

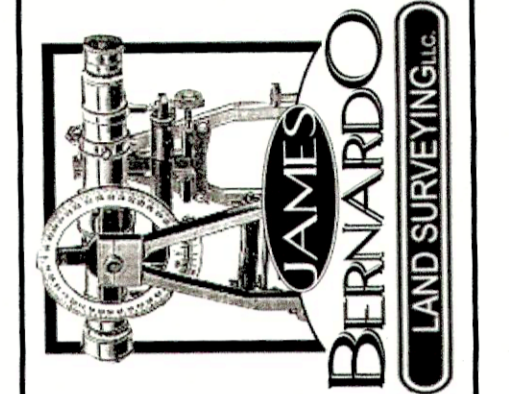
COASTAL RESOURCES ON OR ADJACENT TO THE PROPERTY
 -GENERAL COASTAL RESOURCES
 -COASTAL HAZARD AREA
 -TIDAL WETLANDS

ZONE: R-12 ZONING COMPLIANCE CHART

	REQUIRED	PROVIDED 7 NORTH RD	PROVIDED 11-13 NORTH RD
MINIMUM LOT AREA	12,000 SQ FT	10,024 SQ FT	10,067 SQ FT
MINIMUM FRONTAGE	80'	110.09'	110.64'
MAXIMUM HEIGHT	20'	27'	30'
MAXIMUM COVERAGE	25%	12.5%	13.5%
MINIMUM FRONT YARD	30'	33'	31'
MINIMUM SIDE YARD	15'	16'	30'
MINIMUM REAR YARD	15'	15'	29'
MUNICIPAL WATER & SEWER			

- NOTES:
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-200B-1 THROUGH 20-200B-20. MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS AN ZONING LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT SURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS CLASS 1-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
 - NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
 - REFERENCE IS MADE TO EAST LYME LAND EVIDENCE RECORDS VOLUME 977 AT PAGE 13 FOR A PROBATE CERTIFICATE DATED FEBRUARY 14, 2017. REFERENCE IS ALSO MADE TO EAST LYME LAND RECORDS VOLUME 943 AT PAGE 421.
 - THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-12 ZONE DISTRICT.
 - BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONE AE(12) AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PANEL 487, COMMUNITY: TOWN OF EAST LYME MAP NUMBER: 09011C0487J MAP EFFECTIVE: 8/5/2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".
 - THE SUBJECT PROPERTY IS SHOWN ON THE EAST LYME TAX ASSESSOR MAP 08.2 AS LOT 152 & 153.
 - THE BASIS FOR BEARINGS IS A MAGNETIC COMPASS READING OBSERVED ON SITE MARCH 6, 2019. ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88).
 - THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON OCTOBER 16, 2023. RECORD TITLE AND ADJONER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON FEBRUARY 19, 2024.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. 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 JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL SANITARY SEWER LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE TIDAL WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY JOSEPH THEROUX, CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC.

JAMES BERNARDO
 LAND SURVEYING, LLC
 1024 SPITHEAD ROAD
 WATERFORD, CONNECTICUT 06385
 (860) 447-0236
 WWW.JBSURVEY.COM



- SITE DESIGN NOTES
- A LICENSED LAND SURVEYOR SHALL STAKE THE FOUNDATION IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE ROOF INFILTRATION SYSTEM IS SIZED TO ACCOMMODATE THE FIRST 1" OF RAINFALL AND IS DESIGNED AS FOLLOWS:

7 NORTH ROAD
 BASED ON A ROOF AREA = 1340 FT²
 THEREFORE, 1,340 FT x 1 INCH x 1 FT/12 INCH = 112 FT
 112 FT³ = 2.6 UNITS, USE 3 UNITS
 42.5 FT³/PER UNIT

11-13 NORTH ROAD
 BASED ON A ROOF AREA = 2600 FT²
 THEREFORE, 2,600 FT x 1 INCH x 1 FT/12 INCH = 216 FT
 216 FT³ = 5.1 UNITS, USE 6 UNITS
 42.5 FT³/PER UNIT

JOSEPH R. THEROUX
 CERTIFIED FORESTER / SOIL SCIENTIST
 PHONE: 860-447-0236 FAX: 860-447-0236
 426 SHILOH STREET, WATERFORD, CT 06385
 FORESTRY SERVICES - WETLAND SERVICE ASSESSMENTS
 WETLAND DELINEATIONS AND PERMITTING - ERM/DEM MONITORING
 WETLAND RESTORATION VALUE ASSESSMENTS

10/19/2023

MR. JAMES BERNARDO
 BERNARDO LAND SURVEYING, LLC
 1024 SPITHEAD ROAD
 WATERFORD, CT 06385

RE: WETLAND DELINEATION, 7, 11-13, NORTH DRIVE, EAST LYME, CT.

DEAR MR. BERNARDO,

AT YOUR REQUEST I HAVE DELINEATED THE WETLANDS AND WATERCOURSES ON THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AND WATERCOURSES AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 460, SECTION 22A-29B.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY OF THE UPLANDS AND WETLANDS/WATERCOURSES.

FLAG SERIES WF-1 THROUGH WF-2 DELINEATE THE BOUNDARY OF THE TIDAL WETLANDS FOUND AT THE TOE OF SLOPE ALONG THE NORTHWESTERN AND NORTHEASTERN PROPERTY BOUNDARIES. SIGNIFICANT QUANTITIES OF FILL WERE FOUND ALONG THIS SLOPE FROM HISTORIC FILLING ACTIVITIES.

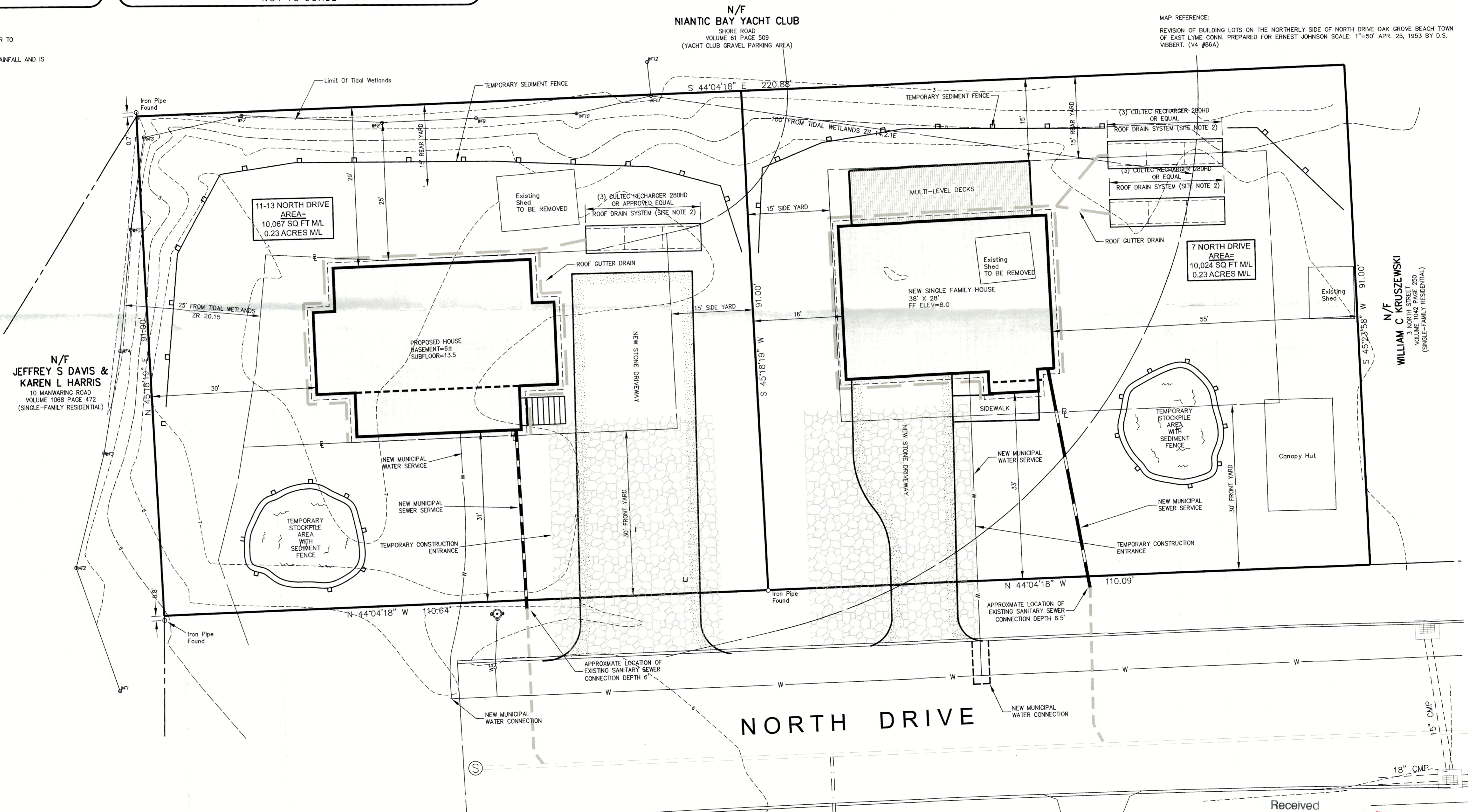
THESE WETLAND SOILS HAVE FORMED FROM THE PERSISTENT WETNESS DUE TO THE FLUCTUATING TIDAL WATER TABLE. THEY ARE CHARACTERIZED BY THICK ORGANIC TOPSOIL HORIZONS, SHALLOW REDUCED-MORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU!

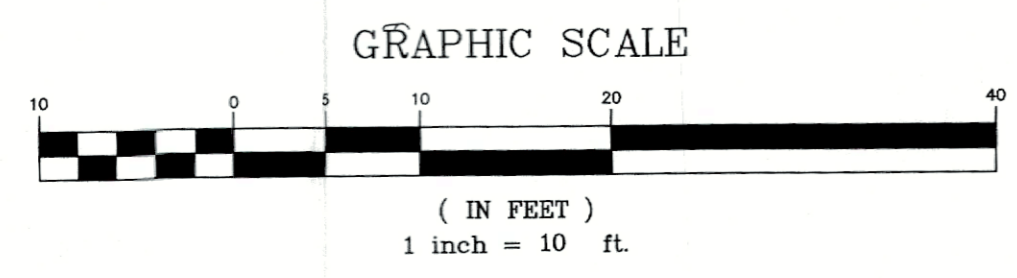
Joseph R. Theroux

JOSEPH R. THEROUX
 CERTIFIED SOIL SCIENTIST
 MEMBER: SSSA, NCSIS, SSSA



LEGEND
 THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	THS	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR	W	WELL
BIT	BITUMINOUS	HYD	HYDRANT
BCLC	BITUMINOUS CONCRETE LIP CURBING	T	TREE
CNC	CONCRETE	CS	CLEARING SETBACK LINE
DIA	DIAMETER	EX	EXISTING TREELINE
DB	DISTRIBUTION BOX	EXC	EXISTING CONTOUR
EDP	EDGE OF PAVEMENT	NS	NEW CONTOUR
ELEV	ELEVATION	RF	TO REMAIN
FF	FINISHED FIRST FLOOR	SF	SEDIMENT FENCE
LF	LINEAR FOOT	HTB	HIGH TIDE BUSH
(MIN)	MINIMUM	SP	SPARTINA PATENS
M/L	MORE OR LESS	SA	SPARTINA ALTERNIFLORA
N/F	NOW OR FORMERLY	TR	TO BE REMOVED
PVC	POLY VINYL CHLORIDE	TYP	TYPICAL
SCH40	SCHEDULE 40	VF	VERIFY IN FIELD
S.4x	SPOT ELEVATION	S	SOIL PERC TEST LOCATION
SQ	SQUARE FEET	W	WATER
TR	TO REMAIN		
HTB	HIGH TIDE BUSH		
SP	SPARTINA PATENS		
SA	SPARTINA ALTERNIFLORA		
TR	TO BE REMOVED		
TYP	TYPICAL		
VF	VERIFY IN FIELD		
S	SOIL PERC TEST LOCATION		
W	WATER		



MAP REFERENCE:
 REVISION OF BUILDING LOTS ON THE NORTHERLY SIDE OF NORTH DRIVE OAK GROVE BEACH TOWN OF EAST LYME, CONN. PREPARED FOR ERNEST JOHNSON SCALE: 1"=50' APR. 25, 1953 BY D.S. WEBBET. (V4 #96A)

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REVISIONS	DESCRIPTION	DATE
A	BUILDINGS CHANGED, UTILITIES & DRIVEWAYS UPDATED	4-5-2024

ZONING LOCATION SURVEY-COASTAL SITE PLAN
 PREPARED FOR
HEATHER GARDNER
 FOR PROPERTY LOCATED AT
7 & 11-13 NORTH DRIVE (O.G.B.A.)
 TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT



Received
 APR 05 2024
 Town of East Lyme
 Land Use

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

James Bernardo
 JAMES BERNARDO LICENSE #70121

4-5-2024
 DATE

Sheet No.
S-01
 SHEET 1 OF 1

Scale:
 1"=10'

Date
FEBRUARY 19, 2024

Project No.
23077-1