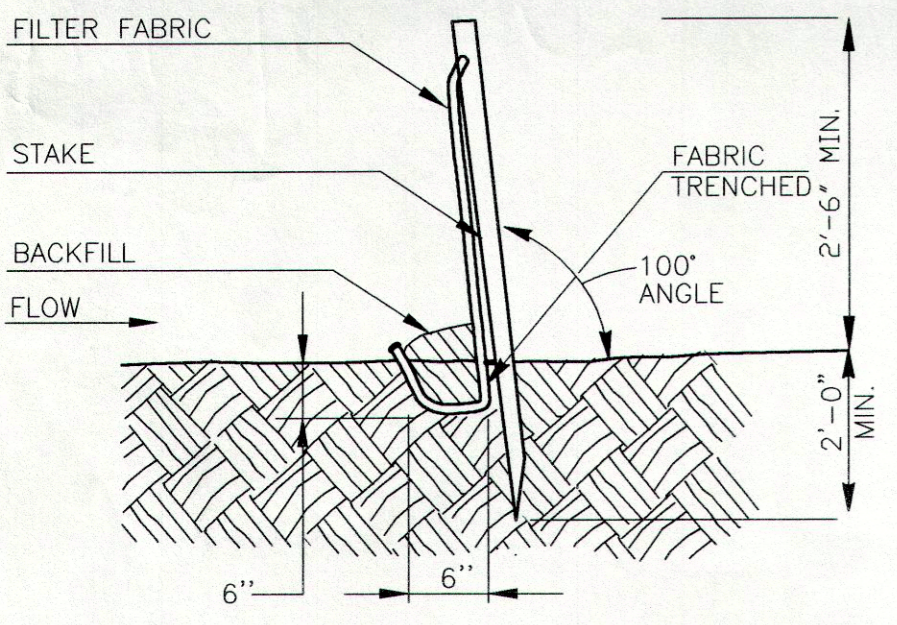


MAP REF

- A) MINIMUM LENGTH OF SILT FENCE IS 15 L.F.
- B) MAXIMUM POST SPACING IS 8'-0".
- C) JOINTS ONLY AT SUPPORT POST WITH MINIMUM 2' OVERLAP, SECURELY SEALED.
- D) SEDIMENTATION DEPOSITS SHALL BE REMOVED WHEN THEY REACH 1/2 THE HEIGHT OF THE SILT FENCE.
- E) SILT FENCE SHALL NOT BE USED IN A WATER COURSE.
- F) UPON ESTABLISHMENT OF GROUND COVER ON DISTURBED AREAS, AND WHEN DIRECTED BY THE TOWN ENGINEER, FENCE WILL BE REMOVED AND ANY SEDIMENTATION WILL BE THINLY SPREAD UPON EXISTING GROUND COVER.



**SYNTHETIC FILTER BARRIER
(SILT FENCE) N.T.S.**

I hereby certified that this 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;

The type of survey performed is a boundary and topographic survey and is intended to show existing conditions.

Boundary determination/opinion is a first survey and is based upon locating physical evidence, map references and deed descriptions; and this survey conforms to Class A-2/1-2 accuracy standards. To my knowledge and belief this map is substantially correct as noted hereon.

The field work was performed on 4-2016.

William B. Hearn, L.S. #18,857
2 Birch Circle
Centerbrook, Connecticut
06409

This map is not valid without the live signature and impression type seal of the surveyor whose signature appears hereon.

No certification is expressed or implied on any original or duplicate of this plan unless it bears the impression and/or red ink type seal and original signature of William Hearn, L.S.

These drawings are the property of William Hearn, L.S. and have been specifically prepared for the use of the owner of this project or property; they are not to be duplicated or used in part or whole for any other purpose, project, location or owner without the express written consent of William Hearn, L.S.

NOTES

Bearings per map ref.
Vertical datum assumed
Lot area is 15,408.2 Sq. Feet
Septic information shown per town records.
For specific build information see architectural plans.

MAP REFERENCE

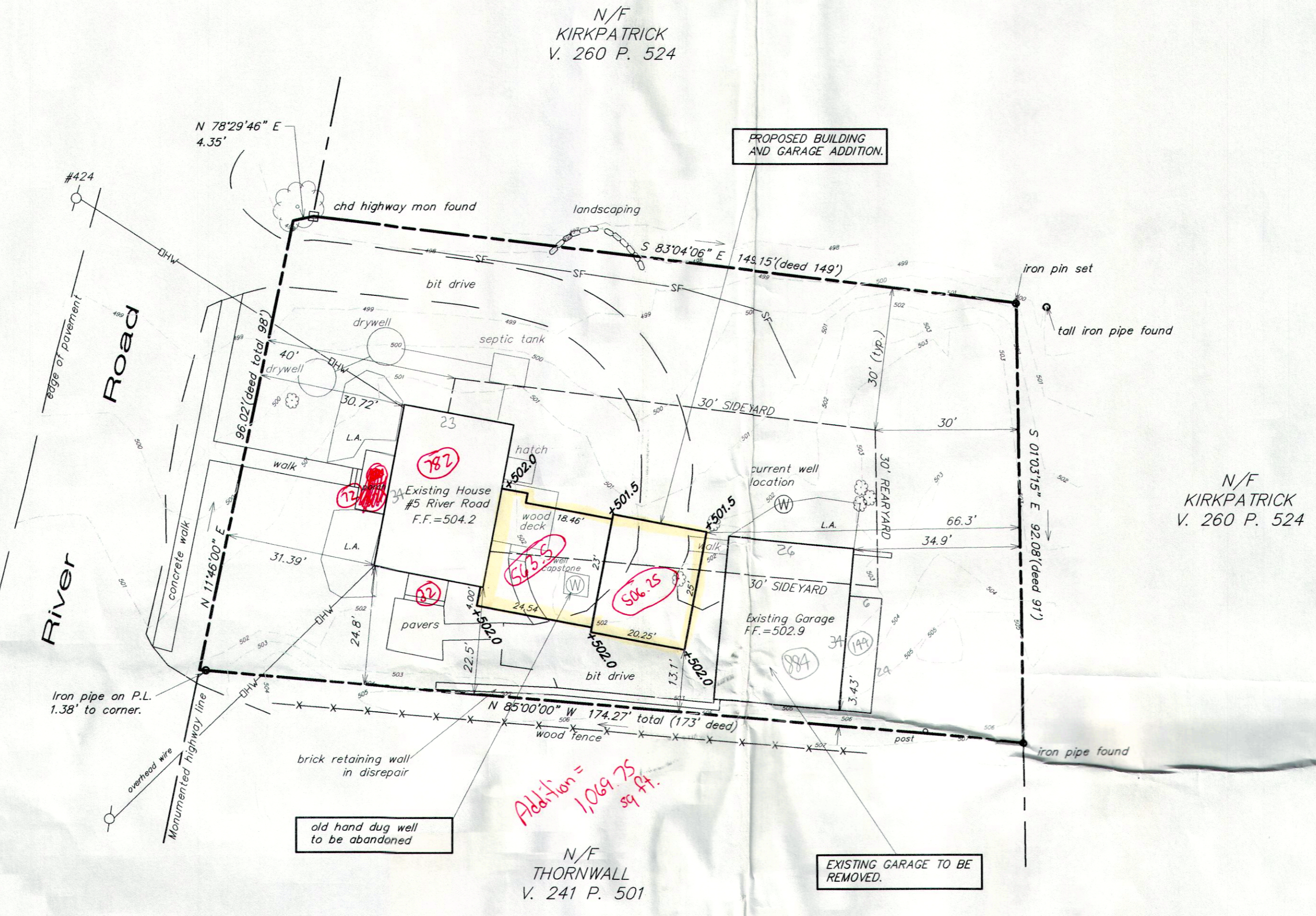
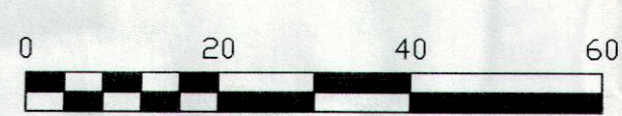
"Boundary and Topographic Survey, Property of Kristen L. Thomas, #5 River Road, Essex, Connecticut, scale 1"=20', 4-29-16, Hearn, L.S.

"Property survey prepared for H. Scott Kirkpatrick and Leslie G. Kirkpatrick Essex, Connecticut" eth#475, scale 1"=40', 2-3-98, Hendriks.

"Property survey map showing the division of the tract two of property of H. Scott Kirkpatrick and Leslie G. Kirkpatrick Essex, Connecticut" eth#565, scale 1"=40', 3-21-2002, Hendriks.

LEGEND

— SF — silt fence
— — — — — adjoiners' line
— — — — — edge of pavement
— — — — — setback line
— tree — utility pole
— boundary/property line
Proposed Elevation +302.0



	ZONING REQUIREMENTS (RU)		
	REQUIRED	EXISTING	PROPOSED
Lot Area (Acres/S.F.)	130,000 S.F.(Min)	15,408.2 S.F.	15,408.2 S.F.
Frontage/Lot Width (ft.)	150' (Min)	98'	98'
Lot Depth (ft.)	(Min)	173'	173'
Front Yard Setback (ft.)	40' (Min)	30'-9"	30'-9"
Rear Yard Setback (ft.)	30' (Min)	34'-11"	66'-1"
Side Yard Setback (ft.)	30' (Min)	3'-5"	13'-1"
Average Height (Stories / ft.)	30' (Max)	<30'	<30'
Floor Area (S.F.)		2192.4 S.F.	2023.0 S.F.
Building Coverage (Percentage)	15% (Max)	14.2%	13.2%

- SEDIMENTATION AND EROSION CONTROL NOTES**
- LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND RESTABILIZATION SCHEDULED AS SOON AS PRACTICAL. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS SET FORTH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
 - ALL EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED.
 - SILT FENCE OR HAY BALES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND PLANS AND STAKED INTO PLACE. PROTECTIVE MEASURES SHALL BE PLACED BEFORE THE CUTTING AND FILLING PROCEEDS.
 - ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS, TEMPORARY SEEDING SHOULD BE USED, SUCH AS STRAW MULCH, ANCHORED IN PLACE AS REQUIRED.
 - ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDS AS SOON AS POSSIBLE AFTER SYSTEM CONSTRUCTION. ALL AREAS SHALL BE PROTECTED AGAINST EROSION DURING CONSTRUCTION, USING HAY BALES AS REQUIRED.

RECEIVED
MAY 27 2016
BY:

Property Improvement Plan
property of
Kristine L. Thomas
#5 River Road
Essex, Connecticut
Date: 5-27-16 Scale: 1"=20'

THOMAS
RESIDENCE

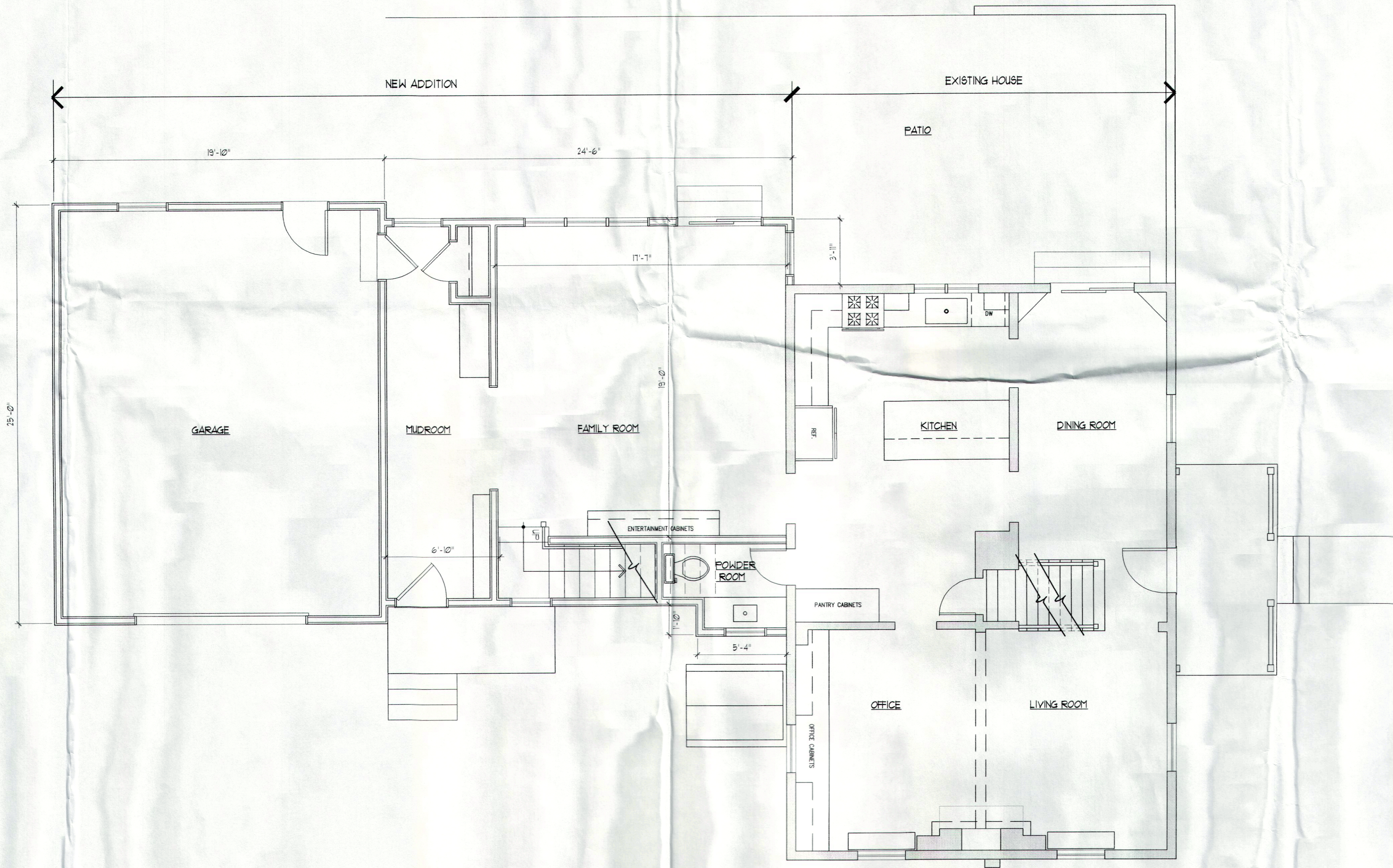
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Essex, Connecticut



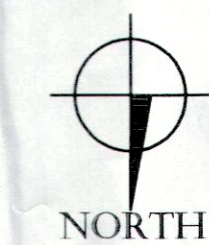
PROCTOR ARCHITECTS, LLC

35 Pratt Street Suite 105
Essex, CT 06426
tel: 860.161.0161

ISSUE / REVISIONS		
NO.	DATE	REVISIONS
1	09/21/16	ZBA Application



1 FIRST FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"



DRAWING NAME
FIRST FLOOR
PLAN

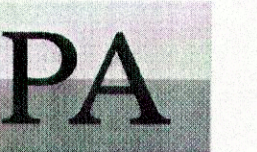
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	HCP
FILE	DATE
	05.21.16

DRAWING NUMBER

A1.0

THOMAS
RESIDENCE

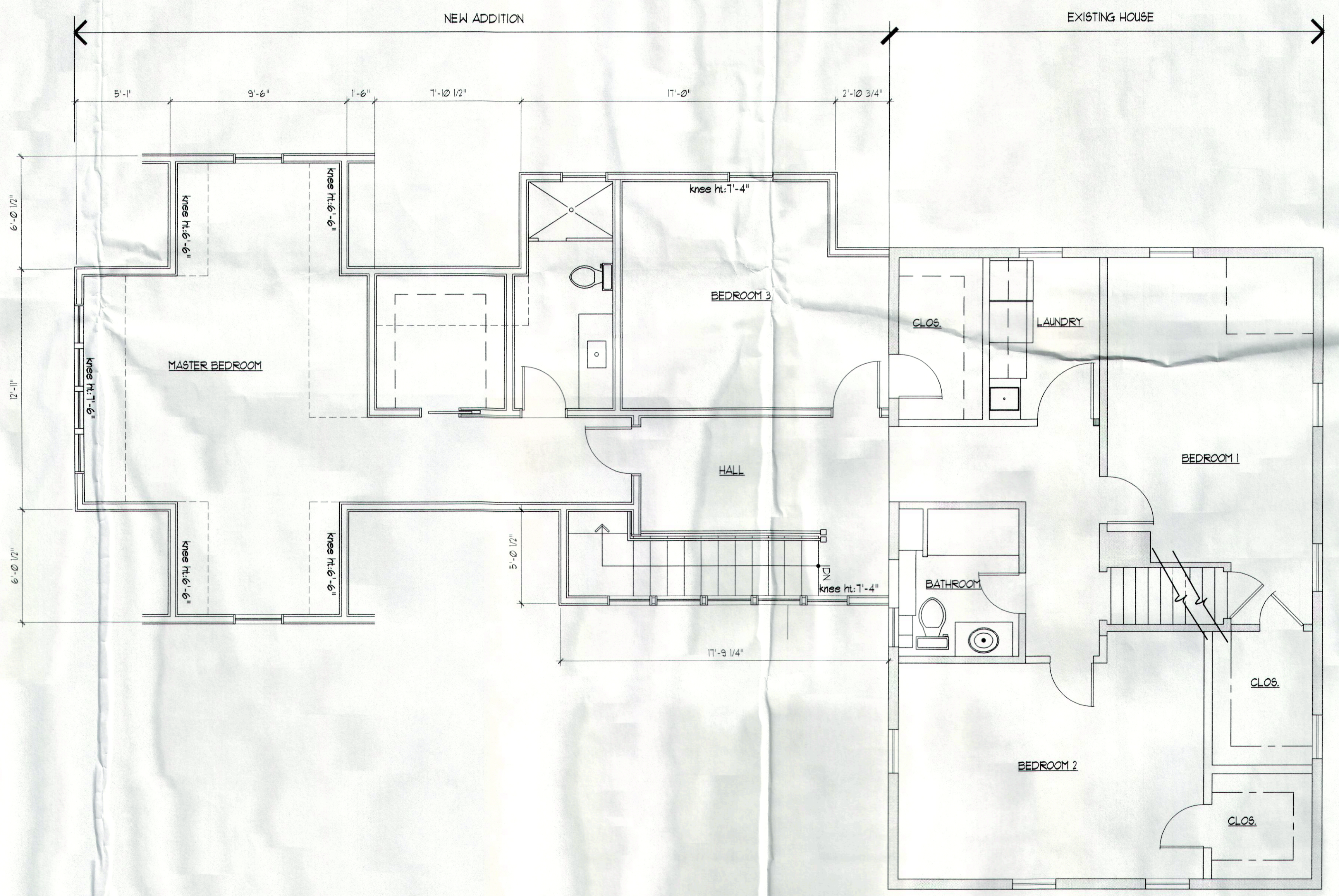
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Essex, Connecticut



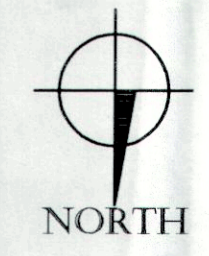
PROCTOR ARCHITECTS, LLC

35 Pratt Street Suite 105
Essex, CT 06426
tel: 860.767.1611

NO.	DATE	REVISIONS
1	05/21/16	ZBA Application



1 SECOND FLOOR PLAN
A1.1 SCALE: 1/4"=1'-0"



DRAWING NAME
SECOND
FLOOR PLAN

SCALE	DRAWN BY
FILE	DATE
	05/21/16

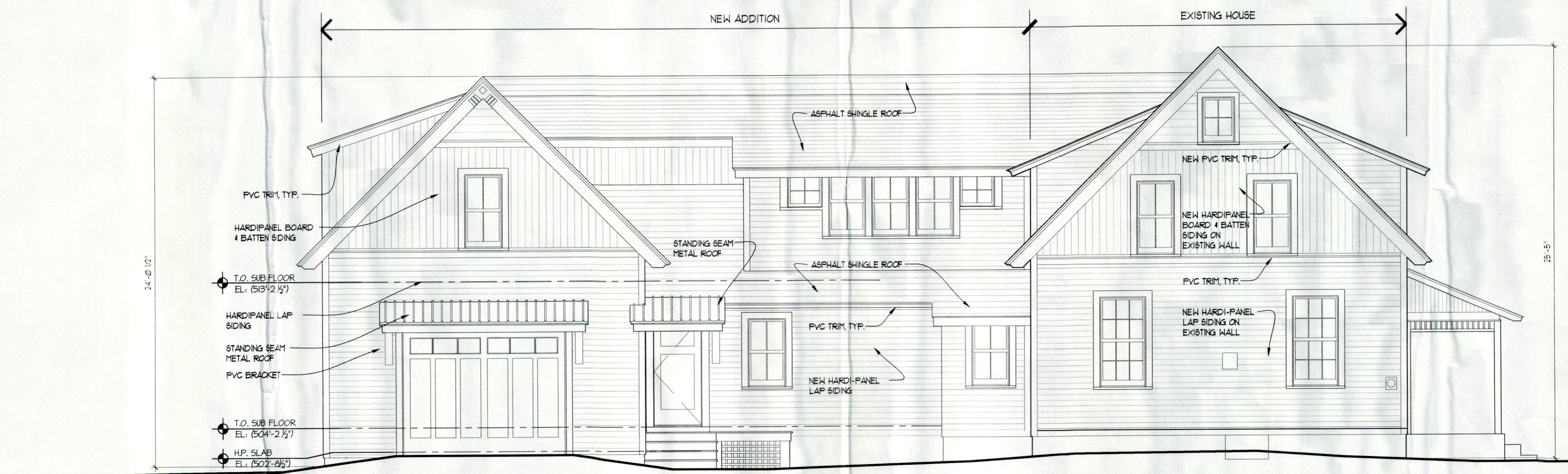
DRAWING NUMBER

A1.1

ISSUE / REVISIONS		
NO.	DATE	REVISIONS
1	09.21.16	ZBA Application



2 EAST ELEVATION
A2.0 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A2.0 SCALE: 1/4"=1'-0"

DRAWING NAME

EXTERIOR
ELEVATIONS

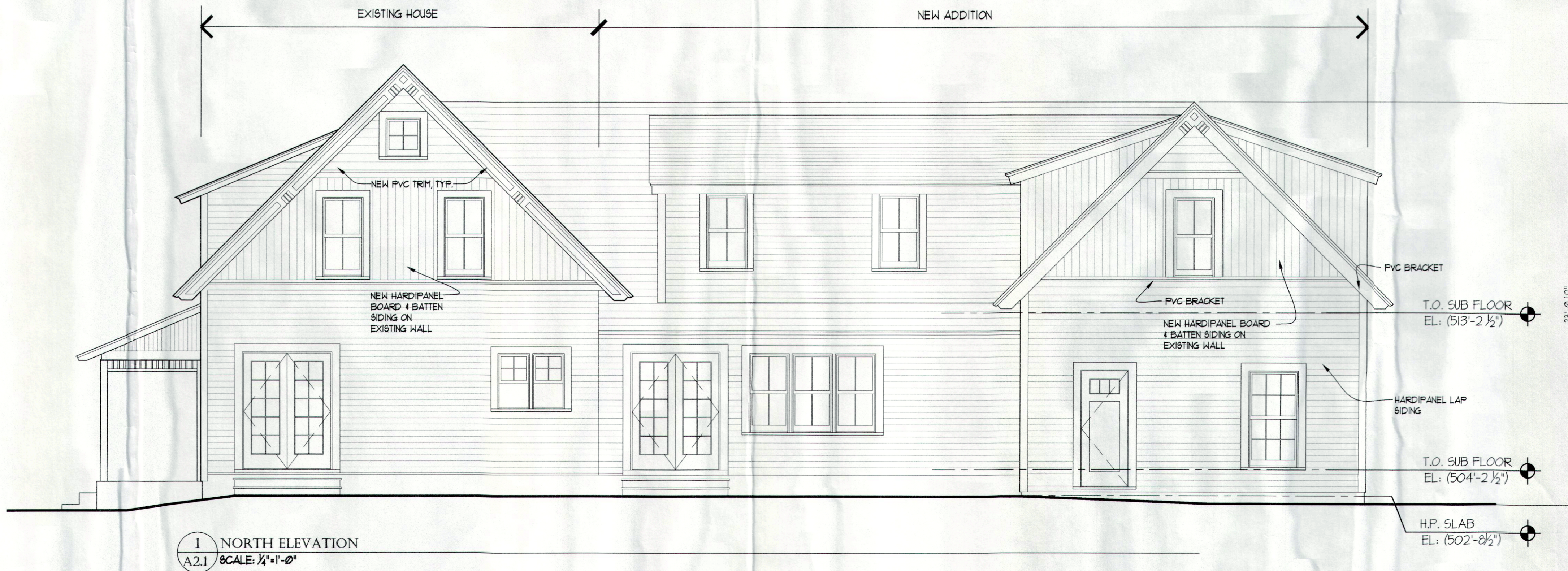
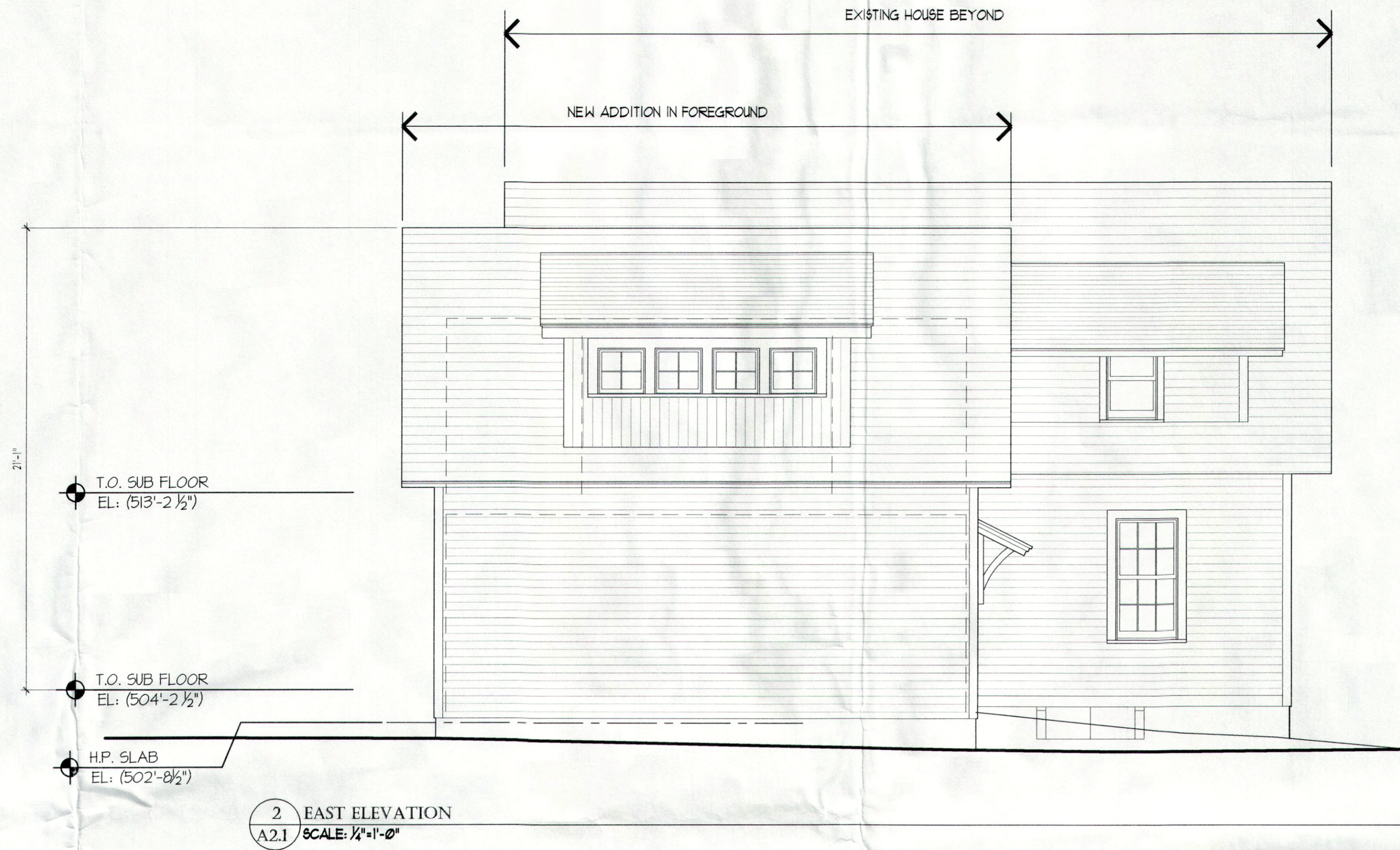
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	HCP
FILE	DATE
	05.21.16

DRAWING NUMBER

A2.0

SCALE / REVISIONS

NO.	DATE	REVISIONS
1	08/16	ZBA Application



DRAWING NAME

EXTERIOR
ELEVATIONS

SCALE	DRAWN BY
FILE	DATE

DRAWING NUMBER

A2.1