

- 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. State of Connecticut 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'.

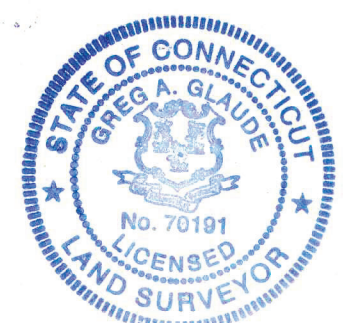
- MAP REFERENCE:**
- "Right of way map - Prepared for - Town of Essex - Main Street - From North Main Street to the Connecticut River - Scale: 1" = 40' - Date: 08-20-1927 - Prepared by: Connecticut State Highway Department".
 - "Property of Edna M. Cunningham - Essex, Connecticut - Scale: 1"=20' - Date: 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

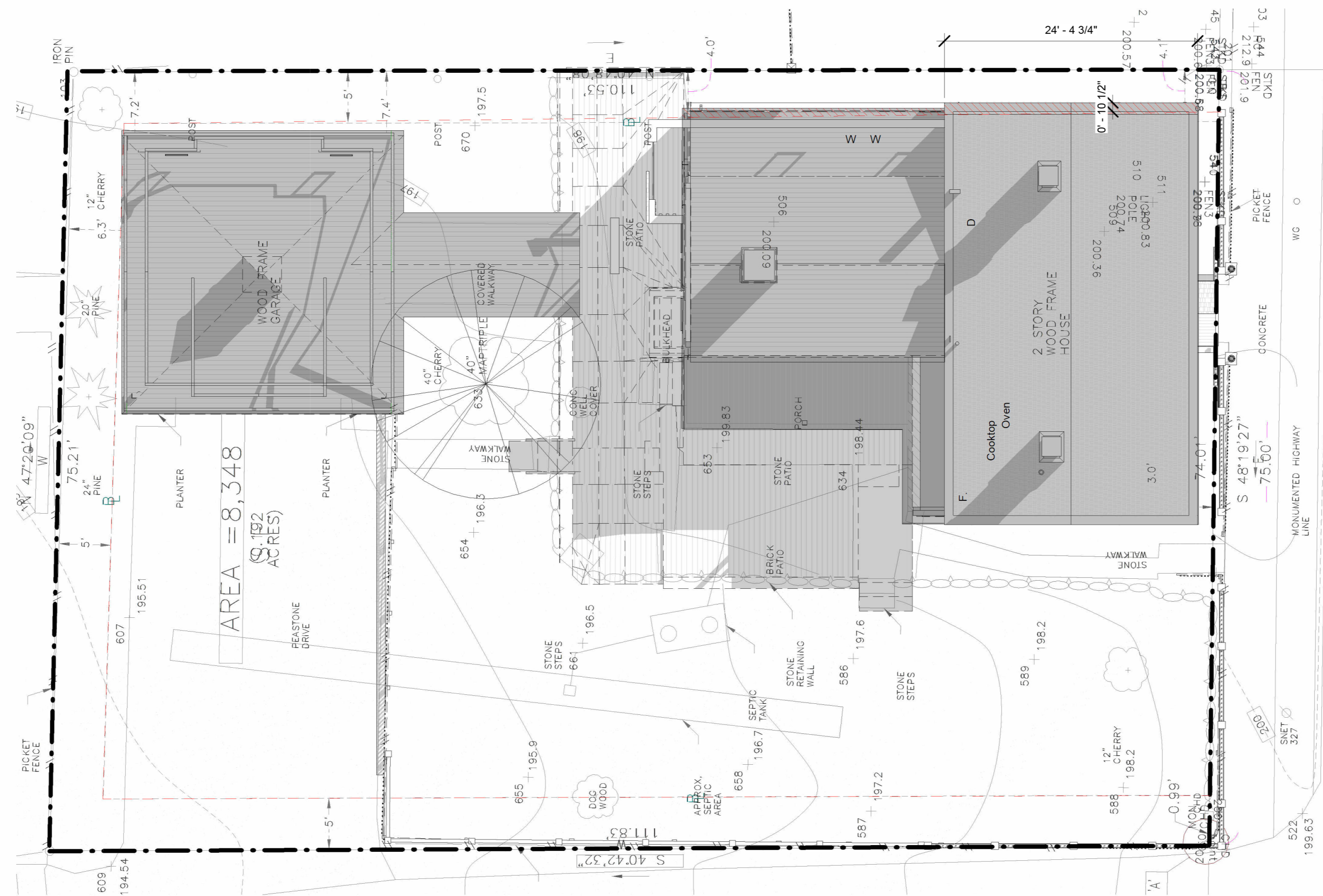


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

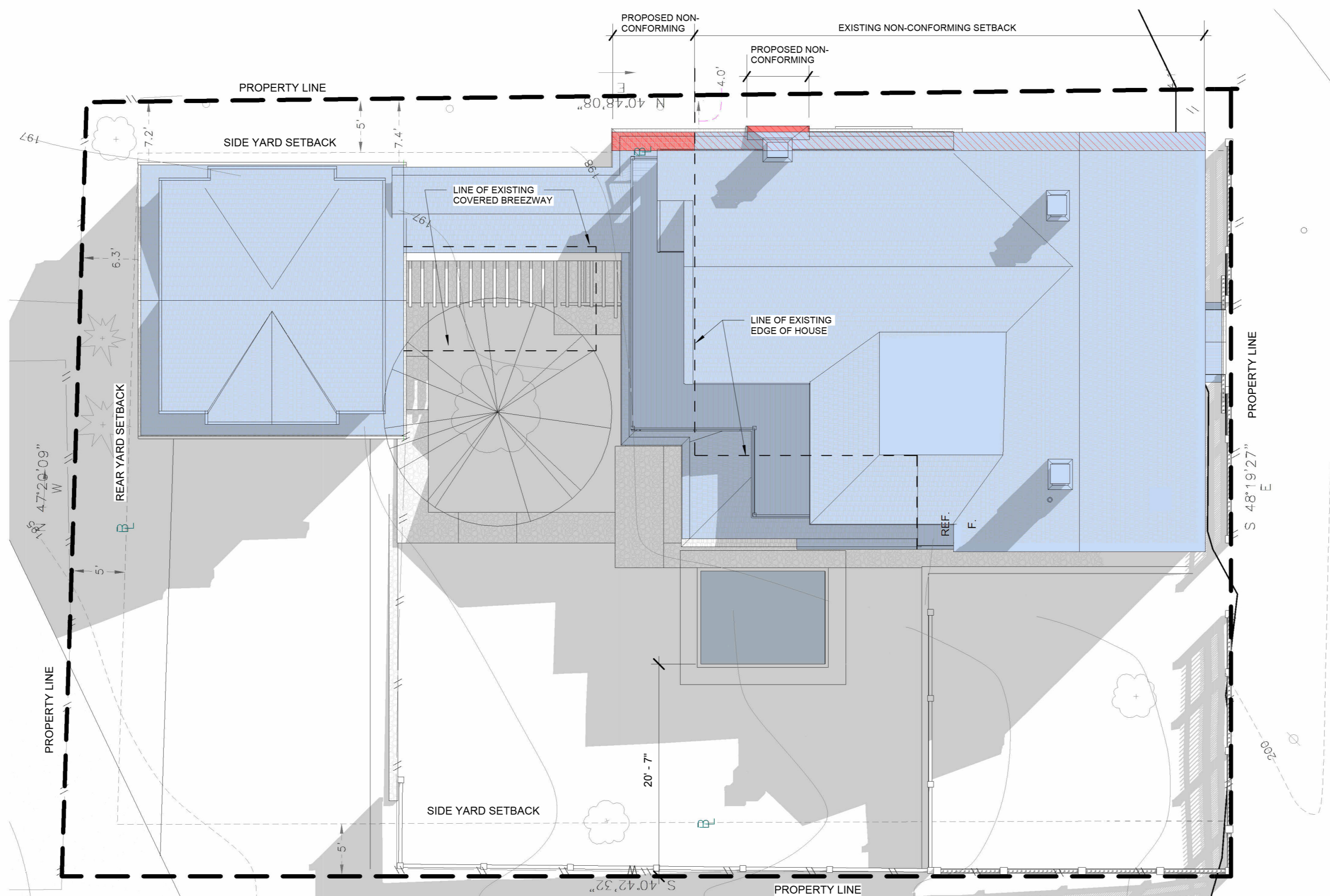
 GREG A. GLAUZE, L.S. LIC. NO. 70191 DATE 2.22.2022
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

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



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

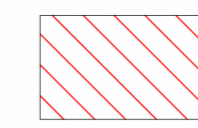


3 Site Plan - Proposed
1/8" = 1'-0"

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%	36.6%

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



EXISTING NON-CONFORMING



PROPOSED NON-CONFORMING

Dick-Godfrey
Residence

22 Main Street
Essex, CT 06426



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

NO.	DATE	REVISIONS
1	04.19.22	ZBA Application
2	05.23.22	P&Z Application

NOT FOR
CONSTRUCTION

DRAWING NAME
EXISTING &
PROPOSED SITE
PLAN

SCALE	DRAWN BY
As indicated	HP
FILE	DATE
	04/13/2022

DRAWING NUMBER

ZBA1.1

NO.	DATE	REVISIONS
1	04.19.22	ZBA Application
2	05.23.22	P&Z Application

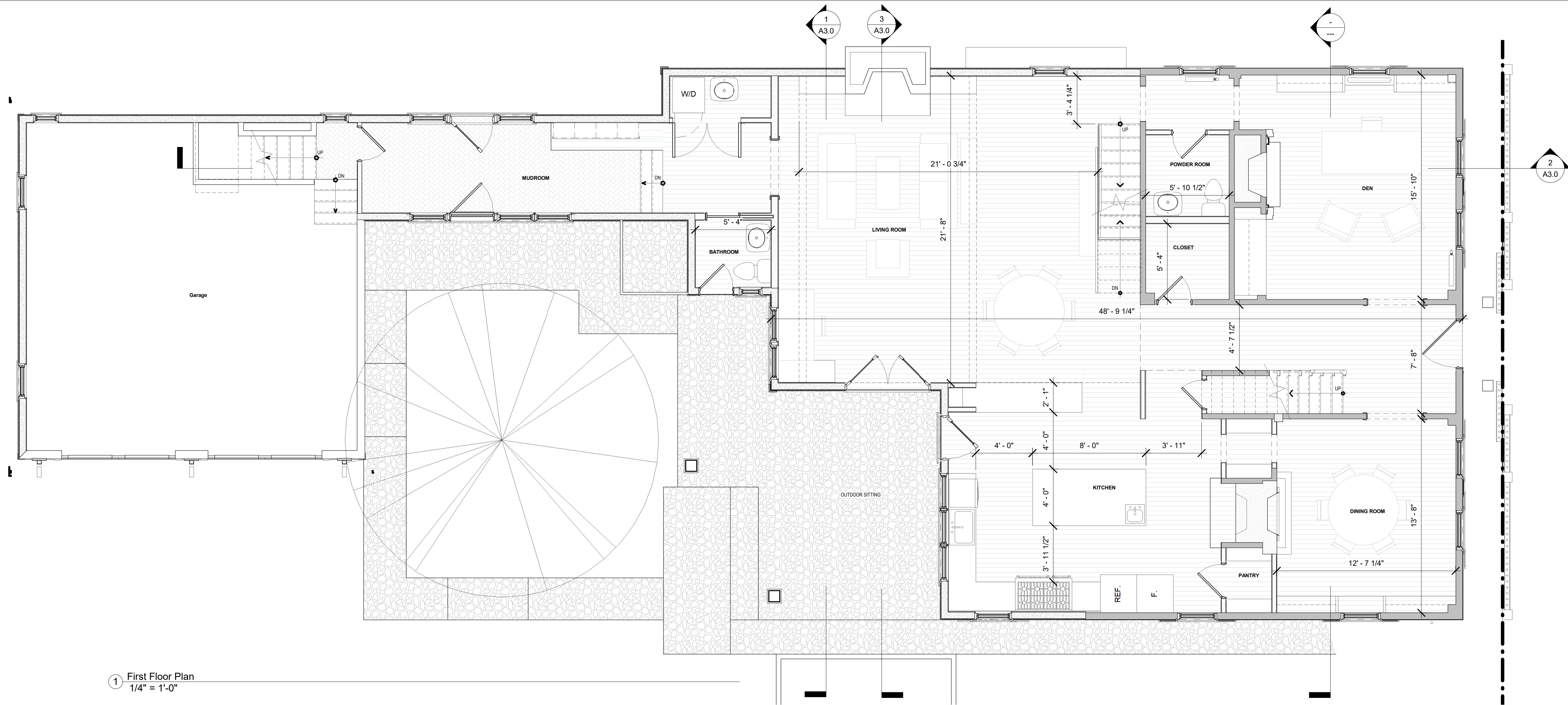
NOT FOR CONSTRUCTION

DRAWING NAME
Basement & First Floor Plans

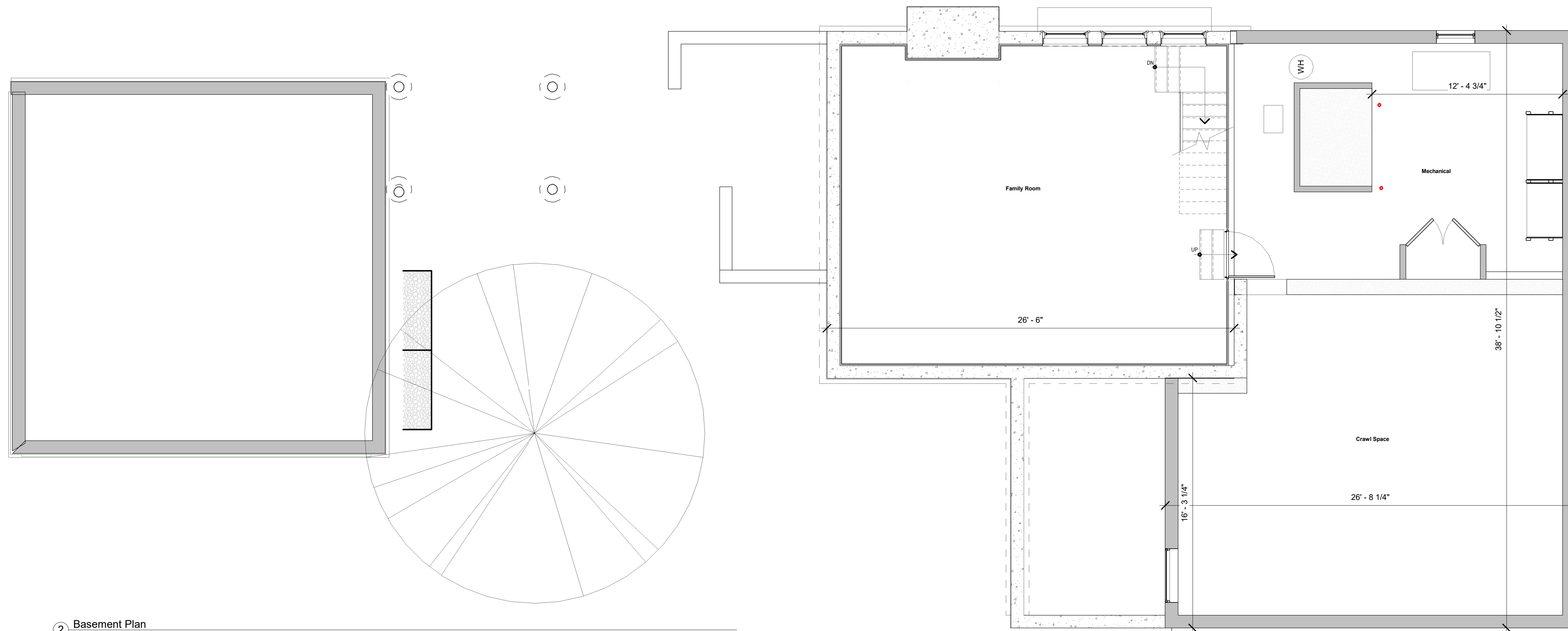
SCALE	DRAWN BY
1/4" = 1'-0"	Author
FILE	DATE
	04/13/2022

DRAWING NUMBER

A1.1



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

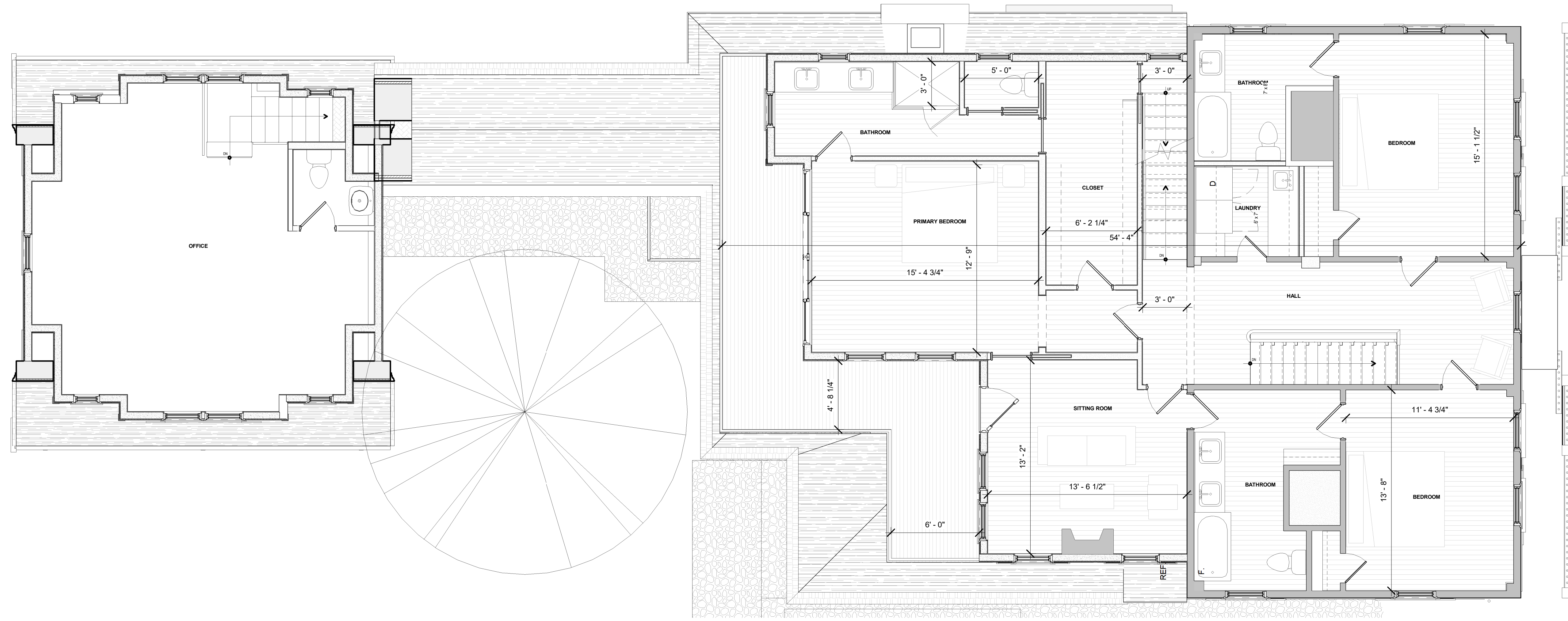


2 Basement Plan
1/4" = 1'-0"



NO.	DATE	REVISIONS
1	04.19.22	ZBA Application
2	05.23.22	P&Z 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

NO.	DATE	REVISIONS
1	04.19.22	ZBA Application
2	05.23.22	P&Z 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



① North
1/4" = 1'-0"



② West
1/4" = 1'-0"

ISSUE/REVISIONS		
NO.	DATE	REVISIONS
1	04.19.22	ZBA Application
2	05.23.22	P&Z Application

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