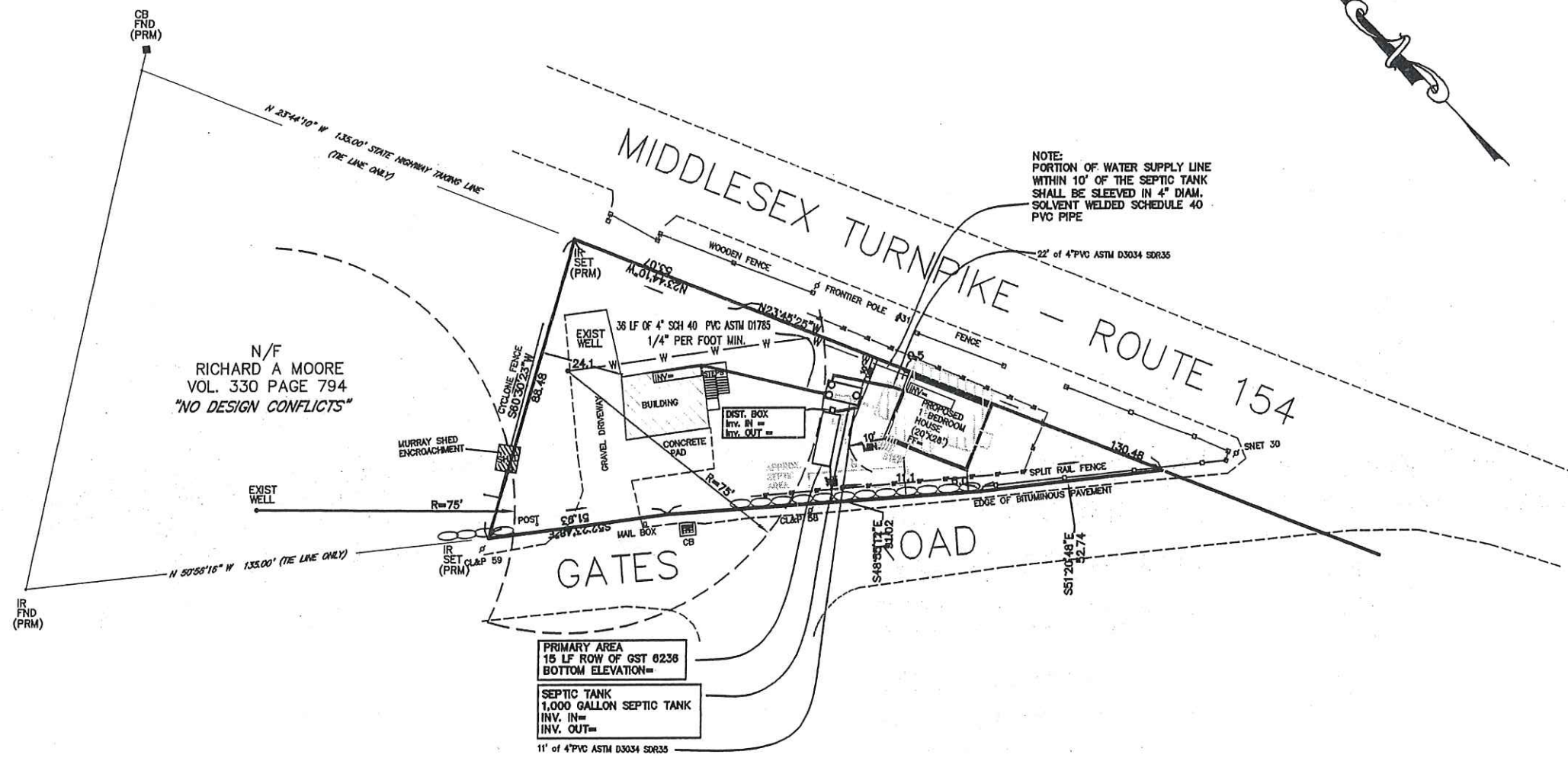


LOCATION MAP  
SCALE: 1"=1000'±



TOWN OF ESSEX SITE DATA TABLE			
ZONE	RU	REQUIRED	EXISTING
MIN. LOT WIDTH	150'	183.55'	183.55'
MIN. LOT AREA	80,000 SF	*8,012 SF	*8,012 SF
MAX. BUILDING COVERAGE	15%	14.2%	12.8%
FRONT SETBACK	40'	(E) 12' (W) 11.1'	(E) 8.5' (W) 8.0'
SIDE SETBACK	30'	-	-
REAR SETBACK	30'	24.1'	184.5'
BUILDING HEIGHT	30'	<30'	<30'
WATER SUPPLY		ON SITE	ON SITE
SEWAGE DISPOSAL		ON SITE	ON SITE

EXISTING NON CONFORMING PER SECTION 61B REQUIRED CHARACTERISTICS SECTION OF THE ESSEX ZONING REGULATIONS  
\*\*AREA SHOWN INCLUDES PORTION OF HOUSE ON STATE PROPERTY

RECEIVED  
AUG 21 2020  
BY: KFB

NOTE:  
BENCHMARK TO BE SET BY SURVEYOR AT THE TIME OF SEPTIC INSTALLATION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE EXISTING AND PROPOSED SITE CONDITIONS. PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP(S) NOTED HEREON.  
A.) PROPERTY SURVEY ON LAND OF STEVEN A. HARE GATES ROAD, ESSEX, CONNECTICUT SCALE: 1"=20' DATED JUNE 28, 2019 BY RICHARD W GATES

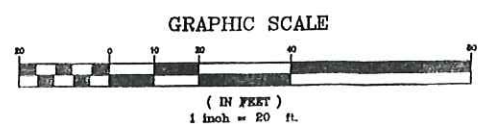
THE SUBJECT PROPERTY CONTAINS 8,012 SF 0.18 AC  
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.  
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)  
SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 316, PG 482

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

*Robert L. Doane, Jr.*  
ROBERT L. DOANE, JR.  
CONN. P.E. & L.S. LIC. NO. 11463



- LEGEND
- IRON PIPE/ROD TO BE SET
  - MON □ MONUMENT
  - IP ○ IRON PIPE/ROD
  - CONC. CONCRETE
  - GTD GRADE TO DRAIN
  - FND FOUND
  - FF FINISHED FLOOR
  - EXIST. EXISTING
  - CL&P # 1198 ○ EXISTING UTILITY POLE
  - TH #1 ○ TEST HOLE
  - PROPOSED SPOT ELEVATION
  - 100 --- EXISTING CONTOURS
  - 5' --- SILT FENCE
  - PW --- PROPOSED WATERLINE



MAP #89 LOT #20

**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860)767-0138, FAX: (860)767-9104

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
**STEPHEN A HARE**  
#33 GATES ROAD, ESSEX, CONNECTICUT

SCALE: 1"=20'    DATE: 08/20/20    SHEET NO.: 1 OF 2    IDENT. NO.:

