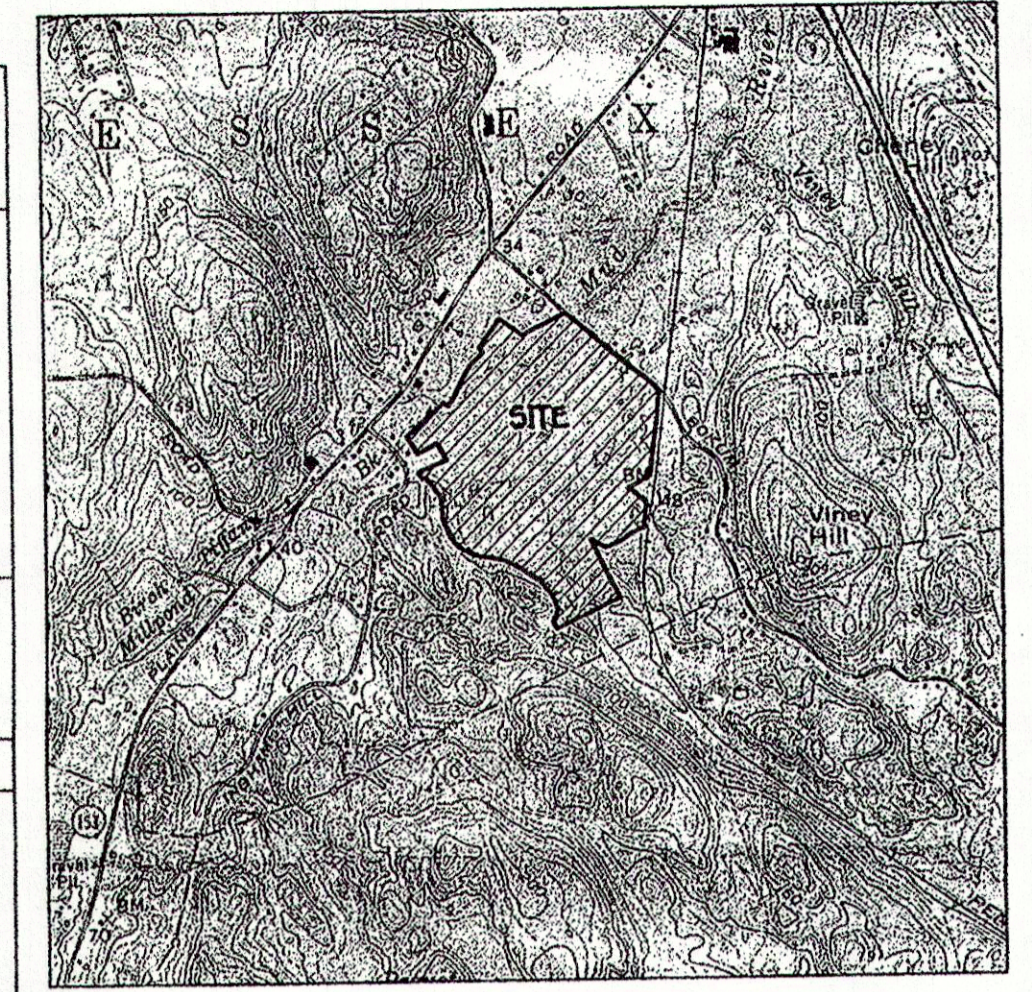


ZONING DATA TABLE			
RESIDENTIAL LIFE CARE DISTRICT			
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
PARCEL AREA	90 A.C. (MIN.)	109 AC.	109 AC.
MAX. # OF FAMILY DWELLING UNITS	212	187	200
PATIENTS SLEEPING ACCOMMODATIONS IN HEALTH CENTER	MAX. = 1/3 # DWELLING UNITS 1/3(187)=62 1/3(200)=66	45	45
MIN. REQUIRED LOT AREA	MIN. = 1/7 # DWELLING UNITS 1/7(187)=26 1/7(200)=28		
	17,000 S.F./DWELLING UNIT +2,000 S.F./PATIENTS SLEEPING ACCOMMODATIONS IN HEALTH CENTER	72.9 AC. +2.1 AC. 75.0 AC.	78.1 AC. +2.0 AC. 80.1 AC.
SETBACKS		REQ.	PROV.
FRONT SETBACK	50'	600'	252'
REAR SETBACK	50'	1,020'	1,020'
SIDE SETBACK	50'	203'	31'
SIDE SETBACK ALONG RAILROAD (FROM 200' BACK FROM BOKUM ROAD)	30'	203'	31'
MAX. BUILDING COVERAGE	15%	3%	4%
PARKING REQUIRED			
PROPOSED ADDITIONS	HEALTH CENTER: NO CHANGE TO OVERALL NUMBER OF PATIENT SLEEPING ACCOMMODATIONS COTTAGES 1 SPACE PER FAMILY DWELLING NET = 1 SPACE / 13 UNITS = 13 SPACES REQUIRED PROVIDE 2 CAR GARAGE, EACH UNIT AND 1 SPACE PER DRIVEWAY = 39 SPACES PROVIDED		
EXISTING PARKING LOT MODIFICATIONS	HEALTH CENTER: NORTH SIDE C - PARKING LOT REMOVE 2 SPACES 9 EXISTING, 7 PROPOSED NORTHEAST LOT REMOVE 1 SPACE		

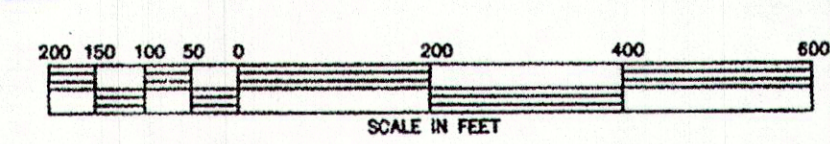


LOCATION MAP
SCALE: 1"=2000'

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - SUBDIVISION OF LAND OF HERBERT T. CLARK III, BOKUM ROAD, ESSEX, CONN., DATED FEB. 25, 1987, BY: RICHARD W. GATES.
 - SITE DEVELOPMENT & EROSION CONTROL PLAN, RESUBDIVISION OF LAND OF HERBERT T. CLARK III, RAILROAD AREA, BOKUM ROAD, ESSEX, CONNECTICUT, DATED: JUNE 23, 1987, BY: RICHARD W. GATES.
 - RE-SUBDIVISION OF LAND OF HERBERT T. CLARK, III, BOKUM ROAD, ESSEX, CONN., DATED JULY 14, 1987, BY: RICHARD W. GATES.
 - SUBDIVISION OF LAND OF HERBERT T. CLARK III, BOKUM ROAD, ESSEX, CONN., DATED FEB. 25, 1987, BY: RICHARD W. GATES.
 - THE MEADOWS LIFE CARE CENTER BOKUM ROAD, ESSEX, CONN. DATE: 5-19-86 BY: RICHARD W. GATES.
 - LAND OF ESSEX MEADOWS, INC. PHASE I, BOKUM ROAD, ESSEX, CONN., DATED 3-2-88, SCALE 1"=100', BY: RICHARD W. GATES.
 - RE-SUBDIVISION OF LAND OF HERBERT T. CLARK, III, BOKUM ROAD, ESSEX, CONN., DATED 4-17-87, SCALE: 1"=50', BY: RICHARD W. GATES.
 - PROPERTY OF WILLIAM D. LYON, JR. TO BE CONVEYED TO LIFE CARE SERVICES CORPORATION, BOKUM RD., ESSEX, CONN., DATED 5-27-87, SCALE: 1"=100', BY RICHARD W. GATES.
 - BOUNDARY SURVEY LAND OF LILLIAN A. CLARK ET AL, WESTBROOK ROAD - CONN. ROUTE #153 ESSEX, CONNECTICUT, PREPARED FOR JOHN PARKER, DATED: JUNE 12, 1985, SCALE: 1"=40', PREPARED BY: DONALD R. CARLSON.
 - LAND TO BE CONVEYED TO EDWARD S. FUNSTEN, JR. FROM MONTGOMERY H. & SARAH G. ROBBINS, ESSEX, CONN., DATED: 28 OCTOBER 1951, SCALE: 1"=40', BY: RADCLIFFE & ROSS CIVIL ENGINEERS & SURVEYORS.
 - SURVEY PLAN PORTION OF LAND ON DIVERSIFIED PROPERTIES EAST OF INGHAM HILL ROAD-ESSEX, CONNECTICUT, DATED: JUNE 20, 1985, SCALE: 1"=40' BY: DONALD R. CARLSON.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF ESSEX LAND RECORDS:
 - VOL. 110 PG. 008 (MAP 67 LOT 002-02)
 - VOL. 110 PG. 25
 - VOL. 149 PG. 475
 - VOL. 170 PG. 514
 - CONTOURS SHOWN HEREON ARE BY FIELD SURVEY & ELEVATIONS TAKEN FROM REF. MAP 1E. (DATUM NOT INDICATED ON MAP 1E)
 - FLOOD ZONE LINES TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, ESSEX, CONNECTICUT MIDDLESEX COUNTY, PANEL 4 OF 5, COMMUNITY PANEL #090065 0004 B, MAP REVISED: JULY 16, 1980

RECEIVED
JUL 18 2003

APPLICANT/OWNER
ESSEX MEADOWS, INC.
400 LOCUST STREET
DES MOINES, IA 50309



New Beaver Dam

GARY P. SHARPE
CONN. P.E. #9457

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED 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.

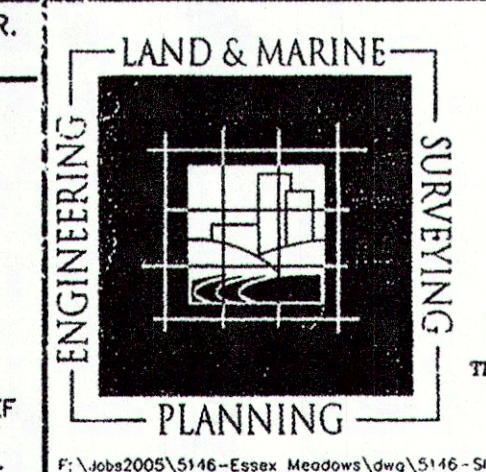
CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-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, 1998.

A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
B. BOUNDARY DETERMINATION: DEPENDANT RESURVEY BASED ON REF. MAPS
C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-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 SABRINGO, CONNECTICUT 06476
TEL. (860) 389-4671 FAX (860) 389-5982

OVERALL SITE PLAN

ESSEX MEADOWS
BOKUM ROAD
ESSEX, CONNECTICUT

DATE: JANUARY 31, 2006 SCALE: 1"=200'

DRN SJB CKD APPD

SHEET 1 OF 6 JOB NO. 055146

REVISIONS: 02/19/07 ZONING SUBMISSION

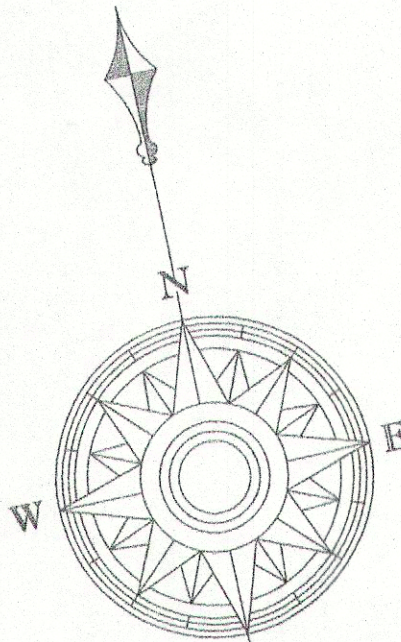
BOKUM

ESSEX

ROAD

ESSEX MEADOWS HEALTH CARE
30 BOKUM ROAD

NOTES: 1.) LOCATIONS OF PROPOSED NATURAL GAS MAINS AND SERVICES SHOWN ARE APPROXIMATE, FIELD CONDITIONS WILL DETERMINE EXACT LOCATION.
2.) SITE PLAN CREATED FROM DATED PROPOSED DRAWINGS AND OTHER SOURCES, THE ACCURACY IS NOT GUARANTEED.



CAUTION
THIS LOCATION AND DEPTH ON GAS FACILITIES IS GIVEN WITH THE UNDERSTANDING THAT THIS COMPANY WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY.
SOUTHERN CONN GAS CO

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THIS LOCATION AND DEPTH ON GAS FACILITIES IS GIVEN WITH THE UNDERSTANDING THAT THIS COMPANY WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY.
SOUTHERN CONN GAS CO

GOLF COURSE

CLAP AND SHUT BASEMENT

POND

POND

GOLF COURSE

CLAP AND SHUT BASEMENT

PARKING LOT

PARKING LOT

COTTAGES

PARKING LOT

PARKING LOT

LOCATION

CLAP AND SHUT BASEMENT

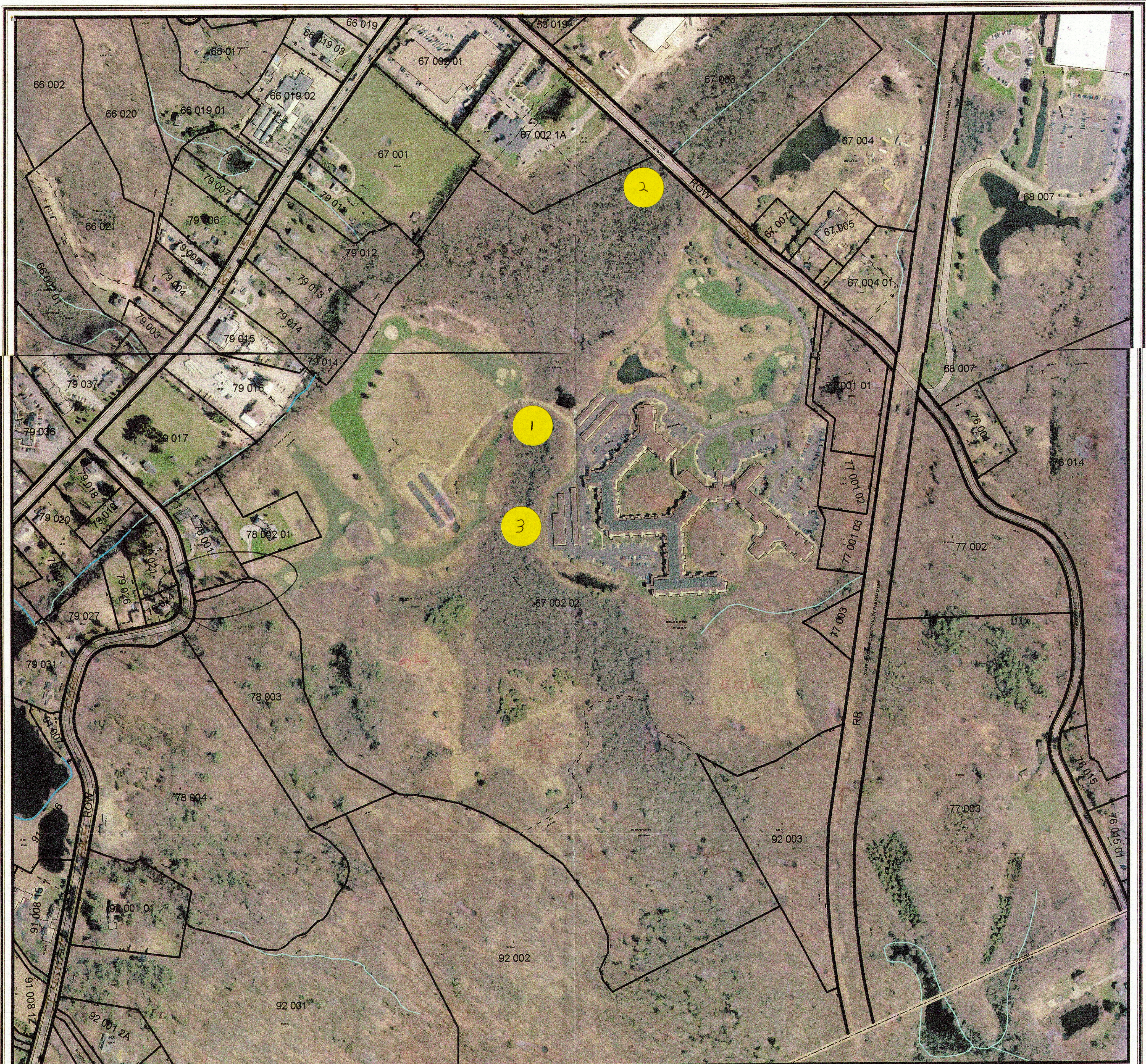
PARKING LOT

New Pond Leveler

RECEIVED
JUL 18 2023
BY:

SOUTHERN CONNECTICUT GAS CO.
MAP NO. DRAWN BY: RTM
DATE DRAWN: 10/01/13 SCALE: 1" = 50'
TOWN: ESSEX
STREET: 30 BOKUM ROAD - PRIVATE PROPERTY

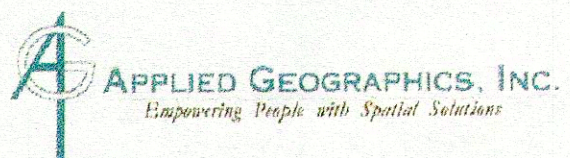
BOKUMDPC01R 10/01/2013 10:43:30 AM



For Tax Purposes Only

Not to be used for conveyance

Prepared by:



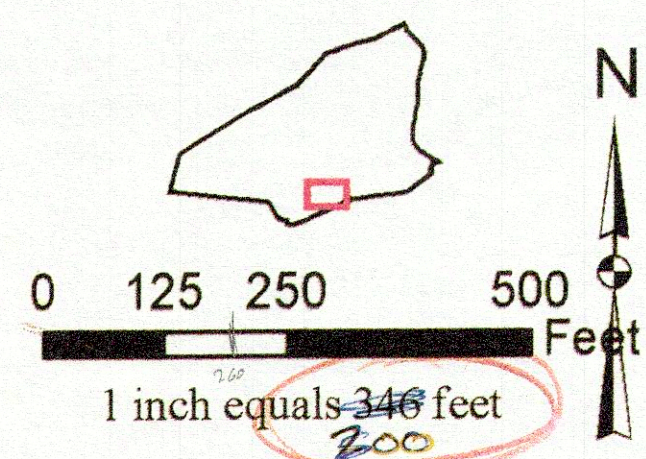
This map was prepared for the inventory of real property within the Town of Essex. Users of this tax map are hereby notified that the public primary information sources, including record deeds and plats, should be consulted for the verification of the information contained on this map. The Town of Essex and its mapping contractors assume no legal responsibility for the information contained herein.

Base-map building and pavement features were compiled from a 1"=200' scale 2001 base-map provided through a licensing agreement with SBC/SNET.

Updated: January, 2004

Legend

- Parcel Boundary
- Road Right of Way Boundary
- Water-Based Parcel Boundary
- Town Boundary
- - - Former Property Lines
- - - Easements
- Flagged Wetland Lines
- Large Building
- Small Building Centroid
- Streams



Town of Essex
Office of The Assessor
Tax Parcel Map

● Pond Levelers