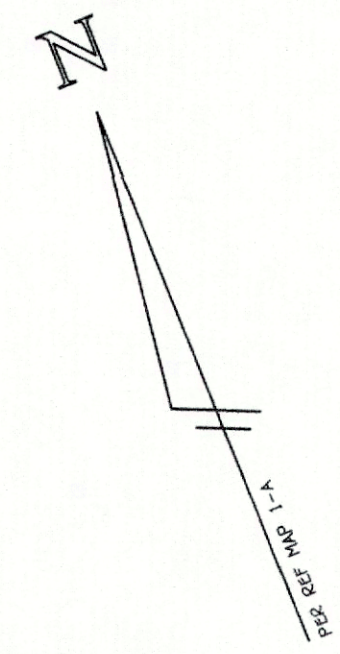
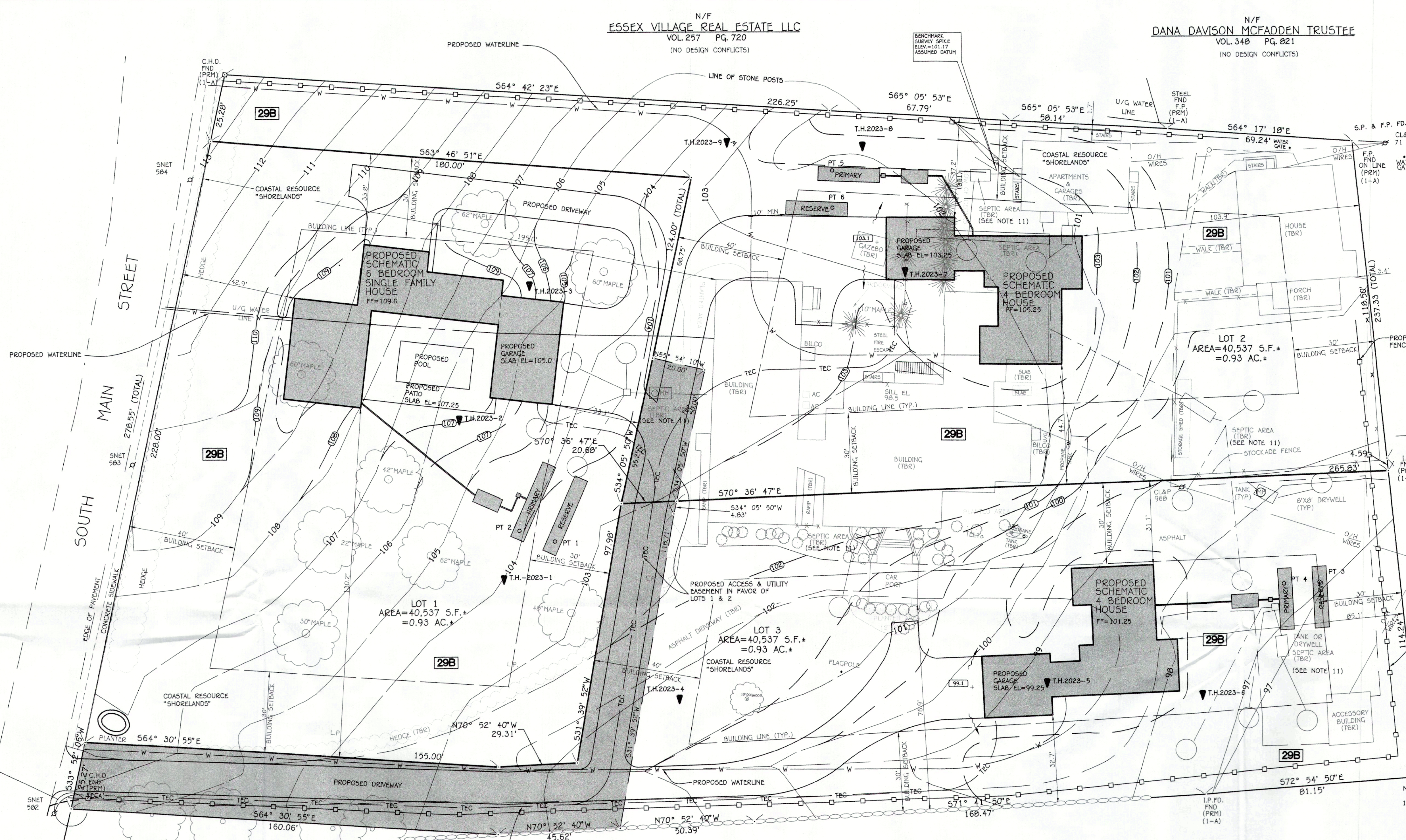


LOCATION MAP  
SCALE: 1"=1000'

N/F  
JUDITH D. SCHOONMAKER  
& RAYMOND B. SCHOONMAKER  
VOL. 331 PG. 379  
(NO DESIGN CONFLICTS)

N/F  
PHYLLIS S. GREENBERG  
& PAUL B. GREENBERG  
VOL. 289 PG. 211  
(NO DESIGN CONFLICTS)

N/F  
DENNIS W. POWERS & VERITY A. POWERS  
VOL. 206 PG. 260  
(NO DESIGN CONFLICTS)



- LEGEND**
- UTILITY POLE
  - CONN. HIGHWAY DEPT. MONUMENT
  - CONC. MON. CONCRETE MONUMENT
  - M.S. MERESTONE
  - PRM PER REFERENCE MAP
  - PRM FOUND
  - IPN IRON PIN
  - IP IRON PIPE
  - D.H. DRILL HOLE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - STONEMALL
  - FIRE HYDRANT
  - TH DEEP TEST HOLE LOCATION
  - PT PERCOLATION TEST LOCATION
  - EDGE OF TREELINE
  - PROPOSED SPOT ELEVATION
  - PROPOSED CONTOUR
  - RETAINING WALL
  - TO BE REMOVED
  - W.S.O. WATER SHUTOFF
  - W.G. WATER GATE
  - SOIL TYPE BOUNDARY
  - SOIL TYPE SYMBOL

SOIL EROSION AND SEDIMENT CONTROL PLAN  
CERTIFIED BY \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY THE ESSEX PLANNING COMMISSION  
CHAIRMAN/WOMAN DATE APPROVED \_\_\_\_\_  
EXPIRATION DATE PER SECTION 8-26c, CONNECTICUT GENERAL STATUTES DATE \_\_\_\_\_  
APPROVED BY THE ESSEX BOARD OF SELECTMEN  
FIRST SELECTMAN DATE \_\_\_\_\_  
APPROVED BY THE ESSEX FIRE MARSHAL  
SIGNATURE DATE \_\_\_\_\_  
APPROVED BY THE ESSEX TOWN SANITARIAN  
SIGNATURE DATE \_\_\_\_\_

SOIL TYPE LEGEND  
SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY URL: <http://websoilsurvey.nrcs.usda.gov>  
MAP UNIT SYMBOL: 29B MAP UNIT NAME: AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

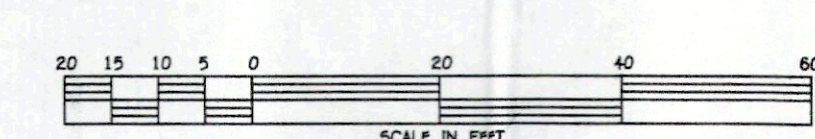
NOTE  
ANY MODIFICATIONS TO THE LOCATION OR ELEVATION OF THE SEPTIC SYSTEM COMPONENTS SHOWN HEREON (INCLUDING CURTAIN DRAINS IF SHOWN) ARE SUBJECT TO THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT SUCH WRITTEN APPROVAL.

STUART J. FAIRBANK  
CONN. P.E. #20206

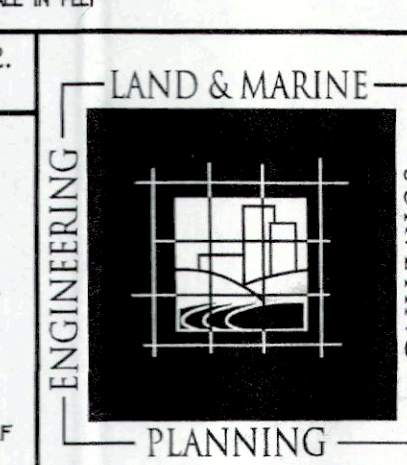
BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS BEING ACCURATELY LOCATED OR DEPICTED.  
©2023 - ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.  
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THE WORD "CERTIFY" AS USED IS 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 STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

ZONING DATA TABLE	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	80,000 S.F.	121,612 S.F.	40,537 S.F.	40,537 S.F.	40,537 S.F.
MINIMUM LOT WIDTH	150'	276'	223.75'	144.5'	124.5'
SETBACKS FROM PROPERTY LINE					
FRONT YARD	40 FT.	195.4'	42.9'	>40'	>40'
REAR YARD	30 FT.	3.4'	33.1'	103.9'	85.1'
SIDE YARDS EACH	30 FT.	(N) 1.77/(S) 76.9'	(N) 33.87/(S) 130.2'	(N) 37.27/(S) 44.7'	(N) 31.17/(S) 32.7'
MAX. BLDG. COVERAGE	15%	11,943 SF (9.8%)	4,629 SF (11.5%)	2,210 SF (5.5%)	2,210 SF (5.4%)
MAX. BUILDING HEIGHT	35'	<35'	<35'	<35'	<35'

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:  
A. EXISTING CONDITIONS SURVEY & TOPOGRAPHY ON LAND OF ESSEX HOUSE, LLC 63 SOUTH MAIN STREET, ESSEX, CONNECTICUT, DATE: MARCH 21, 2022, SCALE: 1"=20' BY RICHARD W. GATES
  - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 343 PG. 1032 AND LISTED ON ASSESSOR'S MAP 46 AS LOT 33
  - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON ASSUMED DATUM
  - SUBJECT PROPERTY IS NOT WITHIN FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP: 09007 MIDDLESEX COUNTY, CONNECTICUT, MAP NUMBER C0332G, MAP REVISED AUGUST 28, 2008.
  - SITE IS WITHIN COASTAL AREA MANAGEMENT ZONE (CAM), PER CAM MAPPING DATE 1979.
  - SITE IS WITHIN CONNECTICUT RIVER GATEWAY ZONE.
  - THE STONEMALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
  - CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.
  - DESIGN ENGINEER/LAND SURVEYOR TO SET A STABLE BENCHMARK AND STAKE & OFFSET SEPTIC SYSTEM PRIOR TO INSTALLATION. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE INSTALLATION.
  - DESIGN ENGINEER/LAND SURVEYOR TO CONDUCT AN AS-BUILT SURVEY OF THE SEPTIC SYSTEM PRIOR TO BACKFILL. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE SYSTEM COMPLETION.
  - SEPTIC INFORMATION SHOWN HEREON FROM REFERENCE MAP 1-A AND TOWN OF ESSEX BUILDING DEPT. FILE, LOCATIONS NOT FIELD VERIFIED.

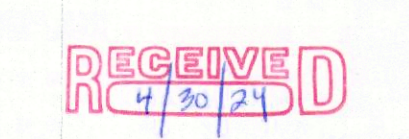


ANGUS L. McDONALD JR.  
CONN. L.S. #70173



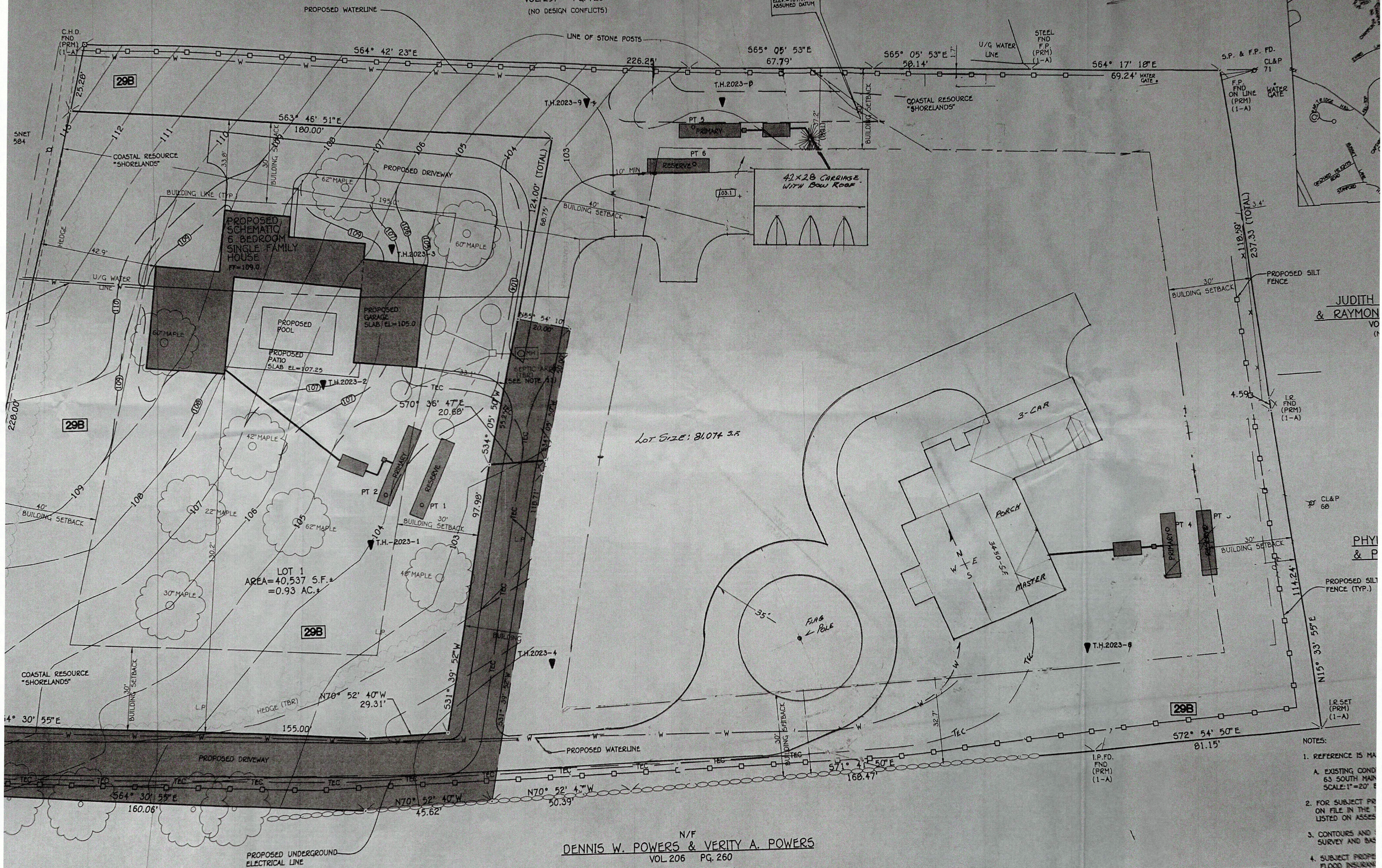
LAND & MARINE  
ENGINEERING  
PLANNING  
ANGUS McDONALD  
GARY SHARPE  
& ASSOCIATES, INC.  
SINCE 1966  
P.O. BOX 808, 433 BOSTON POST ROAD  
OLD SATBROOK, CONNECTICUT 06476  
TEL. (860) 388-4471 FAX (860) 388-3882

SUBDIVISION PLAN  
PROPERTY OF  
ESSEX HOUSE, LLC  
63 SOUTH MAIN STREET  
ESSEX, CONNECTICUT  
DATE: APRIL 4, 2023 SCALE: 1"=20'  
DR'N MCM CK'D APP'D  
SHEET 2 of 3 JOB NO. 236638  
REVISIONS: 4-17-23 - LOT AREA REVISIONS  
5-30-23 - PROPOSED DRIVEWAY LOCATION REVISED EASEMENT ADDED



N/F  
**ESSEX VILLAGE REAL ESTATE LLC**  
 VOL 257 PG. 720  
 (NO DESIGN CONFLICTS)

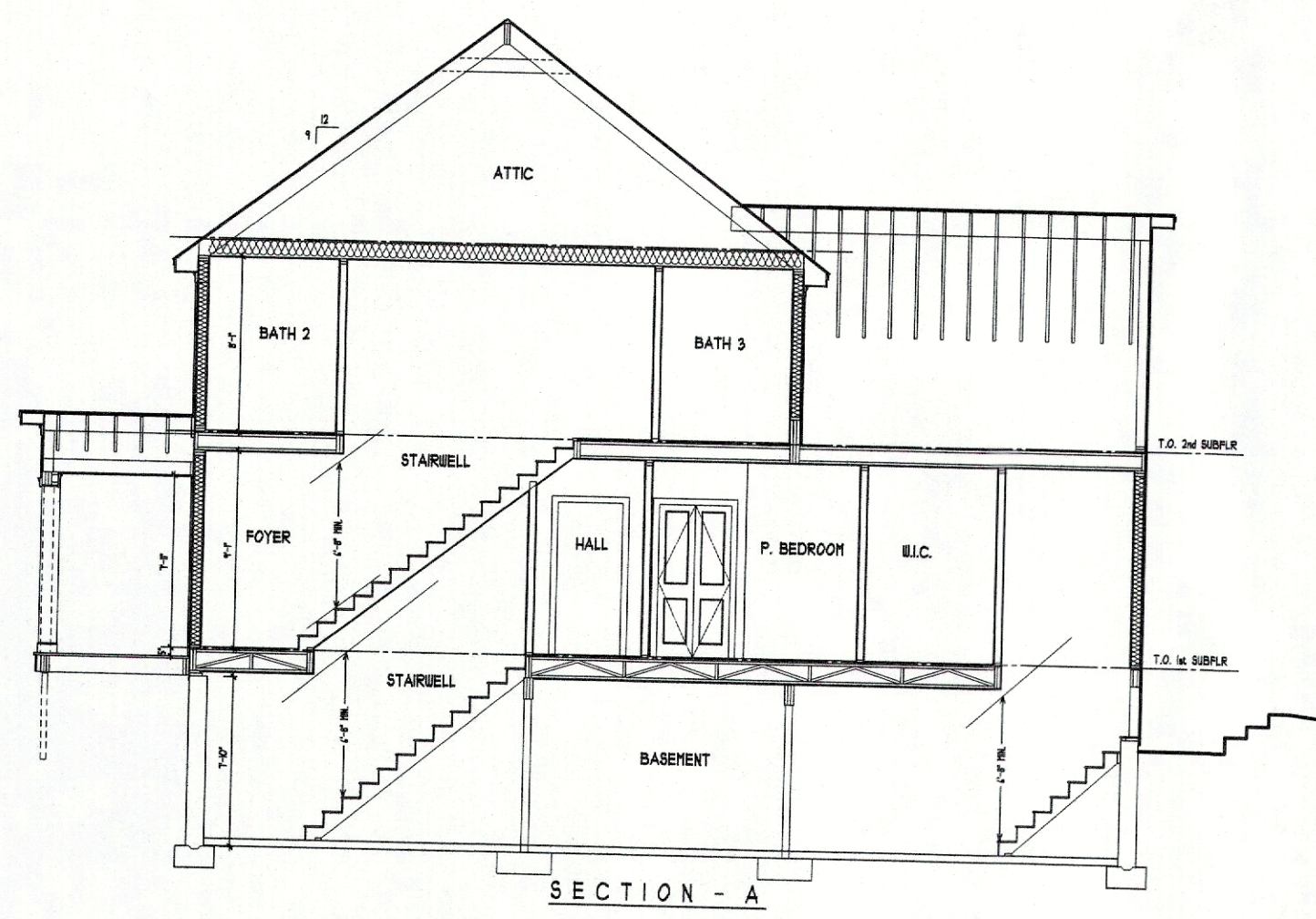
N/F  
**DANA DAVISON MCFADDEN TRUSTEE**  
 VOL 348 PG. 821  
 (NO DESIGN CONFLICTS)



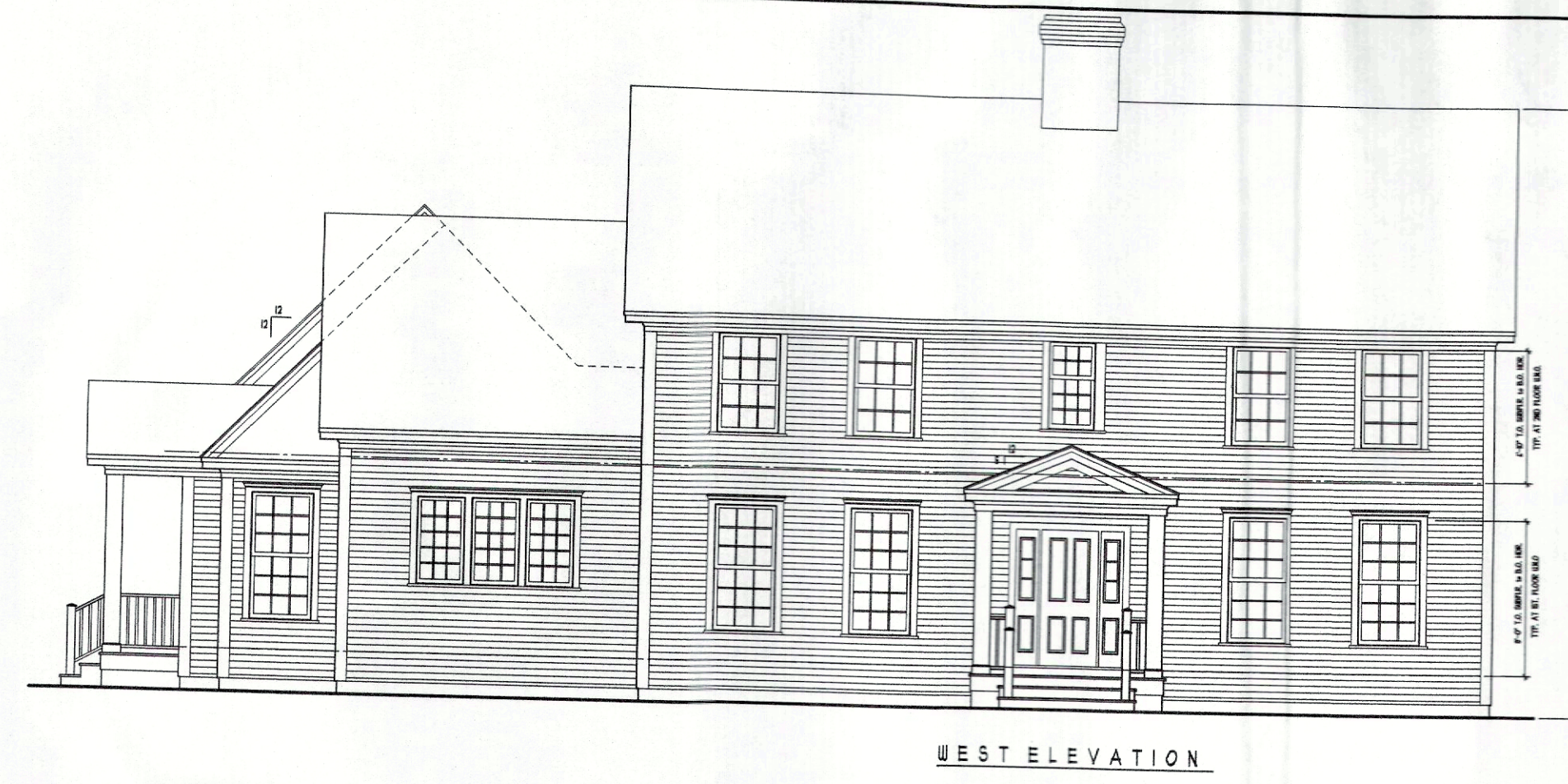
N/F  
**DENNIS W. POWERS & VERITY A. POWERS**  
 VOL 206 PG. 260  
 (NO DESIGN CONFLICTS)

ZONING DATA TABLE	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
RU					
MINIMUM LOT AREA	80,000 S.F.	121,612 S.F.	40,537 S.F.	40,537 S.F.	40,537 S.F.
MINIMUM LOT WIDTH	150'	276'	223.75'	144.5'	124.5'

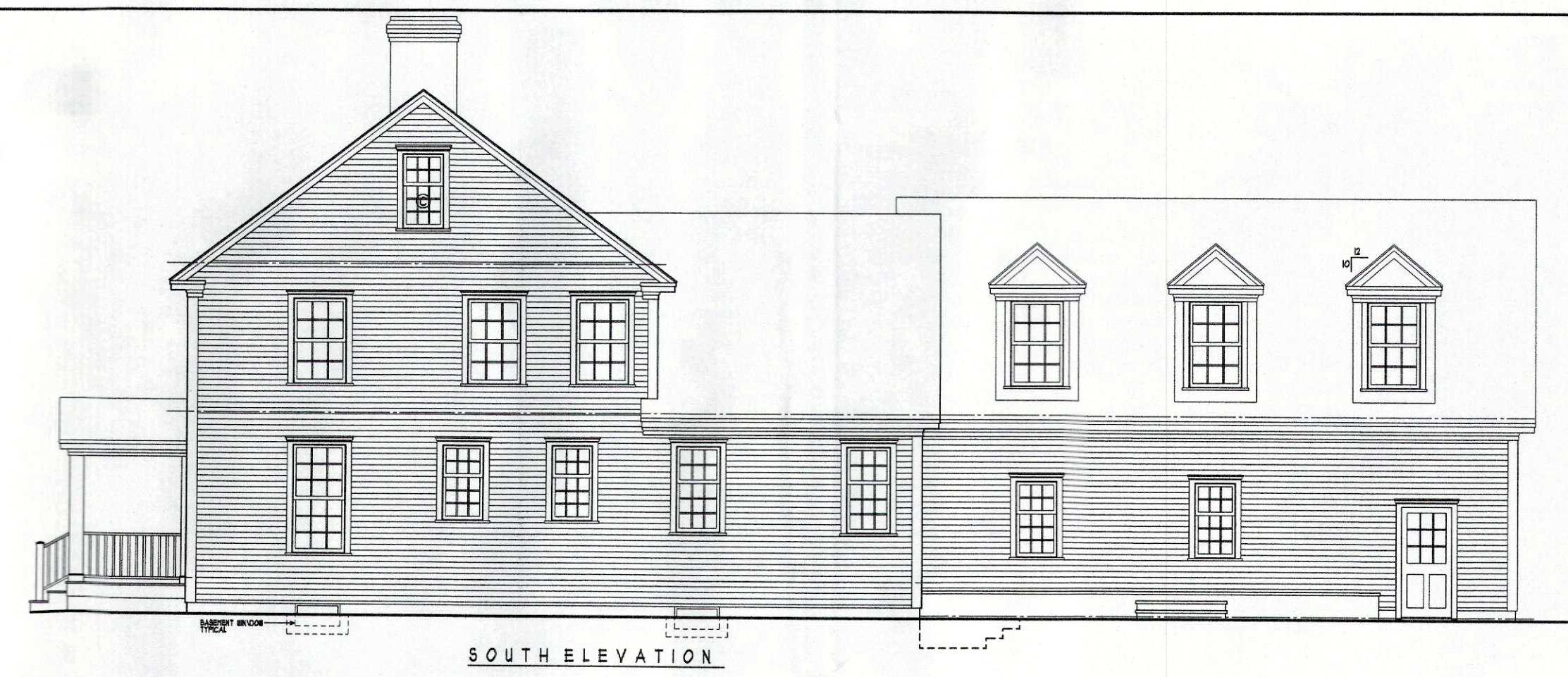
- NOTES:
- REFERENCE IS MADE TO THE EXISTING CONTOUR MAP ON FILE IN THE TOWN ENGINEER'S OFFICE LISTED ON ASSESSED VALUE MAP.
  - FOR SUBJECT PROPERTY, THE EXISTING CONTOUR MAP IS LISTED ON ASSESSED VALUE MAP.
  - CONTOURS AND SETBACKS ARE BASED ON THE EXISTING CONTOUR MAP.
  - SUBJECT PROPERTY IS ZONED RU (RESIDENTIAL UNITS) AND THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS.
  - SITE IS WITHIN A FLOOD HAZARD ZONE AND THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE FLOOD HAZARD REGULATIONS.
  - SITE IS WITHIN A COASTAL RESOURCE SHORELANDS AND THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE COASTAL RESOURCE SHORELANDS REGULATIONS.



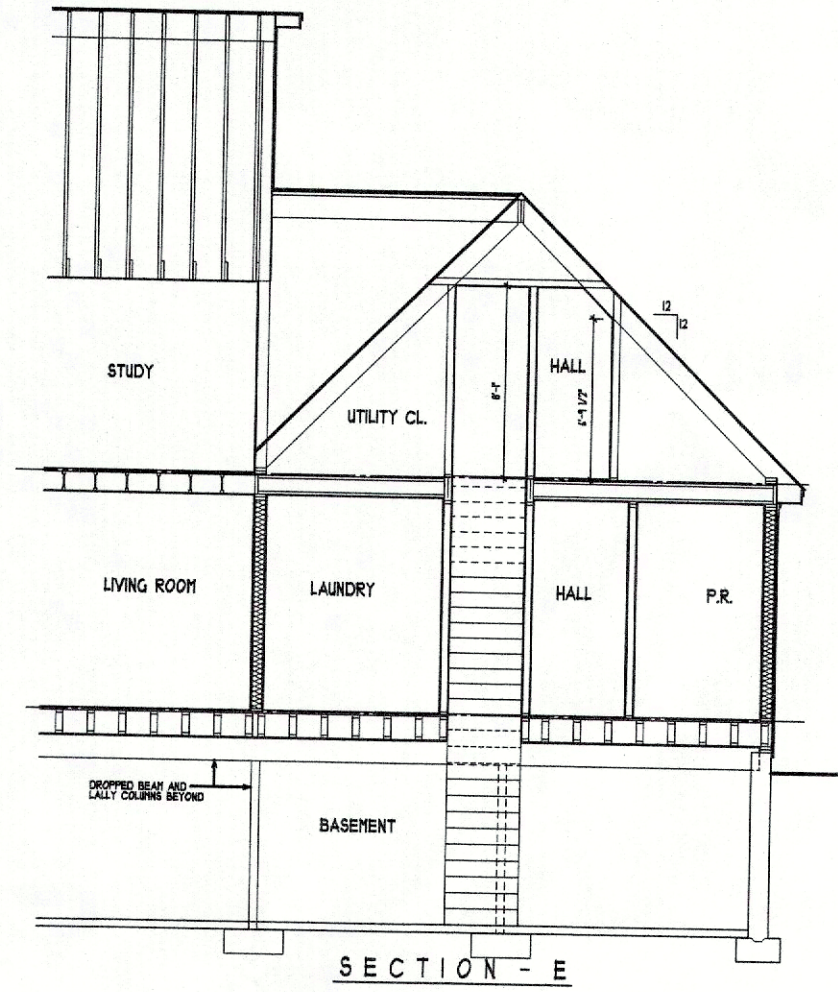
SECTION - A



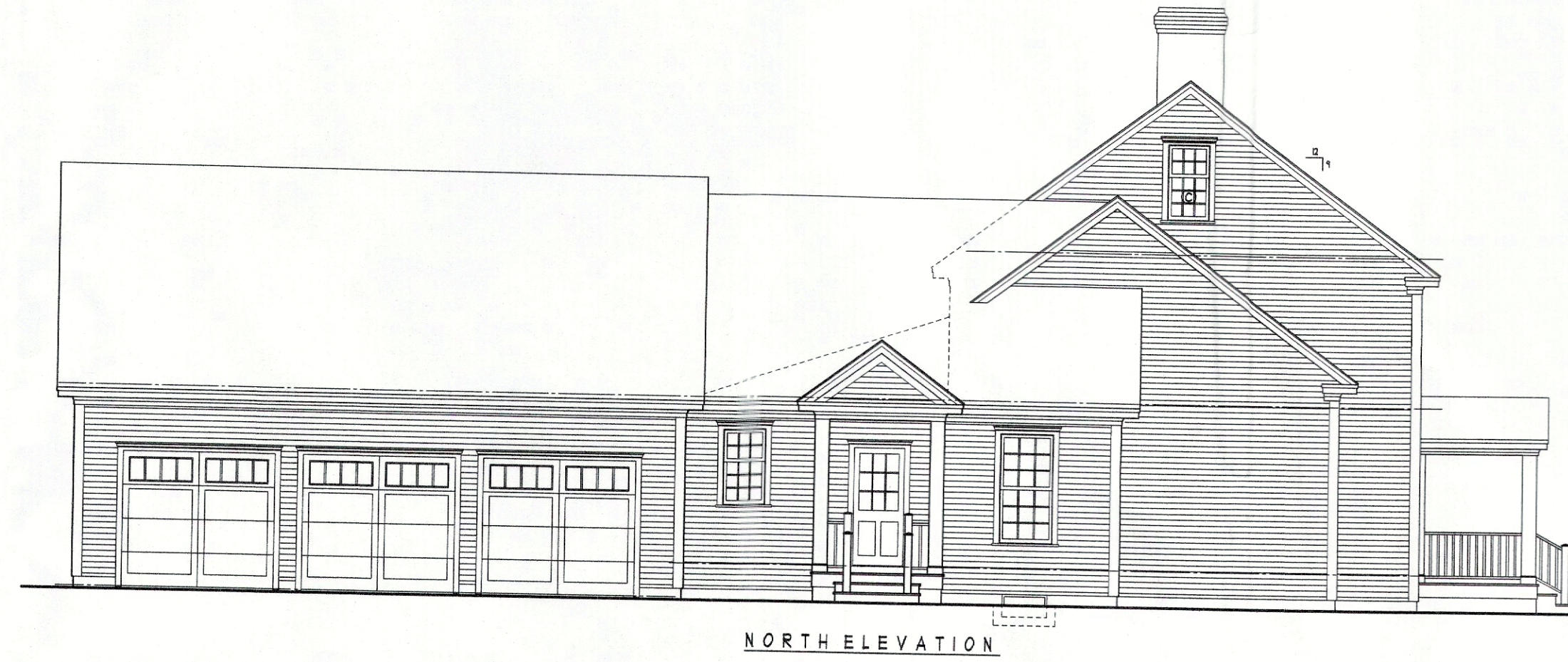
WEST ELEVATION



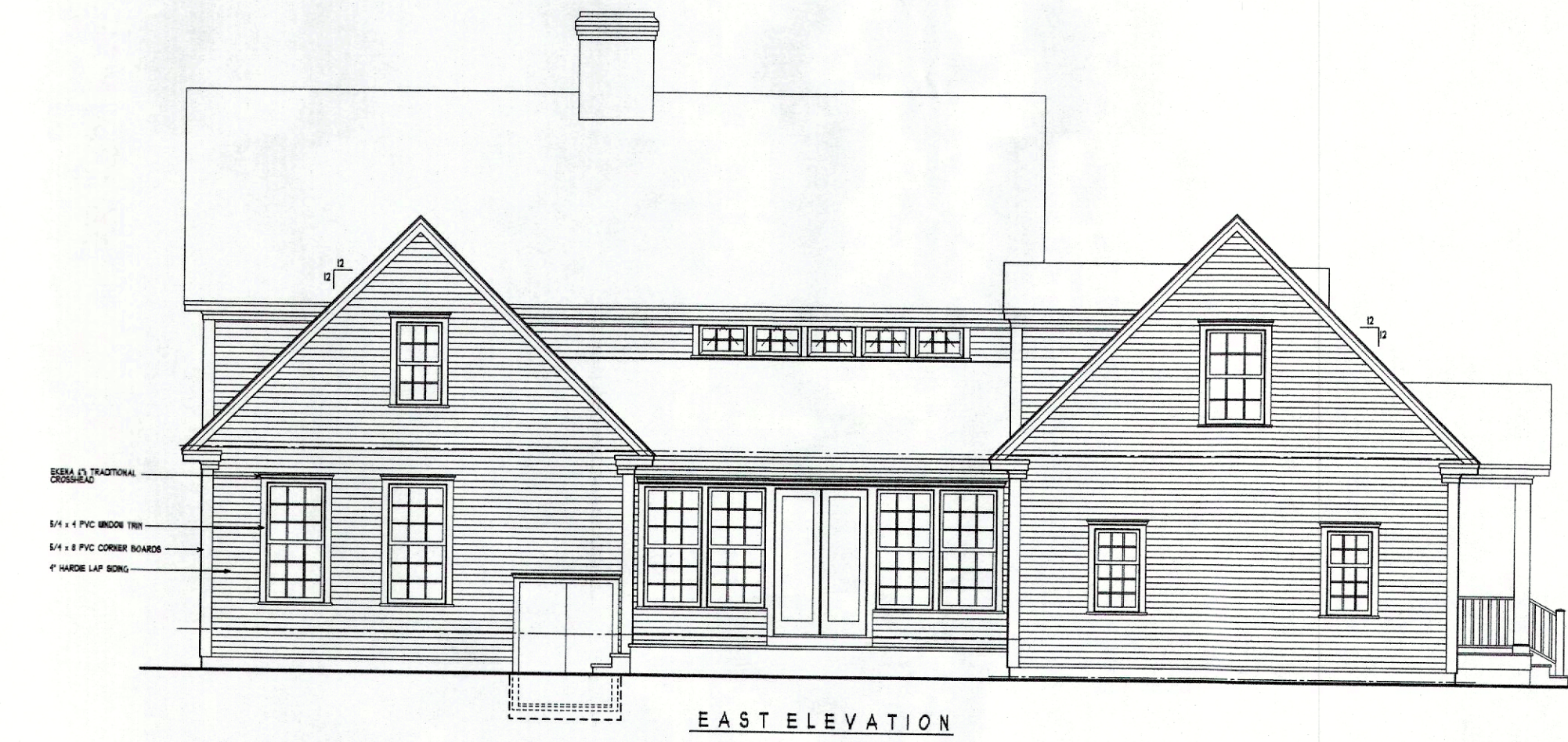
SOUTH ELEVATION



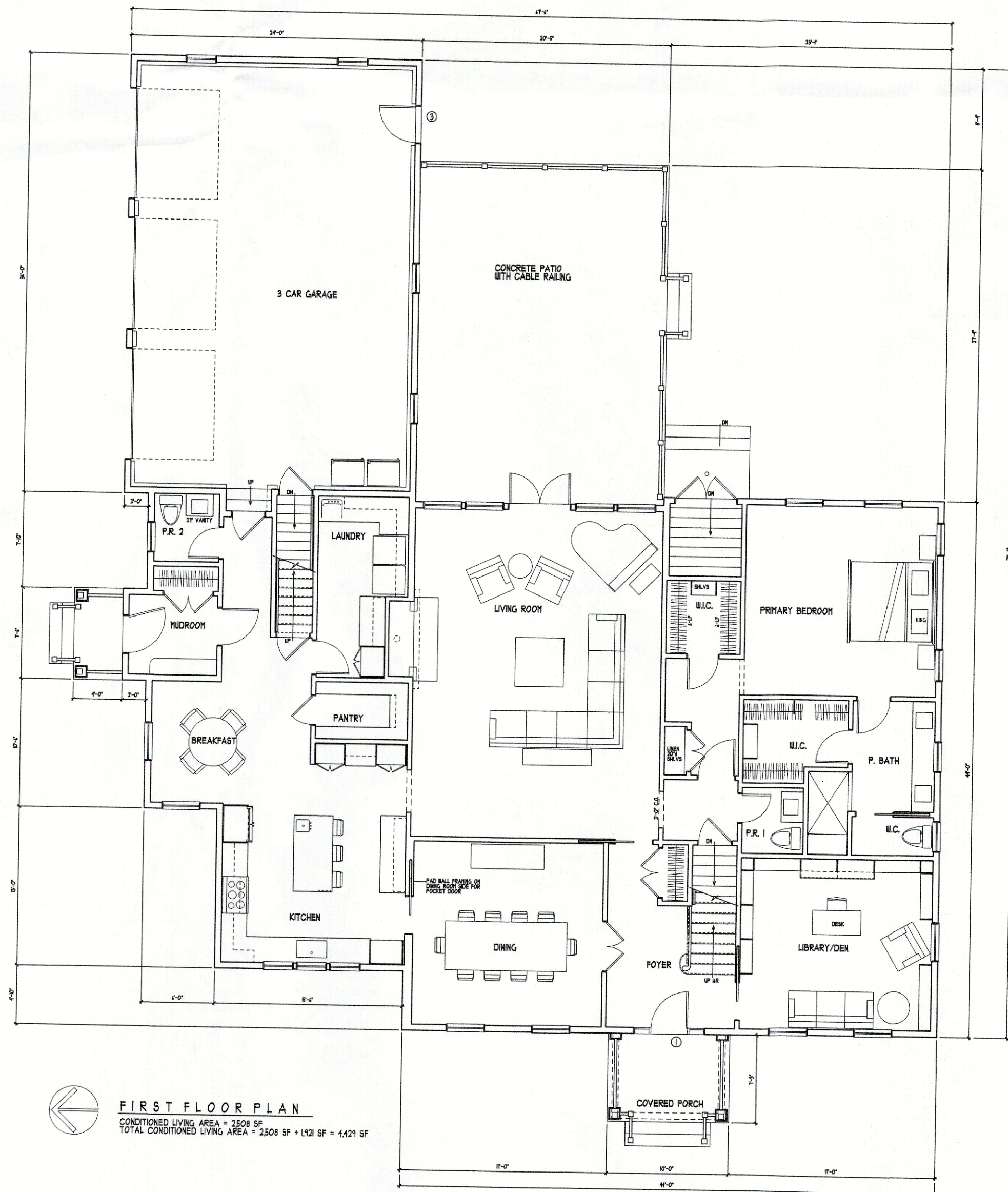
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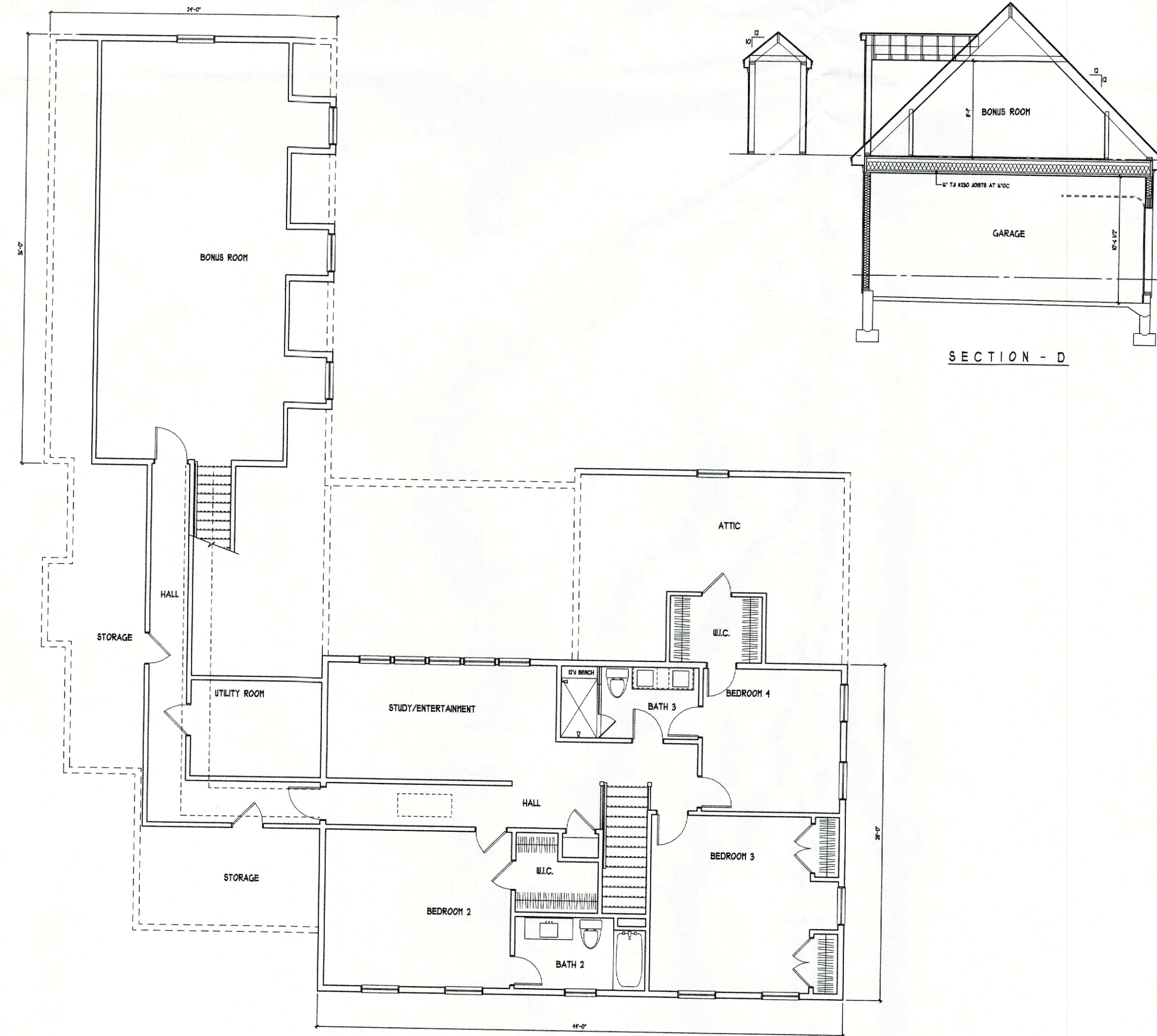
NORTH ELEVATION



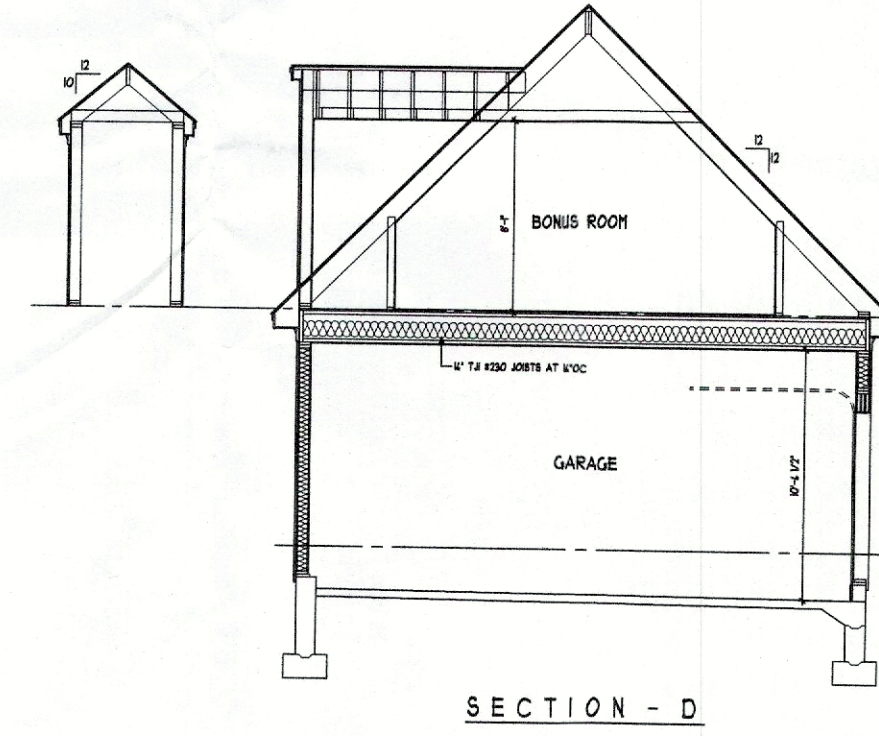
EAST ELEVATION



FIRST FLOOR PLAN  
 CONDITIONED LIVING AREA = 3508 SF  
 TOTAL CONDITIONED LIVING AREA = 3508 SF + 1421 SF = 4929 SF



SECOND FLOOR PLAN  
 CONDITIONED LIVING AREA = 1421 SF



SECTION - D

FLOOR PLANS, BUILDING SECTIONS AND  
 EXTERIOR ELEVATIONS  
 1/8" = 1'-0"

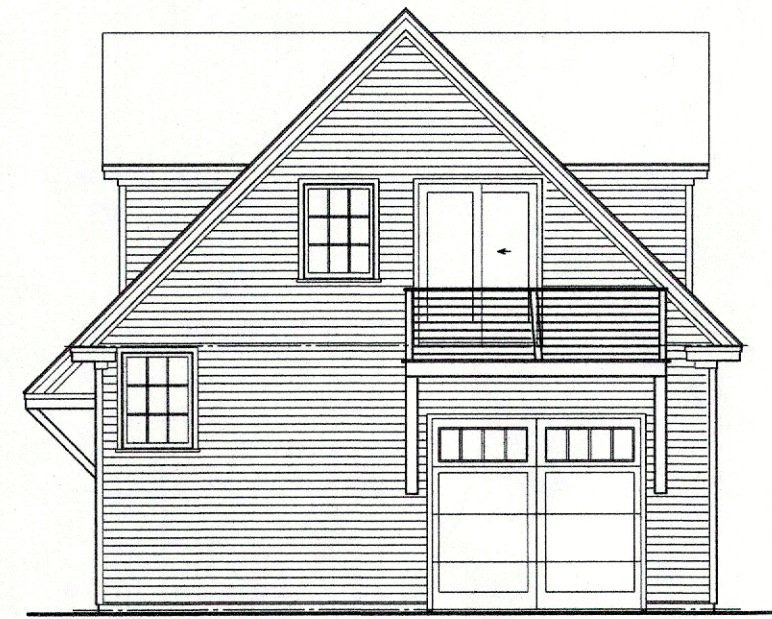
KV designs LLC  
 Denise Van Dessel, Architect  
 859 Middlesex Turnpike, Old Saybrook, CT  
 (860) 388-2210 Email: kvdesigns.arch@gmail.com

SLOMKOWSKI RESIDENCE  
 SOUTH MAIN STREET  
 ESSEX, CONNECTICUT

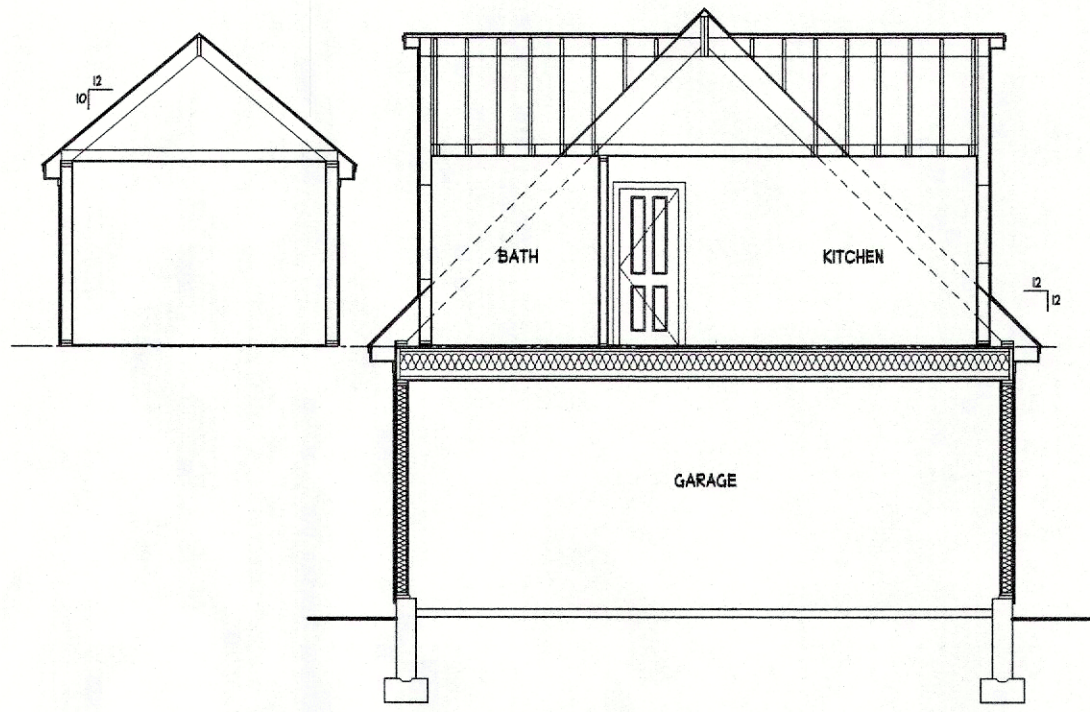
MARCH 18, 2024

A1

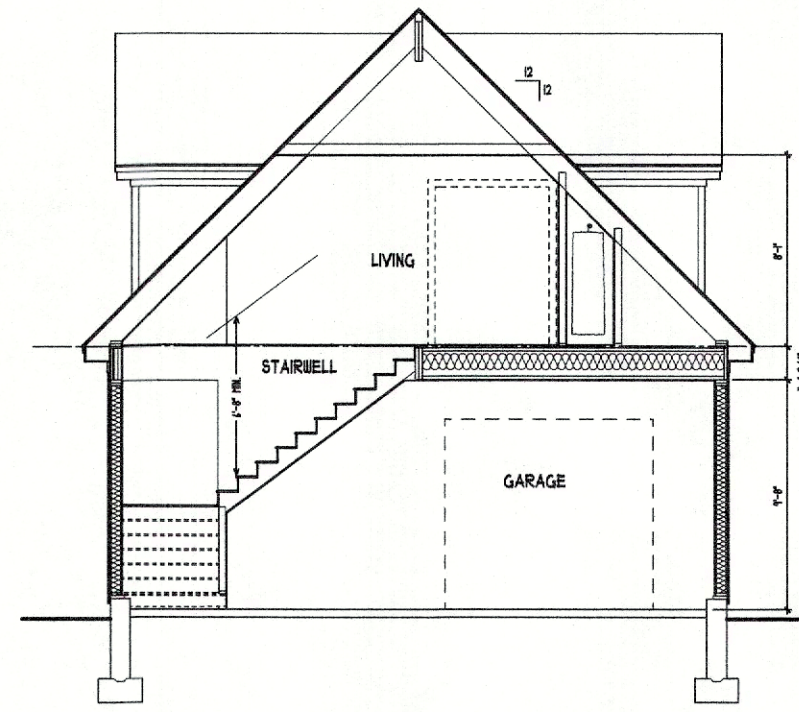
SHEET 1 OF 2



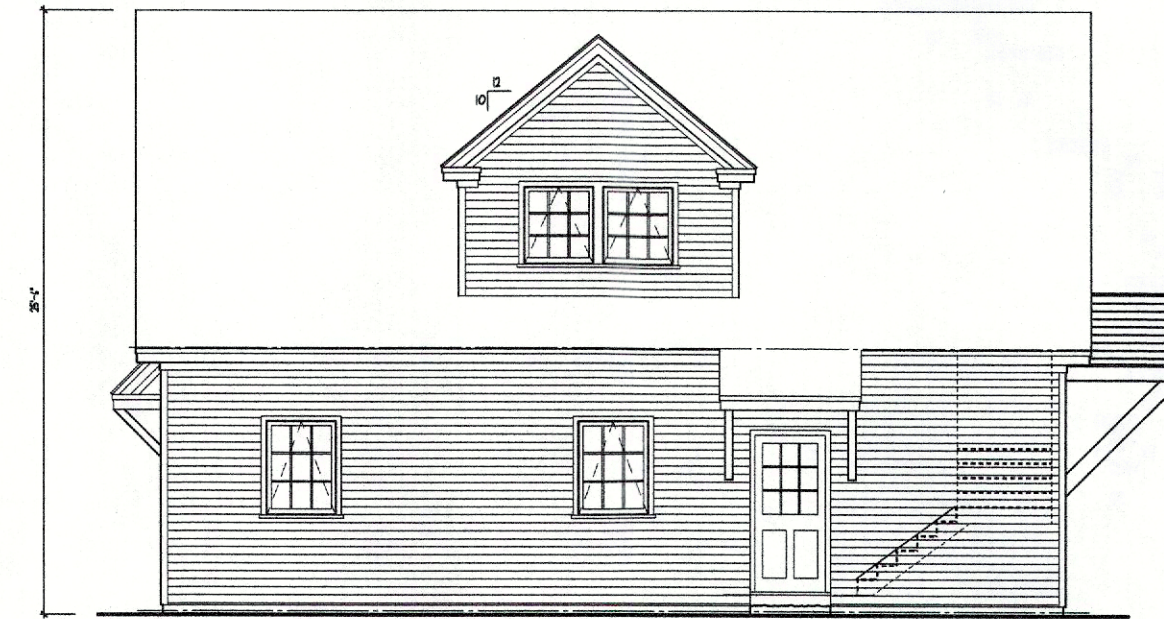
EAST ELEVATION



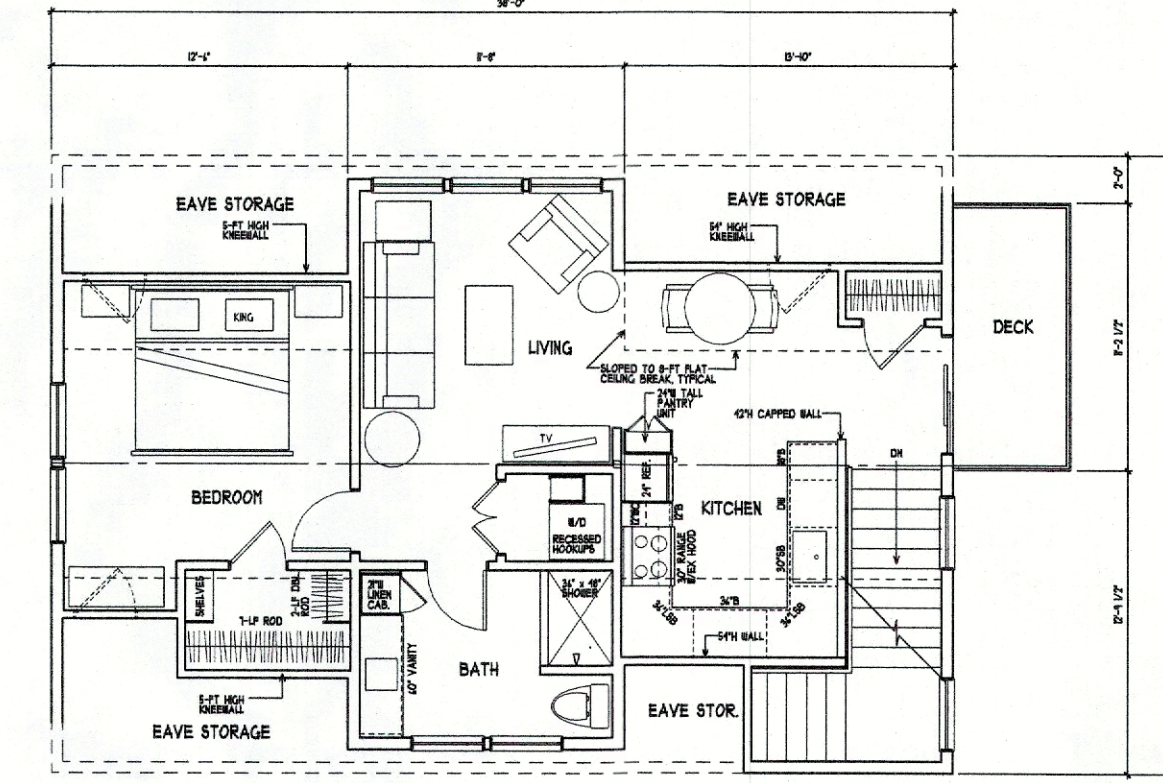
SECTION - A



SECTION - B



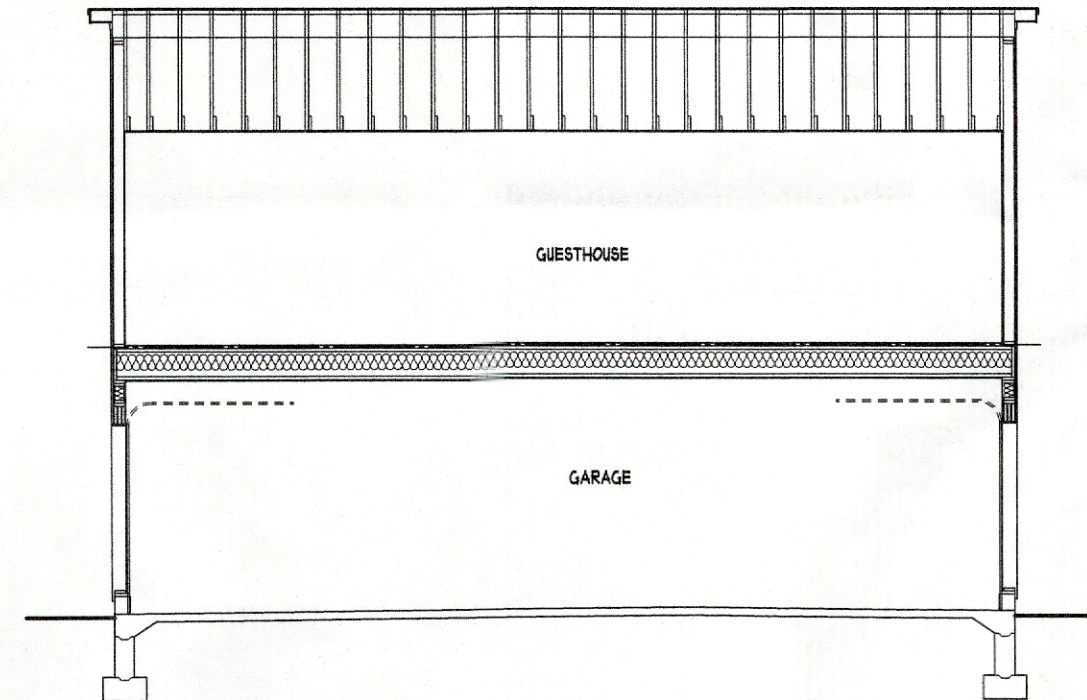
SOUTH ELEVATION



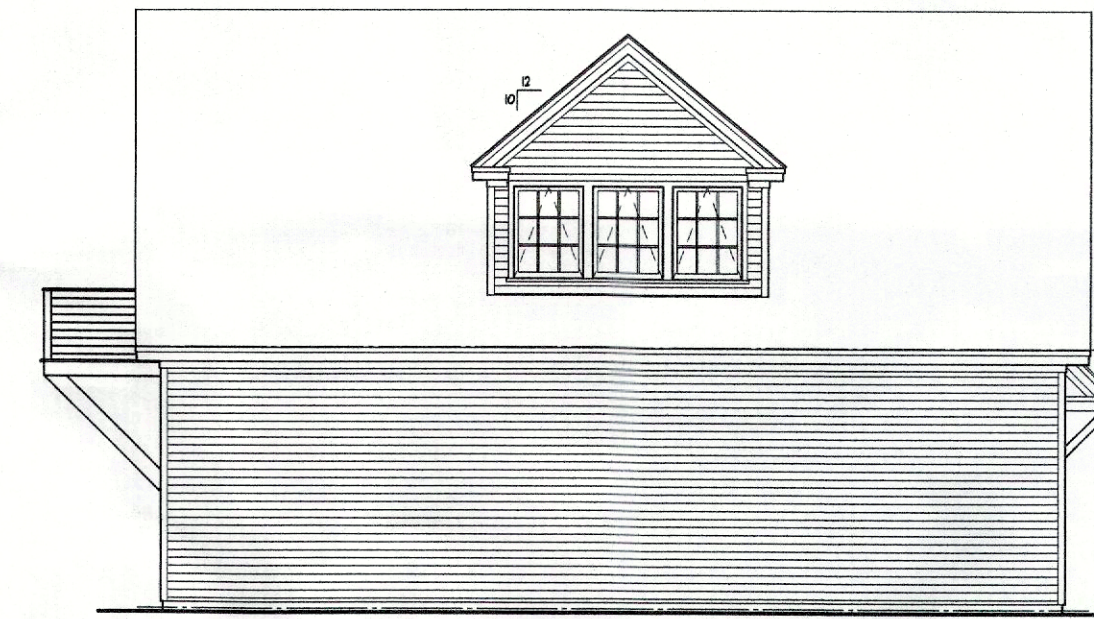
SECOND FLOOR PLAN  
SECOND FLOOR AREA = 43 SF HEADROOM (1-FTH)  
HEATED FLOOR AREA = 108 SF



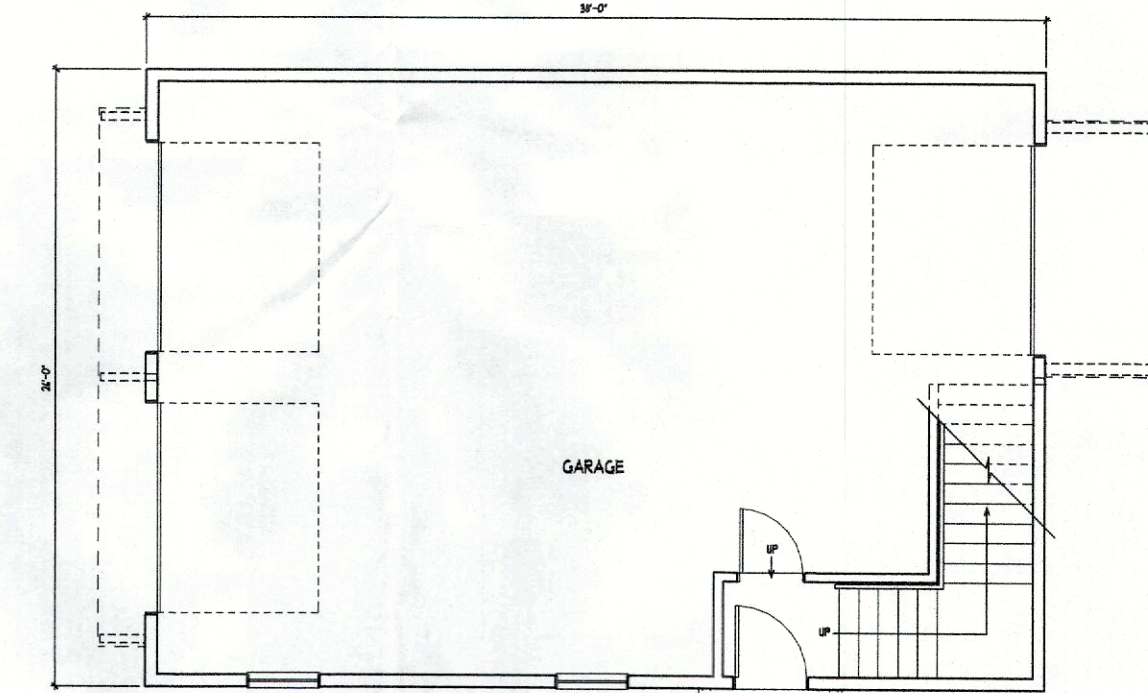
WEST ELEVATION



SECTION - C



NORTH ELEVATION



FIRST FLOOR PLAN