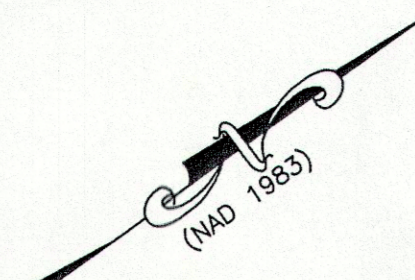
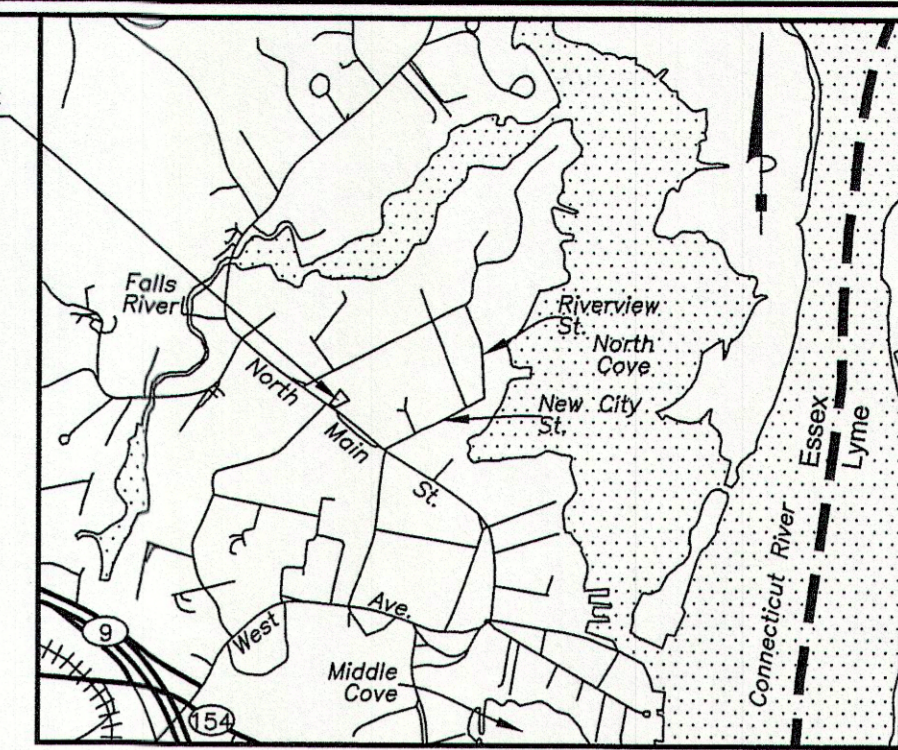


BENCH MARK  
MAG NAIL SET IN UTILITY POLE  
SNET #800  
ELEV= 45.60'  
DATUM= NAVD 88

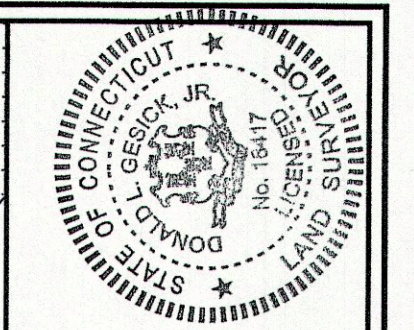


85 NORTH MAIN STREET  
N/F  
HAGAN, JAMES E. & CATHERINE E.  
PARCEL ID 28-076  
V337/251  
MAILING ADDRESS  
85 NORTH MAIN STREET  
ESSEX, CT 06426



Location Map

Scale: 1"=2000'



Notes  
1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.  
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.  
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #2.  
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.  
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.  
E. ELEVATIONS BASED UPON NORTH AMERICAN DATUM 1988.  
F. CONTOUR INTERVAL = 1'  
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.  
2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.  
3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE 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 EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.  
4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.  
5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 7/1/22 FIELD SURVEY.  
6) THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.  
7) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.  
8) TREES AND STUMPS SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.  
9) UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.  
10) SEPTIC INFORMATION PROVIDED BY THE TOWN OF ESSEX HEALTH DEPARTMENT.  
11) NO EVIDENCE OF EASEMENT FOR OVERHEAD ELECTRIC WIRE FOUND ON FILE IN THE TOWN OF ESSEX LAND RECORDS.

Notes

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
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- ELEVATIONS BASED UPON NORTH AMERICAN DATUM 1988.
- CONTOUR INTERVAL = 1'
- THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.

GESICK & ASSOCIATES, P.C.  
SURVEYORS & MAPPERS & PLANNERS  
19 CEDAR ISLAND AVE.  
CLINTON, CONNECTICUT 06413  
OFFICE: 860-669-7799 FAX: 860-669-5833  
www.gesicksurveyors.com

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	🌳	DECIDUOUS TREE	🏠	GRAVEL AREA
○	IP / REBAR	🌲	CONIFEROUS TREE	🏠	EXISTING BUILDING
◻	MON / MERESTONE	🌳	STUMP	⋈	SPOT ELEVATION
⊙	BENCH MARK	🌳	HEDGE	N/F	NOW OR FORMERLY ELEVATION
⊕	UTILITY POLE	🌳	STONEWALL	ELEV / EL	ELEVATION
⊕	UTILITY POLE W/ LIGHT	🌳	TREELINE	INV	INVERT
⊕	GUY WIRE	🌳	FENCE LINE	E.M.	ELECTRIC METER
⊕	GAS VALVE	---	PROPERTY LINE	F.F.	FINISHED FLOOR
⊕	WATER VALVE	---	PROPERTY LINE OTHER	(TYP)	TYPICAL
⊕	FIRE HYDRANT	---	ROAD PAINTMARKS	(FC)	FACE OF CURB
⊕	CATCH BASIN	---	BUILDING OVERHANG	(TC)	TOP OF CURB
⊕	MANHOLE	---	SETBACK LINE	(TW)	TOP OF WALL
⊕	SIGN	---	INDEX CONTOUR	W/	WITH
⊕	WOOD POST	---	INTERMEDIATE CONTOUR	E.O.P.	EDGE OF PAVEMENT
⊕	YARD LIGHT	---	OVERHEAD WIRES	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
⊕	LIGHT POLE	---	PAINT MARK WATER	C.H.D.	CONNECTICUT HIGHWAY DEPARTMENT
⊕	MAILBOX	---	APPROXIMATE SEPTIC SYSTEM		
⊕	SHRUB	---	PLANTED AREA		

**VR Zoning Requirements Table**

Description	Zoning Requirements	Existing	Proposed
Minimum Lot Area	60,000 Sq. Ft.	17,453.09 Sq. Ft.	17,453.09 Sq. Ft.
Minimum Lot Width	120'	65.24'	65.24'
Minimum Front Setback	30'	20.4' (House)	20.4' (House)
Minimum Side Setback (N)	25'	11.9' (House)	11.9' (House)
Minimum Side Setback (S)	25'	8.1' (Shed)	15.8' (Addition)
Minimum Rear Setback	30'	9.7' (Shed)	9.7' (Shed)
Maximum Building Coverage	10%	15.8% (2,754 Sq. Ft.)	17.9% (3,128 Sq. Ft.)

(Maximum Aggregate Ground Coverage Includes: House, Garage, Sheds, Enclosed Porch, Windows & Covered Areas)

**Subject Parcel Information**

OWNER: MARLEY ROBERT BROWN III & KATHLEEN J. BRADGON-BROWN  
 PARCEL ADDRESS: 83 NORTH MAIN STREET, ESSEX, CONNECTICUT 06426  
 MAILING ADDRESS: 83 NORTH MAIN STREET, ESSEX, CONNECTICUT 06426  
 PARCEL ID: MAP 28 LOT 075  
 DEED: VOLUME 349 PAGE 096  
 LAND USE ZONE: VR (VILLAGE RESIDENCE DISTRICT)  
 AREA: 17,453.09 SQ. FT. ± OR 0.40 ACRES ±  
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09007C0332Z DATED AUGUST 28, 2008 (SEE NOTE #6)

**Reference Maps**

- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ESSEX NORTH MAIN STREET FROM ESSEX SQUARE NORTHERLY TO THE BOOK HILL ROAD ROUTE NO.144" PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED DECEMBER 30, 1932 SCALE 1"=40' DRAWING 43-04
- "PROPERTY TO BE CONVEYED TO WILLIAM KEMP GREENE & CAROL SKELTON GREENE, ESSEX, CONNECTICUT" PREPARED BY BOWKER SURVEY & MAPPING CO. DATED JUNE, 1974 SCALE 1"=20' (TOWN CLERK MAP # VOLUME 4 PAGE 5)
- "PROPERTY TO BE CONVEYED TO ELIZABETH L. PROUD ESSEX, CONNECTICUT" PREPARED BY THEODORE F. JACKOWIK DATED JULY 19, 1988 SCALE 1"=30' (TOWN CLERK MAP # VOLUME 6 PAGE 13)

Scale: 1"=10'

**Topographic Survey**  
of  
83 North Main Street  
Essex, Connecticut  
Prepared for  
Marley Robert Brown III &  
Kathleen J. Bradgon-Brown

**(Proposed)**

Revisions  
8/17/2022 - Added Setbacks & Zoning Table  
9/9/2022 - Added Proposed Improvements  
9/22/2022 - Per Comments

Date: July 11, 2022  
 Drawing: 22-0794  
 Drawn: P.H.  
 Sheet: 1 OF 1