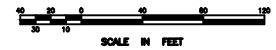


GENERAL NOTES:

1. MAP REFERENCE:
MAP ENTITLED "SECOND SUBDIVISION MAP LAND OF ELLEN CROFT CROFT AND ROBERTA CRILL ELLIS THE MAP 16 LOT 12 1 FOXBORO ROAD, ESSEX, CONNECTICUT" DATED DECEMBER 28, 2011 AND REVISION TO 2/14/12 PREPARED BY JAMES SURVEY, LLC.
2. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE SUBMITTAL OF THE SEVEN (7) PROPOSED LOTS CREATED BY SUBDIVISION OF THE REMAINDER LAND, THE OVERLANDS CONVEYED AND SETBACK BOUNDARY FROM THE 100' WIDE ROAD LOTS ARE POTENTIAL LOCATIONS ONLY. NO LOT DEVELOPMENT IS PROPOSED AT THIS TIME. PRIOR TO ANY LOT DEVELOPMENT, A COMPLETE SITE PLAN SHALL BE PROVIDED, REVIEWED AND APPROVED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
3. THE PROPERTY IS LOCATED IN THE "M" RURAL RESIDENCE AND "M" VILLAGE RESIDENCE ZONING DISTRICTS. PROPOSED LOTS 4 & 7 ARE LOCATED WHOLLY OR PARTIALLY WITHIN THE MORE RESTRICTIVE "M" ZONE AND THEREFORE CONFORM TO THE MORE RESTRICTIVE "M" ZONING REQUIREMENTS. LOTS 1, 2, 3, 4 & 5 ARE LOCATED ENTIRELY WITHIN THE "M" ZONE.
4. ALL HOMES SHALL BE ORIENTED TO MAXIMIZE SOLAR ACCESS AND HEAT GAIN. ALL LOTS ARE PARTICULARLY SUITED FOR PASSIVE SOLAR ENERGY TECHNIQUES.
5. THERE ARE 12.5 ACRA FLOOD ZONES LOCATED ON THE PROPERTY ALONG THE CONNECTICUT RIVER AND ARE IDENTIFIED ON SHEET 29 AND 38. THESE FLOOD ZONES SHALL BE MAINTAINED AS FLOOD ZONES. THE FLOOD ZONES ARE LOCATED WITHIN THE 100' WIDE ROAD CORRIDOR AND THE CORRIDOR IS MAINTAINED AS A FLOOD ZONE. THE FLOOD ZONES ARE LOCATED WITHIN THE 100' WIDE ROAD CORRIDOR AND THE CORRIDOR IS MAINTAINED AS A FLOOD ZONE. THE FLOOD ZONES ARE LOCATED WITHIN THE 100' WIDE ROAD CORRIDOR AND THE CORRIDOR IS MAINTAINED AS A FLOOD ZONE.
6. THE SITE IS LOCATED WITHIN A DESIGNATED AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT NATURAL COMMUNITIES AS INDICATED BY THE DECEMBER 2011 CONNECTICUT D.E.P.A. NATURAL DIVERSITY DATA (NDD) AREAS MAP FOR THE TOWN OF ESSEX. AN ASSESSMENT WAS MADE TO D.E.P.A. RECORDS THIS PROJECT AND IT IS ESTIMATED BY D.E.P.A. THAT THIS PROJECT WILL NOT ADVERSELY IMPACT ANY ESSENT POPULATIONS OF FEDERAL OR STATE ENDANGERED, THREATENED OR SPECIAL CONCERN SPECIES THAT OCCUR IN THE VICINITY OF THE SITE. THERE ARE TWO CORMORANT NESTING PLATFORMS ALONG THE CONNECTICUT RIVER NEAR THE EASTERN CORNER OF THE PROPERTY IN THE VICINITY OF THE EXISTING WINDMILL HOUSE. THE NESTING PLATFORMS ARE PREVIOUSLY ACTIVE. HOWEVER, THE SECOND NESTING PLATFORM IS LESS THAN 500 FEET AWAY TO THE SOUTHWEST AND IS NOT ACTIVE.
7. SINCE NO MORE THAN 8 ACRES OF LAND WILL BE DEVELOPED, THIS PROJECT IS NOT REQUIRED TO BE REGISTERED WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
8. THE SUBJECT PROPERTY IS SERVED BY PUBLIC UTILITIES. THERE IS AN 8" WATER MAIN OWNED AND OPERATED BY THE TOWN OF ESSEX. THERE IS AN 8" WATER MAIN OWNED AND OPERATED BY THE TOWN OF ESSEX. THERE IS AN 8" WATER MAIN OWNED AND OPERATED BY THE TOWN OF ESSEX. THERE IS AN 8" WATER MAIN OWNED AND OPERATED BY THE TOWN OF ESSEX.
9. THE PROPOSED UNDERSEWER MAINS ON THE SITE ARE INSTALLED UNDER 18" SANDY LOAM AND ARE UNDER 18" SANDY LOAM. THE SITE WAS RECEIVED BY R. HOWARD SHAW, C.A.S.E., ON DECEMBER 3, 2011 AT WHICH TIME THE TOTAL RESERVES ALONG THE CONNECTICUT RIVER WERE DELINEATED.
10. REFER TO THE CONNECTICUT MAP REFERENCE IN NOTE #1 AND PLAN SHEETS S1-1 & S1-2 FOR ADDITIONAL INFORMATION.



LEGEND

- PROPERTY/STREET LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - EXISTING CONTOUR
- - - EXISTING CONC. BOUND
- - - EXISTING POLY/GUY
- - - CHAIN LINK FENCE
- - - UNDERGROUND ELECTRIC
- - - WATER MAIN/SERVICE
- - - TREE LINE
- - - TIDAL WETLANDS LIMIT
- - - CT RIVER SETBACK
- - - HIGH TIDE LINE
- - - ZONE LINE
- - - FLOOD ZONE
- - - HYDRANT
- - - WATER VALVE
- - - WATER SHUT OFF
- - - CONIFEROUS TREE
- - - DECIDUOUS TREE
- - - MAPLE
- - - CEDAR
- - - SPRUCE
- - - POPLAR
- - - BIRCH
- - - HICKORY
- - - LOCUST
- - - TEST PIT
- - - PERC TEST
- - - ELECTRIC VAULT
- - - TELECOM. POST
- - - TELEPHONE POST
- - - TELEPHONE HAND HOLE
- - - ELECTRIC METER
- - - MAIL BOX

PLAN PREPARED BY:
 JAMES SURVEY, LLC
 100 BOX 1036
 CT 06175
 CT REG. NO. 21090
 PHONE: (860) 307-0903
 FAX: (860) 307-0534

| ADD | DATE | BY | DESCRIPTION |
|-----|---------|----|-------------|
| 1 | 2/14/12 | JW | ADD |
| 2 | 1/11/12 | JW | ADD |
| 3 | 1/11/12 | JW | ADD |

THE UNDESIGNED SEAL OF
 THE TOWN OF ESSEX, CONNECTICUT
 APPLIED HEREON FOR THE
 YEAR 2012.

SITE DEVELOPMENT PLAN / COASTAL SITE PLAN
 FOXBORO POINT SUBDIVISION
 1 FOXBORO ROAD (aka FOXBORO POINT)
 ESSEX, CONNECTICUT

DATE: DECEMBER 28, 2011
 SCALE: 1"=40'
 DRAWN BY: JW
 CHKD BY: JW
 DWG. NO.: SDP-1

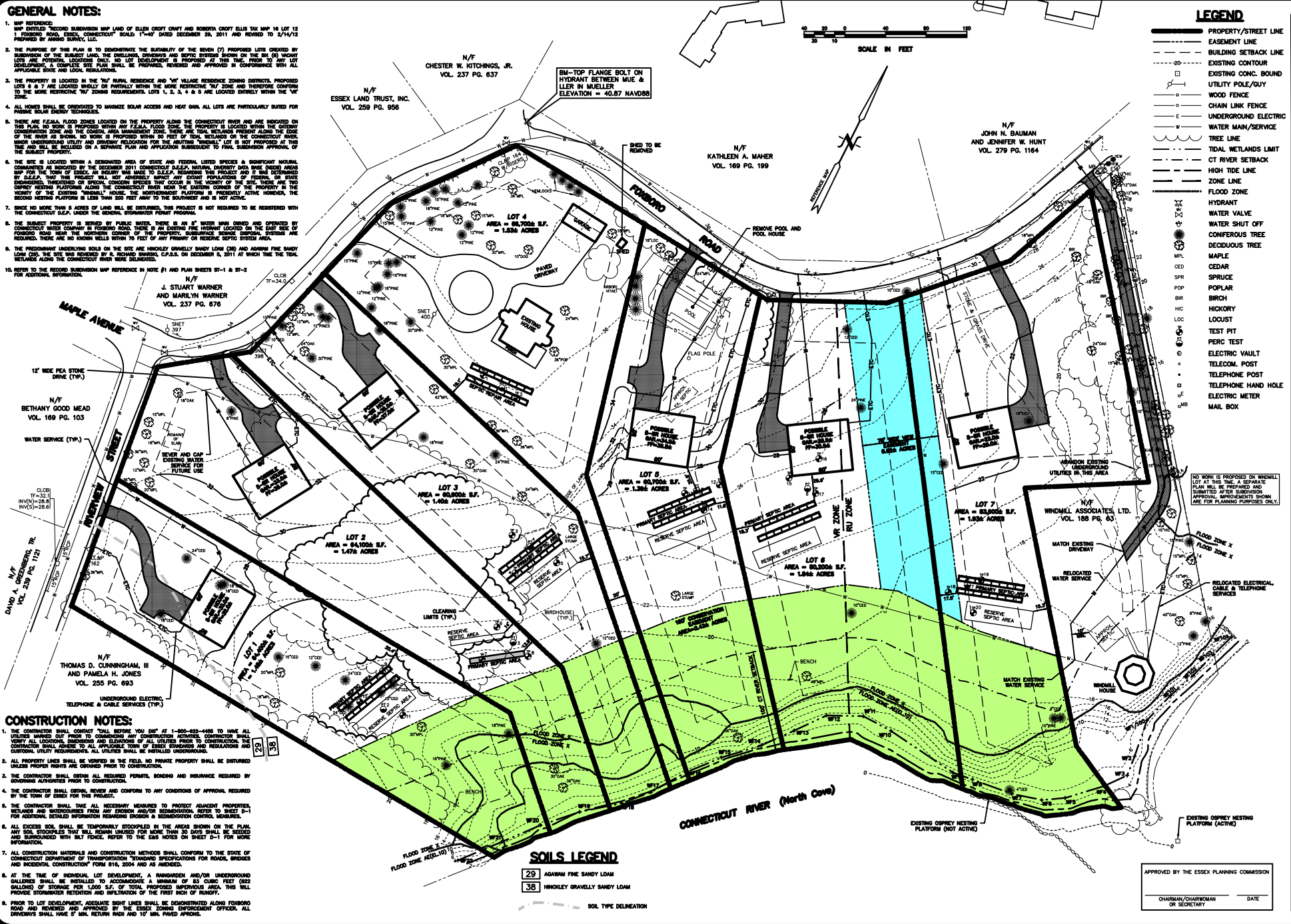
CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-482-4488 TO HAVE ALL UTILITIES MARKED OUT PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, DEPTHS AND ELATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND CUSTOMER UTILITY REQUIREMENTS. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. ALL PROPERTY LINES SHALL BE REVERSED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, BONDING AND INSURANCE REQUIRED BY ANY APPLICABLE REGULATIONS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN, REVIEW AND CONFORM TO ANY CONDITIONS OF APPROVAL REQUIRED BY THE TOWN OF ESSEX FOR THIS PROJECT.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES, NEIGHBORS AND NEIGHBORHOODS FROM ANY EROSION AND/OR SEDIMENTATION ACTIVITIES REFER TO SHEET D-1 FOR ADDITIONAL DETAILED INFORMATION REGARDING EROSION & SEDIMENTATION CONTROL MEASURES.
6. ALL EXCESS SOIL SHALL BE TEMPORARILY STOCKPILED IN THE AREA SHOWN ON THE PLAN. ANY SOIL STOCKPILES THAT WILL REMAIN UNCOVERED FOR MORE THAN 30 DAYS SHALL BE SEEDED AND SURROUNDED WITH SILT FENCE. REFER TO THE E&S NOTES ON SHEET D-1 FOR MORE INFORMATION.
7. ALL CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" FORM 816, 2004 AND AS AMENDED.
8. AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT, A BARRIADORE AND/OR UNDERGROUND GALLERIES SHALL BE INSTALLED TO ACCOMMODATE A MINIMUM OF 83 CUBIC FEET (822 GALLONS) OF STORAGE PER 1,000 S.F. OF TOTAL PROPOSED IMPAVED AREA. THIS WILL PROVIDE STORMWATER RETENTION AND INFILTRATION OF THE FIRST INCH OF RUNOFF.
9. PRIOR TO LOT DEVELOPMENT, ACCURATE BENCH LINES SHALL BE DEMONSTRATED ALONG FOXBORO ROAD AND REVERSED AND APPROVED BY THE ESSEX ZONING ENFORCEMENT OFFICER. ALL DRIVEWAYS SHALL HAVE 5" MIN. RETURN RADI AND 10" MIN. PAVED APPROX.

SOILS LEGEND

| | |
|----|-----------------------------|
| 29 | ADAMW FINE SANDY LOAM |
| 38 | HICKLEY GRAVELLY SANDY LOAM |

SOIL TYPE DELINEATION



APPROVED BY THE ESSEX PLANNING COMMISSION
 CHAIRMAN/CHAIRSWOMAN _____ DATE _____
 OR SECRETARY _____