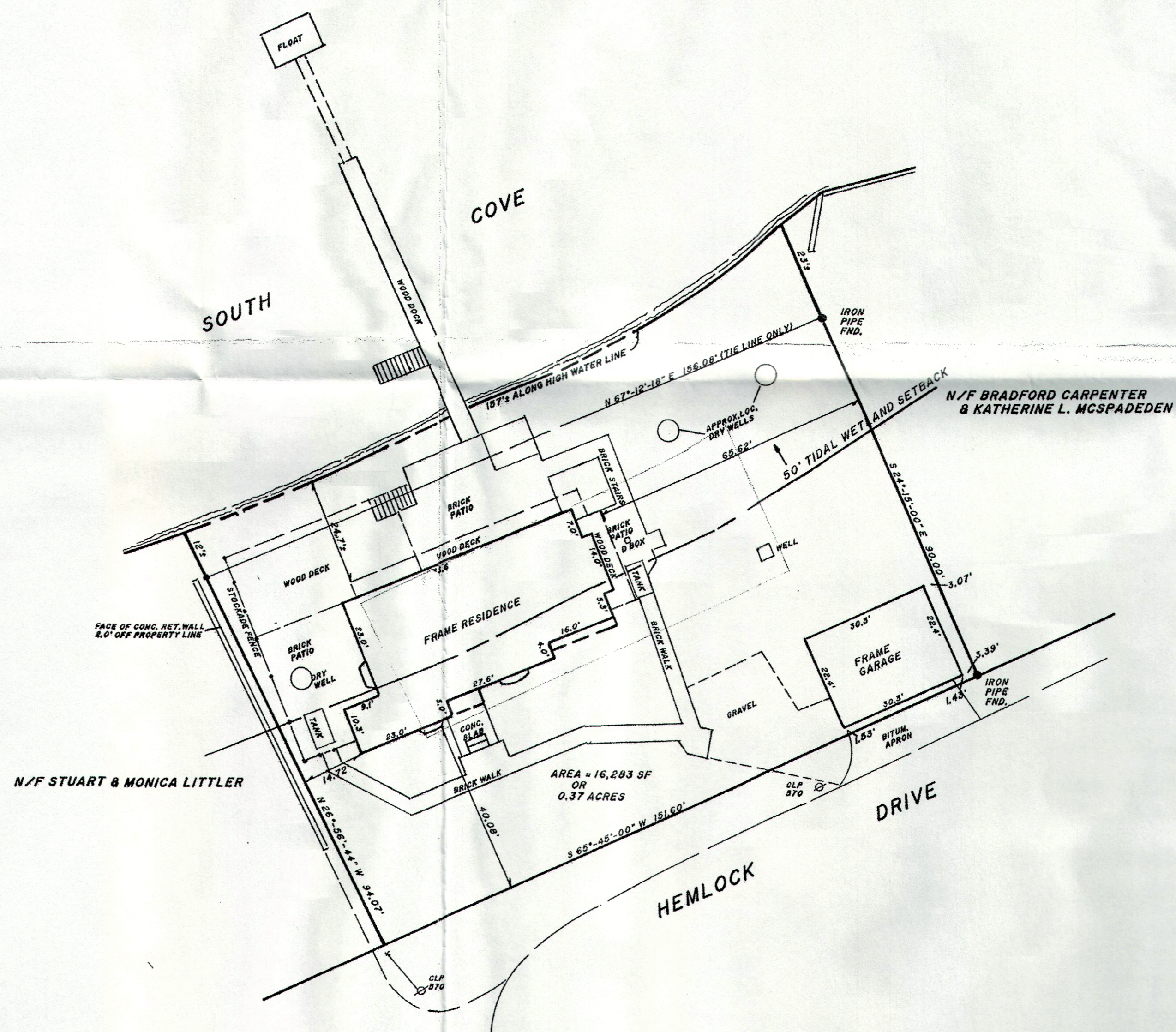




ZONING DATA TABLE FOR AN RU DISTRICT

	ALLOWED	EXISTING	PROPOSED
LOT SIZE	80,000 SF	16,283 SF	16,283 SF
FRONT YARD	40.0'	40.08'	
SIDE YARD (E)	30.0'	65.62'	
SIDE YARD (W)	30.0'	14.72'	
REAR YARD	30.0'	24.7'	
LOT COV. (%)	7.5 %	23 %	
LOT COV. (SF)	1,221 SF	3,748 SF	



- NOTES
- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. IT IS AN IMPROVEMENT LOCATION SURVEY INTENDED TO DEPICT THE LOCATION OF EXISTING AND/OR PROPOSED IMPROVEMENTS AND THEIR PROXIMITY TO PROPERTY AND/OR ZONING SETBACK LINES
 - 2) THIS A FIRST SURVEY.
 - 3) HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 - 4) THIS PROPERTY IS A RU DISTRICT.
 - 5) THIS PROPERTY IS IN THE GATEWAY CONSERVATION DISTRICT.
 - 6) SANITARY SYSTEM INFORMATION WAS TRANSCRIBED FROM TOWN RECORDS.
 - 7) THE WESTERLY BOUNDARY LINE IS A SUGGESTED LINE DUE TO THE FACT THAT THAT THERE IS NO ACCURATE DEED EVIDENCE OR FIELD EVIDENCE TO DETERMINE ITS LOCATION.
 - 8) THIS PROPERTY IS IN FLOOD ZONES X AND AE 10.0' PER HUD FIRM PANEL # 090065 0334 G, DATED 8/28/08.

MAP REFERENCES
 "LAND TO BE CONVEYED TO SHIRLEY J. CARTA" HEMLOCK DRIVE, ESSEX, CT. 1" = 20' 5/28/85 RICHARD W. GATES L.S.
 "CLASS D MORTGAGE SURVEY PREPARED FOR GEORGE & CAROL PROUTY" HEMLOCK DRIVE, ESSEX, CT. 1" = 20' 1/16/84 FRED HAYES L.S.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 Robert E. Corrigan
 ROBERT E. CORRIGAN L.S. # 13,289

m:74 L:019

IMPROVEMENT LOCATION SURVEY
 PROPERTY OF
ANDREW TERAN & MARGO WEITEKAMP
 # 24 HEMLOCK DRIVE
 ESSEX CONNECTICUT
 SCALE 1" = 20' JULY 10, 2014

ROBERT E. CORRIGAN - LAND SURVEYORS
 ESSEX - CONNECTICUT

24 Hemlock Dr. Essex CT 06420