

- NOTES:
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 30-306B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS CLASS T-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 APPEARS BELOW OR THEREON.
 - REFERENCE IS MADE TO EAST LYME LAND EVIDENCE RECORDS VOLUME 1078 AT PAGE 474 FOR A WARRANTY DATED OCTOBER 28, 2021 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO OR MAY BE BENEFITED BY THE FOLLOWING:
SEE EAST LYME LAND EVIDENCE RECORDS VOLUME 92 AT PAGE 684 FOR A DRAINAGE EASEMENT CONVEYED TO THE STATE OF CONNECTICUT DATED NOVEMBER 29, 1961.
 - THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R040/20 ZONE DISTRICT.
 - BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES AE AND X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, COMMUNITY: TOWN OF EAST LYME 090096 MAP NUMBER: 0901104773 MAP EFFECTIVE: 8-5-2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".
 - THE SUBJECT PROPERTY IS SHOWN ON THE EAST LYME TAX ASSESSOR MAP 21.3 AS LOT 150 AND HAS AN ASSIGNED STREET ADDRESS OF 78 FLANDERS ROAD.
 - BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) BASED ON THE CT-DOT SURVEY MAP REFERENCED BELOW. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) 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' 58.9623"
ELLIPSOID HEIGHT = -18.342 METERS

- THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON DECEMBER 22, 2024. RECORD TITLE AND ADDITIONAL INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON JANUARY 3, 2025.
- 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 SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- THIS MAP AND SURVEY AREA BASED, IN PART, ON THE ORIGINAL SURVEY RECORDS OF L.E. DABOLL (MAP REFERENCE #1) OBTAINED BY THIS SURVEYOR.
- THE REQUIRED REAR YARD SETBACK IS 25' IN ACCORDANCE WITH SECTION 20.15 OF THE EAST LYME ZONING REGULATIONS. THE FRONT YARD SETBACK SHOWN HEREON HAS BEEN ESTABLISHED IN ACCORDANCE WITH SECTION 20.6 OF THE EAST LYME ZONING REGULATIONS AS FOLLOWS:
ADDRESS SETBACK
80 FLANDERS ROAD 23'
72 FLANDERS ROAD 15'
76 FLANDERS ROAD 18'
THEREFORE AVERAGE FRONT SETBACK = 19'
- IN ACCORDANCE WITH SECTION 20.15 OF THE EAST LYME ZONING REGULATIONS NO BUILDING OR STRUCTURE SHALL BE ERRECTED OR PLACED WITHIN 25' OF A TIDAL WETLAND OR OF A WATERCOURSE OR OTHER BODY OF WATER.
- THE INLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY JOSEPH THEROUX, CERTIFIED SOIL SCIENTIST AND FILED LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC.
- THE BUYER HAS ENTERED INTO AN AGREEMENT WITH THE OWNER OF 80 FLANDERS ROAD TO SHARE THE EXISTING DRIVEWAY.
- THIS APPLICATION IS FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE SERVED BY MUNICIPAL WATER AND SEWER WITH A WOOD DECK OVER GORTON POND.

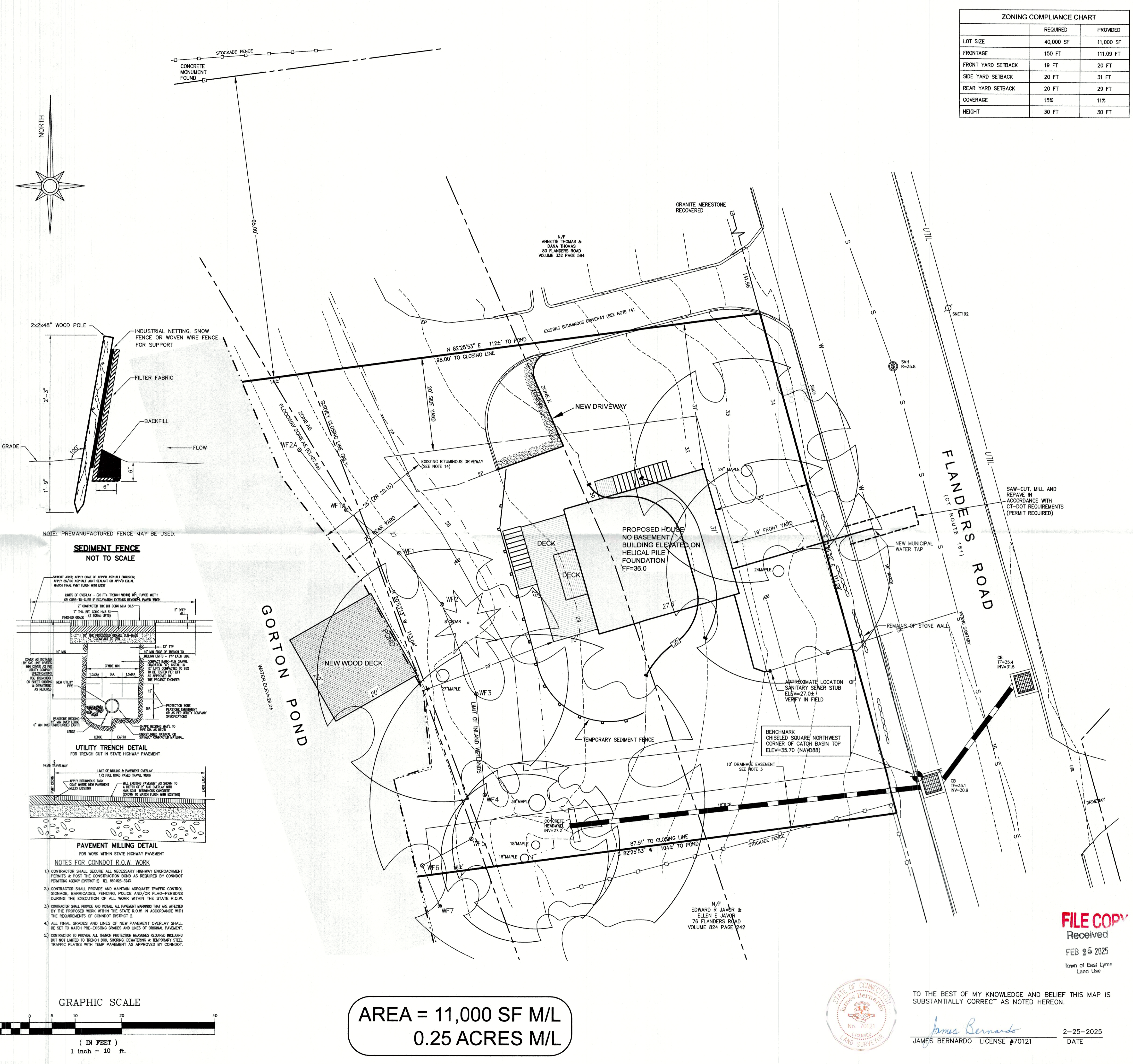
MAP REFERENCES:

- MAP SHOWING DIVISION OF LAND BY EXECUTOR OF THE WILL OF FRANK T. DAWSON SCALE 1"=40' BY L.E. DABOLL, C. ENGR.(BOOK 2 PAGE 66)
- ESBLIMINARY RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF EAST LYME ROUTE 161 450' +/- SOUTHERLY OF PATTANANSETT ROAD SCALE 1"=40' NUMBER 44-16 SHEET NO. 4 & 5 OF 5. (NOT ON RECORD).
- PLAN OF PROPERTY OWNED BY BEN HOROWITZ FLANDERS ROAD EAST LYME, CONN. SCALE 1"=20' NOV. 1971 BY CECIL BANNING (BOOK 10 PAGE 81).
- TOWN OF EAST LYME MAP SHOWING DRAINAGE RIGHT OF WAY TO BE ACQUIRED FROM ROBERT W. & ELEANOR MCKELVIE BY THE STATE OF CONNECTICUT FLANDERS-NANICOT ROAD SCALE 1"=40' JUNE 1961 TOWN NO. 44 SERIAL NO. 69 SHEET 1 OF 1 (BOOK 7 PAGE 28).

LEGEND

THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

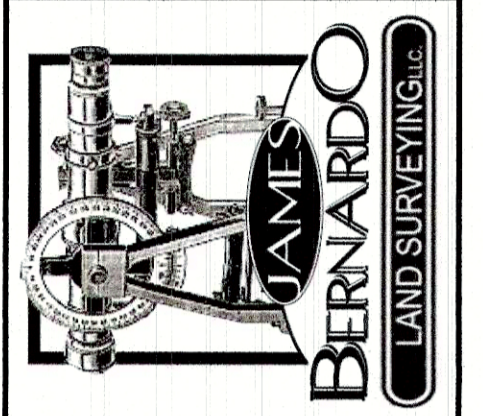
AC	ACRES	THIS	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR		
B/C	BITUMINOUS CONCRETE CURBING		
CONC	CONCRETE		
DB	DISTRIBUTION BOX		
EDP	EDGE OF PAVEMENT		
ELEV	ELEVATION		
FF	FINISHED FIRST FLOOR		
LF	LINEAR FOOT		
(MIN)	MINIMUM		
M/L	MORE OR LESS		
N/F	NOW OR FORMERLY		
PVC	POLY(VINYL CHLORIDE)		
SCH40	SCHEDULE 40		
S.4	SPOT ELEVATION		
SF	SQUARE FEET		
TR	TO REMAIN		
HTB	HIGH TIDE BUSH		
SP	SPARTINA PATENS		
SA	SPARTINA ALTERNIFLORA		
TR	TO BE REMOVED		
TH	THRESHOLD ELEVATION		
TYP	TYPICAL		
TF	TOP OF WALL ELEVATION		
VF	VERIFY IN FIELD		
P-5	SOIL PERC TEST LOCATION		



ZONING COMPLIANCE CHART

	REQUIRED	PROVIDED
LOT SIZE	40,000 SF	11,000 SF
FRONTAGE	150 FT	111.09 FT
FRONT YARD SETBACK	19 FT	20 FT
SIDE YARD SETBACK	20 FT	31 FT
REAR YARD SETBACK	20 FT	29 FT
COVERAGE	15%	11%
HEIGHT	30 FT	30 FT

JAMES BERNARDO
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LR	DESCRIPTION	DATE
REVISIONS		

ZONING LOCATION SURVEY
PREPARED FOR
SIDHARTHA S. KALITA
FOR PROPERTY LOCATED AT
**78 FLANDERS ROAD
(CT ROUTE 161)**
TOWN OF EAST LYME - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 1
Scale:
1" = 10'
Date
JANUARY 3, 2025
Project No.
24116-1



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

James Bernardo
JAMES BERNARDO LICENSE #70121
2-25-2025
DATE

FILE COPY
Received
FEB 25 2025
Town of East Lyme
Land Use