

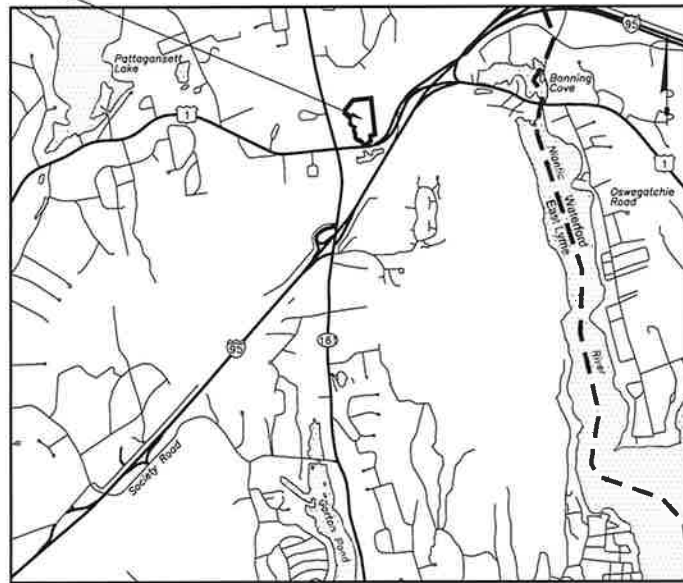
Topographic Survey

Site Location:
91 Boston Post Road (aka Route #1)
East Lyme, Connecticut

Prepared for
Kristen Clarke P.E.

Professional seal and signature of the surveyor, including the text: 'I certify that this survey map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Connecticut.' The signature is of Donald L. Giesick Jr., P.E., with registration number 18117.

Project Site



Location Map
Scale: 1"=2000'

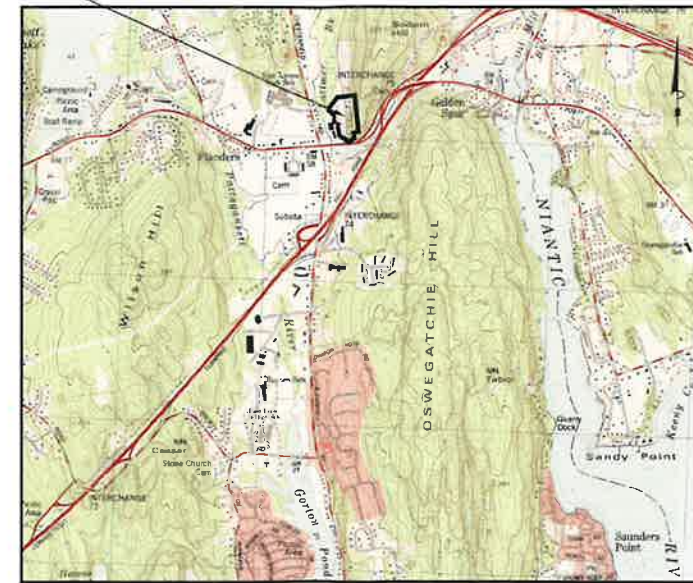
Notes

- 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 THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #7.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
E. ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988.
F. CONTOUR INTERVAL = 2'.
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- 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 HEREIN. 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.
- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. 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 EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM 4/20/2023 THRU 4/25/2023 FIELD SURVEYS.
- INLAND WETLANDS BOUNDARY LIMITS DELINEATED BY JOSEPH R. THEROUX 4/21/2023 AND FIELD LOCATED BY GESICK & ASSOCIATES, P.C. 4/25/2023.
- THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION, CALL BEFORE YOU DIG 1-800-922-4455.
- TREES AND STUMPS SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.
- PARCEL IS SUBJECT TO THE FOLLOWING:
A. AN EASEMENT TO CONSTRUCT A PROPOSED WINCHWALL & EXCAVATE BROOK CHANNEL & PLACE PROPOSED RIP-RAP AND AN EASEMENT TO INSTALL PROPOSED METAL BEAM RAIL & CONSTRUCT PROPOSED END ANCHORAGE AS PER VOLUME 201 PAGE 981 OF THE TOWN OF EAST LYME LAND RECORDS.
B. A VARIANCE FILED IN VOLUME 292 PAGE 29 OF THE TOWN OF EAST LYME LAND RECORDS.
C. A EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS SHOWN IN VOLUME 116 PAGE 292 OF THE TOWN OF EAST LYME LAND RECORDS.
D. DRIVEWAY & GRADING EASEMENTS AS SHOWN IN VOLUME 969 AT PAGE 544 OF THE TOWN OF EAST LYME LAND RECORDS.
E. UTILITY EASEMENT AS SHOWN IN VOLUME 969 AT PAGE 547 OF THE TOWN OF EAST LYME LAND RECORDS.
- SURVEY TIE LINE FOR MATHEMATICAL CLOSURE OF SURVEY, NOT PROPERTY LINE.
SURVEY TIE LINE @ - @ N 19°39'41" W - 1004.19'
- THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
- NO SEPTIC INFORMATION FOUND ON FILE AT THE TOWN OF EAST LYME TOWN HALL OR AT THE LEDGE LIGHT HEALTH DISTRICT.

Reference Maps

- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME, EAST LYME HIGHWAY DEPARTMENT BRIDGE TO FLAT ROCK LANDING BRIDGE, ROUTE NO. 1, PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED MARCH 31, 1927, SCALE 1"=40', DRAWING NUMBER 34
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME, CONNECTICUT TURNPIKE FROM THE OLD LYME TOWN LINE NORTH-EASTERLY TO THE WATERFORD TOWN LINE PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED FEBRUARY 4, 1964, SCALE 1"=40', DRAWING NUMBER 44-09
- "PLAY OF LANDS TO BE RESERVED BY WILLIAM P. TYTLA BOSTON POST ROAD, EAST LYME, CONNECTICUT" PREPARED BY ROBERT L. BOUCHER DATED JANUARY, 1988, SCALE 1"=100' (TOWN CLERK MAP BOOK 10 PAGE 124)
- "PLANDERS PLAZA BOSTON POST ROAD, EAST LYME, CONNECTICUT" PREPARED BY DI FROSPERO, SAPELLMAN & TUCCARONE, DATED AUGUST, 1973, SCALE 1"=40' (TOWN CLERK MAP BOOK 11 PAGE 104 & 105)
- "TOWN OF EAST LYME MAP SHOWING EASEMENT ACQUIRED FROM ADRIANNE E. TYTLA BY THE STATE OF CONNECTICUT ROUTE U.S. 1 BRIDGE NO. C2974 REPLACEMENT OVER LATIMER BROOK" PREPARED BY THE STATE OF CONNECTICUT DATED JANUARY, 1986, SCALE 1"=20' (TOWN CLERK MAP #3413)
- "BOUNDARY SURVEY 29 & 25 CHESTERFIELD ROAD, EAST LYME, CONNECTICUT PREPARED FOR JAMES F. & KATHLEEN E. LYONS" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED NOVEMBER 25, 1986, SCALE 1"=20' (TOWN CLERK MAP #2120)
- "PROPOSED SUBDIVISION PROPERTY OF ADRIANNE E. TYTLA BOSTON POST ROAD, EAST LYME, CONNECTICUT" PREPARED BY GARY D. SMITH DATED JUNE 26, 1997, SCALE 1"=100' (TOWN CLERK MAP #3827)
- "COMPILATION MAP PROPERTY OF TAMARA SCHACHER - TYTLA AND PETER T. TYTLA 89 BOSTON POST ROAD, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED JUNE 16, 2016, REVISED THRU JULY 13, 2016, SCALE 1"=400'

Project Site



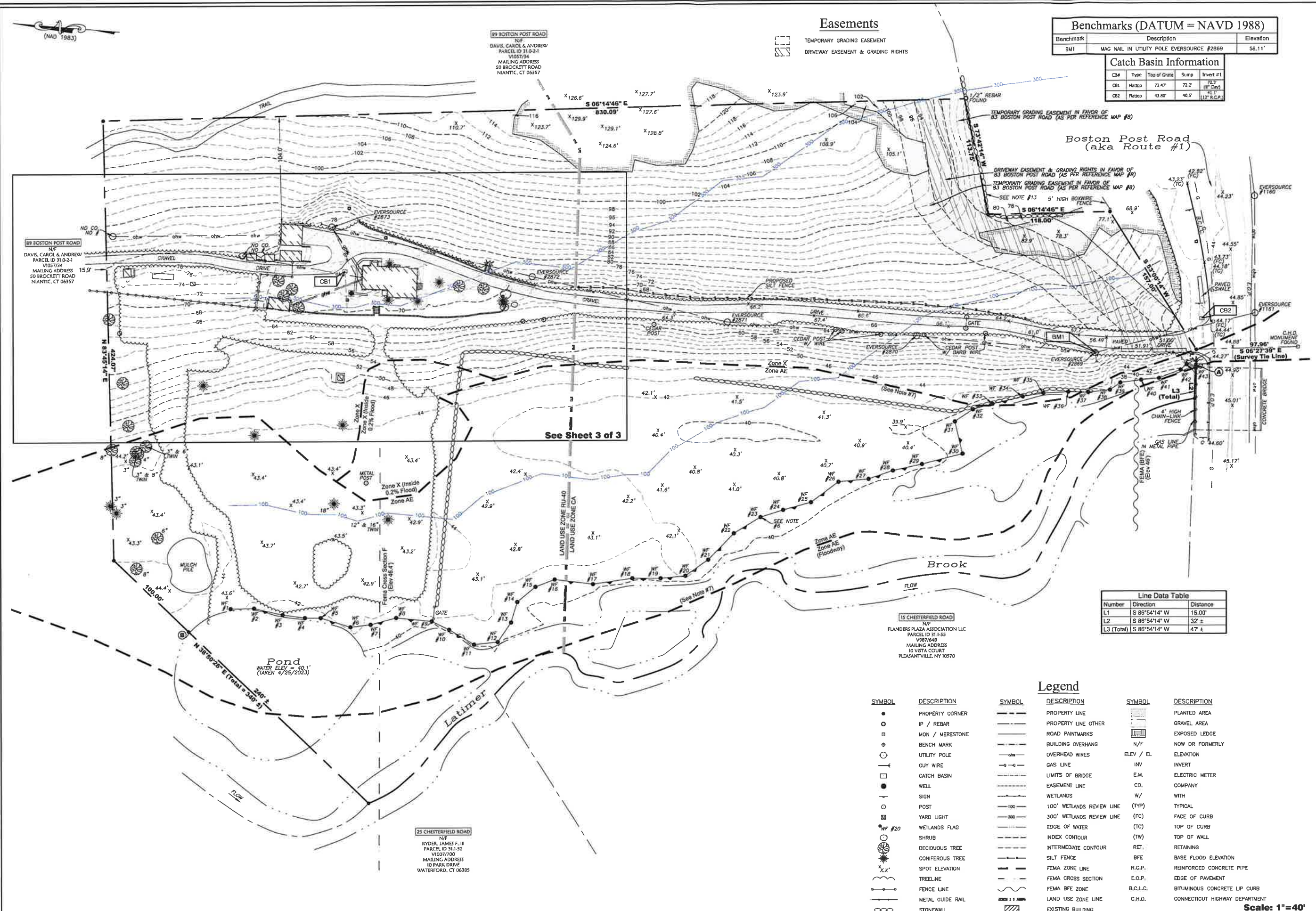
Surrounding Features Map
Scale: 1"=2000'

GESICK & ASSOCIATES, P.C.
SURVEYORS & MAPPERS & PLANNERS
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Topographic Survey
of
91 Boston Post Road (aka Route #1)
East Lyme, Connecticut
Prepared for
Kristen Clarke P.E.

Subject Parcel Information
OWNER: ESTATE OF PETER J. TYTLA
PARCEL ADDRESS: 91 BOSTON POST ROAD, EAST LYME, CONNECTICUT 06333
MAILING ADDRESS: 13 ENID LANE, EAST LYME, CONNECTICUT 06333
PARCEL ID: MAP 31.0 LOT 2
DEED: VOLUME 1070 PAGE 84
LAND USE ZONE: CA / RU40
AREA: 491,482.19 SQ. FT. ± OR 11.26 ACRES ±
FLOOD ZONE: ZONES X, X (INSIDE 0.2% FLOOD), ZONE AE & ZONE AE (FLOODWAY) PER FIRM MAP COMMUNITY PANEL #0901100477J DATED AUGUST 5, 2013 (SEE NOTE #7)

Revisions
1/8/2024 - Revised Per Comments
Date: May 2, 2023
Drawing: 23 0099
Drawn: P.H.
Sheet



Easements

- TEMPORARY GRADING EASEMENT
- DRIVEWAY EASEMENT & GRADING RIGHTS

Benchmarks (DATUM = NAVD 1988)

Benchmark	Description	Elevation
BM1	MAG NAIL IN UTILITY POLE EVERSOURCE #2869	58.11'

Catch Basin Information

CB#	Type	Top of Grate	Sump	Invert #1
CB1	Flattop	73.47'	72.2'	72.3' (R.C.P.)
CB2	Flattop	43.80'	40.5'	41.1' (12" R.C.P.)

89 BOSTON POST ROAD
 N/F
 DAVIS, CAROL & ANDREW
 PARCEL ID 31-02-1
 V1057/34
 MAILING ADDRESS
 50 BROCKETT ROAD
 NANTIC, CT 06357

89 BOSTON POST ROAD
 N/F
 DAVIS, CAROL & ANDREW
 PARCEL ID 31-02-1
 V1057/34
 MAILING ADDRESS
 50 BROCKETT ROAD
 NANTIC, CT 06357

15 CHESTERFIELD ROAD
 N/F
 FLANDERS PLAZA ASSOCIATION LLC
 PARCEL ID 31-1-53
 V987/448
 MAILING ADDRESS
 10 VISTA COURT
 PLEASANTVILLE, NY 10570

25 CHESTERFIELD ROAD
 N/F
 RYDER, JAMES F. III
 PARCEL ID 31-1-52
 V1007/700
 MAILING ADDRESS
 10 PARK DRIVE
 WATERFORD, CT 06385

Line Data Table

Number	Direction	Distance
L1	S 86°54'14" W	15.00'
L2	S 86°54'14" W	32' ±
L3 (Total)	S 86°54'14" W	47' ±

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	---	PROPERTY LINE	▨	PLANTED AREA
○	IP / REBAR	---	PROPERTY LINE OTHER	▩	GRAVEL AREA
□	MON / MERESTONE	---	ROAD PAINTMARKS	▩	EXPOSED LEDGE
○	BENCH MARK	---	BUILDING OVERHANG	N/F	NOW OR FORMERLY
○	UTILITY POLE	---	OVERHEAD WIRES	ELEV / EL	ELEVATION
○	GUY WIRE	---	GAS LINE	INV	INVERT
□	CATCH BASIN	---	LIMITS OF BRIDGE	E.M.	ELECTRIC METER
●	WELL	---	EASEMENT LINE	CO.	COMPANY
+	SIGN	---	WETLANDS	W/	WITH
○	POST	---	100' WETLANDS REVIEW LINE	(TYP)	TYPICAL
■	YARD LIGHT	---	300' WETLANDS REVIEW LINE	(FC)	FACE OF CURB
■	WETLANDS FLAG	---	EDGE OF WATER	(TC)	TOP OF CURB
○	SHRUB	---	INDEX CONTOUR	(TW)	TOP OF WALL
○	DECIDUOUS TREE	---	INTERMEDIATE CONTOUR	RET.	RETAINING
○	CONIFEROUS TREE	---	SILT FENCE	BFE	BASE FLOOD ELEVATION
X	SPOT ELEVATION	---	FEMA ZONE LINE	R.C.P.	REINFORCED CONCRETE PIPE
---	TREELINE	---	FEMA CROSS SECTION	E.O.P.	EDGE OF PAVEMENT
---	FENCE LINE	---	FEMA BFE ZONE	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
---	METAL GUIDE RAIL	---	LAND USE ZONE LINE	C.H.D.	CONNECTICUT HIGHWAY DEPARTMENT
---	STONEWALL	---	EXISTING BUILDING		

I certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Connecticut. I also certify that this survey was prepared in accordance with the provisions of the Connecticut General Statutes, Chapter 54-260, and that the same is a true and correct copy of the original survey as shown to me by the client.

To the best of my knowledge and belief, the information furnished herein is substantially correct as stated herein.

GESICK & ASSOCIATES, P.C.
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 of
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Revisions

Date	Revised For
1/6/2024	Revised Per Comments

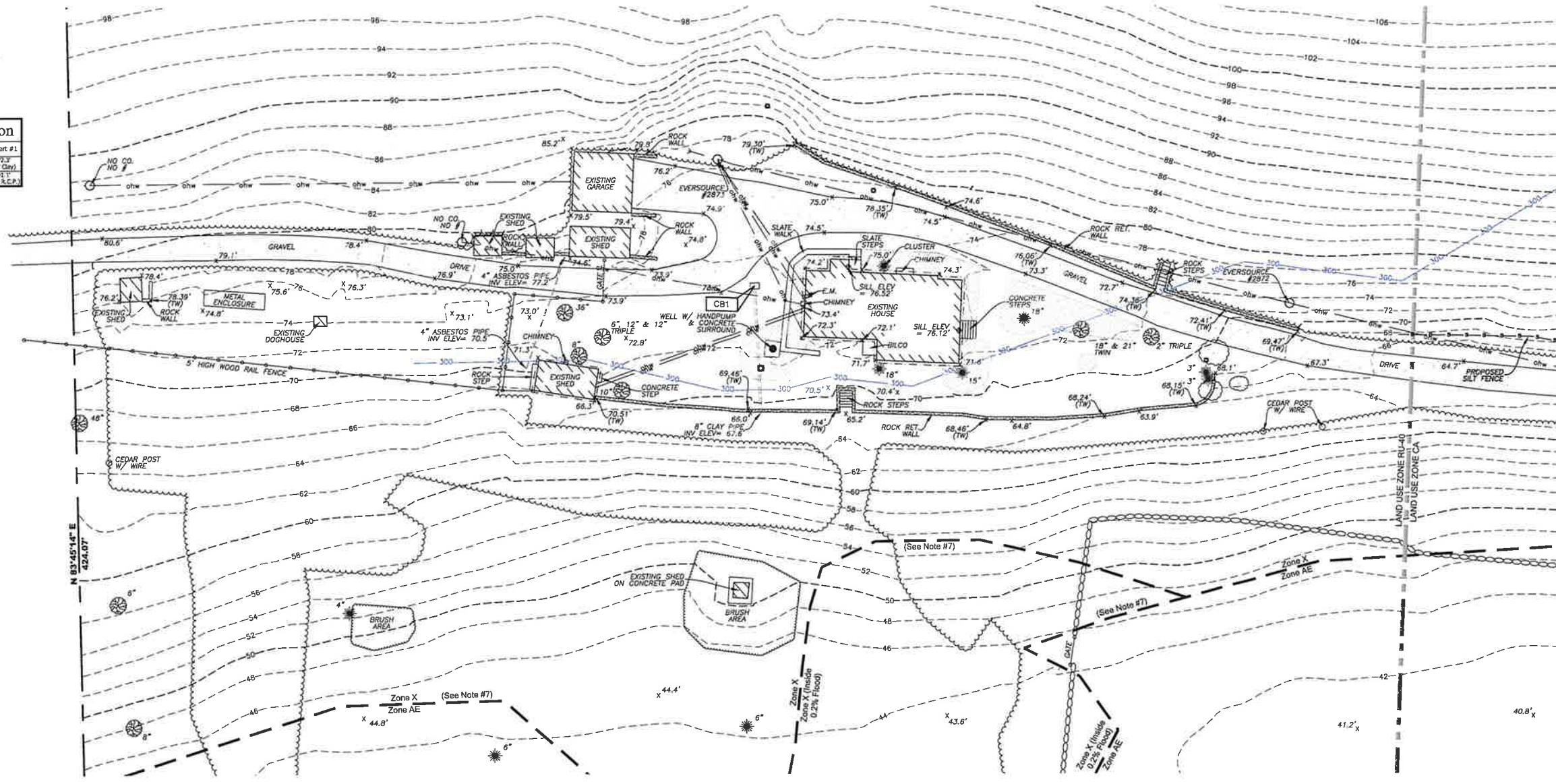
Date: May 2, 2023
 Drawing: 23 009B
 Drawn: P.H.
 Sheet



Catch Basin Information

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89 BOSTON POST ROAD
 N/F
 DAVIS, CAROL & ANDREW
 PARCEL ID 31-0-2-1
 V105734
 MAILING ADDRESS
 50 BROCKETT ROAD
 NIANATIC, CT 06357



Reference Maps

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- "COMPLIATION MAP PROPERTY OF TAMARA SCHACHER - TYTLA AND PETER T. TYTLA BOSTON POST ROAD, EAST LYME, CONNECTICUT PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED JUNE 16, 2016 REVISED THRU JULY 13, 2016 SCALE 1"=400'

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 FLOOD ZONE: ZONES X, X (INSIDE 0.2% FLOOD), ZONE AE & ZONE AE (FLOODWAY) PER FIRM MAP COMMUNITY PANEL #09011C0477J DATED AUGUST 5, 2013 (SEE NOTE #7)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	---	PROPERTY LINE	▨	PLANTED AREA
○	IP / REBAR	---	PROPERTY LINE OTHER	▨	GRAVEL AREA
□	MON / MERESTONE	---	ROAD PAINTMARKS	▨	EXPOSED LEDGE
○	BENCH MARK	---	BUILDING OVERHANG	N/F	NOW OR FORMERLY
○	UTILITY POLE	---	OVERHEAD WIRES	ELEV / EL	ELEVATION
—	GUY WIRE	---	GAS LINE	INV	INVERT
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—	SIGN	---	EASEMENT LINE	W/	COMPANY
○	POST	---	WETLANDS	(TYP)	TYPICAL
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○	FENCE LINE	---	FEMA CROSS SECTION	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
○	METAL GUIDE RAIL	---	FEMA BFE ZONE	C.H.D.	CONNECTICUT HIGHWAY DEPARTMENT
○	STONEMALL	---	LAND USE ZONE LINE		
		---	EXISTING BUILDING		

Legend

For Notes See Sheet 1 of 3

"Detail View"
Scale: 1"=20'

Copies of this survey map shall not be considered to be substantially correct to the extent that they do not conform to the original map. The original map shall remain the only authority for all matters relating to the survey. The additional parties listed herein understand and agree that they are not to be bound by any amendments, corrections, or subsequent editions of this map.

To the best of my knowledge and belief, the information furnished herein is substantially correct and true.

Robert L. Bushner
 Robert L. Bushner, P.E.
 Reg. No. 18117

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 Sheet: **3 OF 3**