

GENERAL NOTES:

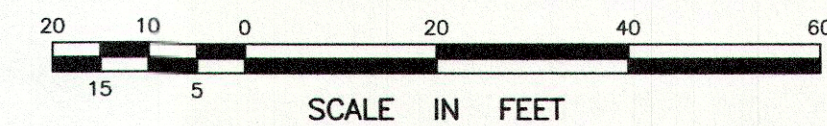
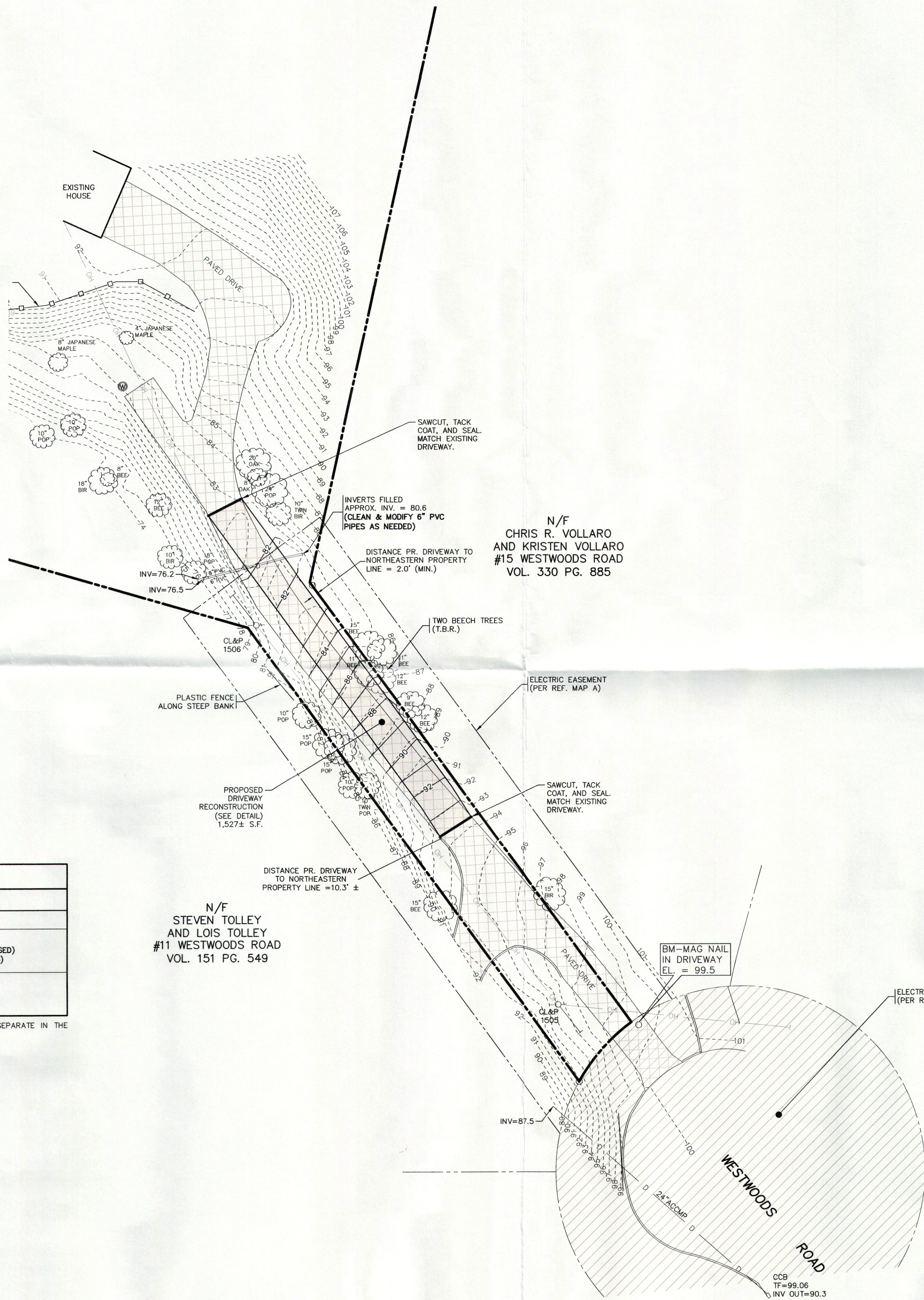
1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A) A CLASS A-2 SURVEY MAP ENTITLED "LIMITED PROPERTY/TOPOGRAPHIC SURVEY, LAND OF KENNETH BURKE AND LAURIE BURKE, 13 WESTWOODS ROAD, ESSEX, CONNECTICUT", SCALE: 1"=20', DATED: MAY 10, 2022, PREPARED BY ANNINO SURVEY, LLC.
2. THE APPLICANT IS KENNETH BURKE AND LAURIE BURKE OF 13 WESTWOODS ROAD, IVORYTON, CT 06442.
3. THE SUBJECT PARCEL IS IDENTIFIED AS LOT 36-11 ON TAX ASSESSOR'S MAP 89, THE DEED REFERENCE OF THE PROPERTY IS VOLUME 126 PAGE 431. THE AREA OF THE PARCEL IS 72,310± S.F. OR 1.66 ACRES.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE "RURAL RESIDENCE" ZONING DISTRICT.
5. THE APPLICANT IS PROPOSING TO EXCAVATE THE EXISTING DRIVEWAY AS SHOWN DUE TO RECURRING SINK HOLES.
6. THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE ESSEX ZONING BOARD OF APPEALS TO SEEK A NECESSARY VARIANCE SINCE THE PORTION OF THE DRIVEWAY WILL BE LESS THAN 5' FROM THE PROPERTY LINE.
7. THIS PROPERTY IS SERVED BY PRIVATE WELL AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM.
8. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO AN ASSUMED DATUM PER REFERENCE MAP A.

CONSTRUCTION NOTES:

1. 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 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.
2. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ESSEX AND THE CUSTODIAL UTILITY COMPANIES. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION. ALL TREE REMOVAL SHALL BE COORDINATED WITH ALL AFFECTED PROPERTY OWNERS PRIOR TO CONSTRUCTION.
3. 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 BEACH COMMUNITY.
4. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF ESSEX.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE CONSTRUCTION AREA WITH THE EXCEPTION OF THOSE AREAS USED FOR VEHICULAR ACCESS TO THE PROPERTY. SILT FENCE IS NOT SHOWN FOR CLARITY. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION TIMING WITH THE DESIGN ENGINEER. THE DESIGN ENGINEER SHALL INSPECT EXCAVATION FILLING, AND FINISH WORK.
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8. ALL ENCOUNTERED UNSUITABLE MATERIALS SHALL BE THOROUGHLY REMOVED AND HAULED OFF SITE AND DISPOSED OF PROPERLY—SEE DRIVEWAY SECTION DETAIL FOR MORE INFORMATION.

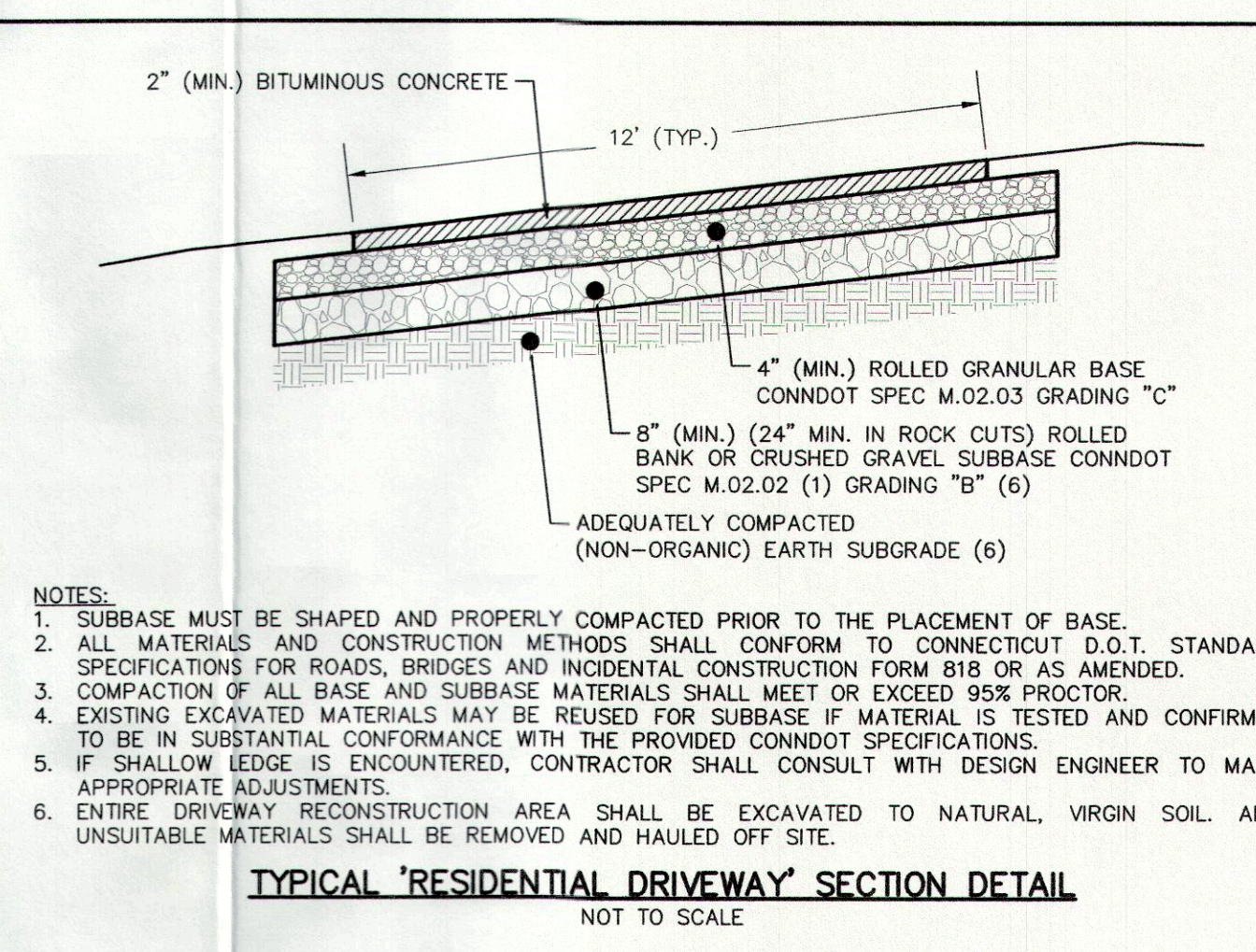
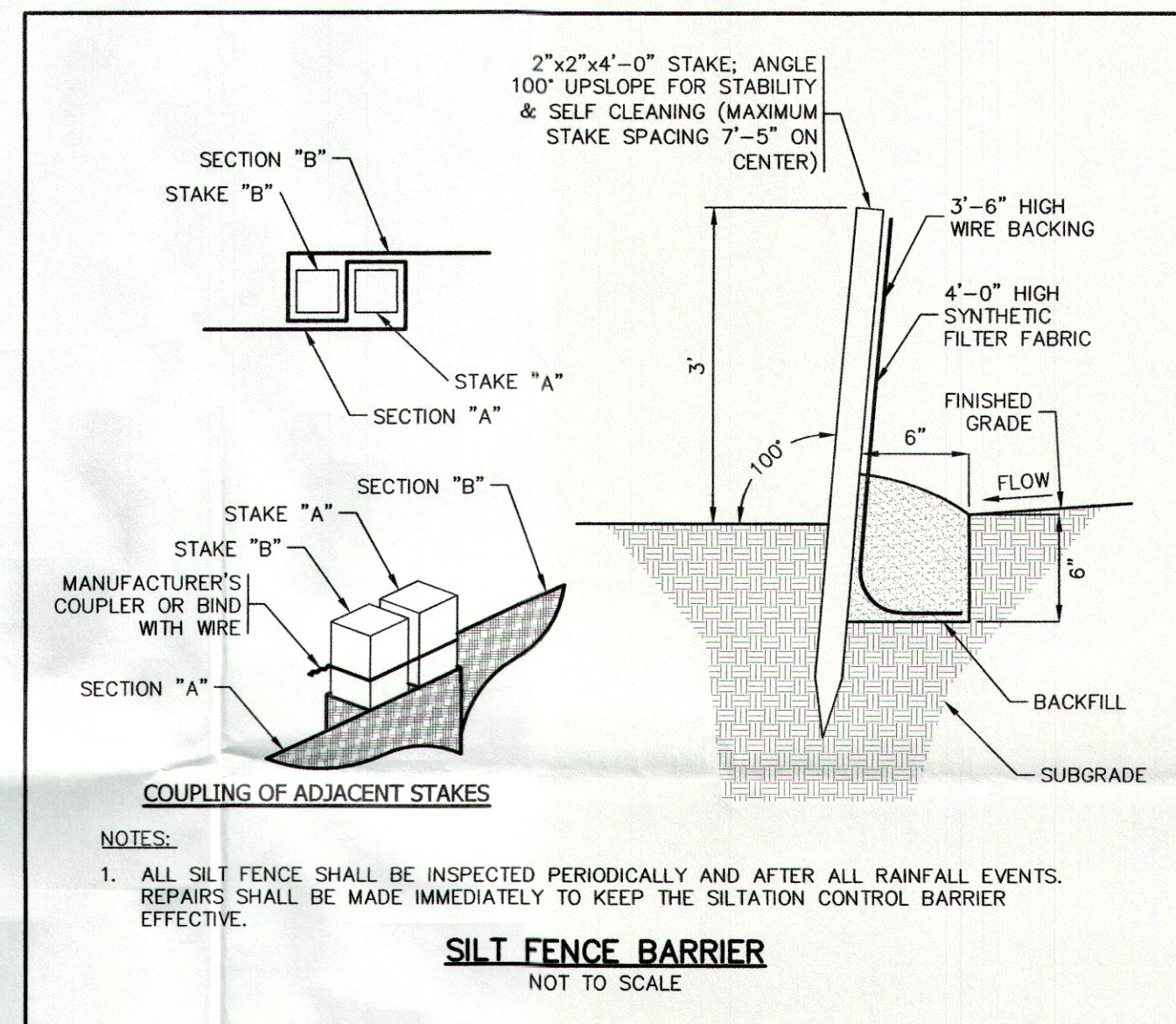
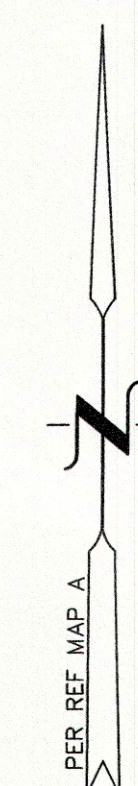
ZONING DATA TABLE (DRIVEWAY ONLY)			
ESSEX 'RURAL RESIDENCE' DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
DRIVEWAY SETBACK (NORTHEAST BOUNDARY)	5 FT.	0.0 FT. (1)	2.0 FT. (2) (PROPOSED) 0.0 FT. (EXISTING)
DRIVEWAY SETBACK (SOUTHWEST BOUNDARY)	5 FT.	6.2± FT.	10.4± FT.

- (1) THE ORIGINAL DRIVEWAY WAS SHARED WITH #15 WESTWOODS ROAD, BUT WAS LATER RECONSTRUCTED TO BE SEPARATE IN THE PRESENT CONDITION.
- (2) VARIANCE REQUESTED.



LEGEND

- PROPERTY/STREET LINE
- - - EASEMENT LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOURS
- GUARD RAIL
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT/MILESTONE
- UTILITY POLE/GUY
- OH — OVERHEAD WIRES
- D — EXISTING STORM SEWER
- ⊙ WELL
- BEE BEECH
- BIR BIRCH
- POP POPLAR
- T.B.R. TO BE REMOVED



PLAN PREPARED BY:
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THE EMBOSSED SEAL OF THE ENGINEER MUST BE AFFIXED TO THIS MAP TO BE VALID

NO.	DATE	DESCRIPTION

SITE PLAN
PREPARED FOR KENNETH BURKE AND LAURIE BURKE
13 WESTWOODS RD, TAX MAP 89 LOT 36-11
IVORYTON, CONNECTICUT

DATE: SEPTEMBER 9, 2022
SCALE: 1"=20'
DRAWN BY: RM
CHECKED BY: JW
DWG. NO.: SP-1
SHEET NO.: 1 of 1
JOB NO.: 2022-877

RECEIVED
SEP 23 2022
BY: _____