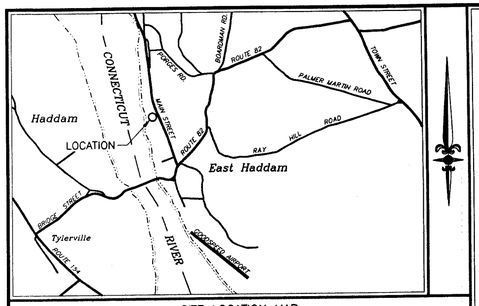


SITE LOCATION MAP
SCALE: 1" = 2,000'

NOTES

1. This survey was prepared pursuant to the Regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 as a Class A–2 Perimeter Survey. Boundary Determination Category is First Survey. Topography shown hereon conforms to Class T–2, Vertical Accuracy Class V–2.
2. Underground or overhead encroachments, structures, and systems were not investigated as a part of this survey, except as shown or noted hereon.
3. Stone walls and/or fences may deviate slightly from principal courses shown.
4. Peripheral property lines of adjacent owners are shown for general informational purposes only and are not to be construed as being accurately located or shown hereon.
5. Horizontal datum corresponds to Reference Map No. 1. Vertical datum is assumed.
6. Parcel is shown on Tax Map 26 as Lot 1.
7. Parcel area = ±1.46 acres (±63,668 s.f.)
8. Parcel may be subject to and benefit from conditions of a certain agreement regarding shared use of a cesspool and expenses pertaining thereto. See East Haddam Land Records Vol. 206 Pg. 283.
9. Parcel is subject to a drainage easement in favor of the State of Connecticut. See Vol. 83 Pg. 98.
10. Parcel is subject to a sanitary sewer easement in favor of the Town of East Haddam. See Vol. 377 Pg. 256.
11. Parcel is subject to the provisions of the East Haddam Historic District Ordinance. See Vol. 388 Pg. 224.
12. Reference is made to the following maps:
    1. "CLASS A–2 MORTGAGE SURVEY PREPARED FOR RONALD G. HARRIS CONN. ROUTE NO. 149 EAST HADDAM, CONNECTICUT SCALE: 1" = 40' JANUARY 23, 1986" by Dutch & Associates, E.H.L.R. Map No. 1625
    2. "PLAN OF PROPERTY OF ANDREW N. BRODERSEN MAIN STREET ROUTE 147 EAST HADDAM, CONNECTICUT DATE: 15 NOV 1962 SCALE: 1" = 20 FT." by Paul Kaye, L.S., E.H.L.R. Map No. 432
    3. "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' NUMBER 40–03 SHEET 1 OF 2"
    4. "TOWN OF EAST HADDAM MAP SHOWING DRAINAGE EASEMENT TO BE ACQUIRED FROM ANDREW N. BRODERSEN BY THE STATE OF CONNECTICUT MAIN STREET SCALE: 1" = 40' MARCH 1965", E.H.L.R. Map No. 486
    5. "TOWN OF EAST HADDAM, CONNECTICUT WASTEWATER COLLECTION SYSTEM PLAN & PROFILE 1" = 40' JANUARY 12, 1995 REVISED TO 9/18/95 SHEET 11" by Camp, Dresser & McKee, Inc.

N/F
Ronald G. Harris

N/F
James J. & Catherine E. Matthews

CONNECTICUT RIVER

MAIN STREET – ROUTE NO. 149

Connecticut Highway Department Monument Found

Connecticut Highway Department Monument Found

Connecticut Highway Department Monument Found

Morestone Found

Iron Rod Found

Iron Rod Set

Benchmark Spike In Tree Elev. 90.64 Assumed Datum

Benchmark Spike In Tree Elev. 100.00 Assumed Datum

N 80°16'44" E 354.40'

N 80°16'44" E 5.11'

531.30'

S 15°26'39" E 170.00'

N 35°11'38" W TIE LINE 167.19'

S 83°45'35" W 300.00'

±40'

±115'

±144'

Approximate Mean High Water Debris Line

20' Drainage Easement In Favor Of The State Of Connecticut

12.33'

Existing Wood Frame Building
DOOR SILL EL. 100.13
DOOR SILL EL. 100.12

Existing Wood Frame Dwelling
DOOR SILL EL. 114.12 (HOUSE)
DOOR SILL EL. 106.4 (BASEMENT WALKOUT)
DOOR SILL EL. 114.32

Gravel Drive
Garden
Fenced Garden
Grinder Pump
Stone Dip
Hedge
Stone Retaining Wall
Flagstone Walk
Bit. Apron
Gravel Slope
Flagstone Deck
Concrete Slab
Wood Steps To Deck
Stone Steps
Stone Ret. Wall
Conc. Steps
Holly Bushes
Flag Stone
Deck Above
Concrete Wall
Curbed Bituminous Concrete Channel
Ledge Outcrop
Landscaping
Catch Basin
Manhole
Utility Pole
Overhead Wires
Well
Septic Location 1.5" Pipe

10" Maple
15" Maple
12" Cherry
Shrubs
Hemlocks
14" Cherry
6" Tile Inv. 81.4
4" PVC Inv. 80.3
Shrub
28" Walnut
9" Blue Spruce
14" Walnut
15" Cherry
12" Dogwood
10" Apple
34" Maple
Rhododendron
42" Catalpa
14" Spruce
Holly Bushes
Tree
20" Hemlock
18" Maple
Headwall 18" RCP Inv. 93.6
Stone Rip Rap
Stone Rel. Wall
Post
Stone Slab
Foundation
Lattice
Shrubs
Flag Stone
Stone

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

JEFFREY A. SANBORN, L.S. CT REGISTRATION No. 12883

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR NOTED ABOVE.

GRAPHIC SCALE
20 10 0 20 40 60
SCALE IN FEET

ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF LAND SURVEY & TECHNICAL SERVICES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND LAND SURVEY & TECHNICAL SERVICES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.

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NOT VALID WITHOUT ORIGINAL SEAL

JEFFREY A. SANBORN, L.S.

REVISIONS

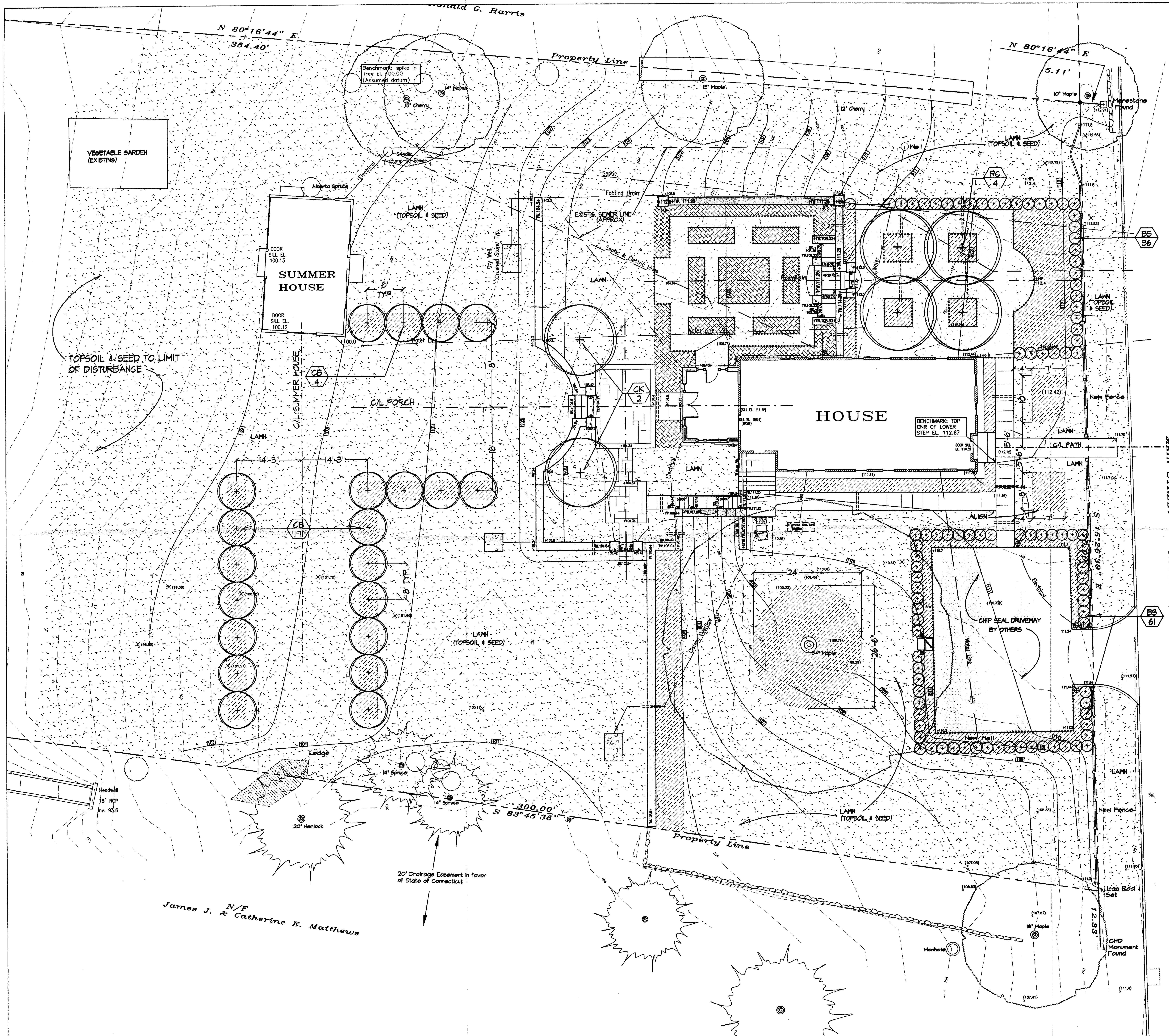
NO.	DESCRIPTION	BY	DATE

PROPERTY OF
KEITH S. BUNNELL AND KEITH R. STOUT
45 MAIN STREET – ROUTE NO. 149 EAST HADDAM, CONNECTICUT

BOUNDARY SURVEY

Date: NOV 2002	Project No. 2–0214–1
Field Book: 29	Sheet No. 1 OF 1
Drawn By: JAS	Scale: 1" = 20'
Checked By: JAS	Drwg. No. —

Land Survey & Technical Services, Inc.
86 Main Street P.O. Box 337
Chester, Connecticut 06412-0337
An Affiliate of Nathan L. Jacobson & Associates, Inc.



PLANTING SCHEDULE

SYM	QTY	NAME	COMMON NAME	SIZE	NOTES
CB	21	Carpinus betulus fastigiata	European Hornbeam	2-2 1/2" cal.	B&B, As tagged
CK	2	Cladrastis kentuckea 'Sweet Shade'	Yellowwood	4-4 1/2" cal.	B&B, specimen
PC	4	Pyrus calleryana 'Trinity'	Callery Pear	3"	B&B, As tagged
BS	97	Buxus sempervirens	Common Boxwood	30"-36"	B&B, 30" o.c.
		ALTERNATE:			
BS	97	Buxus sempervirens	Common Boxwood	36"-42"	B&B, 30" o.c.

NOTES

1. Tagged trees at Millane Nursery, Cromwell, CT: Contact Gay Keppel (860) 635-5500.
2. Steel edging by others.
3. Rough Grading by others to be approved by L.A. before finish grading shall commence.
4. Irrigation: All lawn seeding and planting shall be deeply watered upon installation; Contractor shall provide tripods for temporary watering of lawn areas.
5. Erosion Control: Supply and install single net straw erosion control blanket 'Ero-Mat' or equal as shown on the plan and per maufacturer's instructions. Provide a sample for approval by the Landscape Architect before beginning installation.
6. See also notes on drawing L-8.2.

LEGEND

- Property Line
- Existing Contour (101)
- Proposed Contour (102)
- +(110.5) Existing Spot Grade
- +112.4 Proposed Spot Grade
- Existing Tree (Evergreen, Deciduous)
- Proposed Tree (Evergreen, Deciduous)
- Proposed Shrubs
- Wall (Existing, Proposed)
- Steel Edging
- Erosion Control Fabric
- Mulched Planting Bed
- Topsoil Only
- Lawn (Seed and Topsoil)

ANNE PENNIMAN ASSOCIATES LLC
LANDSCAPE ARCHITECTURE & SITE PLANNING
2 South Main Street ◇ P.O. Box 181
Essex Connecticut 06426
(860)767-7540 ◇ fax (860)767-1285

BUNNELL/STOUT SITE

45 Main Street, East Haddam, Connecticut

As Built

SCALE: 1" = 10'

DATE: 5/14/04

L-9