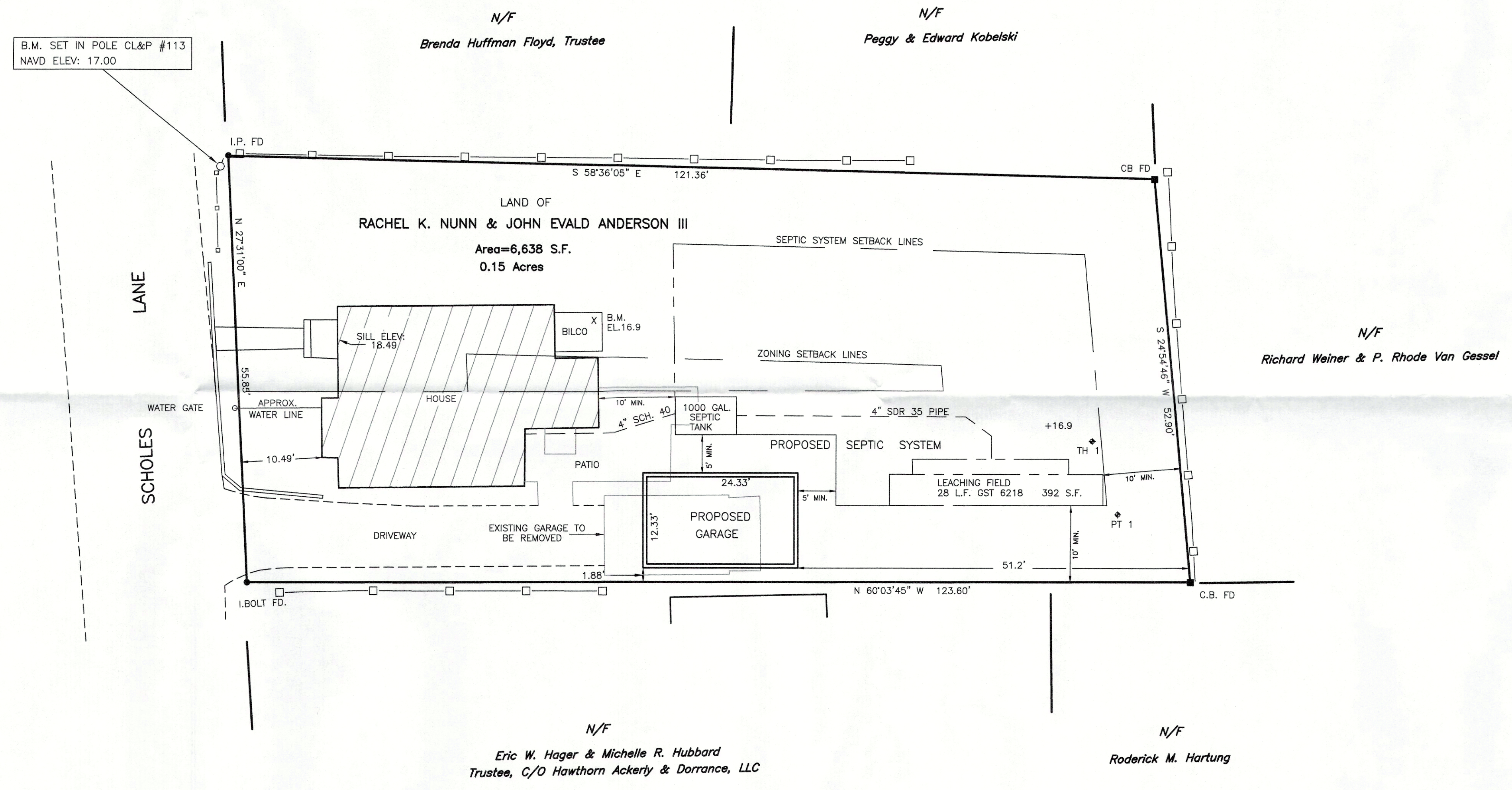
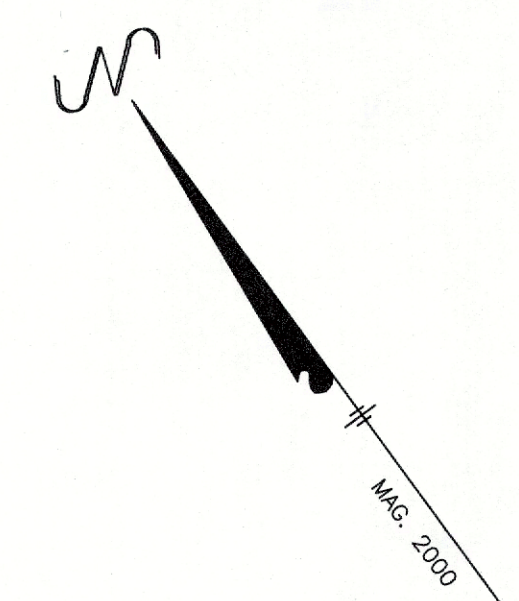


DATE	REVISIONS	CHK.



ZONING TABLE VILLAGE RESIDENCE DISTRICT			
STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	60,000 S.F.	6,638 S.F.	6,638 S.F.
MIN. LOT WIDTH	120 FT.	55.8 FT.	55.8 FT.
FRONT SETBACK	30 FT.	18.9 FT.	18.9 FT.
REAR SETBACK (GARAGE)	30 FT.	52.2 FT.	51.2 FT.
SIDE SETBACK (GARAGE)	25 FT.	5'-0.8'	1.8'
MAX. BUILDING*	10%	14.8%	15.5%
MAX. HEIGHT	35 FT.	21.5 FT.	21.5 FT.

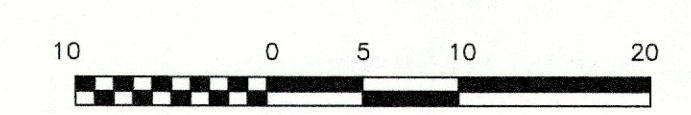
\* BUILDING COVERAGE INCLUDES HOUSE, PORCH, BILCO, GARAGE.

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. IT IS A PROPERTY SURVEY & FIRST SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED TO DEPICT PROPOSED IMPROVEMENTS.
- REFERENCE MAPS USED ENTITLED:
  - PROPOSED DRY WELL INSTALLATION ON PROPERTY OF GRAHAM AND ELIZABETH PELTON LOCATED AT 9 SCHOLE'S LANE, ESSEX, CONN. SEPT. 12, 1967 SCALE: 1"=10' BY GRAHAM PELTON, PROFESSIONAL ENGINEER & LAND SURVEYOR
  - LAND OF RODERICK M. HARTUNG SCHOLE'S LANE & NOVELTY LANE ESSEX, CONNECTICUT SCALE: 1"=20' DATE: 10/24/86 BY RADCLIFFE ENGINEERING CO.
  - PROPERTY SURVEY MAP PROPERTY OF ST. JOHN'S EPISCOPAL CHURCH 40 MAIN STREET ESSEX, CONNECTICUT DATE: FEBRUARY 14, 2012 BY ANGUS McDONALD GARY SHARPE & ASSOC, INC.
  - PROPERTY SURVEY OF LAND OF RICHARD WEINER & P. RHODE VAN GESSEL 42 MAIN STREET ESSEX, CONNECTICUT SCALE: 1"=10' DATE: JUNE 17, 2015 BY RICHARD W. GATES, L.S.
- PROPOSED SEPTIC SYSTEM SHOWN BY DOWNIE'S SEPTIC & EXCAVATION, L.C.
- PROPOSED GARAGE SITING AND DESIGN BY TATE & BURNS, ARCHITECTS.
- PROPERTY IN WITHIN GATEWAY CONSERVATION ZONE.

RECEIVED  
APR 26 2024

BY: .....



- I. Bolt = Iron Bolt
- + 16.3 = Spot Elevation
- C.B. = Concrete Bound
- Fd. = Found
- I.P. = Iron Pipe
- = Fence

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

*Richard W. Gates*

RICHARD W. GATES, CONN. L.S. LIC. NO. 8162

SEAL 	RICHARD W. GATES LAND SURVEYOR 81 MAIN STREET CENTERBROOK, CT	
	MAP SHOWING PROPOSED IMPROVEMENTS ON LAND OF RACHEL K. NUNN & JOHN EVALD ANDERSON III 5 SCHOLE'S LANE ESSEX, CONNECTICUT	
SCALE 1"=10'	DATE MAR. 14, 2024	IDENT. NO. EX853