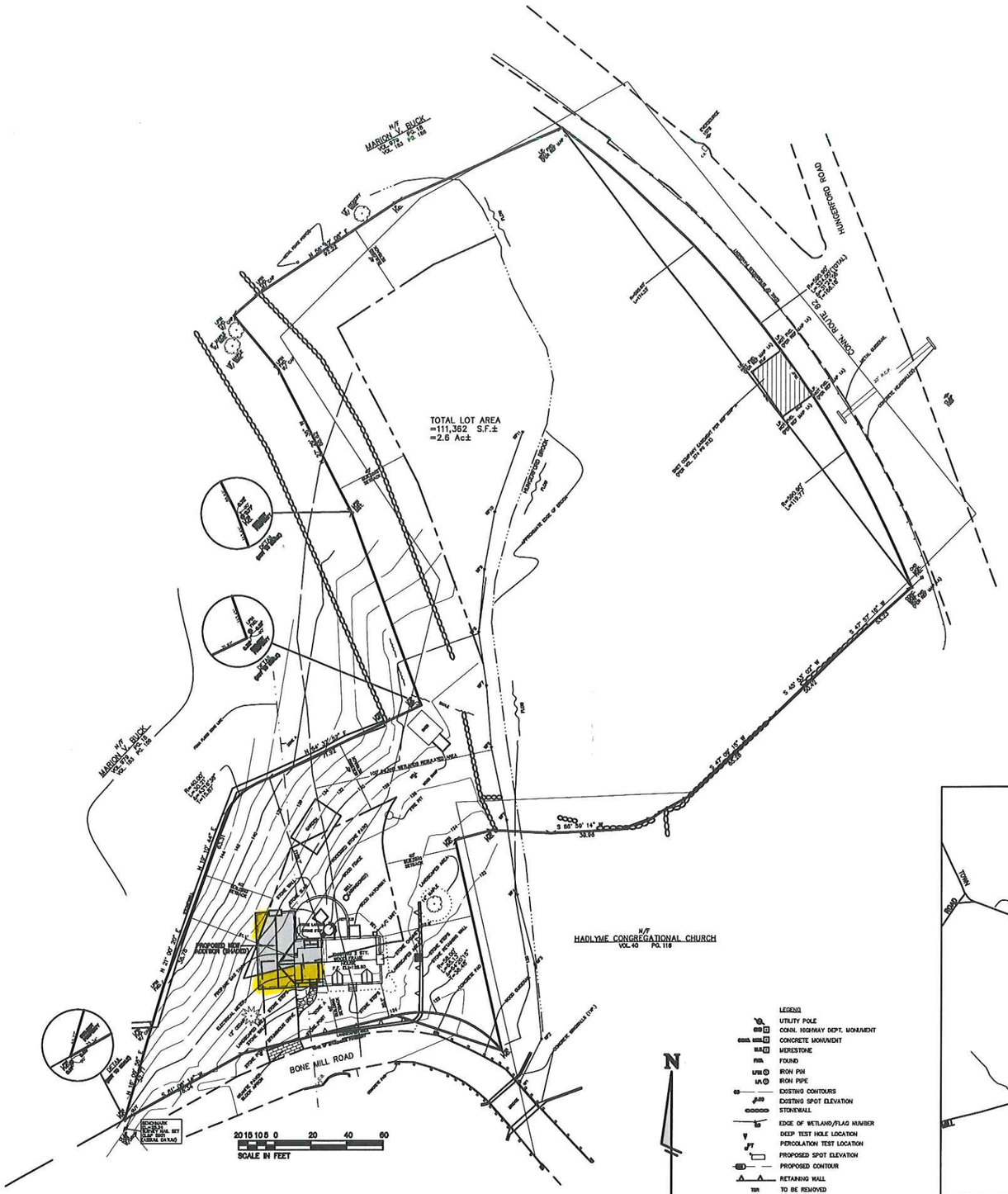
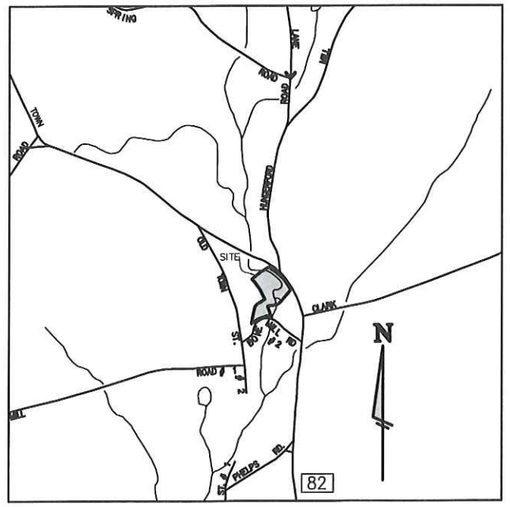



1 / C1 SITE PLAN
SCALE: 1/32" = 1'-0"

NOTE:
INFORMATION IN THIS SITE PLAN REFERENCES THE SITE DEVELOPMENT PLAN PREPARED BY ANGUS McDONALD, GARY SHARPE & ASSOCIATES, INC. DATED SEPT. 01, 2021




LOCATION MAP
SCALE: N.T.S.

NOYES VOGT ARCHITECTS
191 MIDDLESEX AVENUE, SUITE 2A
P.O. BOX 370
CHESTER, CONNECTICUT 06412
TEL: (860) 526-2900

BROWN RESIDENCE
97 BONE MILL ROAD
EAST HADDAM, CT

SITE PLAN & LOCATION MAP

SCALE: AS NOTED
DRAWN BY: SVK

DATE: 09-17-21

REVISIONS

NVA JOB NUM.: 2021-19

C1

SHEET: - OF: -

NOTES:
1. REFERENCE IS MADE TO THE FOLLOWING MAPS:

A. PROPERTY SURVEY FOR DOROTHY HANNA TOWN OF EAST HADDAM, CONNECTICUT DATE: AUG. 7, 1991 SCALE: 1"=50' BY RICHARD ZIOBRON

B. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST HADDAM, NORWICH-HADLYME ROAD FROM THE LYME TOWN LINE NORTHERLY ABOUT 5,000 FEET. ROUTE NO. 153 DATE: SEPTEMBER 30, 1931, REVISED JUNE 5, 1959 SHEET 1 OF 2

C. RIGHT OF WAY SURVEY TOWN OF EAST HADDAM MAP SHOWING EASEMENT ACQUIRED FROM MARIS WACS BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION REPLACEMENT OF BRIDGE NO. 02507 ROUTE 82 OVER HUNGERFORD BROOK DATE: OCTOBER 2013 REVISED THRU 6/05/14

2. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF EAST HADDAM LAND RECORDS AS VOL. 1014 PG. 320 AND LISTED ON ASSESSOR'S MAP M03 AS LOT L006

3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON ASSUMED DATUM

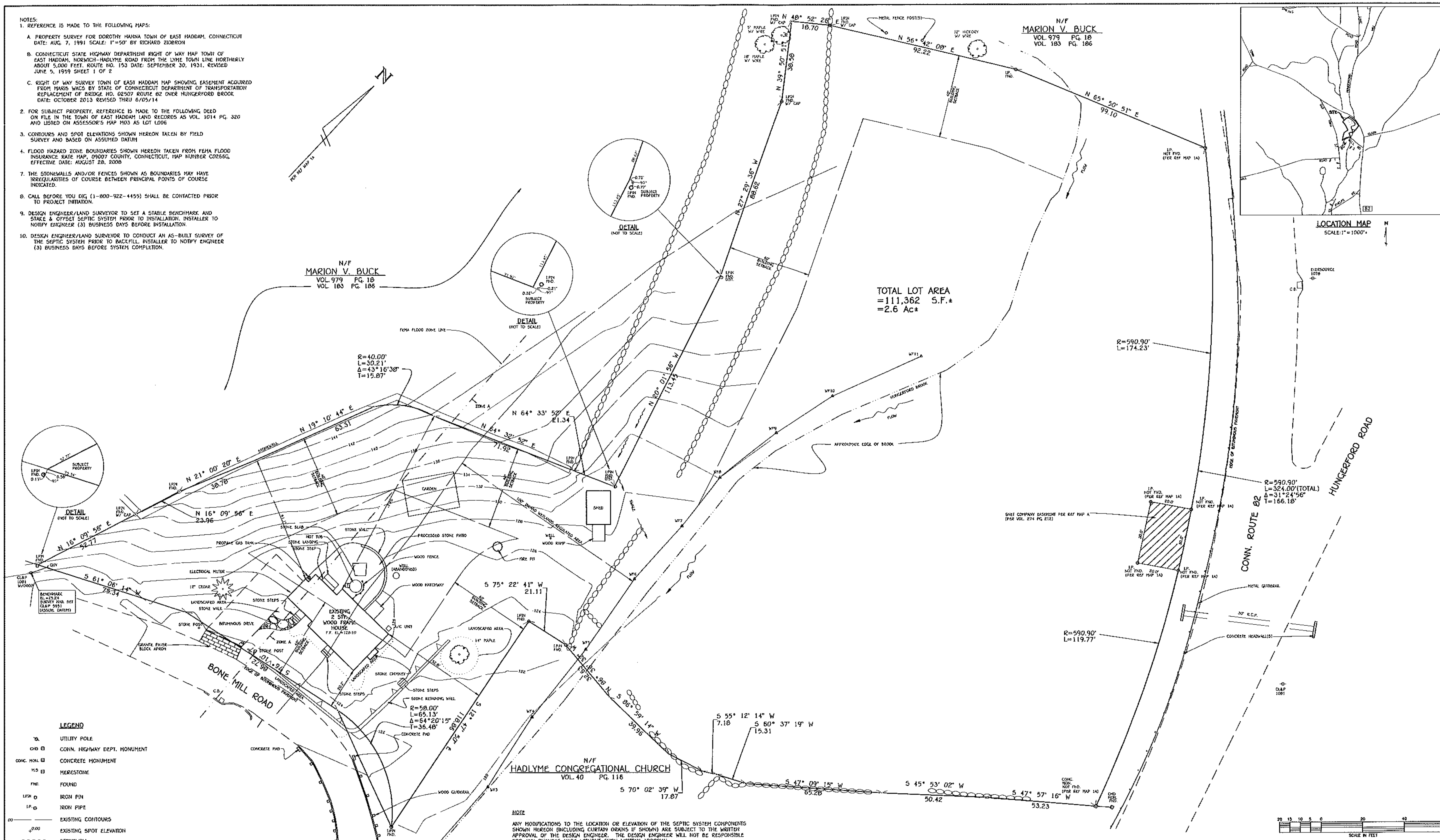
4. FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, 09007 COUNTY, CONNECTICUT, MAP NUMBER C0266G, EFFECTIVE DATE: AUGUST 28, 2008

7. THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

8. CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.

9. 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.

10. 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.




LEGEND

| | |
|---|---|
| | UTILITY POLE |
| CHD | CONN. HIGHWAY DEPT. MONUMENT |
| CONC. MON. | CONCRETE MONUMENT |
| M.S | MERESTONE |
| FND. | FOUND |
| I.PIN | IRON PIN |
| I.P. | IRON PIPE |
| 00 | EXISTING CONTOURS |
| +0.00 | EXISTING SPOT ELEVATION |
| | STONEWALL |
| 00 | EDGE OF WETLAND/FLAG NUMBER |
| TH | DEEP TEST HOLE LOCATION |
| PT | PERCOLATION TEST LOCATION |
| 00.00 | PROPOSED SPOT ELEVATION |
| (00) | PROPOSED CONTOUR |
| | RETAINING WALL |
| TBR | TO BE REMOVED |
| C.B. | CATCH BASIN |

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. #20206

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL 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:

1. 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

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

LAND & MARINE — ENGINEERING — SURVEYING — PLANNING

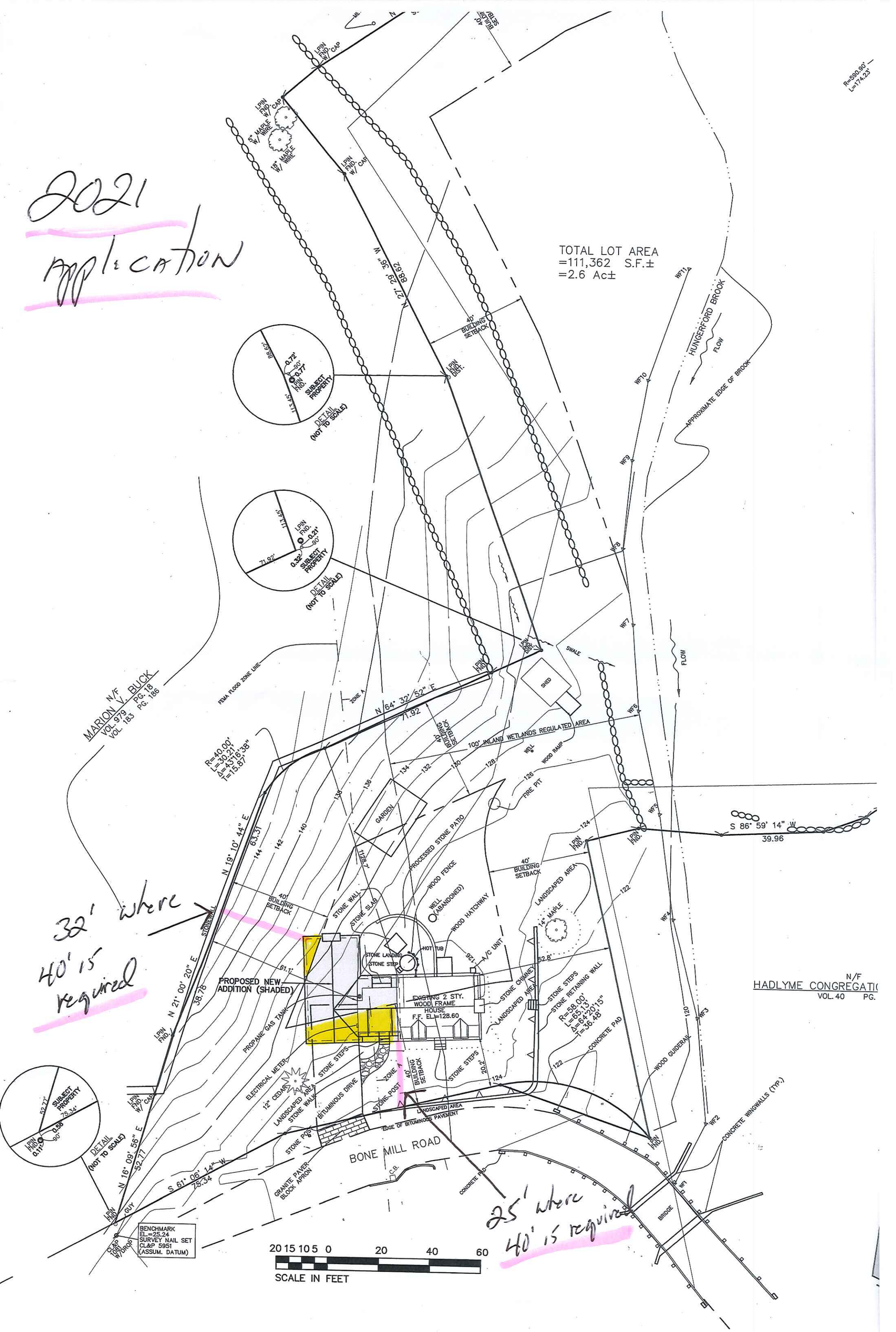
ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL (860) 388-4671 FAX (860) 388-3962

SITE DEVELOPMENT PLAN
PROPERTY OF
SCOTT BROWN &
JAMIE TOMASETTI
97 BONE MILL ROAD
EAST HADDAM, CONNECTICUT

| | | |
|---|---|---|
| DATE: SEPTEMBER 01, 2021 | SCALE: 1"=20' | |
| DR'N MCM | CK'D | APP'D |
| SHEET 1 of 1 | JOB NO. 216555 | |
| REVISIONS: | | |

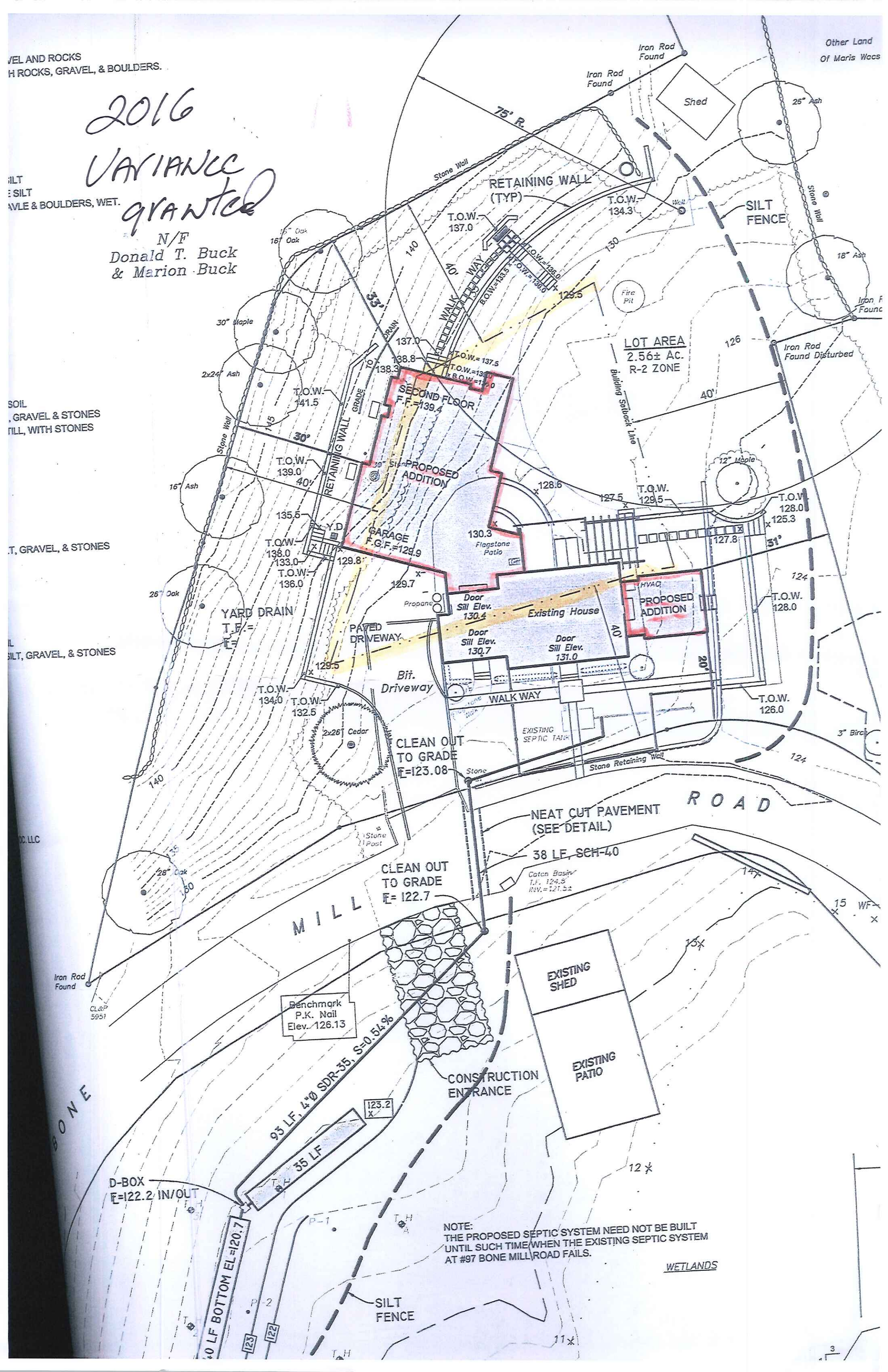
F:\Jobs\2021\216555-Brown\Dwg\Brown-Site Development Plan-9-01-21.dwg SITE DEVELOPMENT PLAN 9/21/2021 4:04:43 PM




# 1 SITE PLAN

SCALE: 1/32" = 1'-0"

NOTE:
INFORMATION IN THIS SITE PLAN REFERENCES THE SITE DEVELOPMENT PLAN PREPARED BY ANGUS McDONALD, GARY SHARPE & ASSOCIATES, INC. DATED SEPT. 21, 205


2016
VARIANCE
GRANTED
N/F
Donald T. Buck
& Marion Buck
Other Land
Of Maris Wacs
Iron Rod Found
Iron Rod Found
Shed
26" Ash
75' R.
Stone Wall
RETAINING WALL (TYP)
T.O.W. 137.0
T.O.W. 134.3
SILT FENCE
Stone Wall
18" Ash
16" Oak
16" Oak
140
130
40' WALK WAY
B.O.W.=138.5
T.O.W.=138.0
T.O.W.=136.0
129.5
Fire Pit
30" Maple
2x24" Ash
53'
DRAIN
137.0
138.8
138.3
T.O.W.=137.5
B.O.W.=136.0
LOT AREA
2.56± Ac.
R-2 ZONE
126
Iron Rod Found Disturbed
Building Setback Line
40'
T.O.W. 141.5
GRADE
SECOND FLOOR F.F.=139.4
PROPOSED ADDITION
Stone Wall
145
30'
RETAINING WALL
T.O.W. 139.0
40'
16" Ash
12" Maple
128.6
127.5
T.O.W. 129.5
T.O.W. 128.0
125.3
135.5
Y.D.
GARAGE F.G.F.=129.9
130.3
Flagstone Patio
127.8
31'
T.O.W. 136.0
133.0
T.O.W. 136.0
129.8'
129.7
124
26" Oak
YARD DRAIN
T.F.=
I.=
Propane
Door Sill Elev. 130.4
Existing House
HVAC
PROPOSED ADDITION
T.O.W. 128.0
PAVED DRIVEWAY
Door Sill Elev. 130.7
Door Sill Elev. 131.0
40'
20'
129.5
Bit. Driveway
WALK WAY
T.O.W. 134.0
T.O.W. 132.5
T.O.W. 126.0
2x26" Cedar
EXISTING SEPTIC TANK
3" Birch
CLEAN OUT TO GRADE E=123.08
Stone
Stone Retaining Wall
124
140
ROAD
NEAT CUT PAVEMENT (SEE DETAIL)
Stone Post
38 LF, SCH-40
28" Oak
150
Catch Basin T.F. 124.3 INV.=121.5±
CLEAN OUT TO GRADE E= 122.7
MILL
14'
15
WF
Iron Rod Found
CL&P 5951
Benchmark P.K. Nail Elev. 126.13
EXISTING SHED
EXISTING PATIO
CONSTRUCTION ENTRANCE
93 LF, 4"Ø SDR-35, S=0.54%
123.2
35 LF
13
D-BOX E=122.2 IN/OUT
12
P-1
P-2
T.H.
NOTE:
THE PROPOSED SEPTIC SYSTEM NEED NOT BE BUILT UNTIL SUCH TIME WHEN THE EXISTING SEPTIC SYSTEM AT #97 BONE MILL ROAD FAILS.
WETLANDS
SILT FENCE
0 LF BOTTOM EL=120.7
123
122
11
BONE
VEL AND ROCKS
H ROCKS, GRAVEL, & BOULDERS.
ILT
E SILT
AVLE & BOULDERS, WET.
SOIL
, GRAVEL & STONES
TILL, WITH STONES
T, GRAVEL, & STONES
IL
SILT, GRAVEL, & STONES
O, LLC