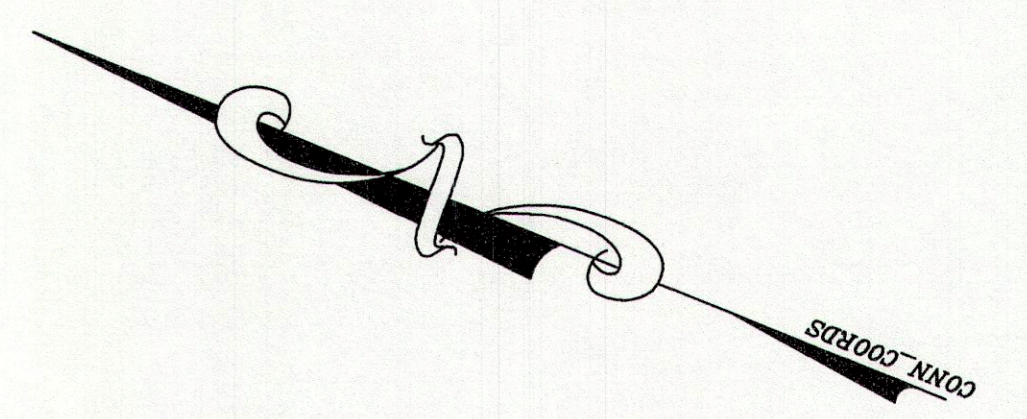
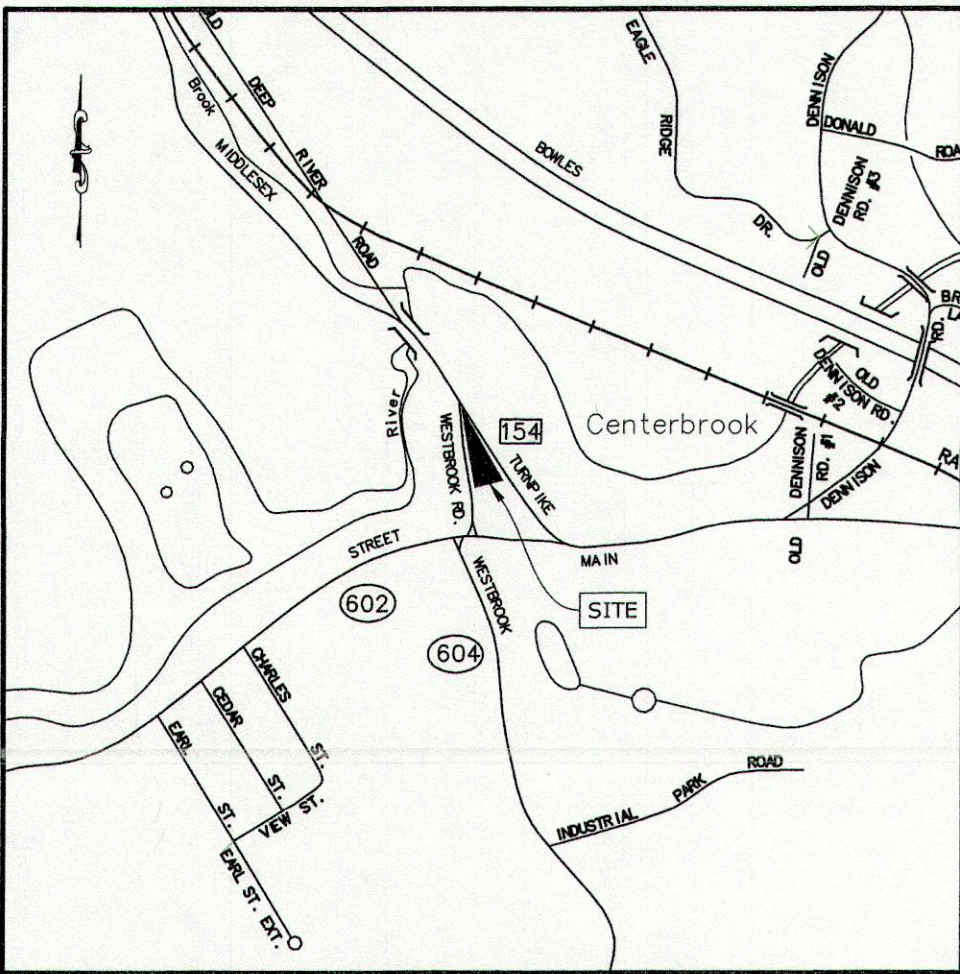


DATE	REVISION	CK.



LOCATION MAP
SCALE: 1"=1000'±

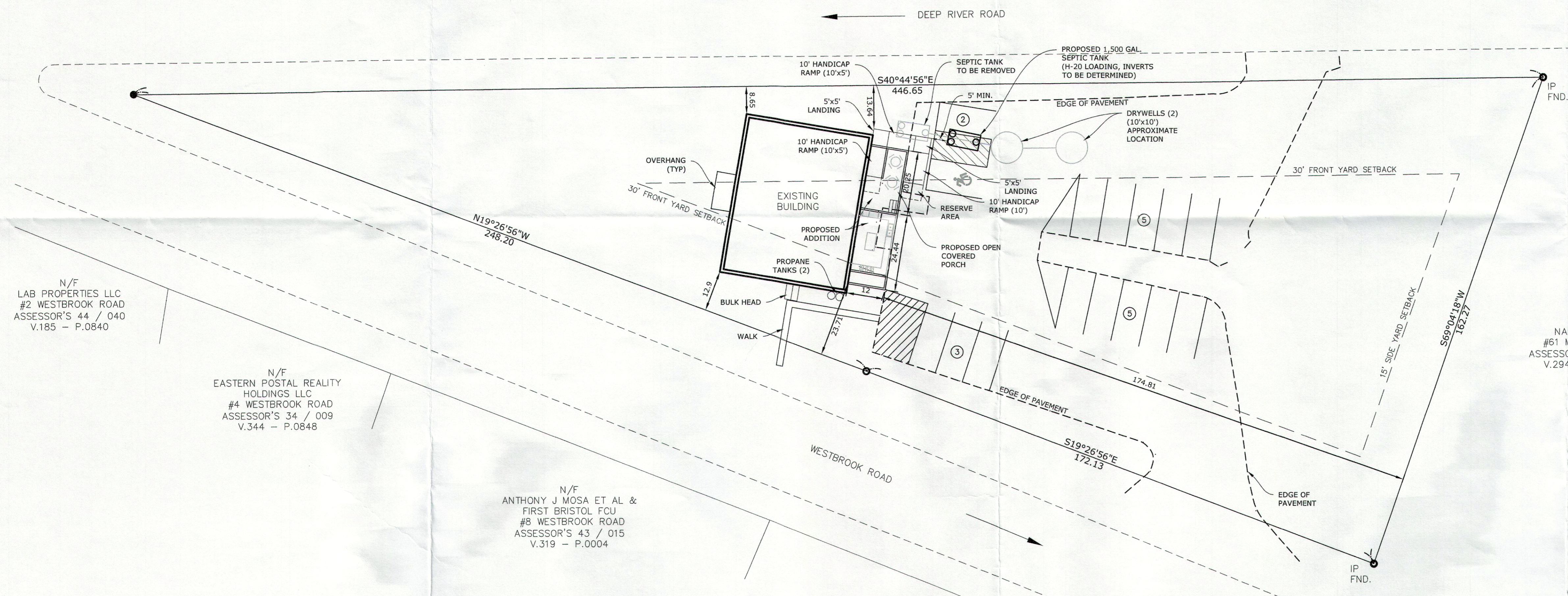
N/F
CHARLES R WHOBREY TRUSTEE OF
CHARLES F WHOBREY DECLAR OF TRUST
DATED 8/22/07
#19 DEEP RIVER ROAD
ASSESSOR'S 34 / 008
V.263 - P.923

N/F
RICHARD E & LEOLA H EVANS
#17 DEEP RIVER ROAD
ASSESSOR'S 34 / 007
V.167 - P.390

N/F
375 MIDDLESEX TURNPIKE LLC
#15 DEEP RIVER ROAD
ASSESSOR'S 34 / 006
V.307 - P.138

N/F
PATRICK ANDREW SMITH &
MICHELLE ODERKERKEN
#13 DEEP RIVER ROAD
ASSESSOR'S 44 / 045
V.327 - P.364

N/F
MICHAEL ESPOSITO
#11 DEEP RIVER ROAD
ASSESSOR'S 44 / 044
V.342 - P.1096



N/F
LAB PROPERTIES LLC
#2 WESTBROOK ROAD
ASSESSOR'S 44 / 040
V.185 - P.0840

N/F
EASTERN POSTAL REALTY
HOLDINGS LLC
#4 WESTBROOK ROAD
ASSESSOR'S 34 / 009
V.344 - P.0848

N/F
ANTHONY J MOSA ET AL &
FIRST BRISTOL FCU
#8 WESTBROOK ROAD
ASSESSOR'S 43 / 015
V.319 - P.0004

N/F
MANNA HOLDINGS LLC
#10 WESTBROOK ROAD
ASSESSOR'S 43 / 016
V.268 - P.0905

N/F
NAIRCO LLC
#61 MAIN STREET
ASSESSOR'S 43 / 021
V.294 - P.0979

N/F
PAUL BRUCE
#14 WESTBROOK ROAD
ASSESSOR'S 43 / 017
V.343 - P.1049

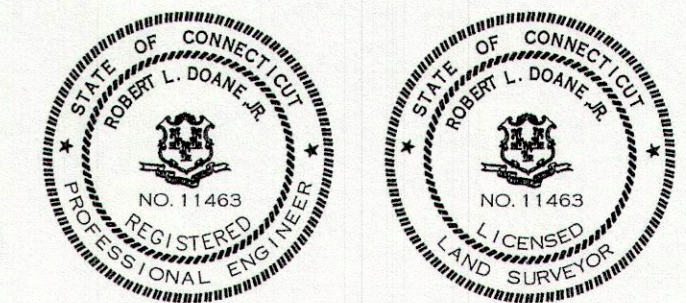
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE EXISTING IMPROVEMENTS AND PROPOSED IMPROVEMENTS RELATIVE TO THE PROPERTY LINES. THE PROPERTY/BOUNDARY HAS BEEN DETERMINED BY AN INDEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON.

REFERENCE MAPS:
A.) PROPERTY OF STUART M. PRANN IN VILLAGE OF ESSEX, CONN. SCALE: 1"=40' DATED JULY 1941 BY GRAHAM PELTON, LAND SURVEYOR
B.) CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF ESSEX, MIDDLESEX TURNPIKE FROM MAIN ST. NORTHERLY TO THE SAYBROOK TOWN LINE, ROUTE No.9, SCALE 1"=40', APPROVED DATE: 12-12-33, NUMBER: 49-07, SHEET No: 1 OF 3

THE SUBJECT PROPERTY CONTAINS 34,098.4 SF 0.78 AC
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 304, PG 833

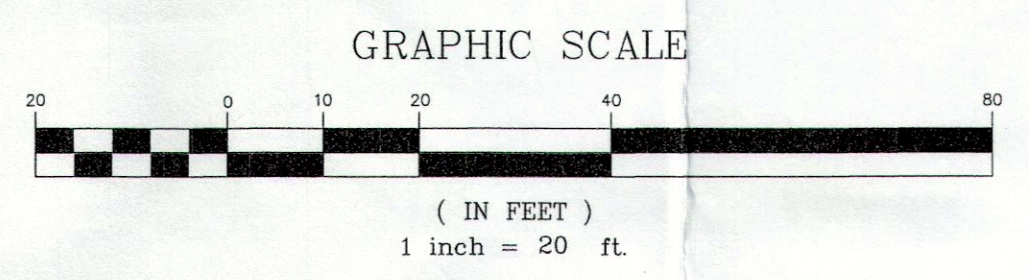
THIS SITE IS LOCATED WITHIN A FLOOD ZONE X PER FIRM COMMUNITY PANEL NUMBER 09007 C0331 G MAP EFFECTIVE DATE AUGUST 28, 2008
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



- LEGEND**
- IRON PIPE/ROD TO BE SET
 - MON □ MONUMENT
 - IP ⊙ IRON PIPE/ROD
 - DH ⊙ IRON PIPE/ROD
 - CONC. CONCRETE
 - GTD GRADE TO DRAIN
 - FND FOUND
 - FF FINISHED FLOOR
 - EXIST. EXISTING
 - TW TOP OF WALL
 - CL&P# 1198 ⊙ EXISTING UTILITY POLE
 - TH#1 ⊙ TEST HOLE
 - PROPOSED SPOT ELEVATION
 - - - EXISTING CONTOURS
 - - - SILT FENCE
 - - - PROPOSED WATERLINE

ZONE: C	REQUIRED	EXISTING	PROPOSED
ITEM			
MIN. LOT AREA	30,000 SF	34,098.4 SF	34,098.4 SF
MIN. LOT WIDTH	150'	420.33'	420.33'
MAX. BUILDING COVERAGE	15%	6.0% 2,052 SF	7.6% 2,588.3 SF
FRONT SETBACK	30'	(NE) 8.65' / (SW) 12.9'	(NE) 8.65' / (SW) 12.9'
SIDE SETBACK	15'	186.1'	174.81'
REAR SETBACK	30'	N/A	N/A
MAX. BUILDING HEIGHT	35'	<35'	<35'
WATER SUPPLY		CONNECTICUT WATER CO.	CONNECTICUT WATER CO.
SEWAGE DISPOSAL		ON SITE	ON SITE



MAP #43 LOT #20

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN
PREPARED FOR
ESSEX VETERANS MEMORIAL HALL INC.
3 WESTBROOK ROAD, CENTERBROOK, CONNECTICUT

SCALE: 1"=20'	DATE: 05/25/23	SHEET NO.: 1 OF 1	IDENT. NO.:
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