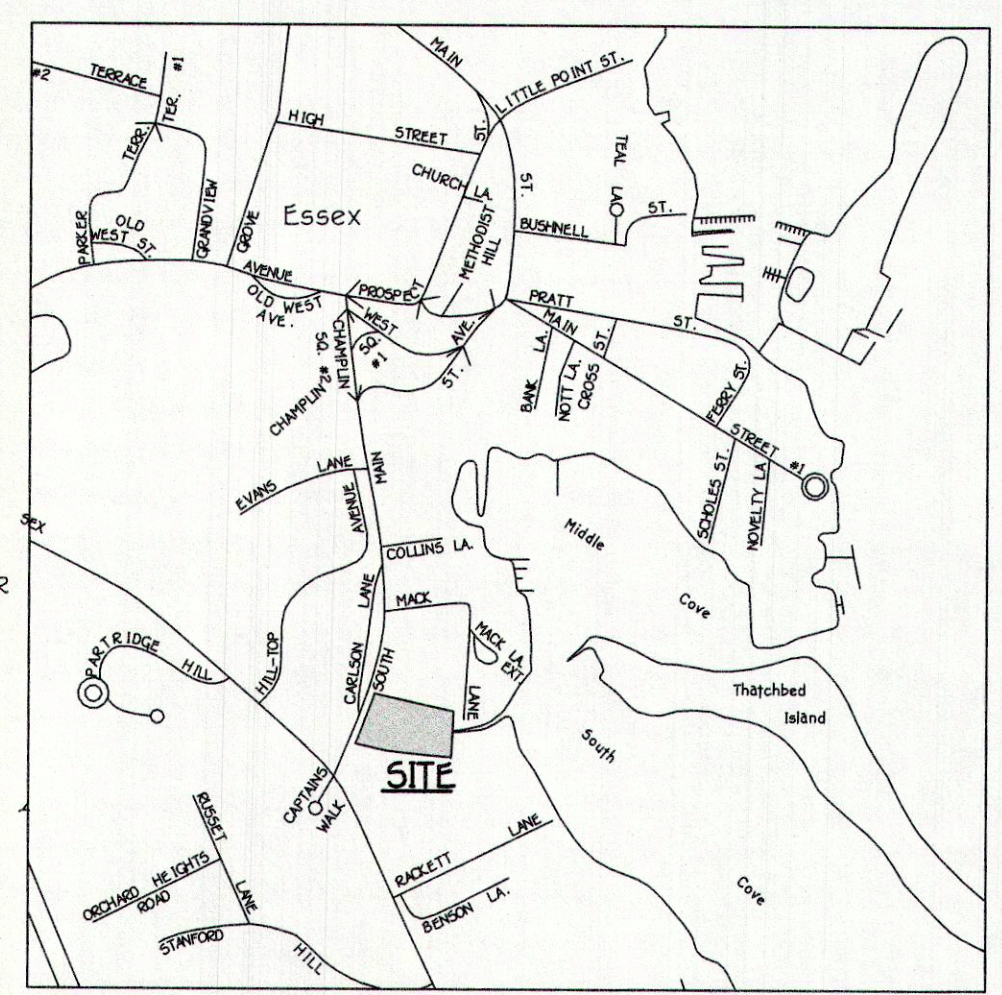


N/F  
**ESSEX VILLAGE REAL ESTATE LLC**  
 VOL. 257 PG. 720  
 (NO DESIGN CONFLICTS)

N/F  
**DANA DAVISON MCFADDEN TRUSTEE**  
 VOL. 348 PG. 821  
 (NO DESIGN CONFLICTS)

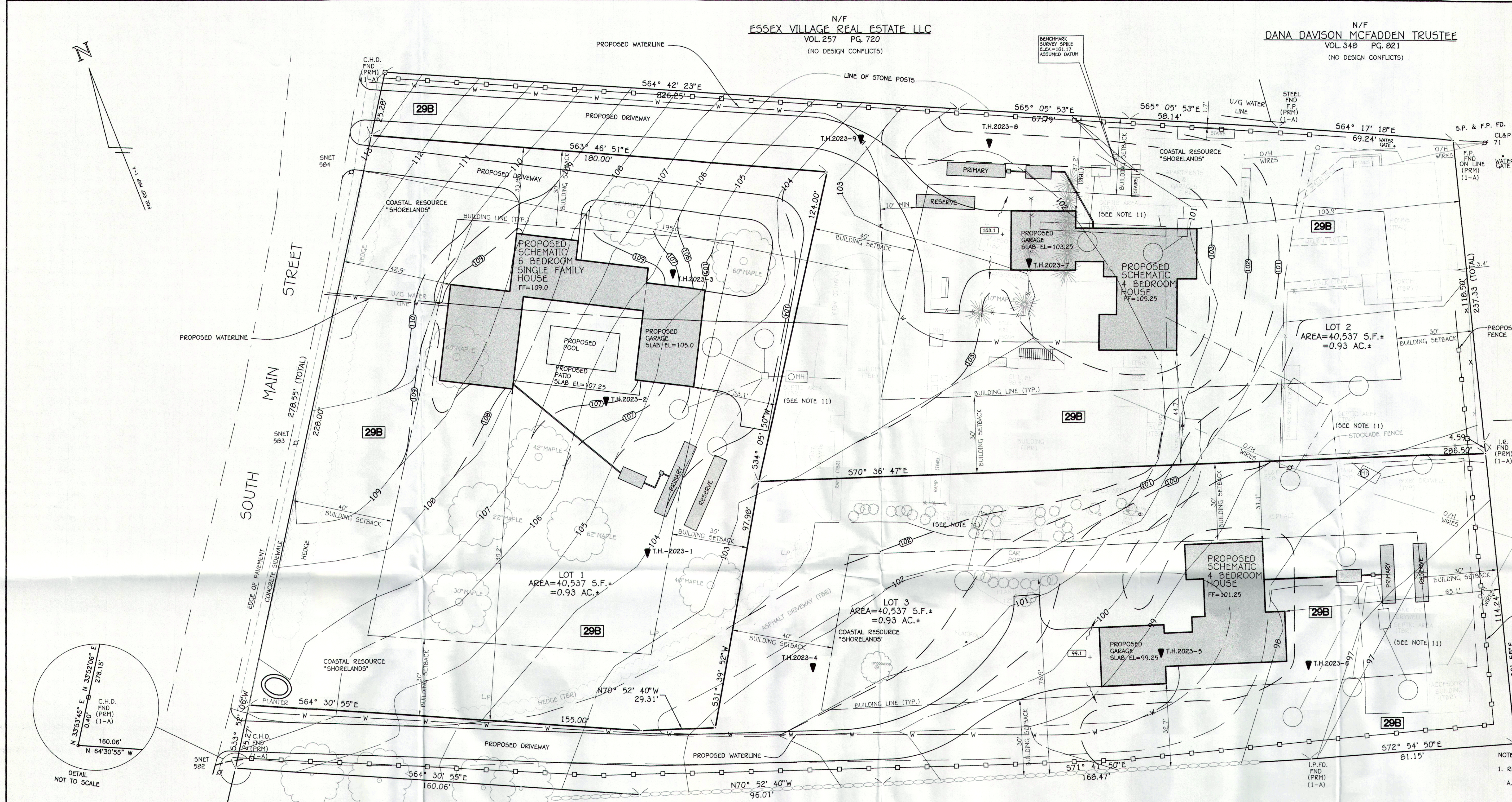


**LOCATION MAP**  
 SCALE: 1"=1000'

N/F  
**JUDITH D. SCHOONMAKER & RAYMOND B. SCHOONMAKER**  
 VOL. 331 PG. 379  
 (NO DESIGN CONFLICTS)

N/F  
**PHYLIS S. GREENBERG & PAUL B. GREENBERG**  
 VOL. 289 PG. 211  
 (NO DESIGN CONFLICTS)

N/F  
**DENNIS W. POWERS & VERITY A. POWERS**  
 VOL. 206 PG. 260  
 (NO DESIGN CONFLICTS)



- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - EXISTING CONDITIONS SURVEY & TOPOGRAPHY ON LAND OF ESSEX HOUSE, LLC 63 SOUTH MAIN STREET, ESSEX, CONNECTICUT, DATE: MARCH 21, 2022, SCALE: 1"=20' BY RICHARD W. GATES
    - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 343 PG. 1032 AND LISTED ON ASSESSOR'S MAP 46 AS LOT 33
    - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON ASSUMED DATUM
    - SUBJECT PROPERTY IS NOT WITHIN FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, 09007 COUNTY, CONNECTICUT, MAP NUMBER C0332G, MAP REVISED AUGUST 28, 2008.
    - SITE IS WITHIN COASTAL AREA MANAGEMENT ZONE (CAM). PER CAM MAPPING DATE 1979.
    - SITE IS WITHIN CONNECTICUT RIVER GATEWAY ZONE.
    - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
    - CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.
    - DESIGN ENGINEER/LAND SURVEYOR TO SET A STABLE BENCHMARK AND STAKE & OFFSET SEPTIC SYSTEM PRIOR TO INSTALLATION. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE INSTALLATION.
    - DESIGN ENGINEER/LAND SURVEYOR TO CONDUCT AN AS-BUILT SURVEY OF THE SEPTIC SYSTEM PRIOR TO BACKFILL. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE SYSTEM COMPLETION.
    - SEPTIC INFORMATION SHOWN HEREON FROM REFERENCE MAP 1-A AND TOWN OF ESSEX BUILDING DEPT. FILE. LOCATIONS NOT FIELD VERIFIED.

ZONING DATA TABLE					
	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	80,000 S.F.	121,612 S.F.	40,537 S.F.	40,537 S.F.	40,537 S.F.
MINIMUM LOT WIDTH	150'	276'	223.75'	144.5'	124.5'
SETBACKS FROM PROPERTY LINE					
FRONT YARD	40 FT.	195.4'	42.9'	>40'	>40'
REAR YARD	30 FT.	33.1'	103.9'	85.1'	85.1'
SIDE YARDS EACH	30 FT.	(N) 1.7'/(S) 76.9'	(N) 33.8'/(S) 130.2'	(N) 37.2'/(S) 44.7'	(N) 31.1'/(S) 32.7'
MAX. BLDG. COVERAGE	15%	11,943 SF (9.8%)	4,629 SF (11.5%)	2,210 SF (5.5%)	2,210 SF (5.4%)
MAX. BUILDING HEIGHT	35'	<35'	<35'	<35'	<35'

**NOTE**  
 ANY MODIFICATIONS TO THE LOCATION OR ELEVATION OF THE SEPTIC SYSTEM COMPONENTS SHOWN HEREON (INCLUDING CURTAIN DRAINS IF SHOWN) ARE SUBJECT TO THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT SUCH WRITTEN APPROVAL.

- LEGEND**
- UTILITY POLE
  - CONN. HIGHWAY DEPT. MONUMENT
  - CONC. MON. CONCRETE MONUMENT
  - M.S. MERESTONE
  - FND. FOUND
  - IRON PIN
  - IRON PIPE
  - DRILL HOLE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - STONEWALL
  - FIRE HYDRANT
  - DEEP TEST HOLE LOCATION
  - PERCOLATION TEST LOCATION
  - EDGE OF TREELINE
  - PROPOSED SPOT ELEVATION
  - PROPOSED CONTOUR
  - RETAINING WALL
  - TO BE REMOVED
  - W.S.O. WATER SHUTOFF
  - W.G. WATER GATE
  - SOIL TYPE BOUNDARY
  - SOIL TYPE SYMBOL

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

CERTIFIED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ESSEX PLANNING COMMISSION

CHAIRMAN/MORMAN \_\_\_\_\_ DATE APPROVED \_\_\_\_\_

EXPIRATION DATE PER SECTION 9-26c, CONNECTICUT GENERAL STATUTES \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ESSEX BOARD OF SELECTMAN

FIRST SELECTMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ESSEX FIRE MARSHAL

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

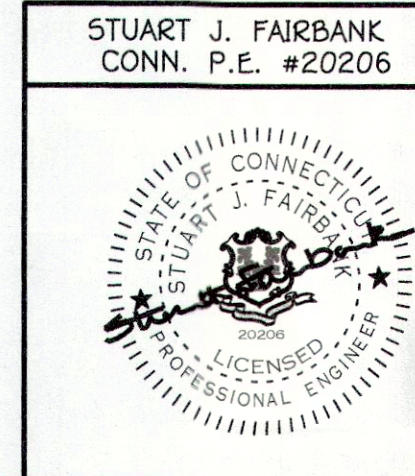
APPROVED BY THE ESSEX TOWN SANITARIAN

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SOIL TYPE LEGEND**

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY URL: <http://websoilsurvey.nrcs.usda.gov>

MAP UNIT SYMBOL: 29B MAP UNIT NAME: AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES



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

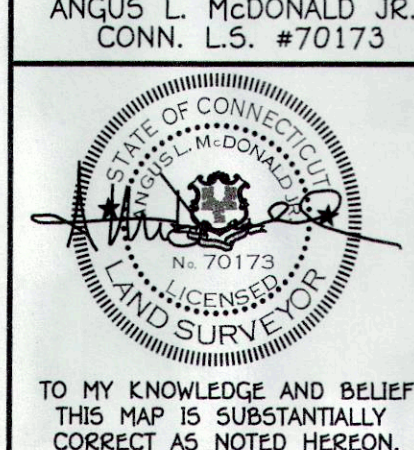
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THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR 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 20-308b-1 THROUGH 20-308b-25 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 25, 1996.
- A. TYPE OF SURVEY: SURVEYORSHIP MAP
- B. BOUNDARY DETERMINATION: SURVEY
- C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2



**LAND & MARINE SURVEYING & PLANNING**

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

**ANGUS L. McDONALD GARY SHARPE & ASSOCIATES, INC.**

SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD OLD SAYBROOK, CONNECTICUT 06475  
 TEL. (860) 388-4671 FAX (860) 388-3862

**SUBDIVISION PLAN**

PROPERTY OF  
**ESSEX HOUSE, LLC**

63 SOUTH MAIN STREET  
 ESSEX, CONNECTICUT

DATE: APRIL 4, 2023 SCALE: 1"=20'

DRN MCM [CK'D] APP'D

SHEET 2 of 3 JOB NO. 236638

REVISIONS: 4-17-23 - LOT AREA REVISIONS