NOTES
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2. REFERENCE IS MADE TO THE FOLLOWING MAP:
   A. "ZONING LOCATION SURVEY AND PLANNED COMMUNITY DECLARATION MAP, DEPICTING UNIT NUMBERING AND COMMON AND LIMITED COMMON ELEMENTS, 'MORGAN ESTATES', LAND NOW OR FORMERLY OF MORGAN ESTATES LLC, #30 ORCHARD ROAD, EAST HADDAM, CONNECTICUT", SCALE 1"=100', DATED JANUARY 2, 2013, BY WEAVER AND ASSOCIATES.

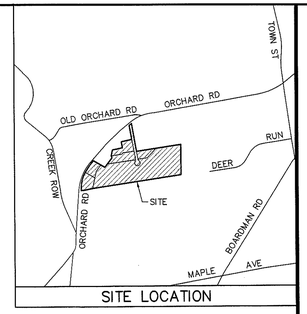
3. WETLANDS BOUNDARIES ARE SHOWN PER THE MAP REFERENCED IN NOTE 2.A ABOVE AND HAVE NOT BEEN FIELD VERIFIED BY J.P.G.A.

ZONING INFORMATION

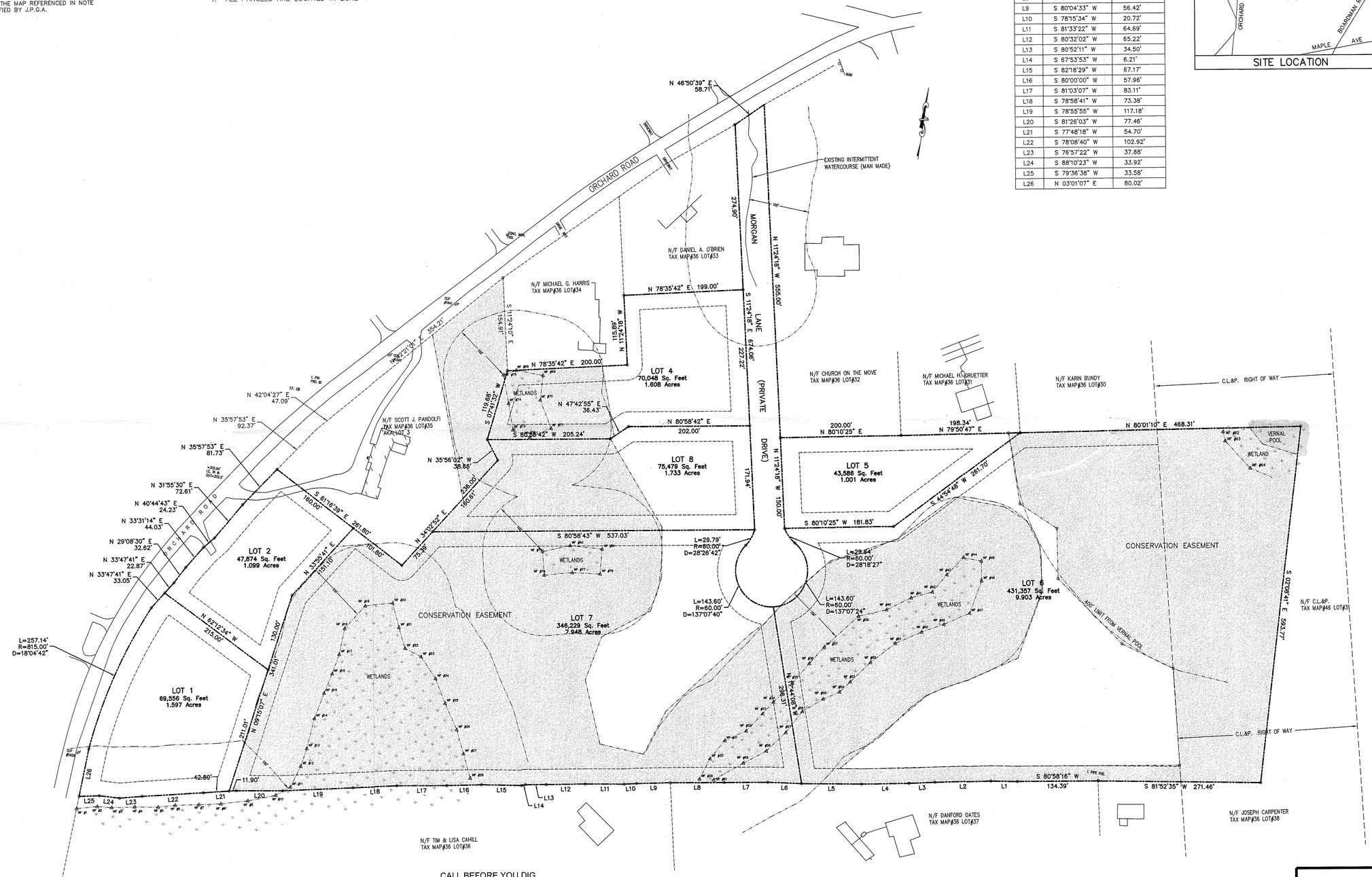
	MIN REQ'D	LOT #1	LOT #2	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8
MINIMUM LOT AREA (S.F.)	43,560 (FRONTAGE)	69,556	47,874	70,048	43,586	431,357	346,229	75,479
MINIMUM LOT WIDTH (FEET)	150	350.08	277.51	225.98	150.00	214.57	224.30	171.94

1. ALL PARCELS ARE LOCATED IN ZONE R-1

COURSE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°07'32" W	43.88'
L2	S 79°51'51" W	93.11'
L3	S 78°55'55" W	43.29'
L4	S 80°33'46" W	79.39'
L5	S 81°43'54" W	99.82'
L6	S 83°35'19" W	56.37'
L7	S 80°54'14" W	72.22'
L8	S 81°05'27" W	89.95'
L9	S 80°04'33" W	56.42'
L10	S 78°15'34" W	20.72'
L11	S 81°33'22" W	64.69'
L12	S 80°32'02" W	65.22'
L13	S 80°52'11" W	34.50'
L14	S 67°53'53" W	6.21'
L15	S 82°18'29" W	67.17'
L16	S 80°00'00" W	57.96'
L17	S 81°03'07" W	83.11'
L18	S 78°58'41" W	73.38'
L19	S 78°55'55" W	117.18'
L20	S 81°26'03" W	77.46'
L21	S 77°48'18" W	54.70'
L22	S 78°08'40" W	102.92'
L23	S 76°57'22" W	37.88'
L24	S 88°10'23" W	33.92'
L25	S 79°36'38" W	33.58'
L26	N 03°01'07" E	80.02'



SITE LOCATION



0 80 160 240

THIS MAP CONFORMS TO ACCURACY CLASS A-2 UNLESS OTHERWISE NOTED HEREON

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

JOHN PAUL GARCIA, CONNECTICUT LS NO. 14405

THIS MAP IS NOT VALID WITHOUT A LIVE SEAL AND SIGNATURE (SIGNATURE IN RED AND EITHER A RED STAMP OR EMBOSSED STAMP)

CALL BEFORE YOU DIG

UNDERGROUND UTILITY, STRUCTURES AND FACILITY LOCATIONS SHOWN AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, PAROLE TESTIMONY, ACTUAL FIELD SURVEY OF OBSERVED CONDITIONS AT THE TIME OF THE SURVEY, AND OTHER SOURCES. THE ACCURACY OF THE INFORMATION SHOULD BE CONSIDERED APPROXIMATE ONLY. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE WHICH ARE UNKNOWN TO JOHN PAUL GARCIA AND ASSOCIATES. PRIOR TO ANY WORK BEING DONE ON THE SITE, THE CONTRACTOR AND OR OWNER IS ADVISED TO CONTACT CALL-BEFORE-YOU-DIG 1-800-922-4455 IN ACCORDANCE WITH STATE REGULATIONS.

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REVISIONS		
NO	DATE	REMARKS

JPGA
JOHN PAUL GARCIA AND ASSOCIATES, P.C.
ENGINEERS AND SURVEYORS
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BETHANY, CT.
OFFICE 203-393-3306 FAX 203-393-3941
EMAIL jp@jpgapc.com

EXISTING CONDITIONS PLAN

MORGAN ESTATES SUBDIVISION
MORGAN LANE & ORCHARD ROAD
EAST HADDAM, CONNECTICUT

DRAWING NO.

C-1

SCALE: 1" = 80'
DATE: 1/14/2025
JOB NO: 4937

M:\ALL PROJECTS\4000-4999\4000-4999\4900-4999\4937-Morecon-Morgan Estates\4937 BASE - 1-14-2025.dwg, 1/14/2025 2:27:41 PM, DWG To PDF.pc3

NOTES
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3. WETLANDS BOUNDARIES ARE SHOWN PER THE MAP REFERENCED IN NOTE 2.A ABOVE AND HAVE NOT BEEN FIELD VERIFIED BY J.P.G.A.

4. A DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT BETWEEN LOTS 4-8 WILL BE RECORDED ON THE TOWN OF EAST HADDAM LAND RECORDS. THE FINAL LANGUAGE OF THIS AGREEMENT WILL BE REVIEWED AND AGREED UPON BY THE PROPERTY OWNER AND TOWN STAFF.

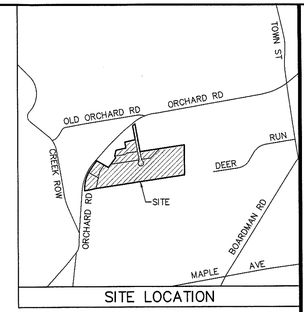
5. AN EASEMENT FOR RIGHTS TO DRAIN ACROSS LOT #8 IN FAVOR OF LOT #4 WILL BE RECORDED ON THE TOWN OF EAST HADDAM LAND RECORDS. THE FINAL LANGUAGE OF THIS AGREEMENT WILL BE REVIEWED AND AGREED UPON BY THE PROPERTY OWNER AND TOWN STAFF.

ZONING INFORMATION

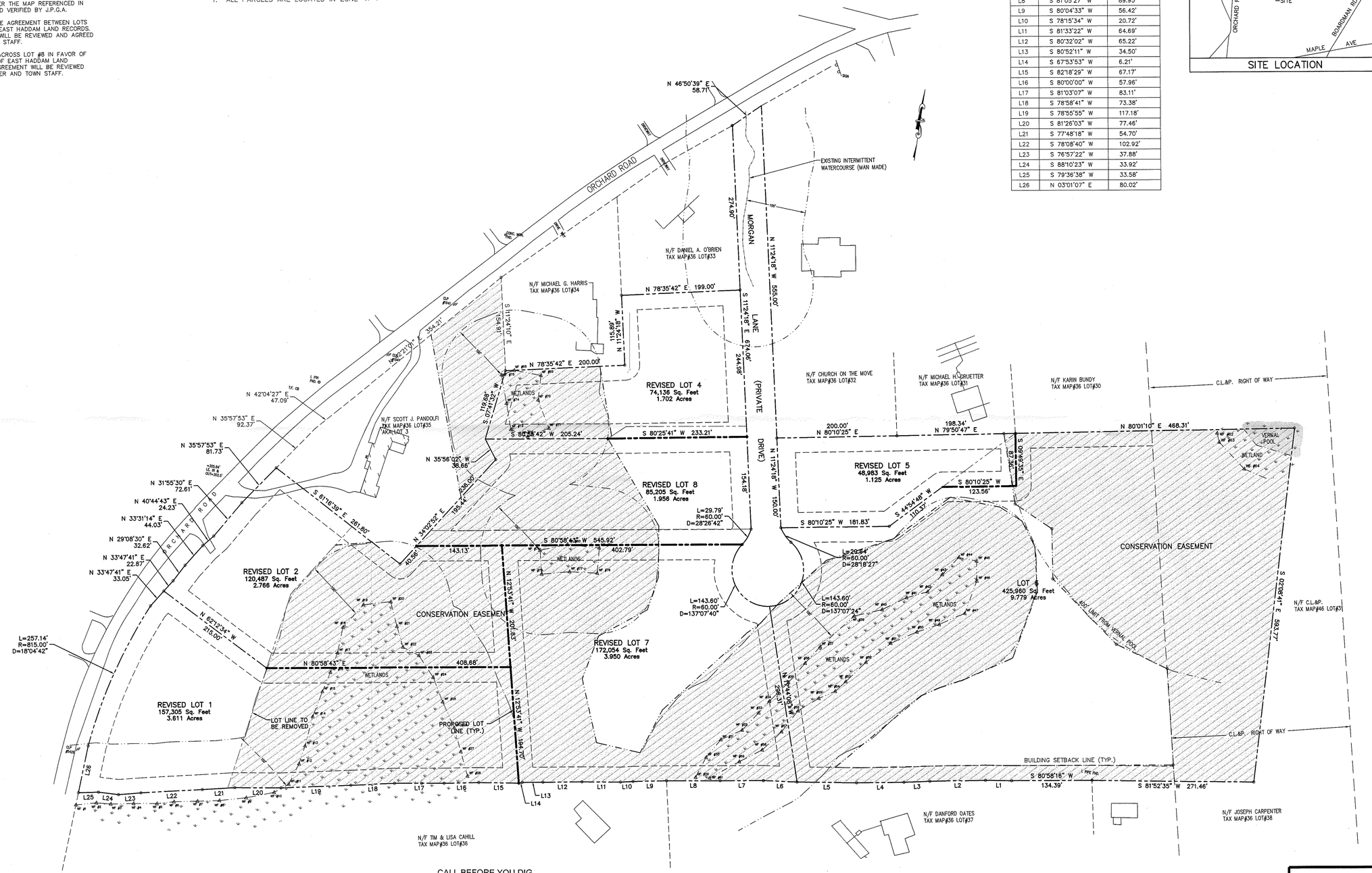
	MIN REQ'D	LOT #1	LOT #2	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8
MINIMUM LOT AREA (S.F.)	43,560 (FRONTAGE)	157,305	120,487	74,136	48,983	425,960	172,054	85,205
MINIMUM LOT WIDTH (FEET)	150	350.08	277.51	244.02	150.00	214.57	192.41	179.36

1. ALL PARCELS ARE LOCATED IN ZONE R-1

COURSE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°07'32" W	43.88'
L2	S 79°51'51" W	93.11'
L3	S 78°55'55" W	43.29'
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L23	S 76°57'22" W	37.88'
L24	S 88°10'23" W	33.92'
L25	S 79°36'38" W	33.58'
L26	N 03°01'07" E	80.02'



SITE LOCATION



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JOHN PAUL GARCIA, CONNECTICUT LS NO. 14405

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REVISIONS		
NO	DATE	REMARKS
1	3/26/25	Removed potential property transfer from Lot #4

JPGA
JOHN PAUL GARCIA AND ASSOCIATES, P.C.
ENGINEERS AND SURVEYORS
190 FAIRWOOD ROAD
BETHANY, CT.
OFFICE 203-393-3306 FAX 203-393-3941
EMAIL jp@jpgapc.com

LOT LINE REVISION PLAN

MORGAN ESTATES SUBDIVISION
MORGAN LANE & ORCHARD ROAD
EAST HADDAM, CONNECTICUT

DRAWING NO.

C-2

SCALE: 1" = 80'
DATE: 1/14/2025
JOB NO: 4937

M:\ALL PROJECTS\4000-4999\4000-4999\4900-4999\4937-Moreon-Morgan Estate\4937 BASE - 3-26-2025.dwg, 3/26/2025 11:05:17 AM, DWG To PDF.pc3

NOTES

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4. RAIN GARDENS AND DETENTION BASINS HAVE BEEN SIZED TO RETAIN AND INFILTRATE THE WATER QUALITY VOLUME (EQUIVALENT TO 1.3 INCHES OF RAIN OVER THE IMPERVIOUS SURFACES ON THE SITE).

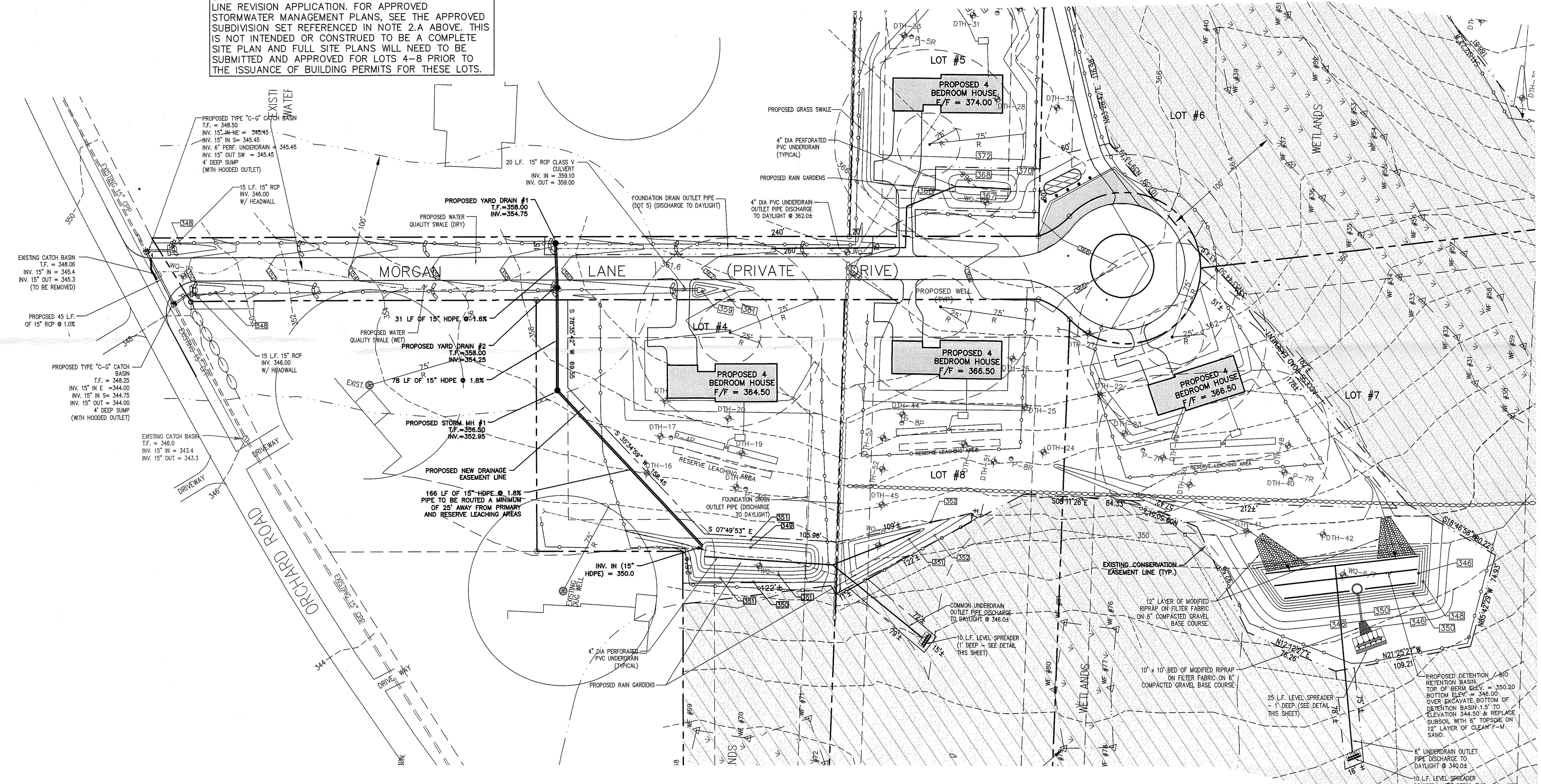
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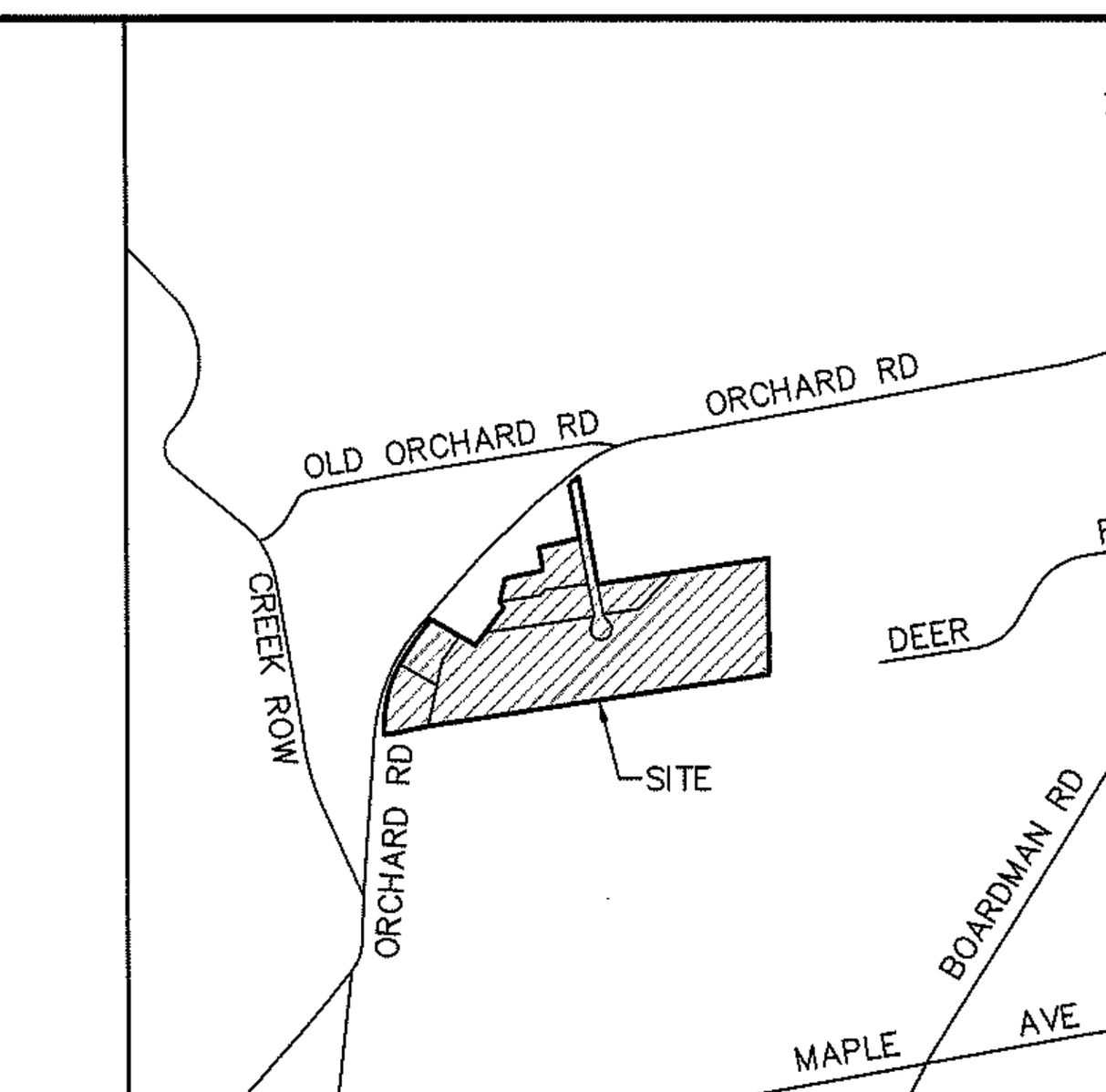
ZONING INFORMATION

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MINIMUM LOT WIDTH (FEET)	150	350.08	277.51	179.02	150.00	214.57	192.41	179.36

1. ALL PARCELS ARE LOCATED IN ZONE R-1

NOTE: THE INTENT OF THIS PLAN IS TO DETAIL PROPOSED MODIFICATIONS TO THE SUBDIVISION STORMWATER MANAGEMENT SYSTEM AS PART OF A LOT LINE REVISION APPLICATION. FOR APPROVED STORMWATER MANAGEMENT PLANS, SEE THE APPROVED SUBDIVISION SET REFERENCED IN NOTE 2.A ABOVE. THIS IS NOT INTENDED OR CONSTRUED TO BE A COMPLETE SITE PLAN AND FULL SITE PLANS WILL NEED TO BE SUBMITTED AND APPROVED FOR LOTS 4-8 PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THESE LOTS.





SITE LOCATION

REVISIONS		
NO	DATE	REMARKS
1	3/26/25	Removed potential property transfer from Lot #4

JPGA
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BETHANY, CT.
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EMAIL jp@jpgapc.com

PROPOSED SITE PLAN SHOWING DRAINAGE MODIFICATIONS

MORGAN ESTATES SUBDIVISION
MORGAN LANE & ORCHARD ROAD
EAST HADDAM, CONNECTICUT

DRAWING NO.

C-3

SCALE: 1" = 40'
DATE: 1/14/2025
JOB NO: 4937

0 40 80 120

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M:\ALL PROJECTS\4000-4999\4000-4999\4900-4999\4937-Morecon-Morgan Estates\4937 BASE - 3-26-2025.dwg, 3/26/2025 1:54:15 PM, DWG To PDF.pc3