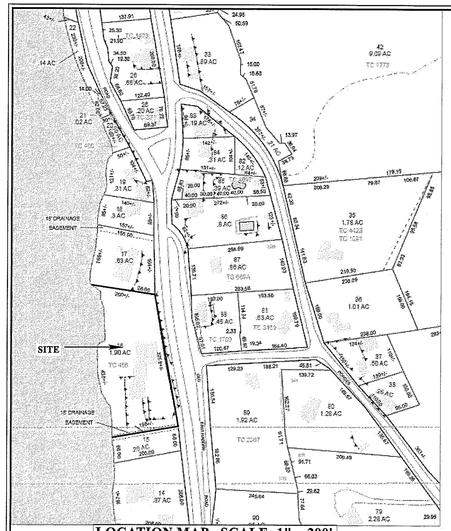


LOCATION MAP - SCALE: 1" = 200'

LEGEND

- I.P. AS NOTED
- UTILITY POLE
- DECIDUOUS AS NOTED
- CONIFER AS NOTED
- WELL
- YARD LIGHT
- SIGN AS NOTED
- 30X5 SPOT GRADE
- (CJL) COASTAL JURISDICTION LINE - ELEV. 3.0
- GUARD WIRE FENCE
- RETAINING WALL
- WETLAND FLAG

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

REFERENCE MAPS:

SITE PLAN FOR WILLIAM AND SHEILA DOHERTY - EAST HADDAM, CONNECTICUT - AUG. 1, 1991 - REVISED 9-20-91 - BY RICHARD J. ZIOBRON

MAP OF C. RICHARD BLOOMFIELD PROPERTY - EAST HADDAM, CONN. - DEC., 1963 - SCALE: 1" = 30' - BY LOUIS F. QUIRK

SURVEY PLAN PROPERTY OF ROSCOE V. & FLORENCE H. LEWIS - CONN. ROUTE 149 - EAST HADDAM, CONNECTICUT - SCALE: 1" = 20' - DATE: JUNE 17, 1982 - BY ANGUS L. MCDONALD

PLAN OF PROPERTY OF TICIA NASTRO - RTE 149 - EAST HADDAM, CT - SCALE: 1" = 20' - JULY 29, 1983 - BY KING & MULLEN LAND SURVEYORS

CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP - TOWN OF EAST HADDAM - MAIN STREET FROM THE NORWICH-EAST HADDAM ROAD NORTHERLY TO THE OLD MOODUS ROAD - ROUTE NO 149 - SCALE: 1" = 40' - AUG. 31, 1932 - MAP 40-03

NOAA NAUTICAL CHART #12377

CONNECTICUT RIVER

EBB

FLOOD

TIDAL WATERCOURSE

CJL 3.0

PROPERTY LINE ALONG EDGE OF RIVER 482'+/-

N 9°37'34" W 435.69' (SURVEY CLOSURE LINE)

"LAGOON"

"100 YEAR" 1% FLOOD HAZARD LINE 13.50

INLAND WETLAND

CAPPED REBAR REC.

N/F BARBARA L. COHN CONNECTICUT LIGHT & POWER COMPANY RIGHT OF WAY

S 19°30'28" W 147.51'

PROP. NEW DECK 33'10" X 16'2"

EXISTING ADDITION F/F ELEV. = 33.9

EXISTING BUILDING F/F ELEV. = 34.9 BASEMENT ELEV. = 26.2

COVERED PORCH

PAVED DRIVEWAY

CONCRETE WALKWAY

CONCRETE PARKING AREA

PAVED PARKING AREA

PROPERTY AREA 72,798+/- Ft² 1.671+/- ACRES

OVERHEAD UTILITIES

10' DRAINAGE RIGHT OF WAY IN FAVOR OF THE STATE OF CONNECTICUT

I.P. TO BE SET

C.H.D. NOT REC.

5.00'

277.17' S 10°14'31" E

CT ROUTE 149 - A.K.A. MAIN STREET

CONCRETE SIDEWALK

PROJECT BENCHMARK - CONTROL SPIKE ELEVATION = 38.53 (NAVD88)

N/F THERESA M. RODDY

100' WETLAND SETBACK

SPLIT RAIL FENCE

181.28' S 69°10'25" E

EASEMENT PER DEED V.66 - PG. 192 (SHADED)

17.03'

C.H.D. NOT REC.

I.P. TO BE SET

EASEMENT PER DEED V.66 - PG. 192 (SHADED)

VISITOR PARKING

MAIL BOXES

EVERSOURCE 1246

SPEED LIMIT 35

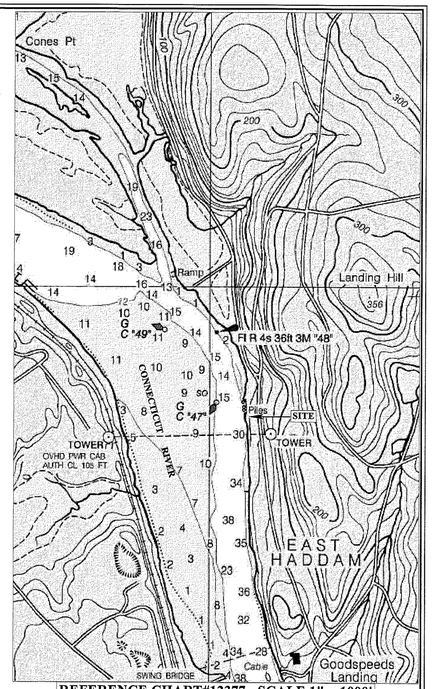
STOP AHEAD

CLAP 1247

CLAP 1248

CLAP 1249

CLAP 1250



REFERENCE CHART#12377 - SCALE 1" = 1000'

PLAN NOTES:

NORTH SHOWN PER GRID NORTH DATUM NAD83

ELEVATION DATUM FOR THIS PLAN IS: NAVD 1988

COASTAL JURISDICTION LINE PER COASTAL JURISDICTIONAL FACT SHEET: CONNECTICUT RIVER - EAST HADDAM

A PORTION OF THIS PROPERTY FALLS IN AN AE FLOOD HAZARD ZONE PER FIMA FIRM MAP 09007C0254G, EFFECTIVE DATE 8/28/2008

REFERENCE IS MADE TO A DRAINAGE PIPE DATING FROM THE 18TH CENTERY PASSING THROUGH THE PROPERTY. DRAINAGE RIGHTS TO SAID PIPE MAY EXIST. CONTACT DUTCH & ASSOCIATES IF EVIDENCE OF SUCH DRAINAGE PIPE IS DISCOVERED.

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 "DEPENDENT RESURVEY".

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

THE VERTICAL ACCURACY CONFORMS TO "T-2" STANDARDS.

PROPOSED DECK PLAN

PREPARED FOR

BARRY O'DOHERTY

83 MAIN STREET - EAST HADDAM, CONNECTICUT
SCALE 1" = 20' - MARCH 11, 2024

0 20' 40'

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

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

STATE OF CONNECTICUT CHARLES R. DUTCH No. 15776 LICENSED LAND SURVEYOR

DUTCH & ASSOCIATES
LAND SURVEYORS
392 SOUTH MAIN STREET, COLCHESTER, CONN.
PHONE: (860) 537-3465

JOB NO. 20-109

Traverse PC