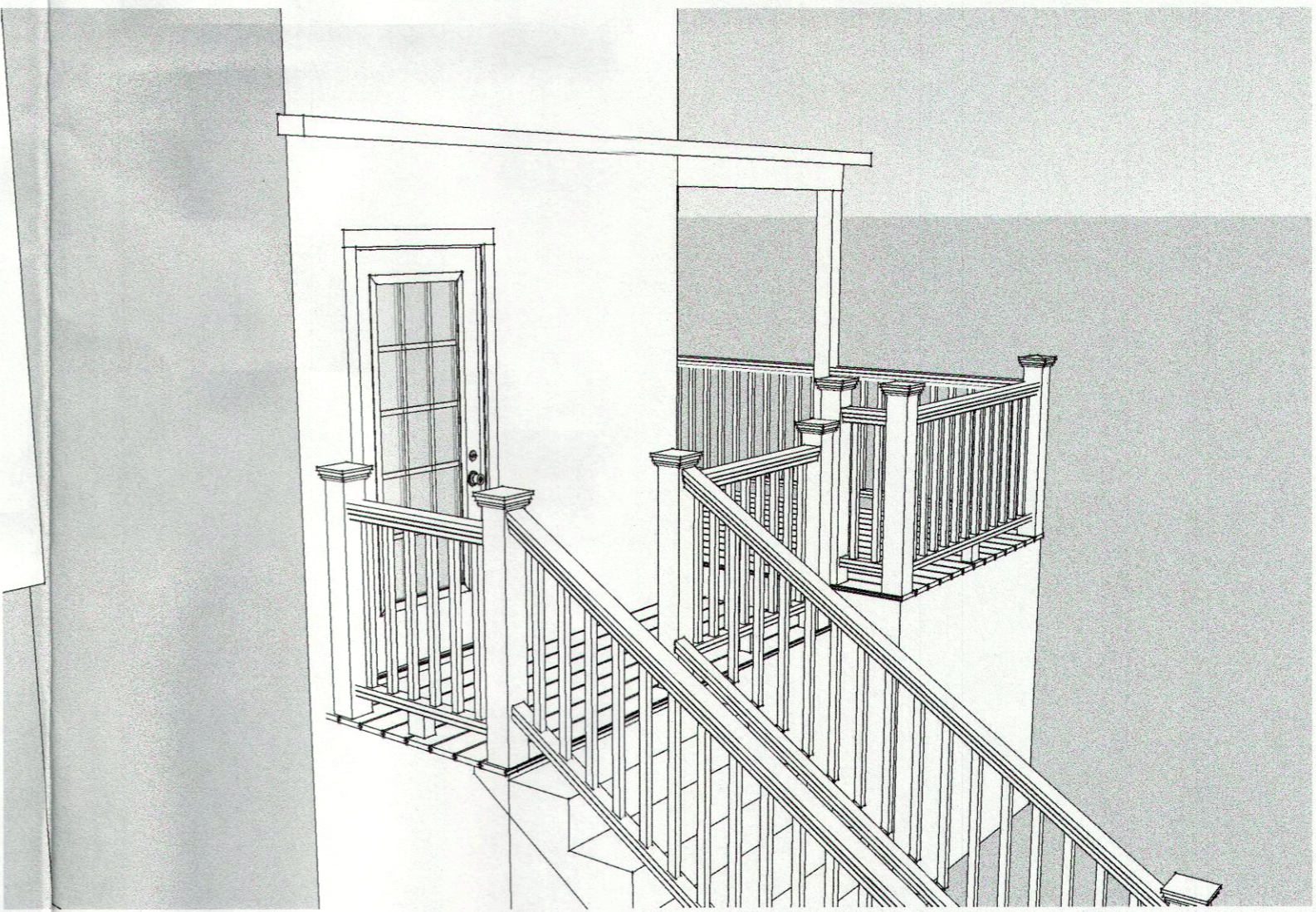


NOTES:

- HANDRAIL HEIGHT TO BE UNIFORM AT 36" ABOVE FINISH SURFACE.
- HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING TO BE UNIFORM AT 36".



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BY:



M.J. MARTIN DESIGN WOODWORKING
851 MIDDLESEX TURNPIKE
OLD SAYBROOK, MA 06475
860-577-5311

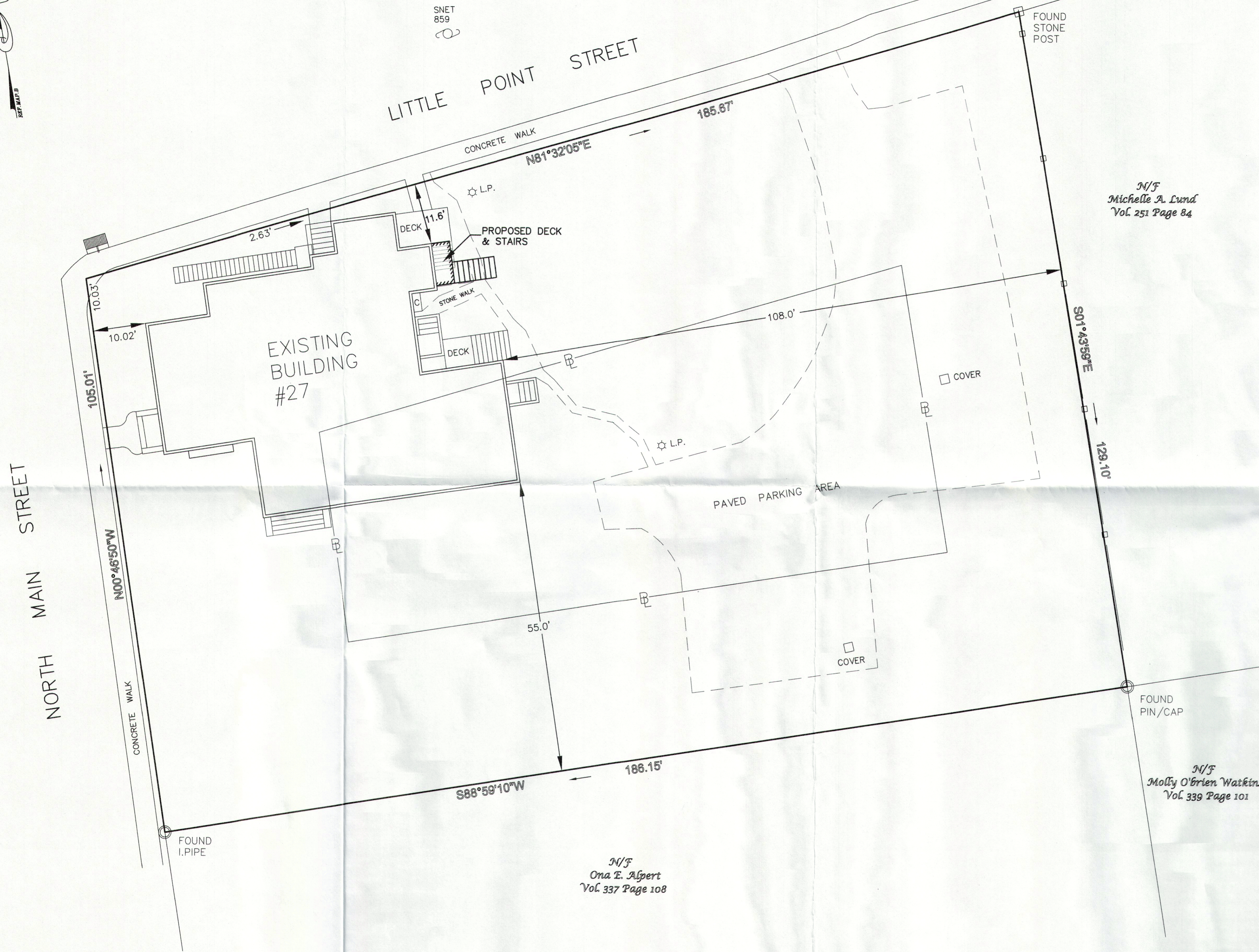
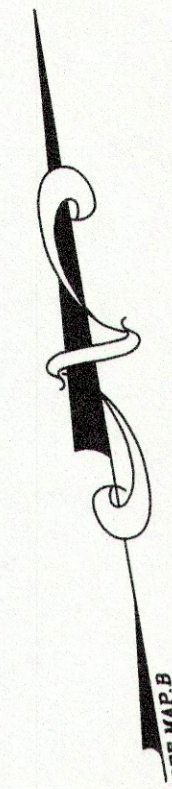
CLIENT
CYNTHIA KASPER
27 NORTH MAIN STREET UNIT 5
ESSEX, CT 06426

ISSUE
10.19.2022
RE-ISSUE
MM.DD.YY

PROJECT
KASPER DECK

DRAWN BY
KK, MM
DESCRIPTION
RAILING PROPOSED





NOTES

1. THIS SURVEY AND MAP 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. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY AND BUILDING LOCATION.
2. TOTAL AREA OF SUBJECT PROPERTY EQUALS 21,675 S.F. OR 0.50 ACRES.
3. SUBJECT PROPERTY LIES IN ZONING DISTRICT RU.
4. REFERENCE DEED IS RECORDED IN VOLUME 348 PAGE 1107 IN THE TOWN OF ESSEX LAND RECORDS.

REFERENCE MAPS

- A. TOWN OF ESSEX TAX ASSESSOR'S MAP 31 LOT 019-02.
- B. RECORD MAP OF A COMMON INTEREST COMMUNITY KNOWN AS DICKINSON CONDOMINIUMS-ESSEX, CONN-SCALE: 1"=10'-DATED: JUNE 3,1988 BY HENDRIKS ASSOCIATES.

ZONING COMPLIANCE CHART

ZONE = RU	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	21,675 S.F.	21,675 S.F.
MINIMUM FRONT SETBACK	40 FT.	2.63 FT.	11.6 FT.
MINIMUM SIDE SETBACK	30 FT.	55.0 FT.	94.0 FT.
MINIMUM REAR SETBACK	30 FT.	108.0 FT.	115.0 FT.
MAXIMUM BUILDING COVERAGE	15 %	2,630 S.F. - 12.1 %	2,658 S.F. - 12.3 %

EXISTING BUILDING= 2,535 S.F.
 EXISTING DECKS= 95 S.F.
 PROPOSED DECK= 28 S.F.

LEGEND

- IRON PIPE RECOVERED
- IRON PIN RECOVERED
- MERESTONE RECOVERED
- CONNECTICUT HIGHWAY MONUMENT RECOVERED
- DRILL HOLE RECOVERED
- IRON PIN TO BE SET
- DRILL HOLE TO BE SET
- MONUMENT TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- UTILITY POLE
- STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS OF CLEARING

THIS MAP AND SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

Robert C. Simoni
 ROBERT C. SIMONI, L.S.

LS No. 17254

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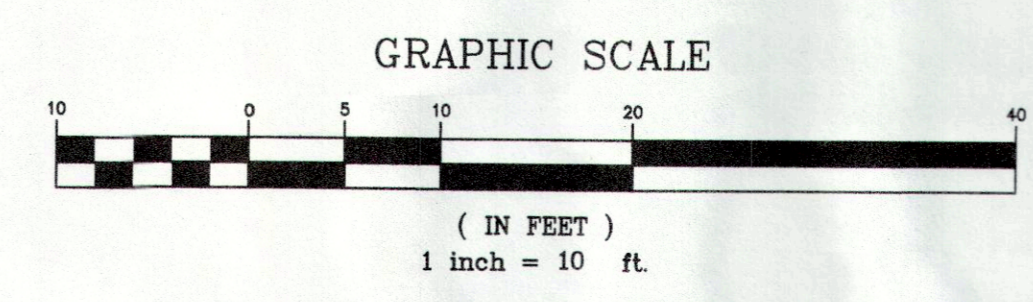
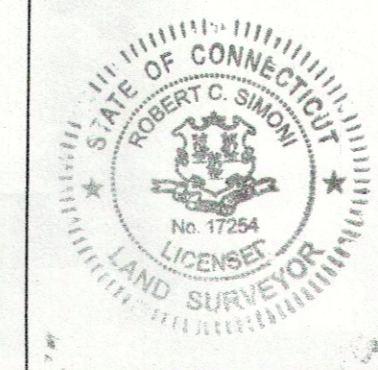
BY:

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DRAWN BY: RCS		DATE: OCTOBER 13, 2022	
NO.	DATE	DESCRIPTION	BY



ROBERT C. SIMONI
 LICENSED LAND SURVEYOR
 P.O. BOX 191-OLD SAYBROOK, CONNECTICUT 06475
 TEL. 860-304-6920 simoni@jrpcivil.com



TITLE: **PROPERTY SURVEY
 PREPARED FOR
 CYNTHIA KASPER-UNIT 5
 DICKERSON CONDOMINIUMS**

LOCATION: 27 NORTH MAIN STREET-ESSEX, CONNECTICUT

SHEET NUMBER
 1
 OF
 1

BS-27NORTHMAINST.dwg