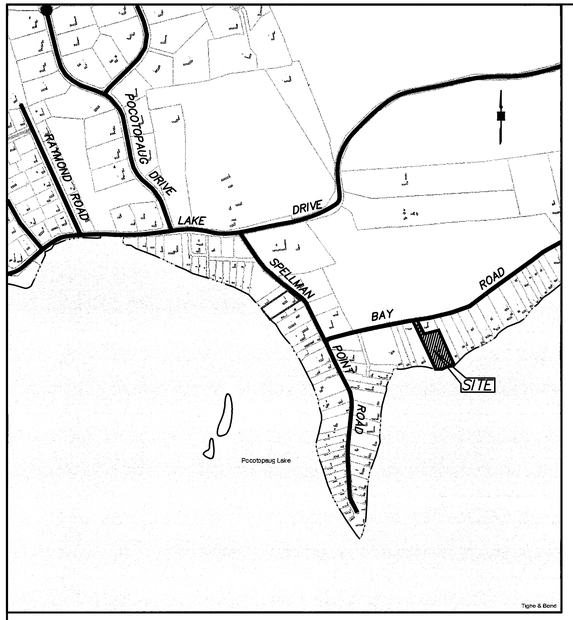
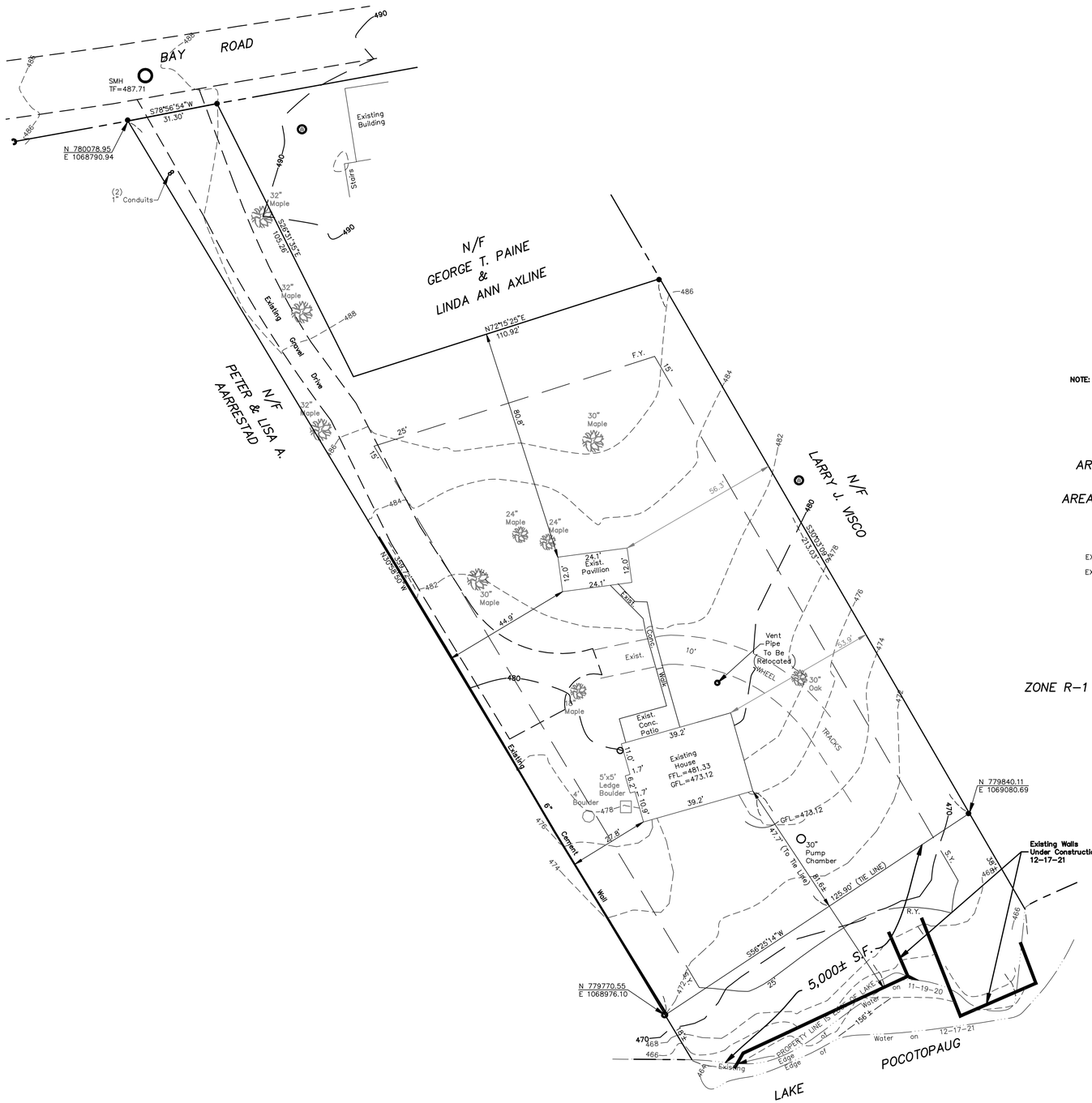


SITE LOCATION MAP

SCALE: 1"=500'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

REFERENCE MADE TO MAPS TITLED:

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

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)

RECEIVED
12.20.2021
East Hampton
Land Use Office

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 AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS AND SPECIFICATIONS FOR METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY 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

SANOS 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.

CK. BY:	JLH
DRW. BY:	PEJ
DATE:	11-25-20
SCALE:	1"=20'
SHEET	1 OF 1
MAP NO.	142-20-1BEC

REV. 12-20-21 EXISTING WALLS SHOWN

P:\2020\PROJ\14220\dwg\base\14220-pt-rev.dwg 12/20/2021 11:56:41 AM EST