

**LEGEND**

- PROPERTY LINE
- BUILDING LINE: AS LABELED
- STONE WALL
- X — X — WIRE FENCE
- X — X — WIRE FENCE OR HAY BALES
- SLOTTED --- SILT FENCE OR HAY BALES
- SLOTTED --- EXISTING CONTOUR
- SLOTTED --- 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 — PROPOSED UTILITIES SERVICE
- E — E — 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. PROPERLY 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, WHERE NECESSARY TEMPORARY VEGETATION AND OR OTHER EROSION CONTROL MEASURES 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 DIVERSIONS, APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 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. CYCLOPE SEEDER OR FLOUNDER SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1, OR BETWEEN SEPTEMBER 1 AND NOVEMBER 1. SEED SHALL BE APPLIED AT THE RECOMMENDED RATES. 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 BRPONE TOLL FREE 1-800-932-4455

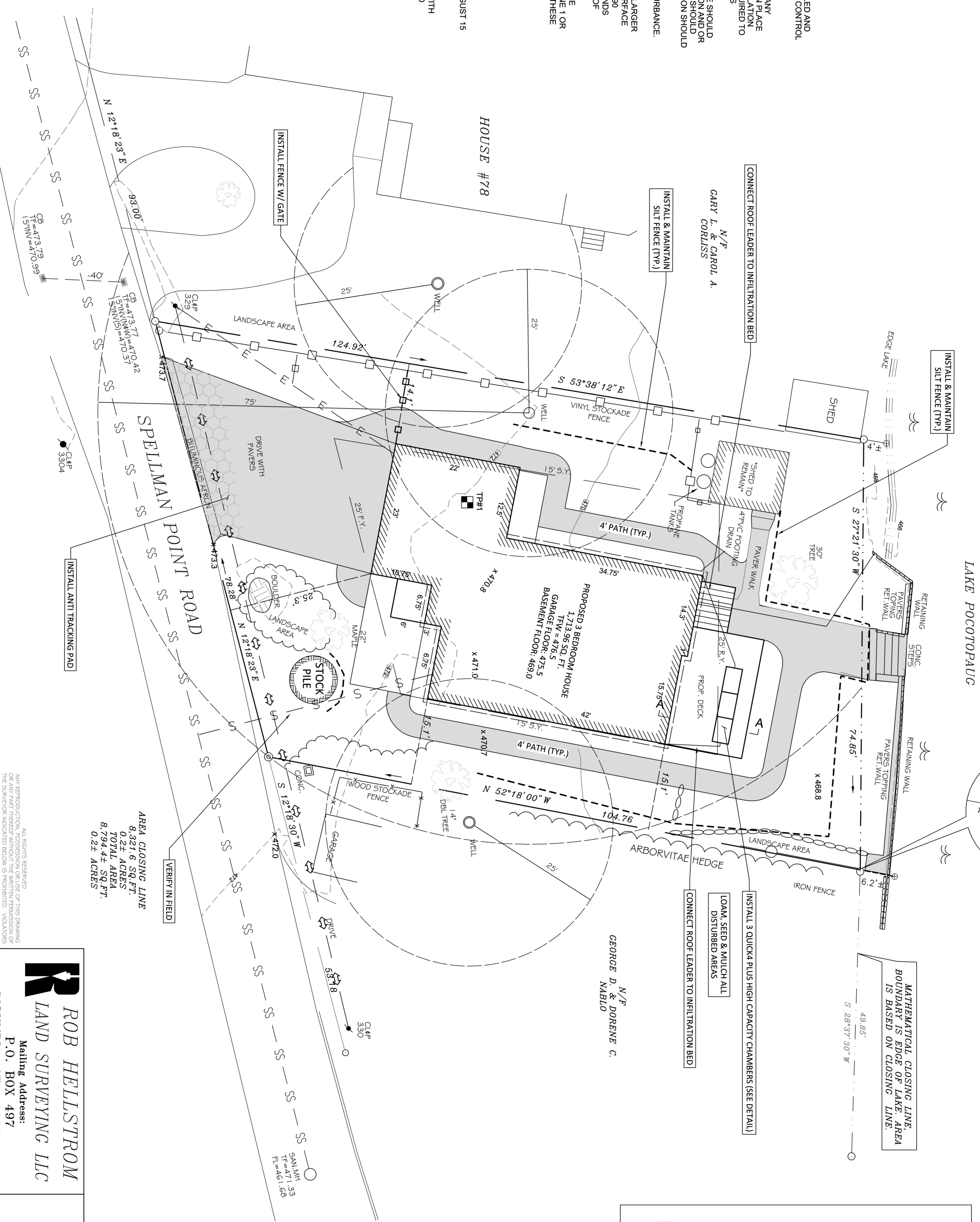
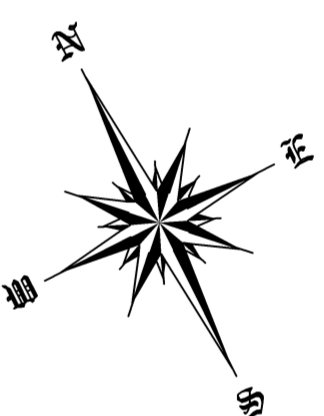
**MAP REFERENCE:**

- 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. CORLISS, SHOWING BOUNDARY & SPILLMAN POINT ROAD, 82 SPELLMAN POINT ROAD, EAST HAMPTON, CONNECTICUT, SHEET 1 OF 10, 2014, 02/24/2014 SPELLMAN, SIGNED NOVEMBER 19, 2014 BY ROB HELLSTROM LAND SURVEYING LLC
- IMPROVEMENT LOCATION PLAN PREPARED FOR MARY ANN & JAMES HUBERT, SHOWING EXISTING HOUSE & GARAGE FOUNDATION, 65 SPELLMAN POINT ROAD, EAST HAMPTON, CONNECTICUT, 2011
- MAP OF POCOTOPAUC TOWNSHIP, EAST HAMPTON, CONN., DATED JULY 20, 1925 REV. JUNE 19, 1926.

**MAP STANDARD NOTES**

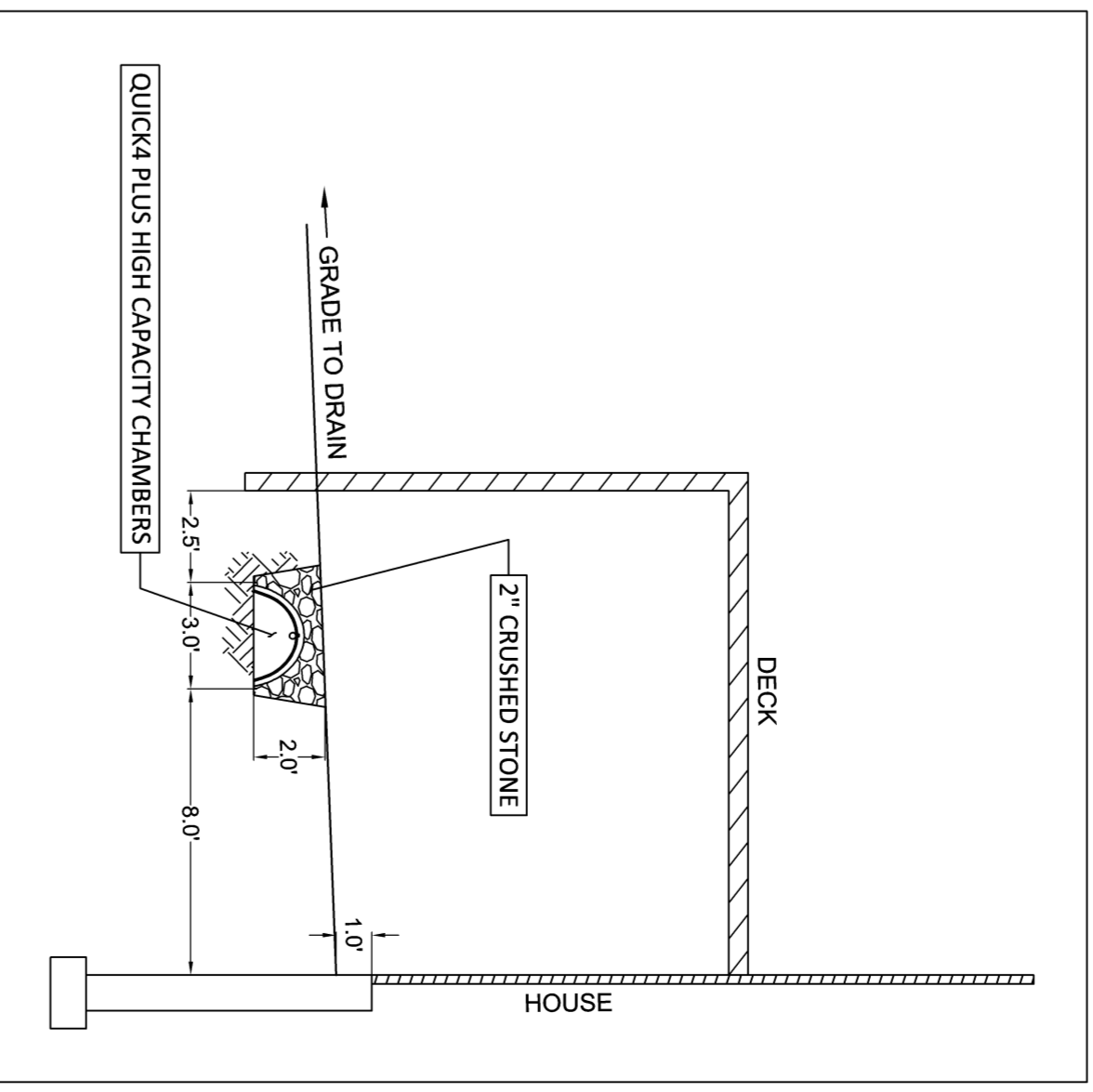
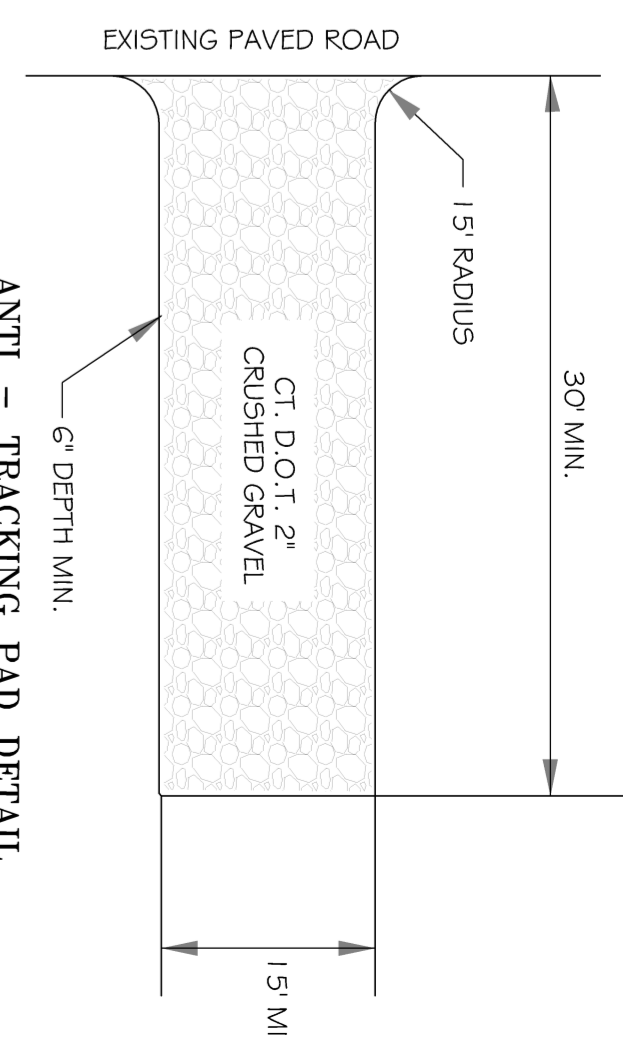
- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THRU 20-300a-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. THIS SURVEY IS A BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONTROLS TO THE A-2 CLASS OF 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=546.8 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=584.71, 1,848.97 SQ.FT.



**SILT FENCE INSTALLATION**  
NOT TO SCALE

NOTES:  
1. SEDIMENT CONTROL FABRIC TO BE A TRENCH CUT 6" TO 8" DEEP 6" TO 8" WIDE.  
2. ACCEPTABLE SILT SCREEN FABRIC - PROPER CUT STOPS BY AMOCO AFTER FOLDING FABRIC TRENCH.  
3. BACKFILL TRENCH WITH ORIGINAL SOIL.



**REYNOLDS ENGINEERING SERVICES, LLC**  
63 HOSPITAL AVENUE  
SUITE 202  
COLCHESTER, CT 06243  
TEL: 860-548-5415  
FAX: 860-548-5416  
To my knowledge and belief, this map is substantially correct to the best of my ability.

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 10 ft.

NO.	DATE	DESCRIPTION

REVISIONS  
ROBERT W. HELLSTROM, L.S. #13626

**ROB HELLSTROM LAND SURVEYING LLC**  
Mailing Address:  
P.O. BOX 497  
COLUMBIA, CT. 06237-0497  
(860) 228-9883  
(860) 228-1980 (FAX)

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

SHEET NO.: 2 OF 2  
SCALE: 1" = 10'  
JOB NO.: 2016-099  
FILE NO.: BE16099 R2  
DATE: JUNE 30, 2020  
BY: ROBIN H. JRR

**LEGEND**

- PROPERTY LINE
- BUILDING LINE, AS LABELED
- STONE WALL
- X — X — WIRE FENCE
- 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
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- S — S — EXISTING UTILITIES SERVICE
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- T.B.R. — CLOSING LINE AS LABELED
- TO BE REMOVED

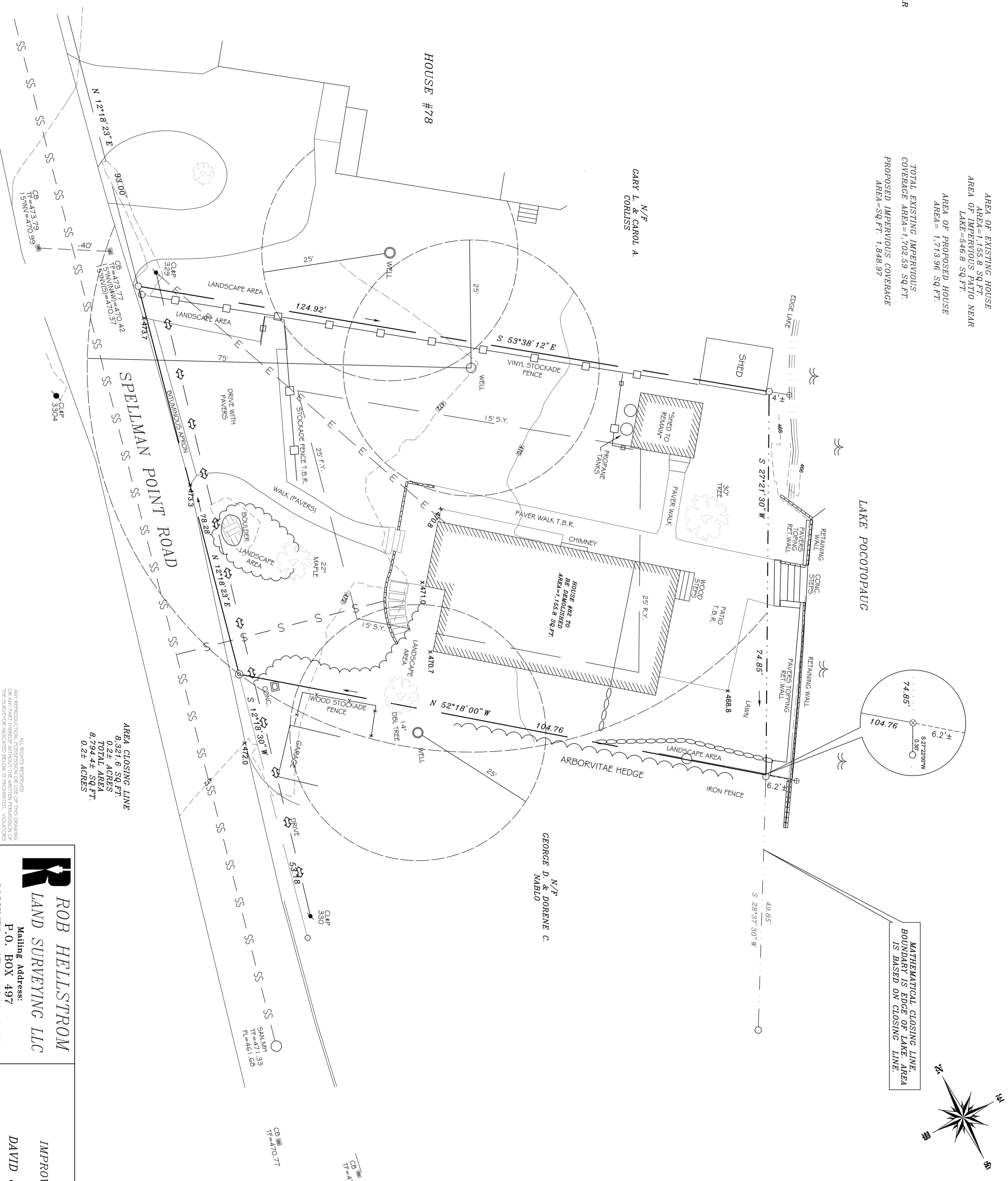
AREA OF EXISTING HOUSE  
AREA=1,755.8 SQ.FT.

AREA OF IMPERVIOUS PATIO NEAR LAKE=548.8 SQ.FT.

AREA OF PROPOSED HOUSE  
AREA= 1,713.96 SQ.FT.

TOTAL EXISTING IMPERVIOUS COVERAGE AREA=1,702.59 SQ.FT.

PROPOSED IMPERVIOUS COVERAGE AREA=SQ.FT. 1,848.97



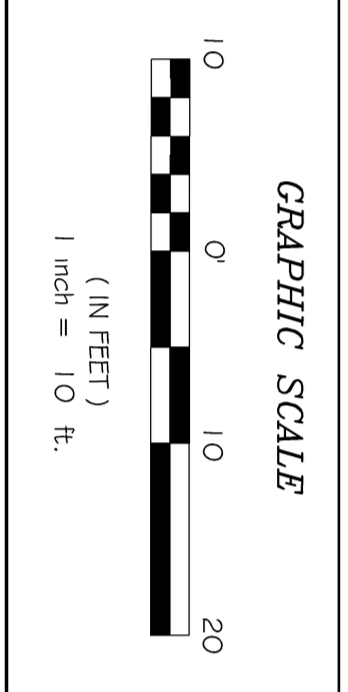
AREA CLOSING LINE  
8,821 SQ.FT.  
0.24 ACRES  
TOTAL AREA  
8,794.44 SQ.FT.  
0.24 ACRES

**MAP REFERENCE:**

1. BOUNDARY SURVEY PREPARED FOR DAVID & ELIZABETH BENGSTON 82 SPELLMAN POINT ROAD EAST HAMPTON CONNECTICUT JANUARY 31, 2017 BY ROB HELLSTROM LAND SURVEYING LLC.
2. BOUNDARY SURVEY PREPARED FOR GARY L. CORLISS, SHOWING BOUNDARY & SPOTS OF IMPROVEMENT NEAR 78 SPELLMAN ROAD EAST HAMPTON, CONNECTICUT, SHEET 1 OF THE 20, 1-02-78 SPELLMAN, SAVED NOVEMBER 19, 2014 BY ROB HELLSTROM LAND SURVEYING LLC.
3. IMPROVEMENT LOCATION PLAN PREPARED FOR MARY ANN & JAMES HUBERT, SHOWING EXISTING HOUSE & GARAGE FOUNDATION, 68 SPELLMAN POINT ROAD, EAST HAMPTON, CONNECTICUT, 2011.
4. MAP OF POCOTOPAUG COMMUNITY CORP., EAST HAMPTON, CONN., DATED JULY 20, 1925 REV. JUNE 19, 1926.

**MAP STANDARD NOTES**

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE AND SHALL BE CONSIDERED AS SUCH BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS AND ENGINEERS.
2. THIS SURVEY IS A BOUNDARY SURVEY. BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE A-2 CLASS OF ACCURACY.
3. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-2.
4. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO SHOW LOCATION PROPOSED NEW HOUSE.



NO.	DATE	DESCRIPTION
1	6/30/20	REVISED TO SHOW EXISTING CONDITIONS

**R E V I S I O N S**

TO YOUR KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT W. HELLSTROM, L.S. #13626

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IMPROVEMENT LOCATION PLAN  
— PREPARED FOR —  
**DAVID & ELIZABETH BENGSTON**  
SHOWING EXISTING HOUSE  
82 SPELLMAN POINT ROAD  
CONNECTICUT

DATE:	JANUARY 31, 2017	BY:	ROBIN H.	SCALE:	1" = 10'	JOB NO.:	2016-099	FILE NO.:	BE16099 R2
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