

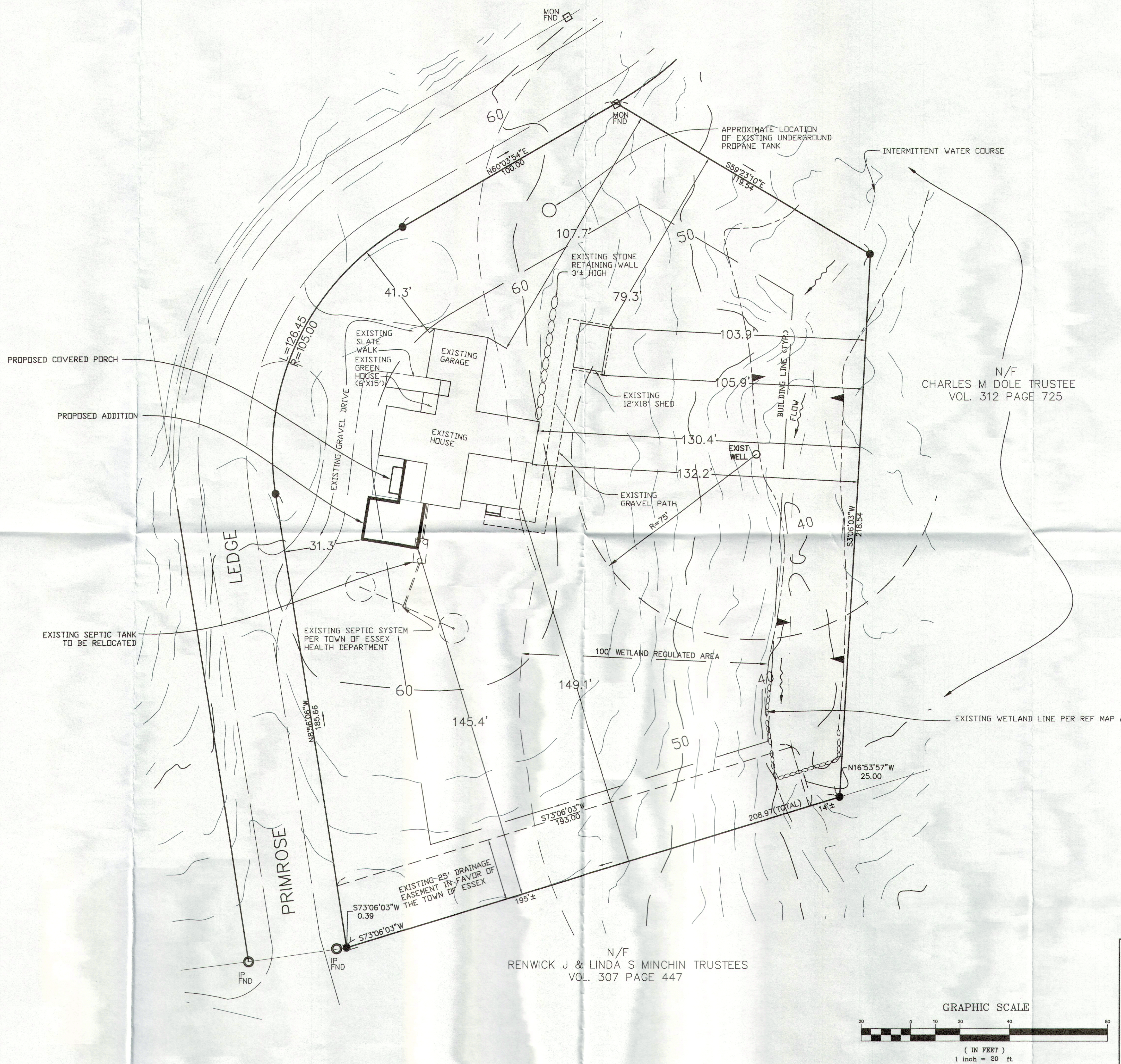
**TOWN OF ESSEX
SITE DATA TABLE**

ZONE:	REQUIRED	EXISTING	PROPOSED
RU			
MIN. LOT WIDTH	150'	412.11'	412.11'
MIN. LOT AREA	80,000 SF	*62,038 SF	*62,038 SF
MAX. BUILDING COVERAGE	15%	4.5%	5.5%
FRONT SETBACK	40'	41.3'	31.3'
SIDE SETBACK	30'	(N) 79.3' / (S) 149.1'	(N) 79.3' / (S) 145.4'
REAR SETBACK	30'	103.9'	103.9'
MAX BLD 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 OF WETLANDS=8,000 SQ FT. 12.9%

LOCATION MAP
SCALE: 1" = 1000'



N/F
CHARLES M DOLE TRUSTEE
VOL. 312 PAGE 725

N/F
RENWICK J & LINDA S MINCHIN TRUSTEES
VOL. 307 PAGE 447

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 DEPICTING EXISTING AND PROPOSED IMPROVEMENTS. 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.) "SUBDIVISION OF LAND OF, THOMAS A. WHIDDEN & SALVATORE A. SAPIA, DENNISON ROAD, ESSEX, CONN.", SCALE: 1"=40', DATE: 5-23-84, BY RICHARD W. GATES.

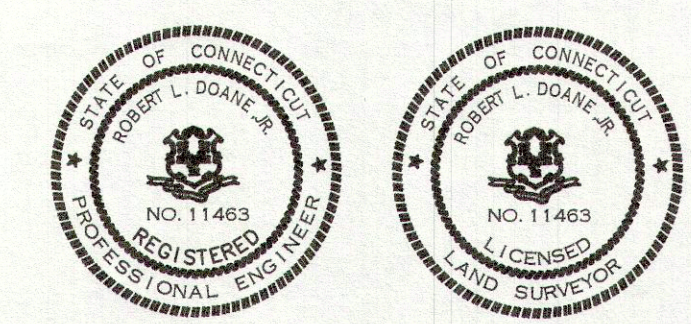
THE SUBJECT PROPERTY CONTAINS 62,038 SF 1.42 AC
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)

SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 336, PG 143

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



RECEIVED
JAN 21 2022

MAP #25 LOT #001-01

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IMPROVEMENT LOCATION SURVEY
PREPARED FOR
LARRY ROBERT & CAROLYN WILTSHIRE TIMMERMAN
#1 PRIMROSE LEDGE, ESSEX, CONNECTICUT

SCALE: 1"=20'	DATE: 1/21/22	SHEET NO. / OF 1 OF 1	IDENT. NO.:
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- LEGEND**
- IRON PIPE/ROD TO BE SET
 - MON □ MONUMENT
 - IP ○ IRON PIPE/ROD
 - FND □ FOUND
 - EXIST. EXISTING
 - 100 --- EXISTING CONTOURS
 - SF --- SILT FENCE
 - PW --- PROPOSED WATERLINE

