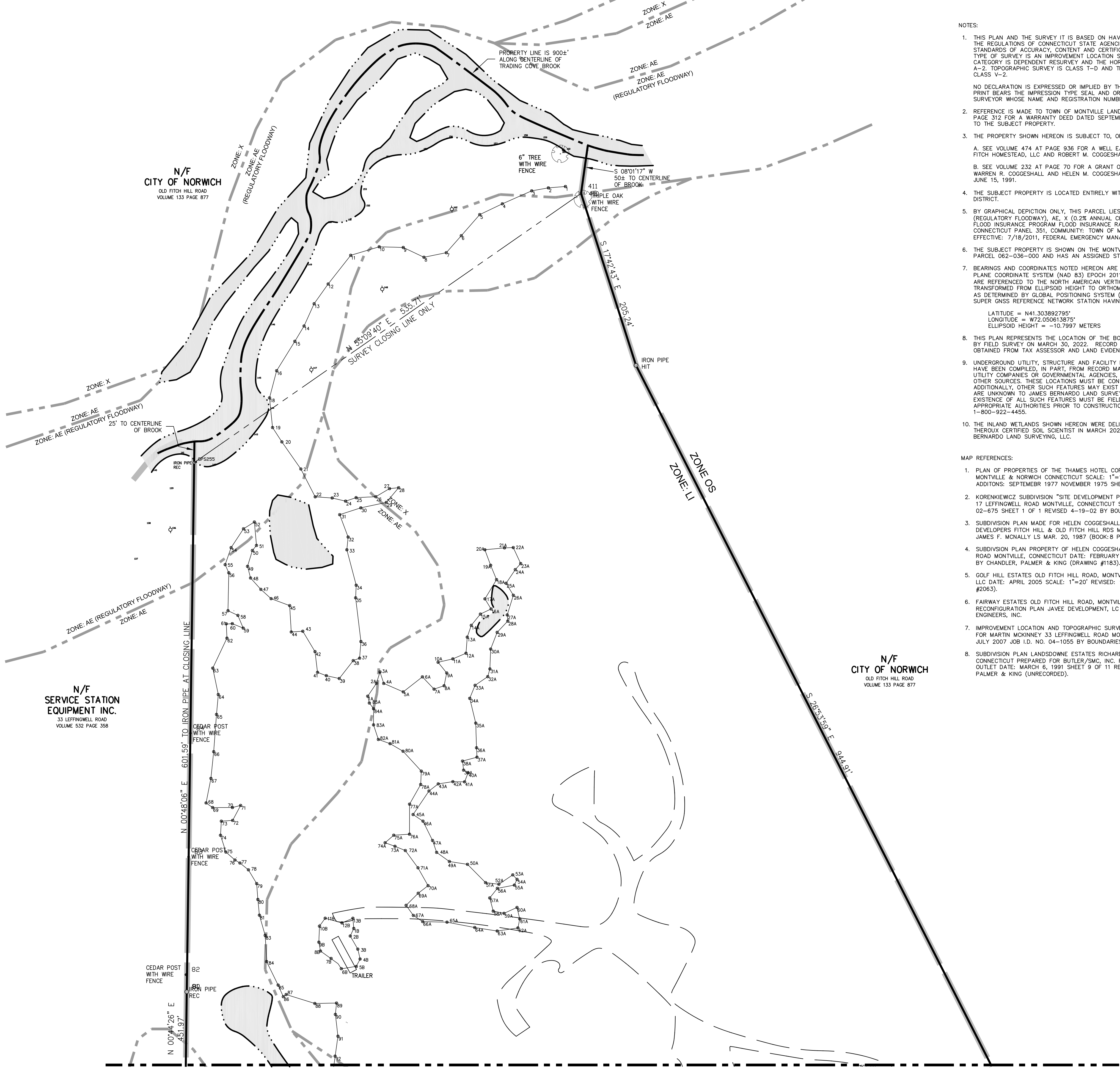
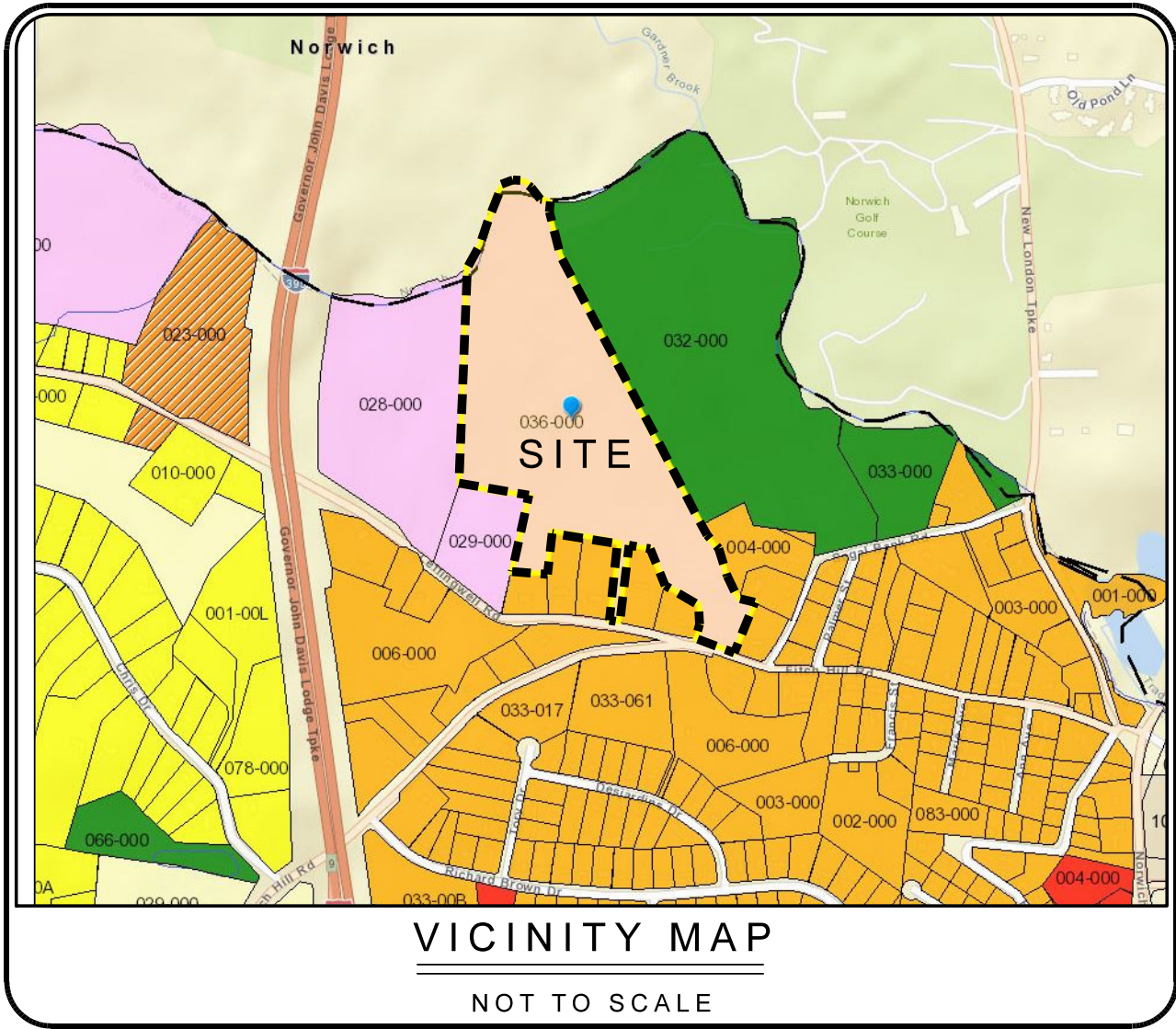


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S-01
 SHEET 1 OF 1
 Scale:
1" = 60'
 Date
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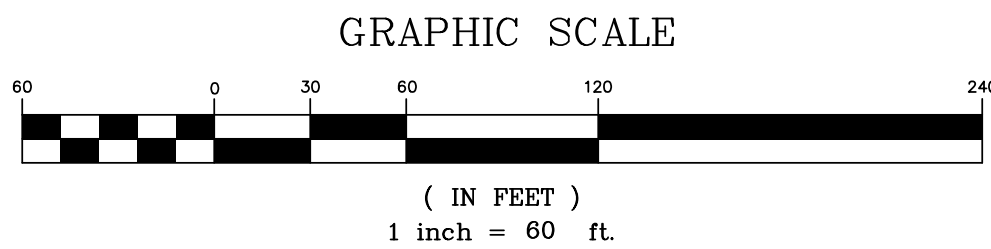
NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES. SECTIONS 20-3008 MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS CLASS T-D AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.
3. REFERENCE IS MADE TO TOWN OF MONTVILLE LAND EVIDENCE RECORDS VOLUME 675 AT PAGE 312 FOR A WARRANTY DEED DATED SEPTEMBER 30, 2021 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO, OR MAY BENEFITTED BY THE FOLLOWING:
 - A. SEE VOLUME 474 AT PAGE 936 FOR A WELL EASEMENT AGREEMENT BY AND BETWEEN FITCH HOMESTEAD, LLC AND ROBERT M. COGGESHALL DATED SEPTEMBER 9, 2005.
 - B. SEE VOLUME 232 AT PAGE 70 FOR A GRANT OF DRAINAGE EASEMENT CONVEYED BY WARREN R. COGGESHALL AND HELEN M. COGGESHALL TO BUTLER/SMC CORPORATION DATED JUNE 15, 1991.
5. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE LIGHT INDUSTRIAL (LI) ZONE DISTRICT.
6. BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES: AE (REGULATORY FLOODWAY), AE, X (0.2% ANNUAL CHANCE) & X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PANEL 351, COMMUNITY: TOWN OF MONTVILLE MAP NUMBER: 090110213G MAP EFFECTIVE: 7/18/2011, FEDERAL EMERGENCY MANAGEMENT AGENCY".
7. THE SUBJECT PROPERTY IS SHOWN ON THE MONTVILLE TAX ASSESSOR RECORDS AS PARCEL 062-036-000 AND HAS AN ASSIGNED STREET ADDRESS OF 69 FITCH HILL ROAD
8. BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). 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 SUPER GNSS REFERENCE NETWORK STATION HAVING THE FOLLOWING VALUES:
LATITUDE = N41.303892798°
LONGITUDE = W72.050813875°
ELLIPSOID HEIGHT = -10.7997 METERS
9. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON MARCH 30, 2022. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON MAY 3, 2022.
10. 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. CALL BEFORE YOU DIG 1-800-922-4455.
11. THE INLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY JOSEPH R. THEROUX CERTIFIED SOIL SCIENTIST IN MARCH 2022 AND FIELD LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC.

MAP REFERENCES:

1. PLAN OF PROPERTIES OF THE THAMES HOTEL CORPORATION AND JOHN S. DAWSON MONTVILLE & NORWICH CONNECTICUT SCALE: 1"=100' CHANDLER, PALMER & KING ADDITIONS: SEPTEMBER 1977 NOVEMBER 1975 SHEET 2 OF 2 (BOOK: 5 PAGE: 37).
2. KORENKIEWCZ SUBDIVISION "SITE DEVELOPMENT PLAN" PREPARED FOR KAREN COMEROSKI 17 LEFFINGWELL ROAD MONTVILLE, CONNECTICUT SCALE: 1"=30' APRIL, 2002 I.D. NO. 02-675 SHEET 1 OF 1 REVISED 4-19-02 BY BOUNDARIES LLC (DRAWING #1806).
3. SUBDIVISION PLAN MADE FOR HELEN COGGESHALL & WARREN COGGESHALL OWNERS & DEVELOPERS FITCH HILL & OLD FITCH HILL RDS MONTVILLE, CONN. SCALE: 1"=20' BY JAMES F. MCNALLY L.S. MAR. 20, 1987 (BOOK: 8 PAGE: 89).
4. SUBDIVISION PLAN PROPERTY OF HELEN COGGESHALL FITCH HILL ROAD & LEFFINGWELL ROAD MONTVILLE, CONNECTICUT DATE: FEBRUARY 16, 1980 SCALE: 1"=40' SHEET 1 OF 1 BY CHANDLER, PALMER & KING (DRAWING #1183).
5. GOLF HILL ESTATES OLD FITCH HILL ROAD, MONTVILLE, CT SITE PLAN JAVEE DEVELOPMENT, LLC DATE: APRIL 2005 SCALE: 1"=20' REVISED: 9/5/05 BY CLA ENGINEERS, INC. (FILE #2063).
6. FAIRWAY ESTATES OLD FITCH HILL ROAD, MONTVILLE, CT. SURVEY/LOT LINE RECONFIGURATION PLAN JAVEE DEVELOPMENT, LC DATE: JAN. 2003 SCALE: 1"=40' BY CLA ENGINEERS, INC.
7. IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY "LOT LINE REVISION PLAN" PREPARED FOR MARTIN MCINNEY 33 LEFFINGWELL ROAD MONTVILLE, CONNECTICUT SCALE: 1"=40' JULY 2007 JOB I.D. NO. 04-1055 BY BOUNDARIES, LLC. (DRAWING #2322).
8. SUBDIVISION PLAN LANDSDOWNE ESTATES RICHARD BROWN DRIVE & TORY DRIVE MONTVILLE, CONNECTICUT PREPARED FOR BUTLER/SMC, INC. PLAN & PROFILE PROPOSED STORM OUTLET DATE: MARCH 6, 1991 SHEET 9 OF 11 REVISED JUNE 13, 1991 BY CHANDLER, PALMER & KING (UNRECORDED).

LEGEND			
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING			
AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNAFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-5	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	THS	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	W	WELL
ELEV	ELEVATION	HYD	HYDRANT
FF	FINISHED FIRST FLOOR	T	TREE
LF	LINEAR FOOT	B	BUILDING SETBACK LINE
(MIN)	MINIMUM	C	CLEARING LIMIT LINE
M/L	MORE OR LESS	E	EXISTING TREELINE
N/F	NOW OR FORMERLY	---	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	---	NEW CONTOUR
SCH40	SCHEDULE 40	---	SEDIMENT FENCE
5.4x	SPOT ELEVATION	---	STORM DRAIN PIPE
SF	SQUARE FEET	---	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER



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LTR	DESCRIPTION	DATE
B	NOTES 3B, 6 & 10 REVISED	7-10-2023
A	FLOOD ZONE LINES ADDED AND NOTE 5 REVISED	7-14-2022

REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY

PROPERTY OF
ANDREW PETROWSKI
FOR PROPERTY LOCATED AT
**69 FITCH HILL ROAD
& LEFFINGWELL ROAD**
TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-02

SHEET 2 OF 2

Scale:
1" = 60'

Date
JULY 1, 2022

Project No.
21101-1