

REFERENCE IS MADE TO THE FOLLOWING MAPS:

MAP ENTITLED "PROPERTY SURVEY-LAND OF TOWN OF CLINTON, #117 NOD ROAD - MAP 14 BLOCK 3 LOT 26, CLINTON DEPARTMENT OF PUBLIC WORKS, CLINTON, CONNECTICUT", DATED: NOVEMBER 12, 2015, SCALE: 1"=40', PREPARED BY BARDEN SURVEY, LLC

THE FOLLOWING NOTES ARE ON THE MAP:

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 ASSOCIATION OF CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AS AMENDED TO NOVEMBER 6, 2009.

A) TYPE OF SURVEY: **PROPERTY SURVEY**

B) BOUNDARY DETERMINATION: **RESURVEY**

C) THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2

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

3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE 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 MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

4) THIS MAP IS THE PROPERTY OF BARDEN SURVEY LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE. PROJECT LOCATION OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BARDEN SURVEY LLC.

**SURVEY NOTES:**

A) REFERENCE IS MADE TO FILED MAPS #35, 219, 219A, 604, 684, 689, 723, 731, 765, 940, 1100, 1254, 1353 AND 1585.

B) REFERENCE IS ALSO MADE TO MAPS ENTITLED:

1) "PROPOSED PROPERTY EXCHANGE BETWEEN - TOWN OF CLINTON AND ARTHUR H. HIBSON - NOD ROAD - CLINTON, CONN.", DATED SEPT. 1977, SCALE: 1"=20', BY FLAHERTY & GAVARA ASSOCIATES - HUGH C. FLAHERTY, L.S. #5724

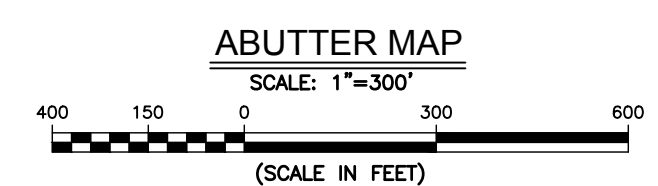
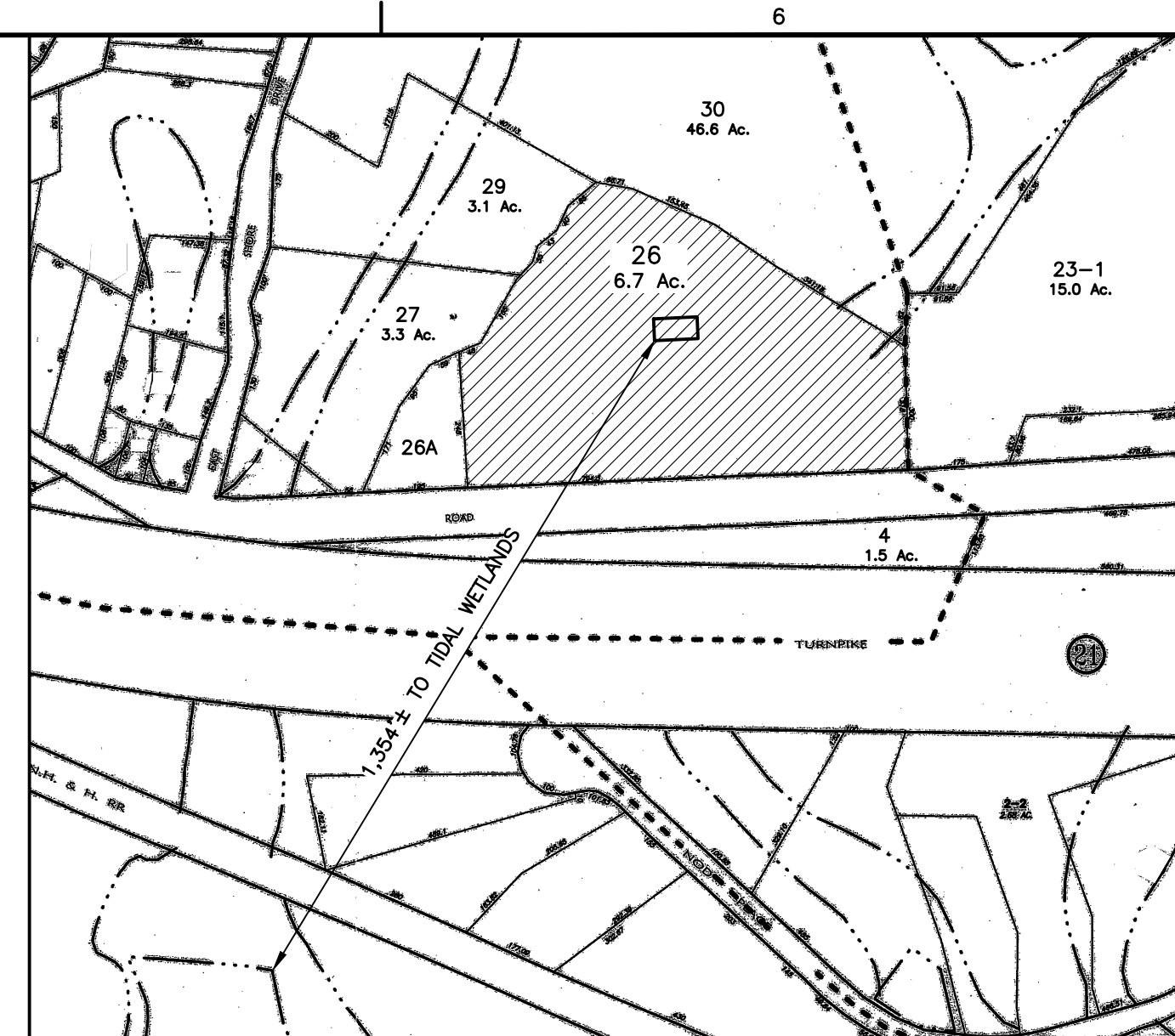
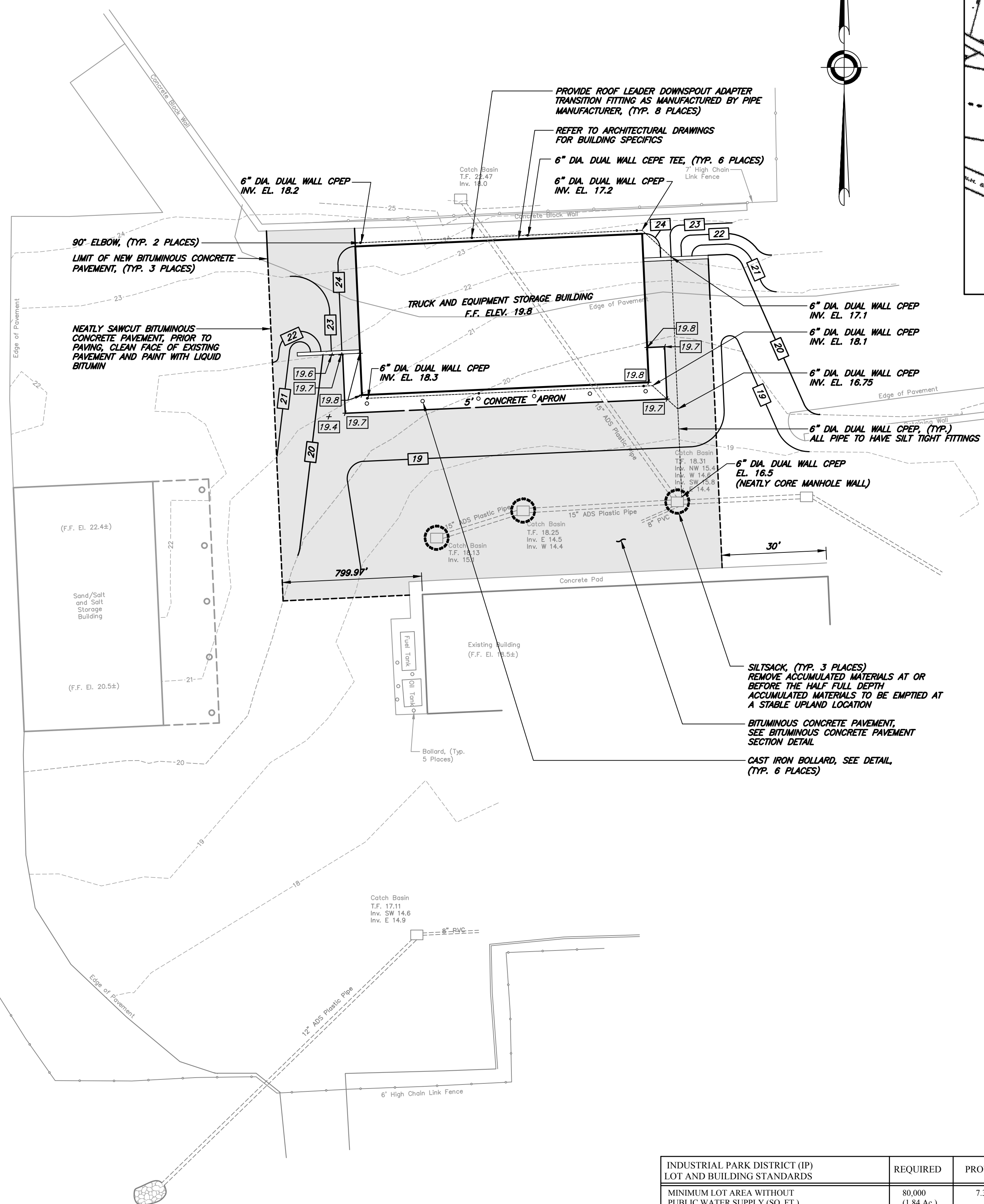
2) "PROPOSED PARCEL TO BE QUIT CLAIMED BY THE TOWN OF CLINTON TO ARTHUR H. & RUTH P. HIBSON - OLD NOD ROAD - CLINTON, CONN.", DATED JUNE, 1974, SCALE: 1"=60', BY FLAHERTY & GAVARA ASSOCIATES - HUGH C. FLAHERTY L.S. #5724

C) REFERENCE DEEDS FOR SUBJECT PARCEL - VOL. 112 PG. 166-167 11-21-1977, VOL. 112 PG. 165-166 11-21-1977, VOL. 91 PG. 141-142 10-4-1971, VOL. 86 PG. 743-744 2-19-1970, VOL. 72 PG. 181-182 3-23-1965, VOL. 68 PG. 705-706 3-5-1964, VOL. 57 PG. 53-55 10-1-1959 AND VOL. 21 PG. 362 5-6-1924

D) PARCEL IS SUBJECT TO DRAINAGE AND UTILITY RIGHTS OF RECORD.

E) PARCEL LIES WITHIN IP DISTRICT ZONE.

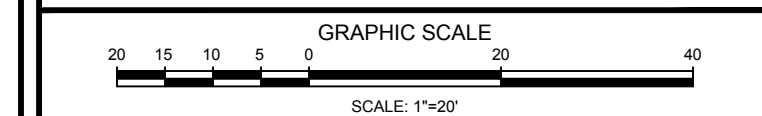
F) THIS SURVEY IS BEING PREPARED TO MEET THE REQUIREMENTS FOR A A-2 SURVEY TO BE PART OF AN APPLICATION FOR A SITE PLAN SHOWING PROPOSED 40'x80' BUILDING TO BE CONSTRUCTED BETWEEN THE PUBLIC WORKS OFFICE - MAINTENANCE BUILDING AND THE POLICE FIRING RANGE. SITE PLAN TO BE PREPARED BY N.L. JACOBSON AND ASSOCIATES CHESTER, CONNECTICUT WILL SHOW ITS PROPOSED LOCATION.



MAP	BLOCK	LOT	OWNER	PROPERTY ADDRESS
14	3	27	TOWN OF CLINTON	125 NOD ROAD
14	3	29	TOWN OF CLINTON	EAST SHORE DRIVE
14	3	30	TOWN OF CLINTON	EAST SHORE DRIVE
14	3	26A	ALIX C. DEBEDOUT	119 NOD ROAD
14	3	4	TOWN OF CLINTON	NOD ROAD
21	5	23-1	SBB INC	115 NOD ROAD

- NOTES:**
- In General, Lower Case Text Identifies Existing Features/Conditions
  - IN GENERAL, UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS UNLESS OTHERWISE SPECIFIED.
  - FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455.

THIS DRAWING IS INTENDED TO BE USED FOR INFORMATION AND REVIEW PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.



# TRUCK AND EQUIPMENT STORAGE BUILDING

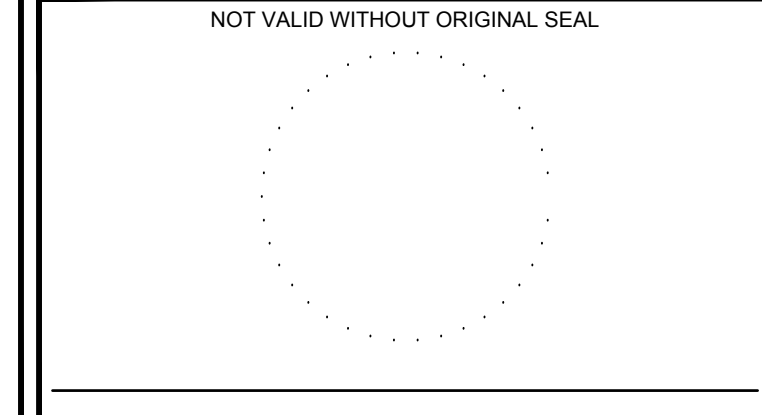
## 117 NOD ROAD CLINTON, CONNECTICUT

### SITE PLAN

### PERMIT DRAWINGS (NOT FOR CONSTRUCTION)

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**Nathan L. Jacobson & Associates, Inc.**  
 86 Main Street P.O. Box 337  
 Chester, Connecticut 06412-0337  
 Tel: (860) 526-9591 Fax: (860) 526-5416  
 www.nlja.com  
 Consulting Civil and Environmental Engineers Since 1972



CT REGISTRATION No. ENGINEER NO.

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REVISIONS		
No.	DESCRIPTION	DATE
1	SURVEY REF., NOTES	01/22/16
2	ADD DRAINAGE, SILTSACKS, NOTES, BOLLARDS AND DETAIL SHEET	02/04/16

INDUSTRIAL PARK DISTRICT (IP) LOT AND BUILDING STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT AREA WITHOUT PUBLIC WATER SUPPLY (SQ. FT.)	80,000 (1.84 Ac.)	7.35 Ac.
MINIMUM LOT AREA WITH PUBLIC WATER SUPPLY (SQ. FT.)	80,000 (1.84 Ac.)	7.35 Ac.
MINIMUM LOT FRONTAGE AT THE STREET LINE (FT.)	100	794
MINIMUM SETBACK FROM THE STREET LINE (FT.)	50	160±
MAXIMUM SETBACK FROM STREET LINE (FT.)	N/A	N/A
MINIMUM SETBACK FROM PROPERTY LINE OR SIDE PROPERTY LINE (FT.)	25	255±
MINIMUM SETBACK FROM REAR PROPERTY LINE (FT.)	25	315±
MAXIMUM HEIGHT FOR A BUILDING STRUCTURE (FT.)	50	19±

117 NOD ROAD CLINTON, CONNECTICUT  
 ASSessor's MAP 14, BLOCK 3, LOT 26  
 7.35± ACRES  
 PROJECT IS LOCATED IN THE INDUSTRIAL PARK DISTRICT  
 PROJECT IS LOCATED WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY LINE (C.A.M.), APPROXIMATELY 1,354' FROM THE NEAREST TIDAL WETLAND  
 PROJECT IS LOCATED IN FLOOD HAZARD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (REFERENCE: FLOOD INSURANCE RATE MAP NO. 09007C0316G EFFECTIVE DATE OF FEBRUARY 6, 2013)  
 SITE SOILS: UD UDORThENTS - URBAN LAND COMPLEX SOIL TYPE (REFERENCE: SOIL SURVEY OF MIDDLESEX COUNTY, CONNECTICUT, 1979)

DATE: OCTOBER 2015  
 SCALE: 1"=20'  
 PROJECT No.: 02990310  
 CADD FILE: 02990310SP  
 DESIGNED: WMT  
 DRAWN: CEB  
 CHECKED: CEB

SHEET No.:  
**1 OF 2**