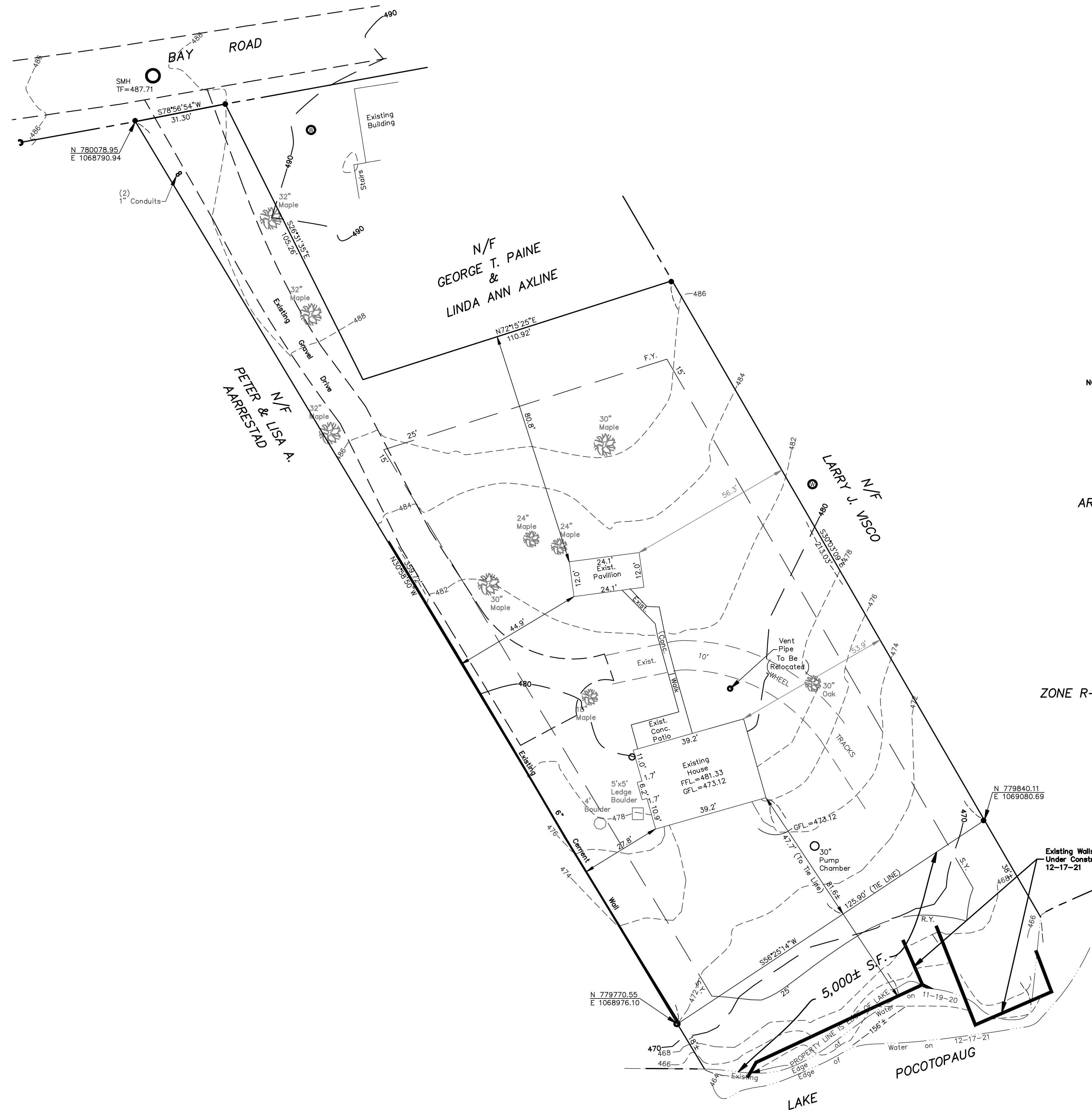


SITE LOCATION MAP
SCALE: 1"=500'



NOTE: BEARINGS & COORDINATES REFER TO NAD 83 DATUM
ELEVATIONS REFER TO NAVD 88 DATUM

TOTAL AREA = 37,242 S.F.±
= 0.85 AC.±

AREA = 32,242 S.F. (TO TIE LINE)
= 0.740 AC. (TO TIE LINE)

AREA = 5,000 S.F. (FROM TIE LINE TO)
= 0.740 AC. (TO EDGE OF LAKE)

LEGEND

EXISTING IRON PIPE ○

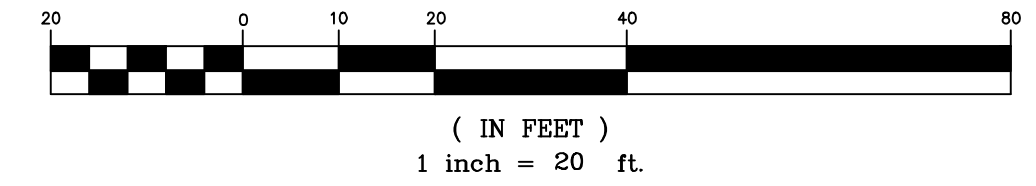
EXISTING IRON PIN ●

ZONE R-1 & LAKE POCOTOPAUG PROTECTION ZONE

LOT COVERAGE TABLE

EXISTING LOT =	37,242 S.F.±
EXISTING LOT COVERAGE:	
EXISTING HOUSE PATIO	= 1,664 S.F.
EXISTING PAVILLION (TBR)	= 504 S.F.
EXISTING BUILDING COVERAGE	= 2,168 S.F.
EXISTING WALK COVERAGE	= 120 S.F.
TOTAL IMPERVIOUS COVERAGE	= 2,288 S.F. 6.1% (20% MAX ALLOWED)

GRAPHIC SCALE



REFERENCE MADE TO MAPS TITLED:

"IMPROVEMENT LOCATION SURVEY PREPARED FOR DENNIS JENKS 23 BAY ROAD EAST HAMPTON, CONNECTICUT" BY RICHARD F. MINOK PE CONSULTING ENGINEER MARLBOROUGH CONNECTICUT DATE: 9-24-15 SCALE: 1"=20' SHEET 1 OF 1

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AND ACCURATE. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE INFORMATION CONTAINED HEREIN. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND SUGGESTED METHODS THROUGH 20-300b-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. I AM A MEMBER OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY/BOUNDARY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

SANDS E. AESCHLIMAN
L.S. # 14201

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

BOUNDARY & EXISTING CONDITIONS PLAN
#23 BAY ROAD
PREPARED FOR
AMY RIO
EAST HAMPTON, CONN.

REV. 12-20-21 EXISTING WALLS SHOWN

CK. BY: JLH

DRW. BY: PEJ

DATE: 11-25-20

SCALE: 1"=20'

SHEET 1 OF 1

MAP NO.142-20-1BEC