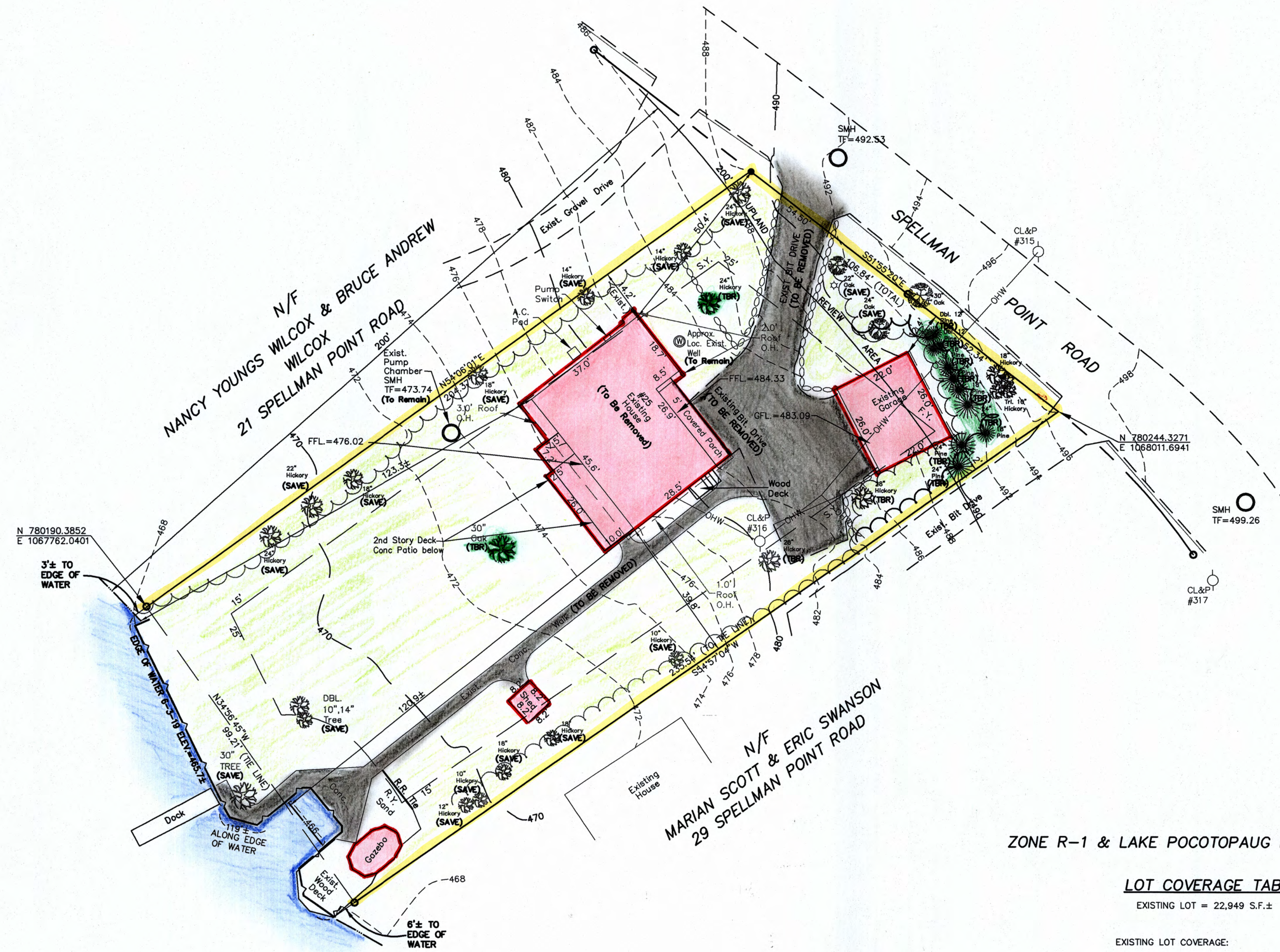




SITE LOCATION MAP
SCALE: 1"=500'



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

AREA = 22,949 S.F.±
= 0.53 AC.±

AREA = 22,177 S.F. (TO TIE LINE)
= 0.509 AC. (TO TIE LINE)

LEGEND

- EXISTING IRON PIPE ○
- EXISTING IRON PIN ●
- TREE LINE
- OVERHEAD WIRES
- STONE WALL
- LIGHT POLE ☆

ZONE R-1 & LAKE POCOTOPAUG PROTECTION ZONE

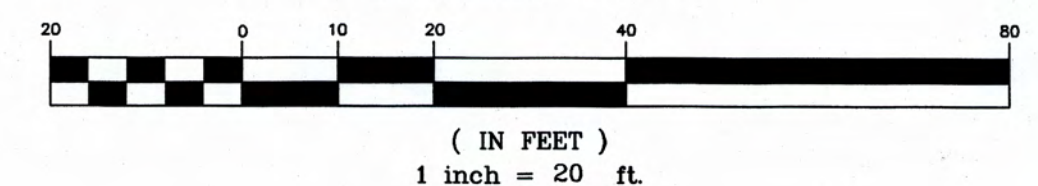
LOT COVERAGE TABLE

EXISTING LOT = 22,949 S.F.±

EXISTING LOT COVERAGE:

EXISTING HOUSE PATIO & DECK	= 1,910 S.F.
EXISTING SHED	= 67 S.F.
EXISTING GARAGE	= 572 S.F.
EXISTING BUILDING COVERAGE	= 2,549 S.F.
EXISTING PAVEMENT COVERAGE	= 2,064 S.F.
EXISTING WALK COVERAGE	= 1,008 S.F.
EXISTING GAZEBO/DECK COVERAGE	= 404 S.F.
TOTAL IMPERVIOUS COVERAGE	= 6,025 S.F. 26% (20% MAX ALLOWED)

GRAPHIC SCALE



REFERENCE MADE TO MAPS TITLED:
 *BOUNDARY SURVEY PREPARED FOR JOAN A. YOUNGS
 NO. 21 SPELLMAN POINT ROAD EAST HAMPTON, CONNECTICUT
 SCALE: 1"=20' - DATE: JUNE 22, 2011* BY JOEL M. FULLER
 L.S. MARLBOROUGH, CONN.
 *POCOTOPAUG COMMUNITY CORP. -EAST HAMPTON, CONN.
 -1"=100' -JULY 20, 1925 CORRECTED TO -JUNE 10, 1926*
 BY KENNETH W. LEIGHTON

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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. THE STATE OF CONNECTICUT HAS ADOPTED THE CONDUCT MAPS IN THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986. TYPE OF SURVEY: PROPERTY/BOUNDARY SURVEY. BOUNDARY DETERMINATION CATEGORY: RESURVEY. CLASS OF SURVEY: A-2. JOHN L. HEAGLE L.S. # 9396

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

EXISTING CONDITIONS & DEMOLITION PLAN
#25 SPELLMAN POINT ROAD
 PREPARED FOR
MARGARET WILCOX
 EAST HAMPTON, CONN.

CK. BY:	JLH
DRW. BY:	PEJ
DATE:	6-18-19
SCALE:	1"=20'
SHEET	1 OF 1
MAP NO.	50-19-1BEC