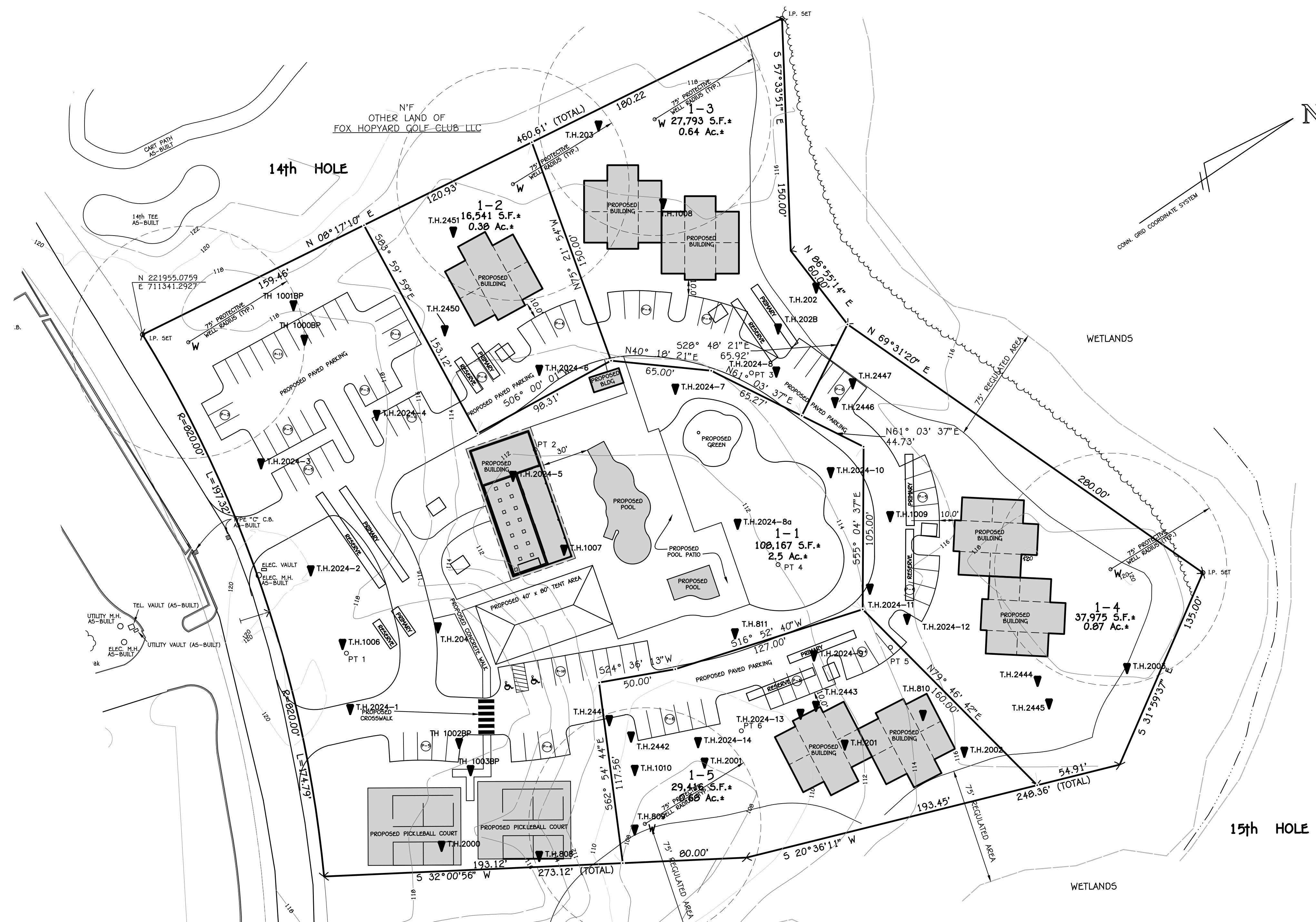


LOCATION MAP
SCALE: 1"=1000'

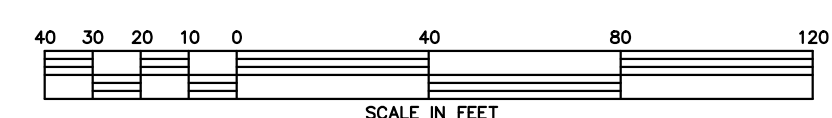


CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DISTANCE
C1	12°12'46"	820.00'	87.73'	174.79'	N 67°03'11" W	174.46'	
C2	13°47'14"	820.00'	99.14'	197.32'	N 80°03'11" W	196.84'	
C3	7°29'23"	300.00'	19.64'	39.22'	N 13°34'01" E	39.19'	
C4	9°04'02"	300.00'	23.79'	47.48'	N 12°46'42" E	47.43'	
C5	4°34'38"	300.00'	11.99'	23.97'	N 07°32'01" E	23.96'	
C6	2°59'59"	300.00'	7.89'	15.71'	N 06°44'41" E	15.70'	

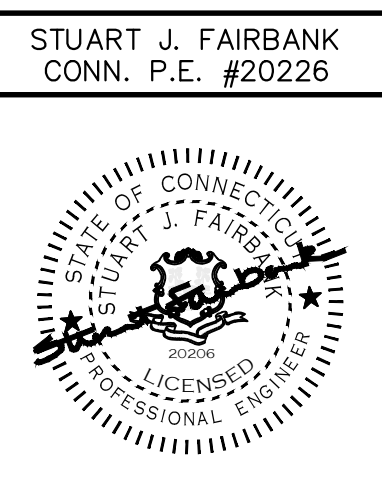
- LEGEND**
- UTILITY POLE
 - CONN. HIGHWAY DEPT. MONUMENT
 - CONC. MON. CONCRETE MONUMENT
 - M.S. MERESTONE
 - FND. FOUND
 - IRPN IRON PIN
 - LP IRON PIPE
 - D.H. DRILL HOLE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - FIRE HYDRANT
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - BCLC BITUMINOUS CONCRETE LIP CURBING
 - TBR TO BE REMOVED
 - W.S.O. WATER SHUTOFF
 - W.G. WATER GATE
 - TH DEEP TEST HOLE LOCATION
 - PT PERCOLATION TEST LOCATION

PARKING
TOTAL PAINTED PROPOSED PARKING SPACES PROVIDED = 100
(PROPOSED PARKING INCLUDES (2) HANDICAP PARKING SPACES)

- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. SUBMISSION PLAN, RESIDENTIAL AREA 1 FOX HOPYARD GOLF CLUB, LLC FOX HOPYARD ROAD, EAST HADDAM, CONNECTICUT, DATE: MAY 9, 2001, SCALE: 1"=40', BY ANGUS McDONALD GARY SHARPE & ASSOCIATES
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF EAST HADDAM LAND RECORDS AS VOL. 523 PG. 64 AND LISTED ON ASSESSOR'S MAP AS LOT
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON
 - FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, 00000 COUNTY, CONNECTICUT, MAP NUMBER 0000, EFFECTIVE DATE: AUGUST 28, 2008
 - COORDINATES SHOWN HEREON DERIVED FROM THE CONNECTICUT COORDINATE GRID SYSTEM.
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN FROM AERIAL PHOTOGRAMMETRY DATED MAY 10, 1986 AND ARE BASED ON U.S.C. & G.S. MEAN SEA LEVEL DATUM.
 - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
 - CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.
 - DESIGN ENGINEER/LAND SURVEYOR TO SET A STABLE BENCHMARK AND STAKE & OFFSET SEPTIC SYSTEM PRIOR TO INSTALLATION. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE INSTALLATION.
 - DESIGN ENGINEER/LAND SURVEYOR TO CONDUCT AN AS-BUILT SURVEY OF THE SEPTIC SYSTEM PRIOR TO BACKFILL. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE SYSTEM COMPLETION.



NOTE
ANY MODIFICATIONS TO THE LOCATION OR ELEVATION OF THE SEPTIC SYSTEM COMPONENTS SHOWN HEREON (INCLUDING CURTAIN DRAINS IF SHOWN) ARE SUBJECT TO THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT SUCH WRITTEN APPROVAL.



STUART J. FAIRBANK
CONN. P.E. #20226

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

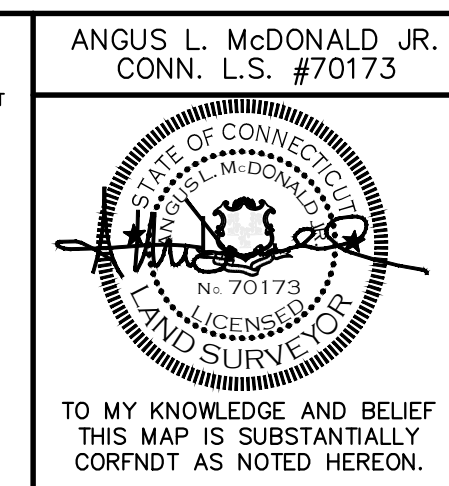
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THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- B. BOUNDARY DETERMINATION: RESURVEY
- C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2



ANGUS L. McDONALD JR.
CONN. L.S. #70173

LAND & MARINE SURVEYING ENGINEERING PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3962

LOT LINE MODIFICATION PLAN
PROPERTY OF
FOX HOPYARD REALTY LLC
FOX HOPYARD ROAD
EAST HADDAM, CONNECTICUT

DATE: FEBRUARY 13, 2024 SCALE: 1"=40'
DR'N MCM CK'D APP'D
SHEET 1 of 2 JOB NO. 216585

REVISIONS: 2-27-24 - REVISE PROPERTY LINES
2-29-24 - PROPOSED BUILDING & PROPERTY LINE CHANGES
3-28-24 - CONCEPTUAL SEPTIC SYSTEM LOCATIONS ADDED