

LEGEND

- PROPERTY LINE
- BUILDING LINE, AS LABELED
- STONE WALL
- X — X — WIRE FENCE
- X — X — SILT FENCE OR HAY BALES
- — — — — EXISTING CONTOUR
- — — — — 500
- — — — — EDGE WOODS OR CLEARING
- ⊗ ANGLE POINT
- IRON PIN OR PIPE FOUND
- ⊖ MONUMENT FOUND
- ⊙ DRILL HOLE FOUND
- IRON PIN TO BE SET 5/8" REBAR
- ⊙ MONUMENT TO BE SET
- ⊙ DRILL HOLE TO BE SET
- SPOT ELEVATION
- x473.7 PROPOSED SANITARY SERVICE
- S — S — EXISTING UTILITIES SERVICE
- E — E — PROPOSED UTILITIES SERVICE
- — — — — CLOSING LINE AS LABELED

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. PROPERTY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF COLCHESTER OR ITS DESIGNATED AGENTS.
- THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME WHEN NECESSARY. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
- SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSION, APPLY LIME/STONE AT A RATE OF TWO TONS PER ACRE OR 80 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 1000 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
- SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND. CYCONE BINDER OR FERTILIZER SHALL BE APPLIED BEFORE APRIL AND JUNE. LIME OR FERTILIZER SHALL BE APPLIED BEFORE APRIL AND JUNE. MULCHING SHALL BE DONE DURING THESE TIMES. REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
- ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:
 - KENTUCKY BLUEGRASS 20 LBS/ACRE
 - CREeping RED FESCUE 20 LBS/ACRE
 - PERENNIAL RYE GRASS 5 LBS/ACRE
 - TOTAL 45 LBS/ACRE
 THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
- MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDBED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD APPROXIMATELY TWO TO THREE INCHES.

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION CONTRACT CALL BRYONE TOUTIUS 1-800-922-4453

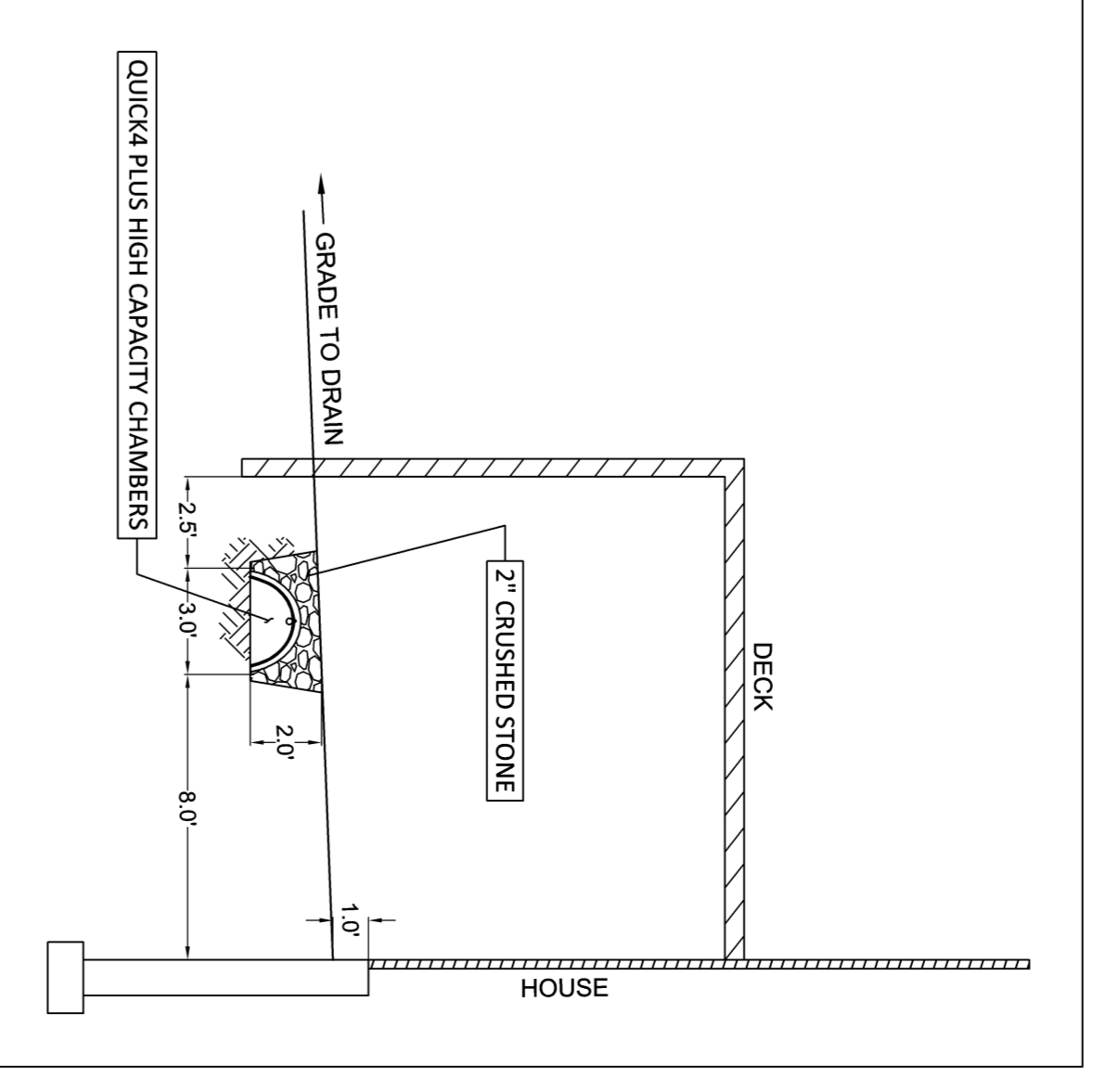
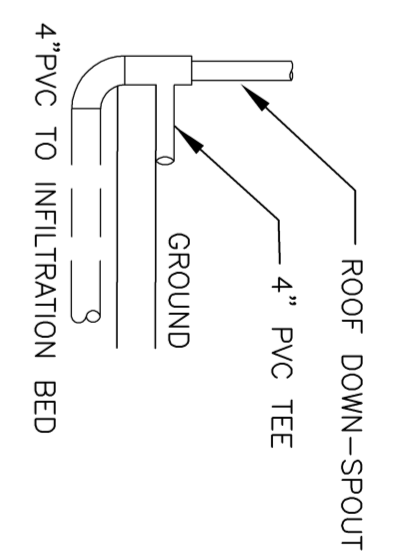
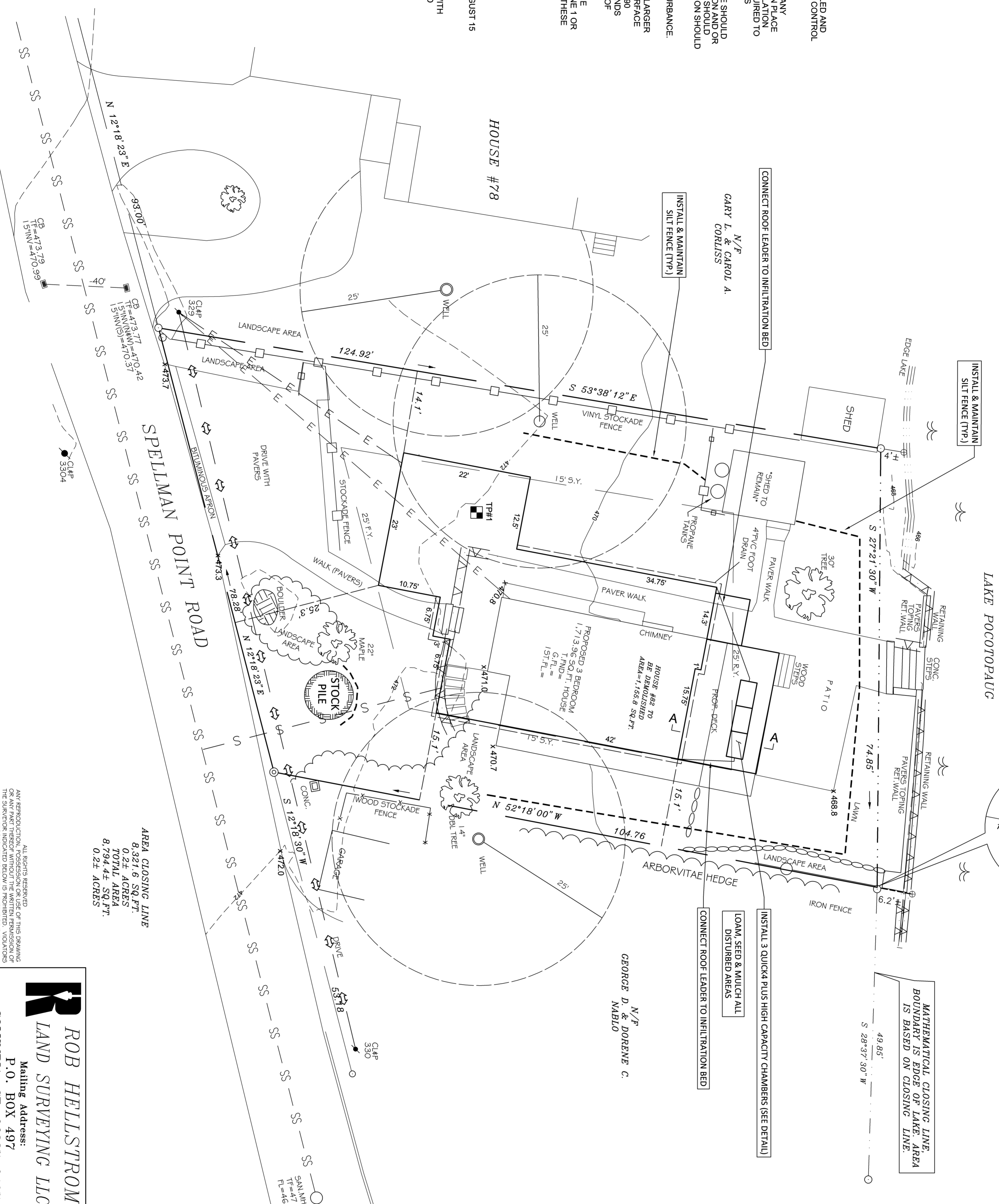
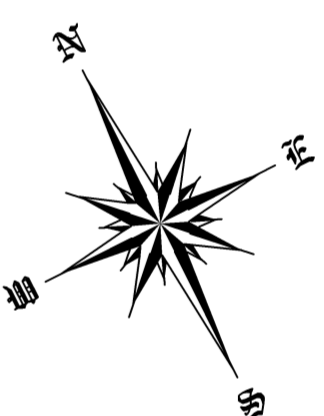
MAP REFERENCE:

- BOUNDARY SURVEY PREPARED FOR DAVID & ELIZABETH BENGSTON 82 SPELLMAN POINT ROAD EAST HAMPTON CONNECTICUT JANUARY 31, 2017 BY ROB HELLSTROM LAND SURVEYING LLC
- BOUNDARY SURVEY PREPARED FOR GARY L. COLUSS, SHOWING BOUNDARY & SPILLMAN POINT ROAD, 82 SPELLMAN POINT ROAD, EAST HAMPTON, CONNECTICUT, SHEET 1 OF 1 FILE 20-14-106-78 SPELLMAN, DATED NOVEMBER 19, 2014 BY ROB HELLSTROM LAND SURVEYING LLC
- IMPROVEMENT LOCATION PLAN PREPARED FOR MARY ANN & JAMES HUBERT, SHOWING EXISTING HOUSE & GARAGE FOUNDATION, 68 SPELLMAN POINT ROAD, EAST HAMPTON, CONNECTICUT, 2011
- MAP OF POCOTOPAUC COMMUNITY CORP., EAST HAMPTON, CONN., DATED JULY 20, 1925 REV. JUNE 19, 1926.

MAP STANDARD NOTES

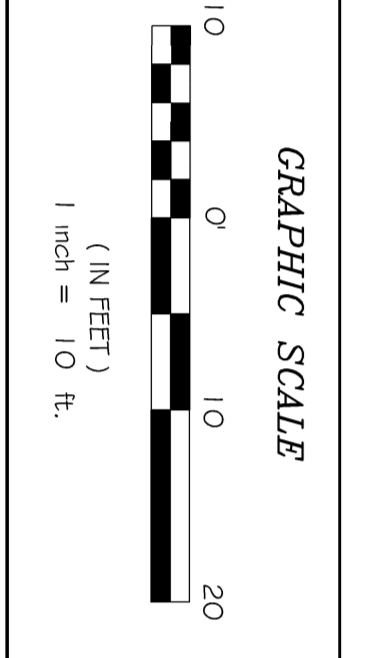
- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THRU 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE OFFICE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR. THE LOCATION OF LAND SURVEY POINTS ON THIS MAP IS BASED ON THE CONNECTICUT STATE SURVEY IS A BOUNDARY SURVEY. BOUNDARY DETERMINATION IS BASED ON ACCURACY.
- TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-2.
- THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO SHOW LOCATION PROPOSED NEW HOUSE.

AREA OF EXISTING HOUSE
AREA=1,155.8 SQ.FT.
AREA OF IMPERVIOUS PATIO NEAR LAKE=946.8 SQ.FT.
AREA OF PROPOSED HOUSE
AREA=1,173.96 SQ.FT.
TOTAL EXISTING IMPERVIOUS COVERAGE AREA=1,702.59 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE AREA=SQ.FT. 1,1846.97 SQ.FT.



AREA CLOSING LINE
8,321.6 SQ.FT.
0.224 ACRES
TOTAL AREA
8,794.44 SQ.FT.
0.247 ACRES

REYNOLDS ENGINEERING SERVICES, LLC
63 JEFFERSON AVENUE
SUITE 202 EAST
COLCHESTER, CT 06243
(860) 465-7419
To my knowledge and belief, the map is substantially correct in all material respects.



NO.	DATE	DESCRIPTION

ROBERT W. HELLSTROM, L.S. #13626

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IMPROVEMENT LOCATION PLAN
- PREPARED FOR -
DAVID & ELIZABETH BENGSTON
SHOWING PROPOSED HOUSE
82 SPELLMAN POINT ROAD
CONNECTICUT

EAST HAMPTON
SHEET NO.: 1 OF 1
JOB NO.: 2016-099
BY: ROBIN H.
SCALE: 1" = 10'
FILE NO.: BE16099 R2

DATE: JANUARY 31, 2017