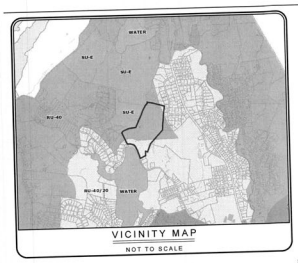
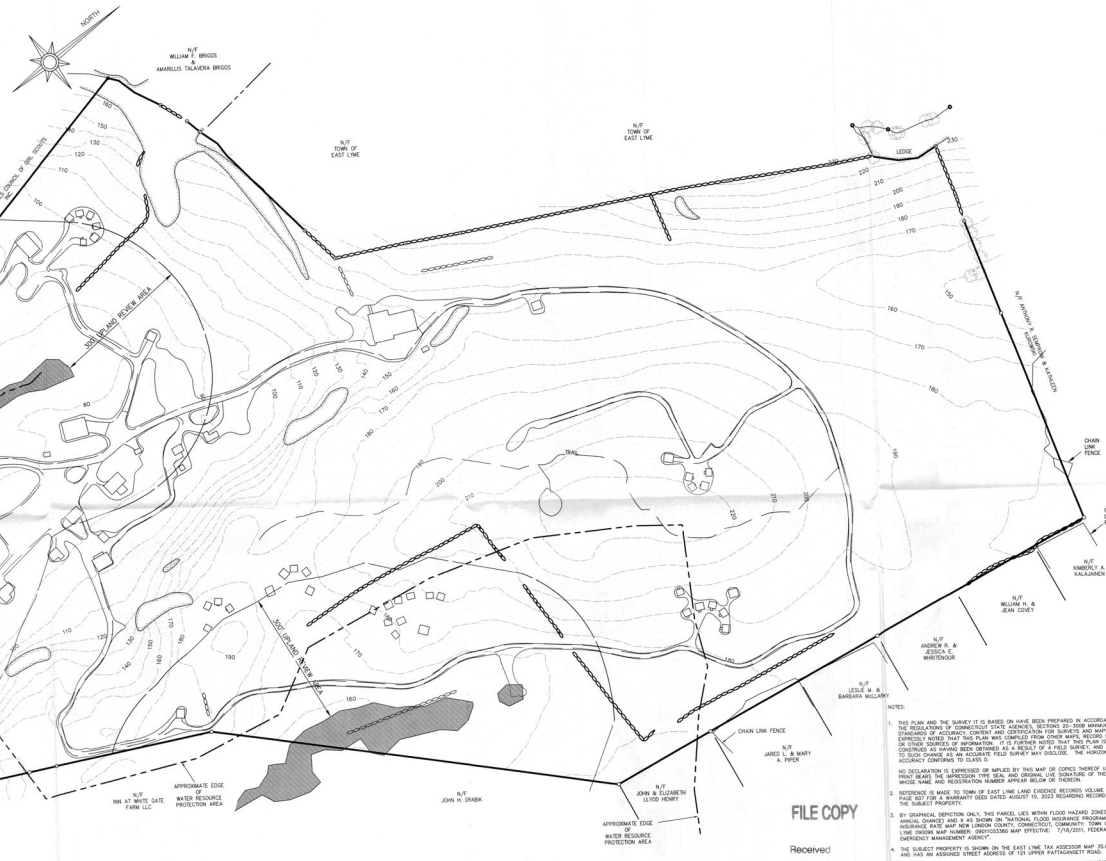


VICINITY MAP

NOT TO SCALE



LEGEND

THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	THS-🌲	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR		WELL
BIT.	BITUMINOUS		HYDRANT
BOC	BITUMINOUS CONCRETE U/P CURBING		TREE
CONC.	CONCRETE		BUILDING SETBACK LINE
DIA	DIAMETER		CLEARING LIMIT LINE
DB	DISTRIBUTION BOX		EXISTING TREELINE
EOP	EDGE OF PAVEMENT		EXISTING CONTOUR
ELEV	ELEVATION		NEW CONTOUR
FF	FINISHED FIRST FLOOR		SEDIMENT FENCE
LF	LINEAR FEET		STORM DRAIN PIPE
MIN	MINIMUM		STONE WALL
N.L.	NORE OF LEDGE		SANITARY SEWER
N/F	NOW OR FORMERLY		WATER
NaCl	ROCK SALT, CHLORIDE		
SCHED	SCHEDULE #2		
S.Av.	SPOT ELEVATION		
SF	SQUARE FEET		
TF	TO PERVIOUS		
HTB	HIGH TIDE BUSH		
SA	SPARTINA ALTERNAFLORA		
TBR	TO BE REMOVED		
UP	UTILITY POLE		
VIF	VERIFY IN FIELD		

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

FILE COPY

Received

NOV 27 2024

Town of East Lyme
Land Use

REVISED

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

James Bernardo — 11-20-2024

JAMES BERNARDO LICENSE #70121 — DATE

NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR A CLASS D SURVEY. IT IS EXPRESSLY NOTED THAT THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND FIELD OBSERVATIONS AND NOT A FIELD SURVEY. IT IS FURTHER NOTED THAT THIS PLAN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS A RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE HORIZONTAL ACCURACY CONFORMS TO CLASS D.

   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.

2. REFERENCE IS MADE TO TOWN OF EAST LYME LAND EVIDENCE RECORDS VOLUME 1099 AT PAGE 607 FOR A WARRANTY DEED DATED AUGUST 10, 2023 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.

3. BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES X (0.2% ANNUAL CHANCE) AND X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, COMMUNITY: TOWN OF EAST LYME, ON/OFF MAP NUMBER: 09011C0538G MAP EFFECTIVE: 7/18/2011, FEDERAL EMERGENCY MANAGEMENT AGENCY."

4. THE SUBJECT PROPERTY IS SHOWN ON THE EAST LYME TAX ASSESSOR MAP 35.0 AS LOT 44 AND HAS AN ASSIGNED STREET ADDRESS OF 121 UPPER PATTAGANSETT ROAD.

5. BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD83 (2011) (EPOCH:10). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88) TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NGS2018 GEOID, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE STATE OF CONNECTICUT'S ADVANCED CONTINUOUSLY OPERATING REFERENCE NETWORK (ACORN) BASE STATION: CTGR, HAVING THE FOLLOWING VALUES:

   LATITUDE = N41° 20' 07.3560"
   LONGITUDE = W72° 02' 56.9932"
   ELLIPSOID HEIGHT = -16.342 METERS

6. 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 PARCEL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE AND NOT NECESSARILY INCLUSIVE OF ALL SUCH FACILITIES IN 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. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES:

PATTAGANSETT PRESERVE AT KNOTTINGHAM HILLS (ALSO KNOWN AS KNOTTINGHAM HILLS SUBDIVISION PHASE II) BY GERWICK-MEREEN.

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102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
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JAMES BERNARDO LAND SURVEYOR

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REVISIONS

LTR	DESCRIPTION	DATE
A	REVISED AS PER ZEO COMMENTS	11-20-2024

OVERALL SITE PLAN - SPECIAL PERMIT EXHIBIT

PREPARED FOR

PATTAGANSETT ART CENTER

FOR PROPERTY LOCATED AT

121 UPPER PATTAGANSETT ROAD

TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 2

Scale: 1" =100

Date SEPTEMBER 4, 2024

Project No. 24047-E1