


MAP REFERENCES

- 1.) PLAN SHOWING PUBLIC WATER SUPPLY PROTECTIVE SANITARY EASEMENT IN FAVOR OF THE TOWN OF EAST HAMPTON AT OAKUM DOCK ROAD EAST HAMPTON CONNECTICUT. - SCALE: 1" = 40' - DATE: 11/19/2009 - BY BLUE RIVER ENGINEERING.
 - 2.) ATTACHMENT B - PORT HAMPTON MARINA CLUB - 49 OAKUM DOCK ROAD - EAST HAMPTON, CT. - SCALE: 1" = 30' - DATE: AUGUST 12, 2013 - REVISED: 9-20-13 - BY CHRISTOPHER G. BELL, P.E. - CONSULTING ENGINEERS
 - 3.) EXISTING CONDITIONS PLAN - PROPERTY OF RONCALLI INSTITUTE INC. - 49 OAKUM DOCK ROAD - EAST HAMPTON, CONN. - SCALE: 1" = 20' - DATE: 16 AUG. 2017 - REVISED THRU 10-1-17 - BY BASCOM & BENJAMIN, LLC.
 - 4.) SEPTIC DESIGN SAINT CLEMENTS MARINA 49 OAKUM DOCK ROAD - PREPARED FOR SAINT CLEMENTS MARINA, LLC - EAST HAMPTON, CONN. - SCALE: 1" = 40' - DATE: 3-29-10 - REVISED THRU 4/9/10 - BY CHATHAM ENGINEERING INC.
 - 5.) PLAN OF LAND OF MIDDLESEX LAND TRUST, INC. - OAKUM DOCK PRESERVE - COBALT LANDING ON THE CONNECTICUT RIVER - OAKUM DOCK ROAD - EAST HAMPTON, CONNECTICUT - JANUARY 31, 2010 - SCALE: 1" = 20' - PREPARED BY SWAMP YANKEE SURVEY LLC
- SUBDIVISION OF QUAIL HILL - EAST HAMPTON CONN. - OWNED & DEVELOPED BY DULCEN CORP. OF PORTLAND CONN. - SCALE 1" = 50' - JULY 1972 - REVISED NOV. 1972 - BY WILLIAM W. HARRIS JR.

12" (300)



RESERVED PARKING PERMIT REQUIRED

VIOLATORS WILL BE FINED MIN \$150

(D)

(R) (L) (P)

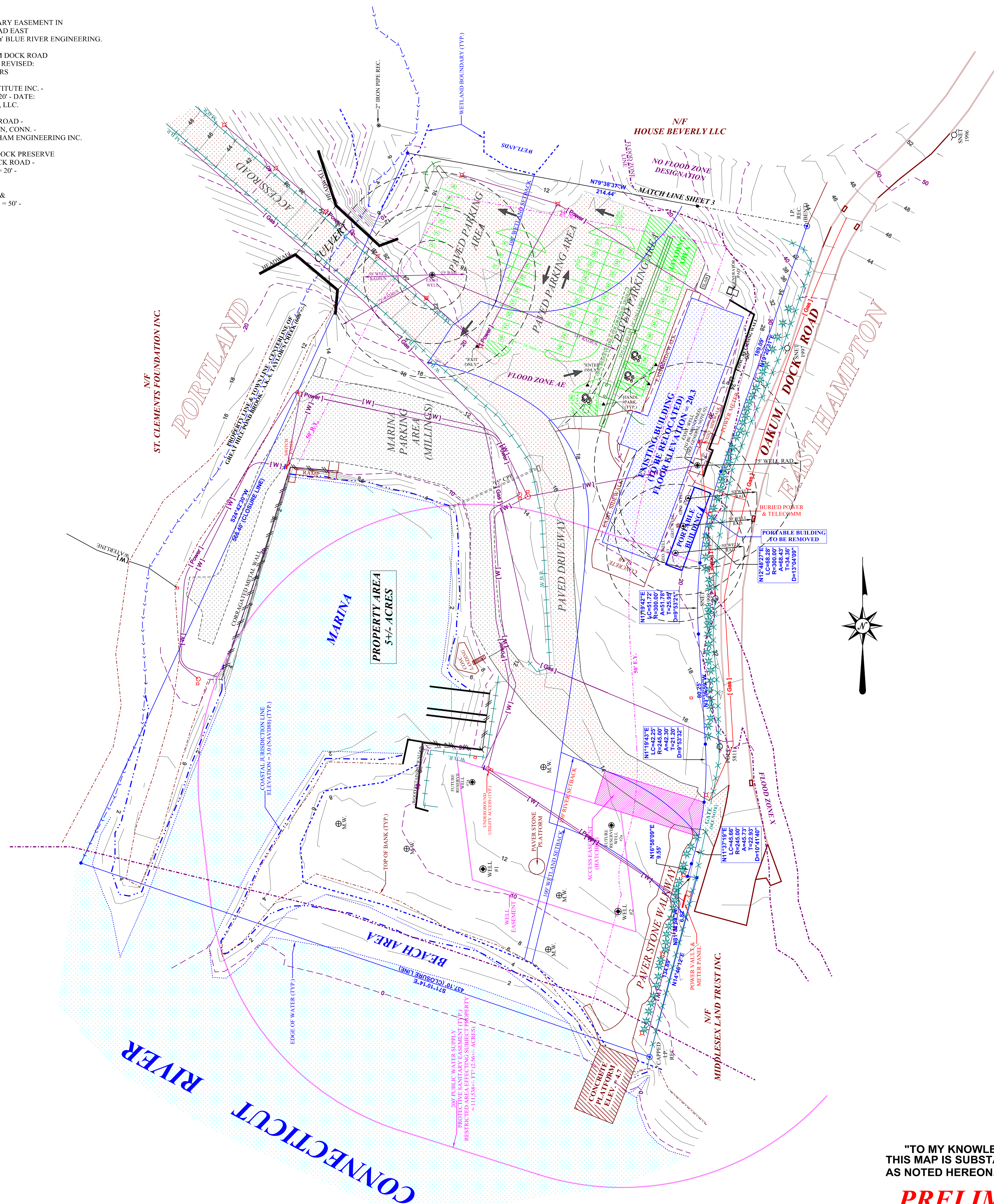
NO ARROW

31-0629

12" (300)

6" VAN ACCESSIBLE (150)

31-0648



GENERAL NOTES:

- 1.) ACCESS TO THE PROPERTY WILL BE FROM THE 1931 PORTLAND-COBALT ROAD ENTRANCE. THE GATED ACCESS ON OAKUM DOCK ROAD IS TO BE LIMITED TO EMERGENCY VEHICLES AND AFTER HOURS MARINA ACCESS.
- 2.) THE EXISTING WELL TO THE EAST OF THE BUILDING ON 49 OAKUM DOCK RD. IS TO BE PROPERLY ABANDONED BY A CONNECTICUT LICENSED WELL DRILLER.
- 3.) GEO. WELLS SHOWN ARE CLOSED LOOP PER GEORGE FELLNER ARCHITECT. WELL PERMIT #255463 COMPLETED 10/11/13
- 4.) THIS SITE SHALL NOT CONDUCT SIMULTANEOUS INDOOR & OUTDOOR EVENTS

SURVEY NOTES:

LANDS WATERWARD OF THE COASTAL JURISDICTION LINE ARE NAVIGABLE WATERS AND ARE THEREFORE SUBJECT TO THE RIGHTS AND RESTRICTIONS UNDER CONNECTICUT GENERAL STATUTES.

THE SOUTHERLY BOUNDARY LINE IS THE CONNECTICUT RIVER. THE COURSE AND DISTANCE SHOWN IS A MATHEMATICAL "CLOSURE LINE".

THE WESTERLY BOUNDARY LINE IS THE CENTERLINE OF GREAT HILL POND BROOK A.K.A. TAYLOR CREEK. THE COURSE AND DISTANCE SHOWN IS A MATHEMATICAL "CLOSURE LINE".

PUBLIC WATER SUPPLY PROTECTIVE SANITARY EASEMENT & ACCESS EASEMENT SHOWN PER REFERENCE MAP #1.

APPARENT PHYSICAL FEATURES PER FIELD LOCATION

SUBTERRANEAN FEATURES SHOWN ARE TAKEN FROM REFERENCE MAPS OR AS MARKED BY CALL BEFORE YOU DIG.

AS EVIDENCED BY SURFACE FEATURES (I.E. LIGHT POSTS, CONTROL BOXES, ETC.) THERE ARE BURIED UTILITIES WHO'S LOCATIONS ARE NOT EVIDENT ON THE SURFACE AND WHO'S LOCATIONS ARE NOT DEPICTED ON ANY REFERENCE MAPS. CARE SHOULD BE TAKEN AND "CALL BEFORE YOU DIG" SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON THIS PROPERTY.

SEPTIC LOCATION TAKEN FROM RECORD AS-BUILT PROVIDED BY CLIENT.

EASEMENTS SHOWN PER REFERENCE MAPS

WETLANDS SHOWN PER REFERENCE MAPS

1% ANNUAL BASE FLOOD ELEVATION = 20 PER FEMA FIRM MAPS #09007C0141G & #09007C0157G- EFFECTIVE DATE: AUGUST 28, 2008

CONTOURS SHOWN BASED ON LIMITED FIELD TOPOGRAPHY, VERTICAL DATUM: NAVD88

THE PURPOSE OF THIS MAP IS TO SHOW THE PROPERTY BOUNDARY AND GENERAL LOCATION OF APPARENT FEATURES.

THE LOCATION OF BURIED FEATURES, EASEMENTS, AND WETLANDS SHOWN PER REFERENCE MAPS, CALL BEFORE YOU DIG MARKINGS, AND/OR ORAL TESTIMONY. THESE LOCATIONS ARE INTENDED TO REPRESENT GENERAL LOCATION ONLY. SUCH LOCATIONS HAVE NOT BEEN VARIFIED BY THIS SURVEYOR.

OTHER BURIED UTILITIES MAY EXIST ON THIS PROPERTY. CAUTION SHOULD BE EXERCISED WHEN EXCAVATING ANYWHERE ON THIS PROPERTY. CONTACT CALL BEFORE YOU DIG BY CALLING 811 PRIOR TO ANY DIGGING.

ZONING NOTES:

THE SUBJECT PROPERTY IS LOCATED IN ZONE: R-2 AND FALLS WITHIN THE CONNECTICUT RIVER PROTECTION AREA (UPPER CONNECTICUT CONSERVATION ZONE)

THE PROPERTY IS BEING USED AS A COMMERCIAL MARINA AND IS A NON-CONFORMING USE AT THE TIME OF THIS SURVEY

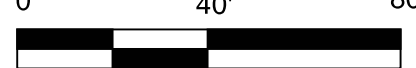
ZONING COMPLIANCE CHART		(ZONE: R-2)	
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 FT ²	217,500+/- FT ²	217,500+/- FT ²
MINIMUM LOT WIDTH	150'	515'+/-	515'+/-
MINIMUM LOT DEPTH	175'	292'+/-	292'+/-
MINIMUM LOT FRONTAGE	100'	622'+/-	622'+/-
MAXIMUM LOT COVERAGE	10%	22.0%	22.0%
MINIMUM FRONT SETBACK	50'	21'6"	21'6"
MINIMUM SIDE SETBACK	25'	66'N - 310'+/-S	56'N - 320'+/-S
MINIMUM REAR SETBACK	50'	230'+/-	230'+/-
MAXIMUM BUILDING HEIGHT	30'	SEE ARCH. PLANS	SEE ARCH. PLANS

LEGEND

- UTILITY POLE
- ⊙ GEOTHERMAL WELL
- ⊗ LIGHT POST
- ⊖ WATER SPIGOT
- ⊕ MONITORING WELL
- ⊙ WELL
- ⊗ CHAIN LINK FENCE
- ⊗ CORRUGATED METAL WALL
- ⊗ W.B.R. WOOD BEAM RAIL
- ⊗ M.B.R. METAL BEAM RAIL
- ⊗ Y.D. YARD DRAIN
- ▲ SIGN (AS NOTED)

**SITE PLAN SURVEY
EXISTING CONDITIONS
PREPARED FOR
RONCALLI
INSTITUTE, INC.**

49 OAKUM DOCK ROAD - M/B/L: 02/9A/4
EAST HAMPTON, CONNECTICUT
SCALE 1" = 40' - JANUARY 15, 2018
REVISED: 5/18/18; 6/11/19; 8/12/19; 8/22/19; 8/28/19; 2/3/20;
3/27/20; 5/6/20; 6/23/20; 7/16/20; 10/9/20; 12/10/20
SHEET: 1 OF 7 (C-1 EXISTING CONDITIONS)



"TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON."

PRELIMINARY

15776
CHARLES R. DUTCH, L.S. LICENSE NUMBER

**DUTCH & ASSOCIATES
LAND SURVEYORS**

392 SOUTH MAIN STREET, COLCHESTER, CONN.
PHONE: (860) 537-3465

REFERENCE NOTE

THIS SURVEY AND MAP HAVE 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" ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY IS "BOUNDARY SURVEY".

THE BOUNDARY DETERMINATION CATEGORY IS "FIRST SURVEY".

THE HORIZONTAL ACCURACY CONFORMS TO "A-2" STANDARDS.