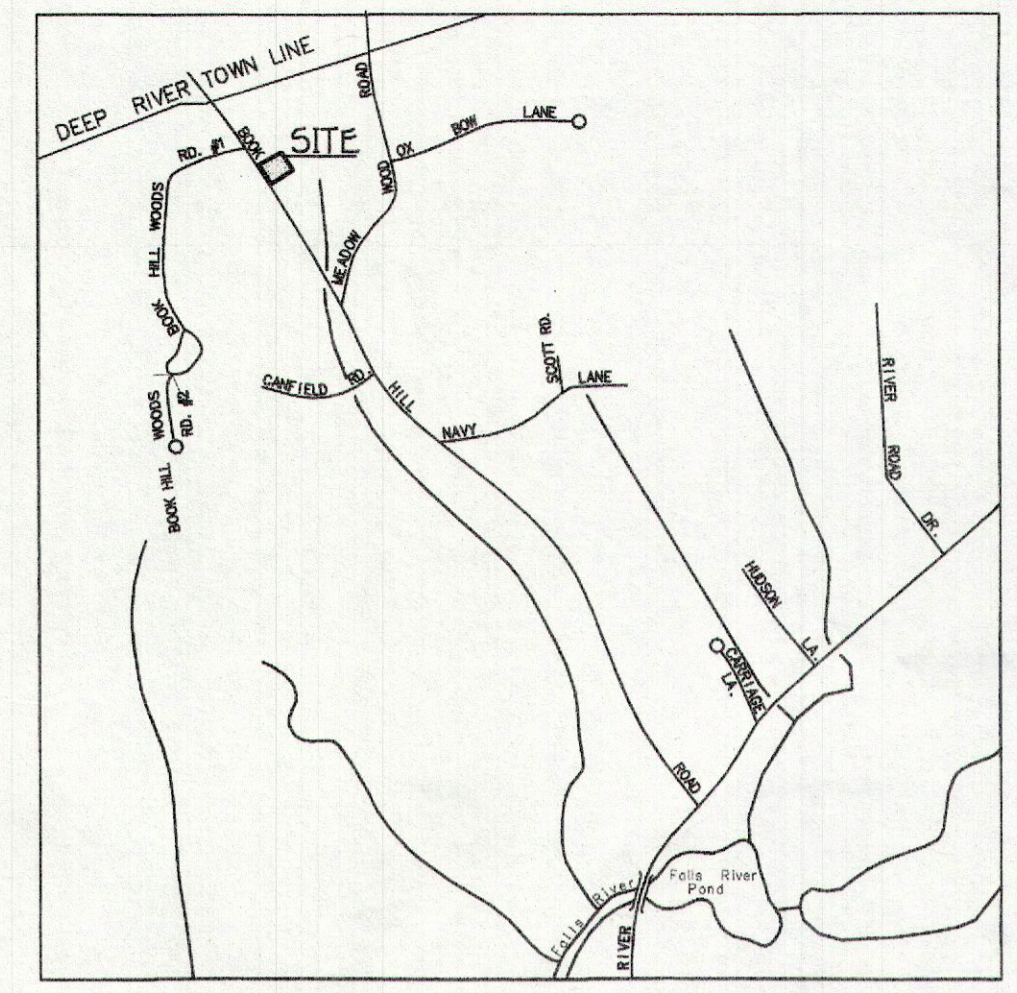
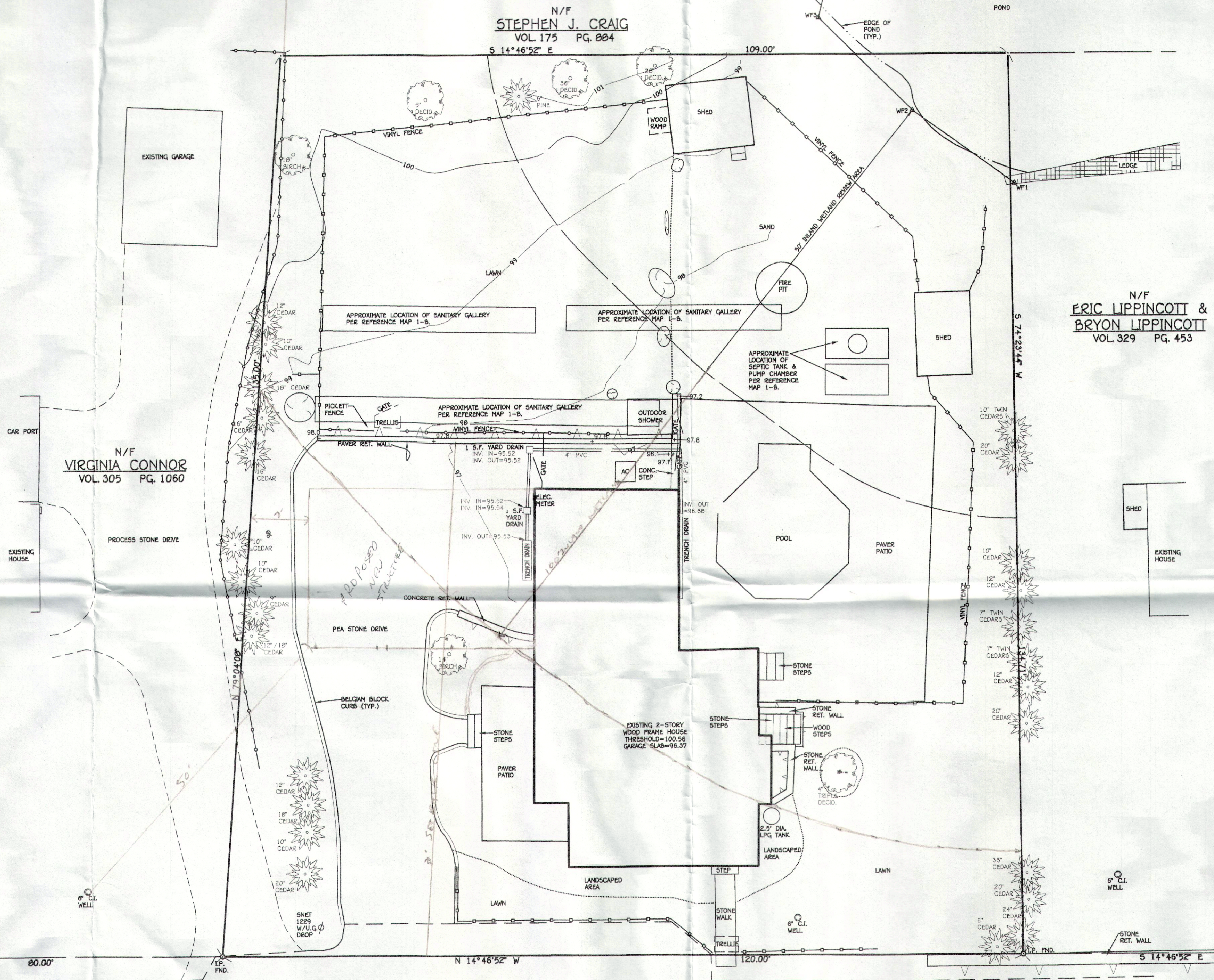


ZONING DATA TABLE		
ZONING DISTRICT RU		
ITEM	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA	80,000 S.F.	15,423 S.F.*
MIN. LOT WIDTH	150'	120'
MIN. LOT AREA PER FAMILY DWELLING	80,000 S.F.	15,423 S.F.*
SETBACKS FROM STREETLINE	40'	13.1'
FROM REAR PROPERTY LINE	30'	65'
FROM OTHER PROPERTY LINE	30'	39.0'
MAX. BUILDING COVERAGE	15%	17.7%
MAX. BUILDING HEIGHT	35'	<35'

* PRE-EXISTING NON-COMFORMITIES PER SECTION 8-13a OF THE CONNECTICUT GENERAL STATUTES.



- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - BOOK HILL CONDOMINIUM, PREPARED FOR, BOOK HILL COMMONS DEV. CO., INC., BOOK HILL ROAD - ESSEX, CONN., DATE: APRIL 16, 1985, BY: FREDERICK M. HAYES.
 - SKETCH PLAN, SHOWING IMPROVEMENTS TO, UNIT A, PREPARED FOR, ESSEX SAVINGS BANK, BOOK HILL ROAD, ESSEX, CONNECTICUT, DATE: DEC. 12, 1989, BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - FEASIBILITY PLAN, PROPERTY OF, KEVIN MORRISSEY & NIKOL MORRISSEY, BOOK HILL ROAD, ESSEX, CONNECTICUT, DATE: FEBRUARY 21, 2020 BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - LAND OF, PETER CAMPANARO, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 3-24-86, BY: RICHARD W. GATES.
 - LAND OF, RONALD A. YANAC ET AL, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 6-7-85, BY: RICHARD W. GATES.
 - LAND OF, ALEX M. & GWEN SWAIN, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 6-7-83, BY: RICHARD W. GATES.
 - LAND OF, J.P. CHADWICK FLOYD, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 9/19/80, BY: RICHARD W. GATES.
 - PROPERTY SURVEY, LAND OF, DANNI M. BEST, 93 BOOK HILL ROAD, ESSEX, CT., DATE: 9/03/02.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 306 PG. 568 AND LISTED ON ASSESSOR'S MAP 6 AS BLOCK 12 LOT 1
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT, MAP NUMBER 09007C0331G, EFFECTIVE DATE: AUGUST 28, 2008
 - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.



N/F VIRGINIA CONNOR
VOL. 305 PG. 1060

N/F STEPHEN J. CRAIG
VOL. 175 PG. 084

N/F ERIC LIPPINCOTT & BRYON LIPPINCOTT
VOL. 329 PG. 453

BOOK HILL ROAD

- LEGEND
- UTILITY POLE
 - M.S. □ HERESTONE
 - FND. FOUND
 - IPN ○ IRON PIN
 - LP ○ IRON PIPE
 - EXISTING CONTOURS
 - +2.00 EXISTING SPOT ELEVATION
 - EDGE OF WETLAND/FLAG NUMBER
 - △ RETAINING WALL
 - BCLC BITUMINOUS CONCRETE LIP CURBING
 - BOULDER

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarski
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

DATE: 3/10/21

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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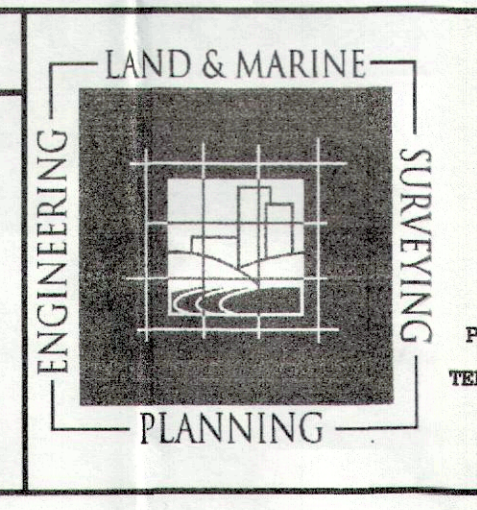
THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION 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.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300-1 THROUGH 20-300-20 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.
- TYPE OF SURVEY/IMPROVEMENT LOCATION
- BOUNDARY DETERMINATION/RESURVEY
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2

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

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.

SINCE 1966

P.O. BOX 608, 238 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06476
TEL (860) 388-4671 FAX (860) 388-3962

PROPERTY SURVEY MAP
PROPERTY OF
KEVIN MORRISSEY & NIKOL MORRISSEY
95 BOOK HILL ROAD
ESSEX, CONNECTICUT

DATE: MARCH 16, 2021 SCALE: 1"=10'

DR'N DO'D CK'D APP'D

SHEET 1 of 1 JOB NO. 206452

REVISIONS:

