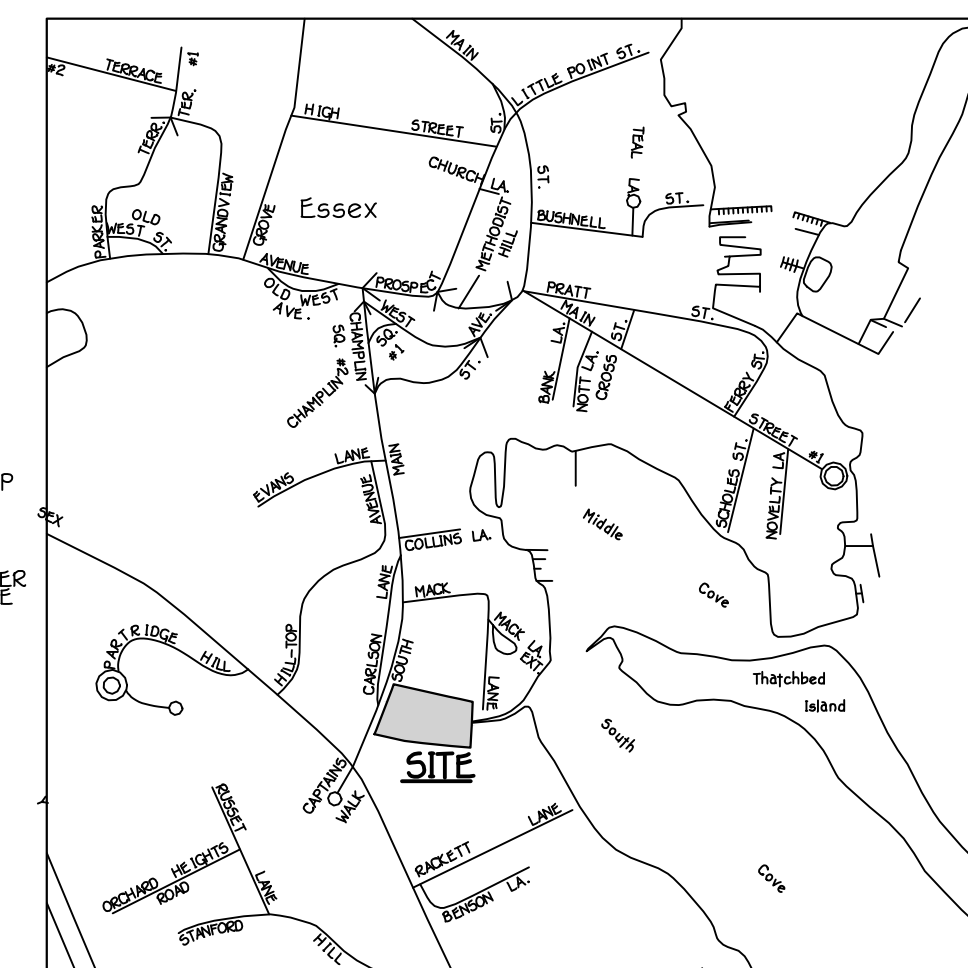


N/F
ESSEX VILLAGE REAL ESTATE LLC
 VOL. 257 PG. 720
 (NO DESIGN CONFLICTS)

N/F
DANA DAVISON MCFADDEN TRUSTEE
 VOL. 348 PG. 021
 (NO DESIGN CONFLICTS)

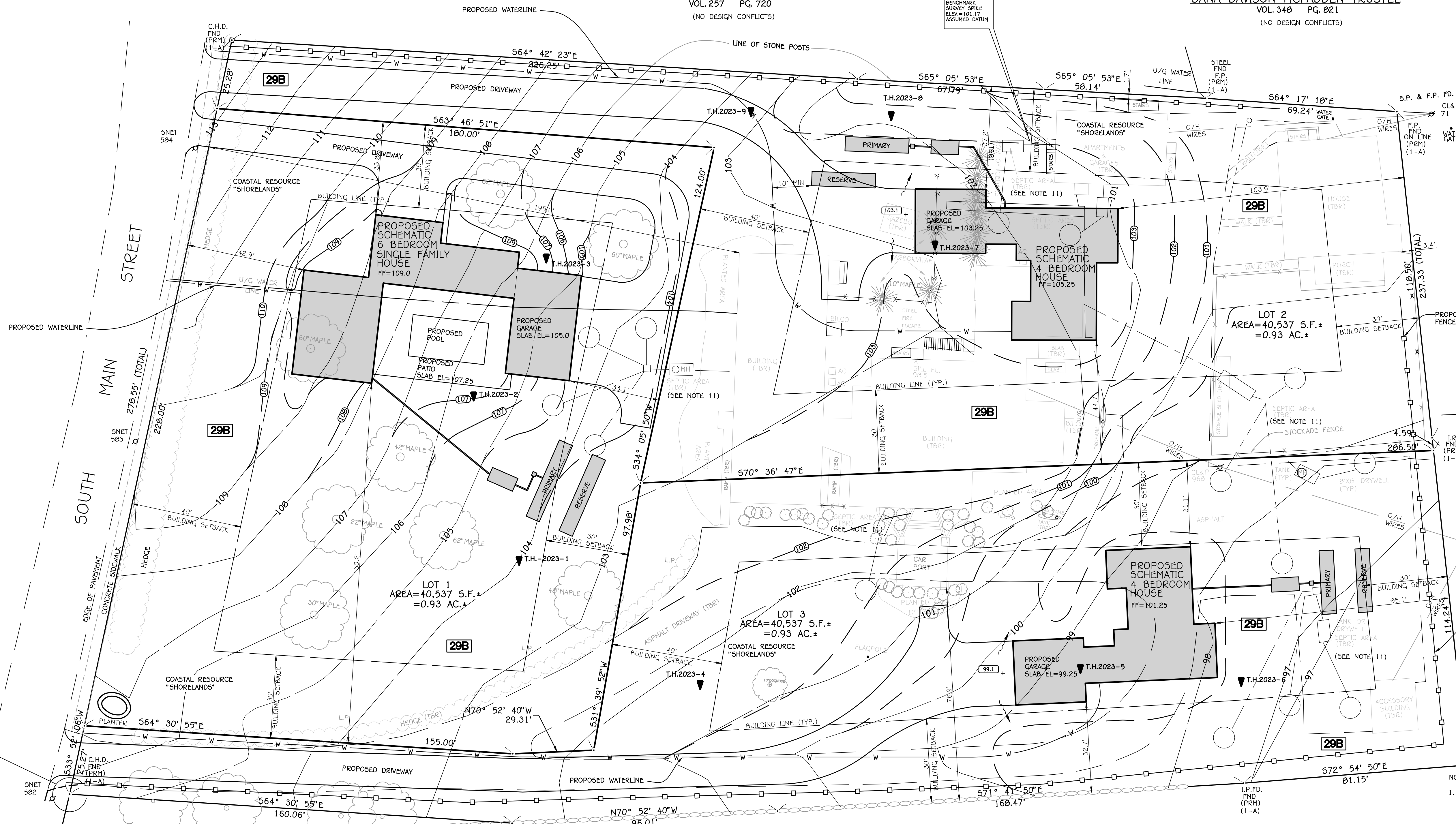


LOCATION MAP
 SCALE: 1"=1000'

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:
 A. 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
 B. 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 29, 2008.
 - SITE IS WITHIN COASTAL AREA MANAGEMENT ZONE (CAM). PER CAM MAPPING DATE 1979.
 - SITE IS WITHIN CONNECTICUT RIVER GATEWAY ZONE.
 - THE STONEMALLS 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'	33.1'	103.9'	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.

STUART J. FAIRBANK
 CONN. P.E. #20206

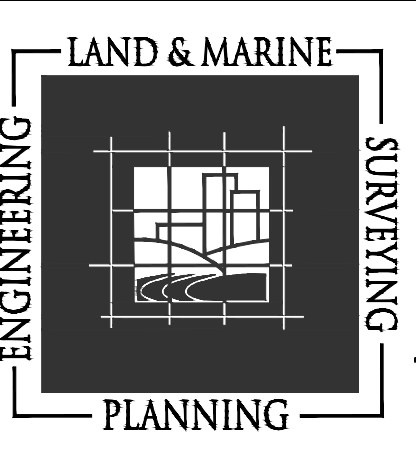
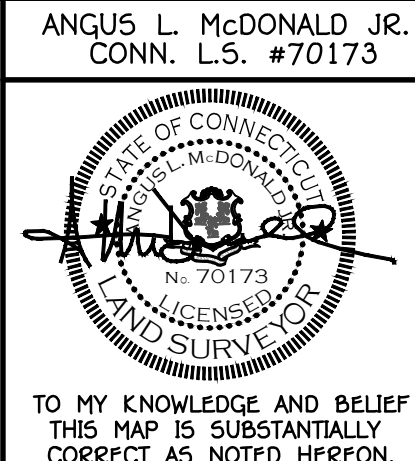
BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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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 REGISTERED 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:
 1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-22 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.

A. TYPE OF SURVEY/SUBDIVISION MAP
 B. BOUNDARY DETERMINATION RESURVEY
 C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2



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

LAND & MARINE
 SURVEYING
 PLANNING

ANGUS 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) 388-3982

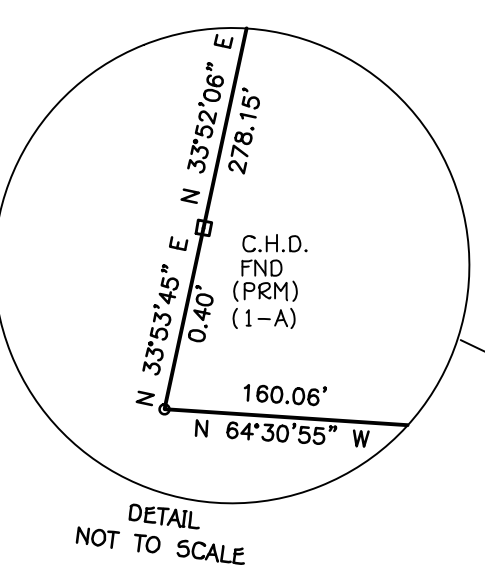
SUBDIVISION PLAN
 PROPERTY OF
ESSEX HOUSE, LLC
 63 SOUTH MAIN STREET
 ESSEX, CONNECTICUT

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

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

SOIL EROSION AND SEDIMENT CONTROL PLAN
 CERTIFIED BY: _____ DATE: _____
 APPROVED BY THE ESSEX PLANNING COMMISSION
 CHAIRMAN/WOMAN 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



DETAIL NOT TO SCALE