

- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 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, 1996;
    - This survey conforms to a Class "A-2" horizontal accuracy.
    - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
    - Survey Type: Improvement Location Survey.
    - Boundary Determination Category: Dependent Resurvey
  - Zone = Essex Village
  - Owner of record: The Dick-Godfrey Family Trust  
22 Main Street Essex, Ct. 06426  
See Volume 346, Page 434
  - Parcel is shown as Lot ID#46-067.
  - Elevations shown are based on an assumed datum. Contours taken from actual field survey. Contour interval = 1'.

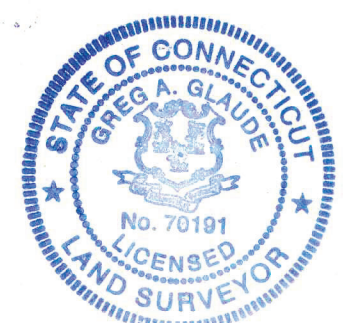
- MAP REFERENCE:**
- "Right of way map - Prepared for - Town of Essex - Main Street - From North Main Street to the Connecticut River - Scale: 1" = 40' - Date: 08-20-1927 - Prepared by: Connecticut State Highway Department".
  - "Property of Edna M. Cunningham - Essex, Connecticut - Scale: 1"=20' - Date: September 1945 - Prepared by: Graham Pelton". On file in the Essex Land Records in Map Book D8, Page 181 6-F.
  - "Land of Margaret P. Morris - To be conveyed to - George A. Bomann, Jr. & Dorothea Bomann - Essex, Connecticut - Scale: 1" = 20' - Date: July 5, 1967 Prepared by: Milton I. Ross, Jr.". On file in the Essex Land Records in Map Book D9 Page 186 14-C.
  - "Survey Plan - Property of Nancy N. Twachtman - To be conveyed to - Robert B. & Isabel X. Cooney - Meigs Lane - Essex, Connecticut - Scale: 1" = 20' Date: July 28, 1975 - Prepared by: Angus L. McDonald". On file in the Essex Land Records as Vol. 4, Page 26.
  - "Survey Plan - Property of - James L. & Jane M. Pfeffer - Meigs Lane - Essex, Connecticut Date: July 28, 1975 - Scale: 1" = 20' - Revised to: May 15, 1987 - Prepared by: Angus McDonald". On file in the Essex Land Records as Vol. 17, Pg. 1

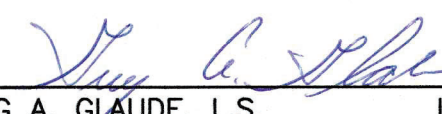
DATE	DESCRIPTION

**IMPROVEMENT LOCATION SURVEY**  
 PREPARED FOR  
**THE DICK-GODFREY FAMILY TRUST**  
 22 MAIN STREET  
 ESSEX, CONNECTICUT

**Killingly Engineering Associates**  
 Civil Engineering & Surveying  
 114 Westcott Road  
 P.O. Box 421  
 Killingly, Connecticut 06241  
 (860) 779-7299  
 www.killinglyengineering.com

DATE: 02/15/2022	DRAWN: RGS
SCALE: 1" = 10'	DESIGN: --
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 22017



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,  
  
 GREG A. GLAUZE, L.S. LIC. NO. 70191 DATE 2.22.2022  
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

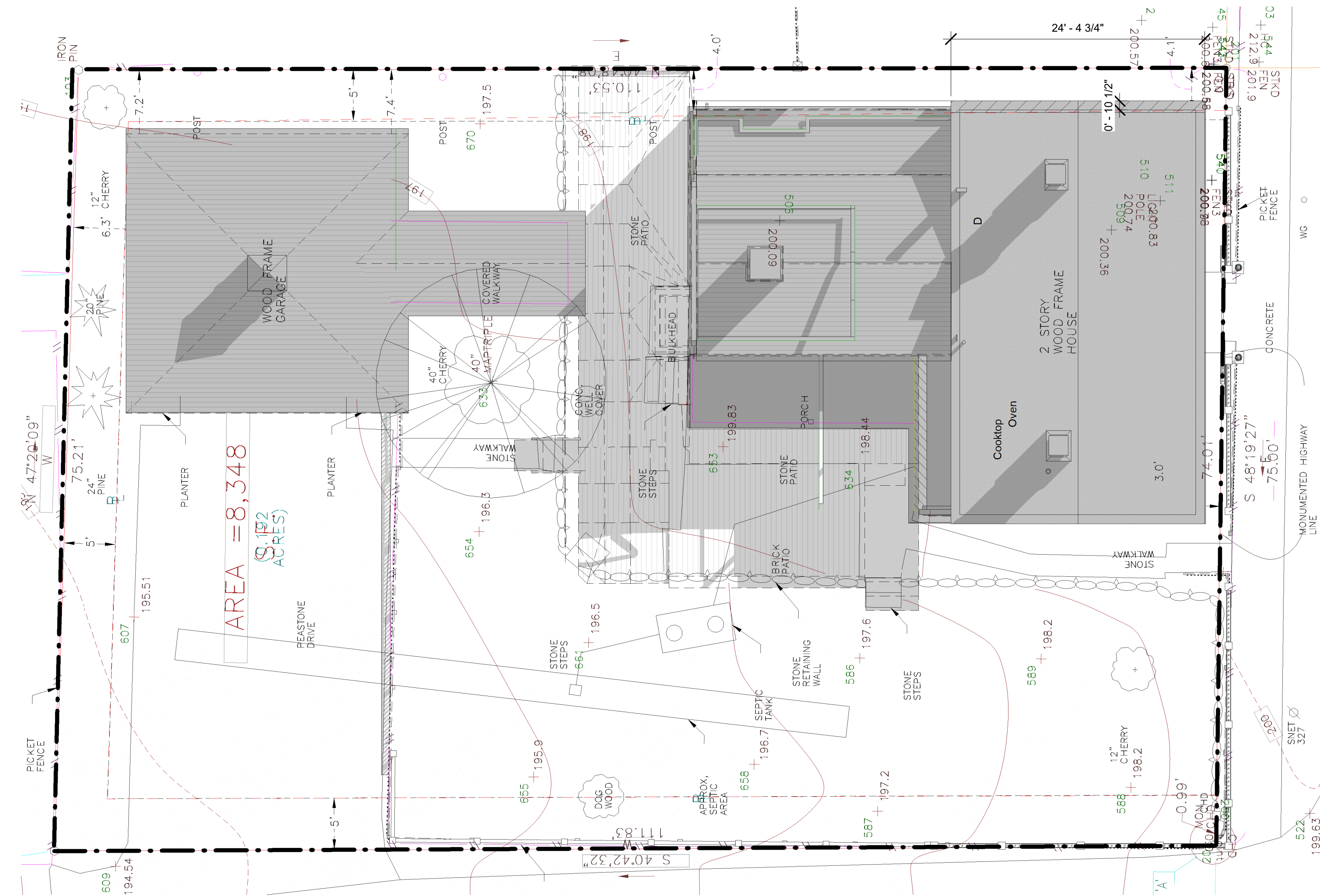
**LEGEND**

- IRON PIN TO BE SET
- IRON PIN FOUND
- CHD CHD MONUMENT FOUND
- CHD CHD MONUMENT POINT
- ⊙ LP LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ WG WATER GATE
- - - - - EXISTING CONTOURS
- — — — — BUILDING SETBACK LINE
- ⊘⊘⊘⊘⊘⊘ STONE WALL

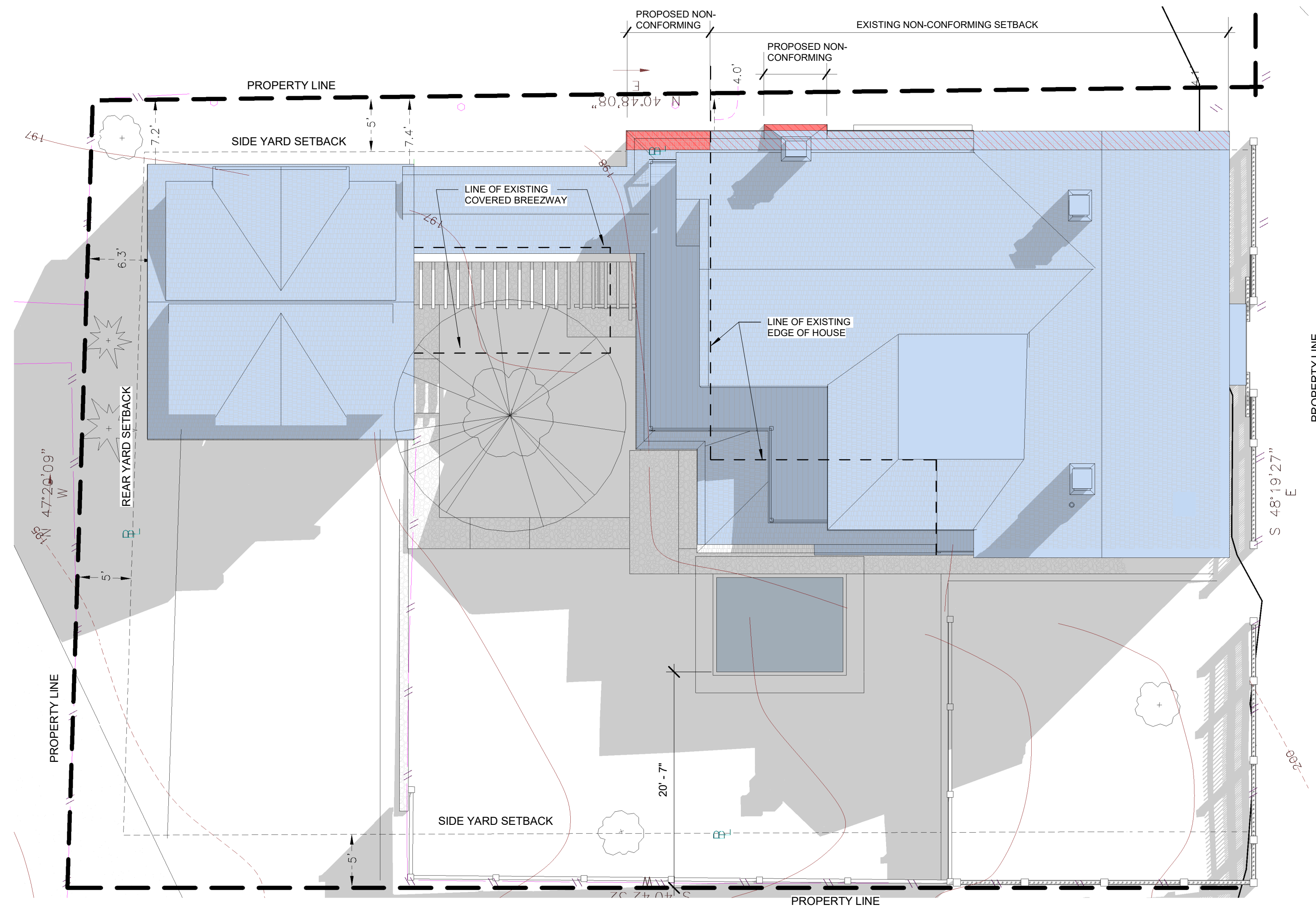
ZONING TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000SF	8,348SF	18,348SF
FRONT YARD SETBACK	0'	3'	3'
SIDE YARD SETBACK	5'	*4'	4'
REAR YARD SETBACK	5'	6.3'	6.3'
BUILDING HEIGHT	30'	<30'	<30'
LOT COVERAGE	25%	31.1%	36.5%

\* EXISTING NON-CONFORMING  
\*\* VARIANCE TO INCREASE COVERAGE TO 36% - REFER TO PROJECT DESCRIPTION IN ZBA APPLICATION FOR COMPLETE SQUAREFOOTAGE BREAKDOWN



1 Site Plan - Existing  
1/8" = 1'-0"



3 Site Plan-Proposed  
1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

DRAWING NAME  
**EXISTING & PROPOSED SITE PLAN**

SCALE  
1/8" = 1'-0"

DRAWN BY  
Author

FILE  
DATE  
04/13/2022

DRAWING NUMBER  
**ZBA1.1**

ISSUE/REVISIONS

NO.	DATE	REVISIONS
1	04.19.22	ZBA Application

NOT FOR  
CONSTRUCTION

DRAWING NAME

Basement & First  
Floor Plans

SCALE

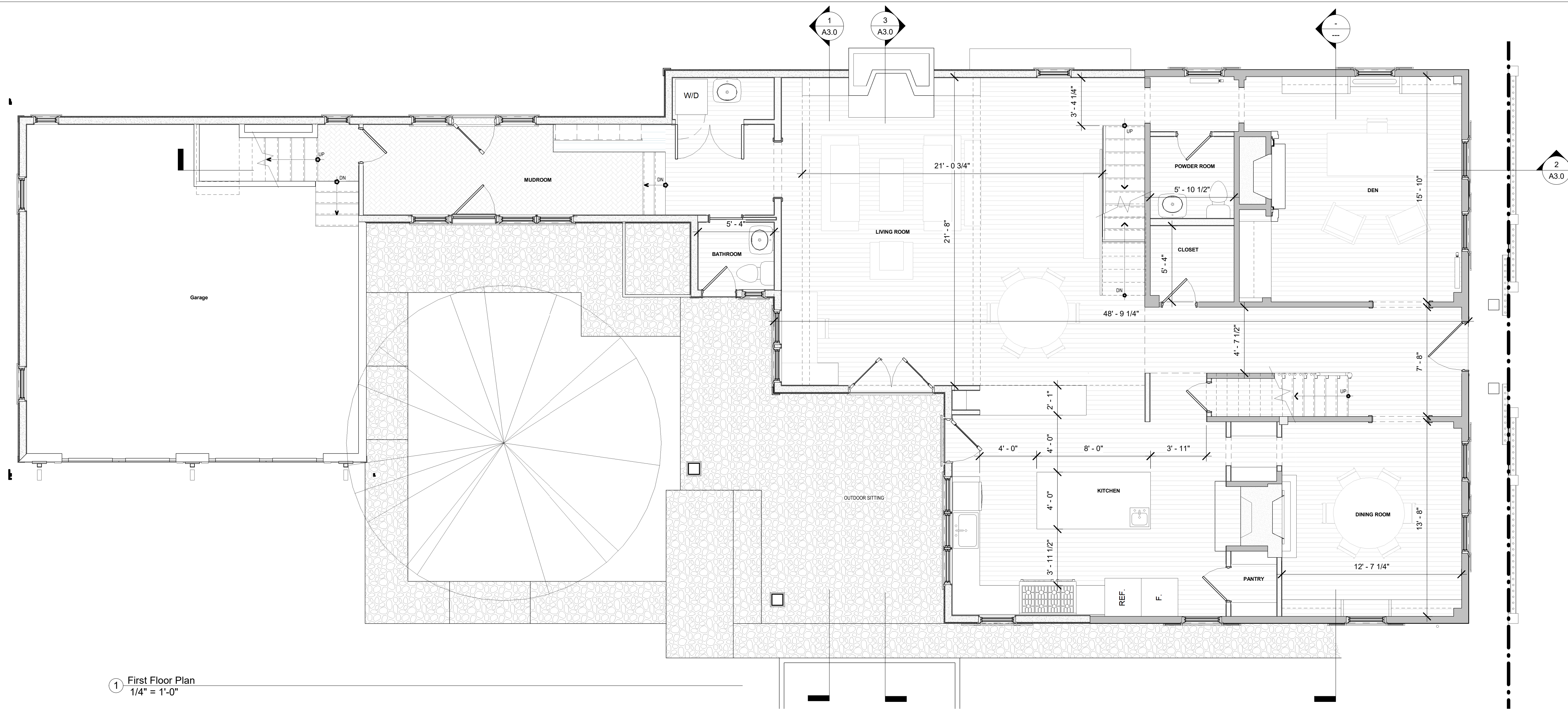
1/4" = 1'-0"

FILE

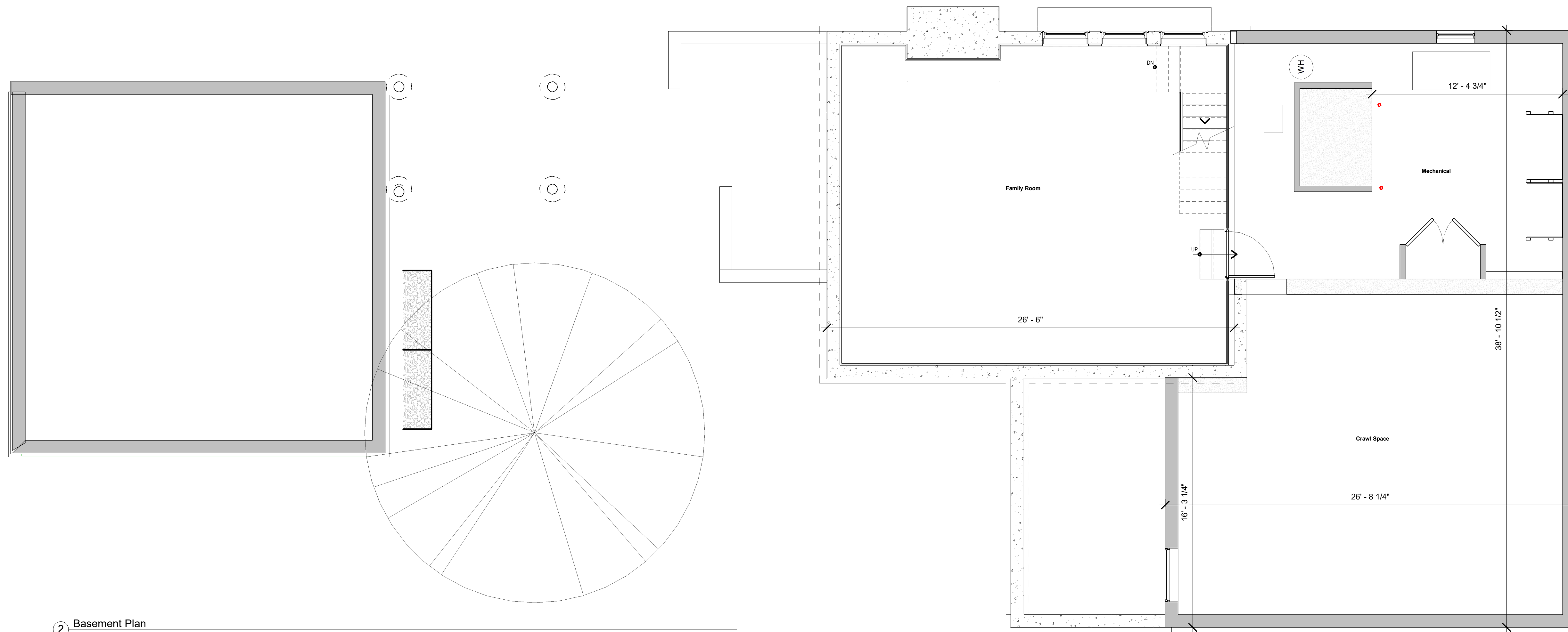
04/13/2022

DRAWING NUMBER

A1.1



1 First Floor Plan  
1/4" = 1'-0"



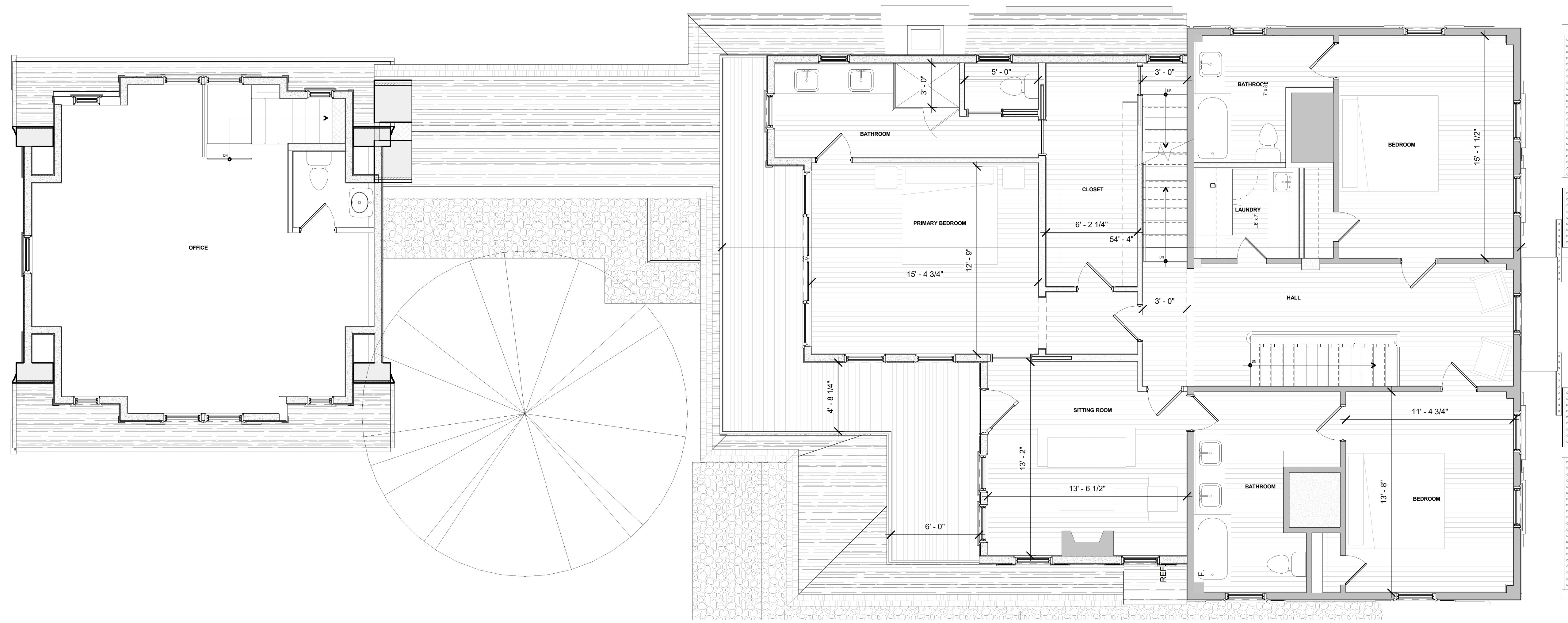
2 Basement Plan  
1/4" = 1'-0"



ISSUE/REVISIONS

NO.	DATE	REVISIONS
1	04.19.22	ZBA Application

NOT FOR  
CONSTRUCTION



1 Second Floor Plan  
1/4" = 1'-0"

DRAWING NAME  
Second Floor

SCALE  
1/4" = 1'-0"

DATE  
04/13/2022

DRAWING NUMBER

A1.2

ISSUE/REVISIONS		
NO.	DATE	REVISIONS
1	04.19.22	ZBA Application

NOT FOR  
CONSTRUCTION



① South Elevation  
1/4" = 1'-0"



③ East Elevation Garage  
1/4" = 1'-0"



② East Elevation House  
1/4" = 1'-0"

DRAWING NAME  
South & East  
Elevations

SCALE	DRAWN BY
1/4" = 1'-0"	Author
FILE	DATE
	04/13/2022

DRAWING NUMBER

A2.0

Dick-Godfrey  
Residence

22 Main Street  
Essex, CT 06426



PROCTOR ARCHITECTS, LLC

28 Main Street Suite 4  
Essex, CT 06426  
tel: 860.767.0767

NO.	DATE	REVISIONS
1	04.19.22	ZBA Application



① North  
1/4" = 1'-0"



② West  
1/4" = 1'-0"

NOT FOR  
CONSTRUCTION

DRAWING NAME  
North & West  
Elevations

SCALE	DRAWN BY
1/4" = 1'-0"	HP
FILE	DATE
	04/13/2022

DRAWING NUMBER

A2.1