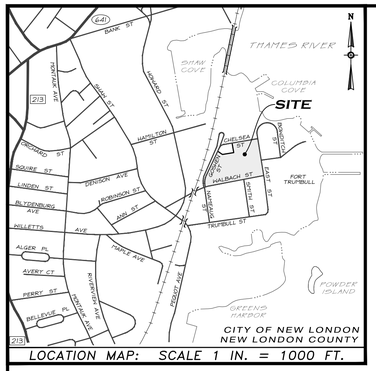
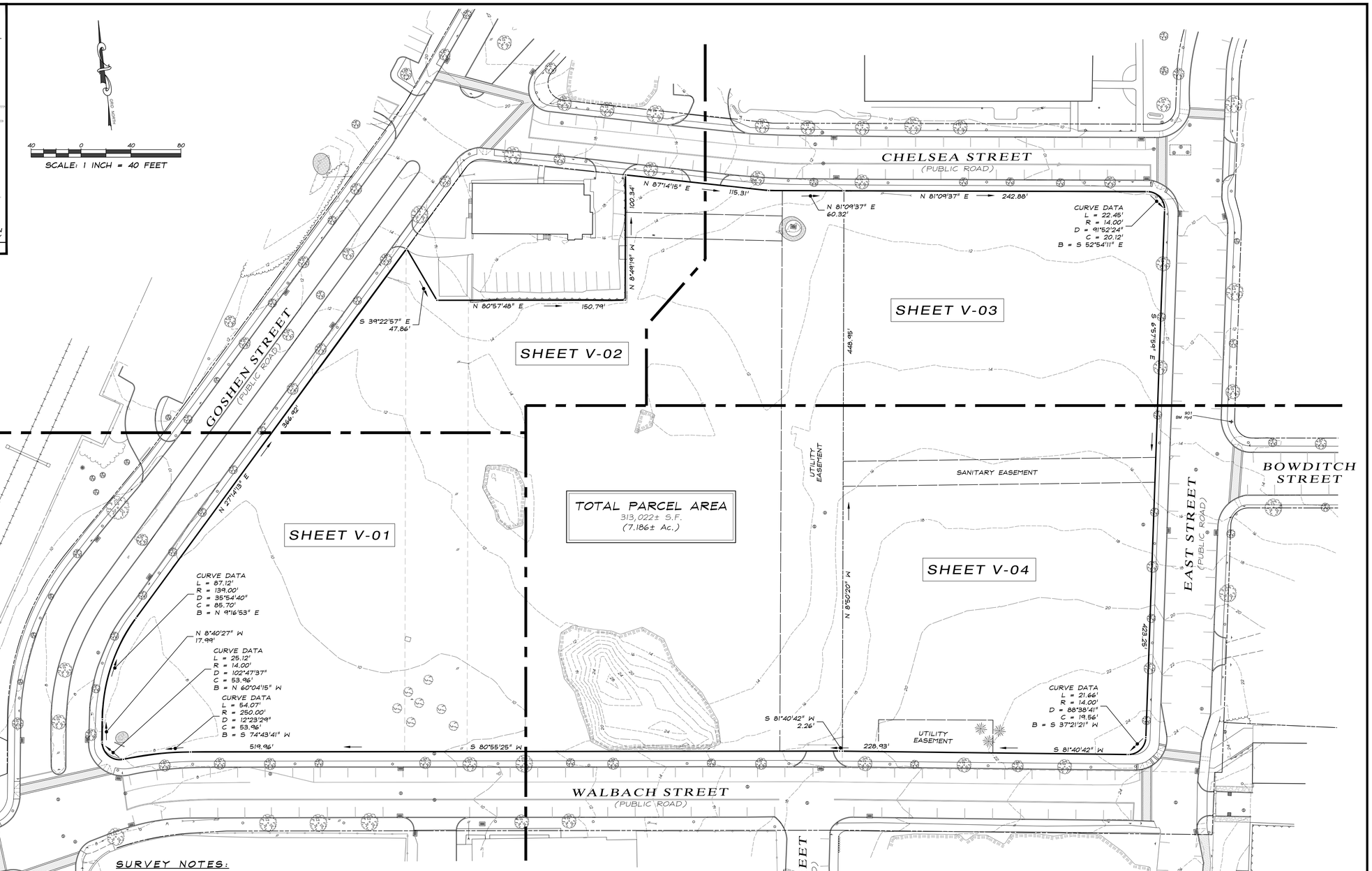


LOCATION MAP: SCALE 1 IN. = 1000 FT.



ABBREVIATIONS

N/F	NOW OR FORMERLY
VOL	VOLUME
PG	PAGE
W/F	WOOD FRAME
B/M	BRICK & MORTAR
M/F	METAL FRAME
TBS	TO BE SET
STY	STORY
AC	ACRES
SQ.FT.	SQUARE FEET
LF	LINEAR FEET
INV	INVERT
±	MORE OR LESS
TYP	TYPICAL
IP	IRON PIPE
IR	IRON PIN
RB	REBAR
PP	PINCH PIPE
RR	RAILROAD
REC	RECOVERED
PVC	POLYVINYL CHLORIDE PIPE
C/CONC	CONCRETE
PVMT	PAVEMENT
LF	LINEAR FEET
UTY	UTILITY
WV	WATER VALVE
WM	WATER METER

SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

   THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 IMPROVEMENT LOCATION SURVEY WITH A TOPOGRAPHIC INFORMATION ACCURACY OF CLASS T-2.

   THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING SITE CONDITIONS OF THE SUBJECT PROPERTY FOR THE DESIGN OF FUTURE SITE IMPROVEMENTS.

2. BOUNDARY LINE DETERMINATIONS AS DEPICTED HEREON: DEPENDANT RE-SURVEY FROM MAP REFERENCES "A" AND "B", CERTIFIED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2.

3. NORTH ORIENTATION DEPICTED HEREON IS REFERENCED TO THE 1983 NORTH AMERICAN DATUM (NAD-83) STATE PLANE COORDINATED SYSTEM BY REAL-TIME GPS OBSERVATIONS OF THE CONTROL MONUMENTATION ON 22 JULY 2021.

4. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS DERIVED FROM ACTUAL ON THE GROUND LOCATION OF THE EXISTING CONDITIONS AS OBSERVED DURING AUGUST AND SEPTEMBER OF 2021. VERTICAL INFORMATION DEPICTED HEREON IS REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD-88). CGS BENCHMARK 136 (ELEV: 18.658) IS THE BASE REFERENCE POINT.

5. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ADDITIONALLY, OTHER SUCH UNDERGROUND FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO STADIA. THE EXISTENCE, SIZE AND LOCATION OF AL SUCH UNDERGROUND FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AGENCY PRIOR TO ANY FUTURE CONSTRUCTION. PRIOR TO ANY EXCAVATION ON OR NEAR THIS SITE, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO EXCAVATION.

6. THE SUBJECT PROPERTY IS ENTIRELY WITHIN ZONE MD (MARITIME DISTRICT) AS DESCRIBED BY THE MOST CURRENT CITY OF NEW LONDON ZONING MAP (EFFECTIVE DATE: 05 DECEMBER 2020.

7. THE TOTAL AREA OF THE SUBJECT PROPERTY = 7.186± ACRES (313,022± SQ.FT.)

8. NO INLAND WETLANDS OR WATERCOURSES IDENTIFIED ON THE SUBJECT PROPERTY AS PERFORMED ON-SITE BY IAN T. COLE, R.S.S., DURING THE MONTH OF AUGUST 2021.

MAP REFERENCES:

A. "FORT TRUMBULL MUNICIPAL DEVELOPMENT PROJECT - NEW LONDON, CONNECTICUT - PHASE II-A - DISPOSITION MAP - PARCELS 2A, 2B, 2C, 3A, 3B, 8A, 8B AND 8C". SCALE: 1 INCH = 80 FEET, DATED: 11 AUGUST 2004, AS PREPARED BY: DIIVERSIFIED TECHNOLOGY CONSULTANTS - NORTH HAVEN, CONNECTICUT

B. "FORT TRUMBULL MUNICIPAL DEVELOPMENT PROJECT - NEW LONDON, CONNECTICUT - BOUNDARY MAP PARCEL 1 & 2" SCALE: 1 INCH = 60 FEET, DATED: 18 SEPTEMBER 2001, AS PREPARED BY: DIIVERSIFIED TECHNOLOGY CONSULTANTS - NORTH HAVEN, CONNECTICUT

C. "FORT TRUMBULL REDEVELOPMENT - NEW LONDON, CONNECTICUT - BORING LOCATION PLAN" SCALE: 1 INCH = 50 FEET, DATED: MAY 2007, AS PREPARED BY: CORCORAN JENNISON COMPANY, INC. - BOSTON, MASSACHUSETTS

D. "N.L.D.C. (FORT TRUMBULL)" SCALE: 1 INCH = 60 FEET, DATED: 11 FEBRUARY 2004, AS PREPARED BY: YANKEE GAS - THE NORTHEAST UTILITIES SYSTEM

LEGEND

PROPERTY CORNER	RETAINING WALL
ANGLE POINT	STONE WALL
10.9 SPOT ELEVATION	OVERHEAD WIRES
HYDRANT	TREE LINE
WV WATER VALVE	BRUSH LINE
CATCHBASIN	INDEX CONTOUR
VEGETATION	INTERIOR CONTOUR
SANITARY MANHOLE	DRAINAGE PIPE
DRAINAGE MANHOLE	G GAS MAIN
EXPOSED ROCK	E ELECTRICAL CONDUIT
UTILITY POLE	CHAIN LINK FENCE

To my knowledge and belief, this map is substantially correct as noted hereon

PRELIMINARY 01 October 2021

James V. Rossman, P.L.S. #70181 Date

This survey is not valid unless it contains the live signature and embossed seal contained hereon. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

PROJECT DATA	
FIELD BOOK	BOOK No. 47 Pg. 18, 22, 31-35, 38, 41
DWG FILE	21-122 Worksheet.dwg
LAYOUT TAB	V-00 - Overall
SHEET No.	1 OF 5

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1 INCH = 40 FEET

FIELD CREW	A.R. & D.E.	DWG BY	A.R. & D.E.
FIELD DATE	AUG & SEPT 2021	DWG DATE	SEPTEMBER 2021
PROJECT No.	2021-122	DWG No.	D-409A

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REVISIONS

DATE	INITIALS

SHEET TITLE: IMPROVEMENT LOCATION SURVEY

PROJECT TITLE: DEPICTING THE EXISTING SITE CONDITIONS AND TOPOGRAPHIC FEATURES OF PROPERTY OWNED BY THE CITY OF NEW LONDON PREPARED FOR SILVER/PETRUCELLI & ASSOCIATES PARCEL 3C (FORT TRUMBULL PARK) - NEW LONDON, CONNECTICUT

PROJECT No. 2021-122

PLOT DATE 01 OCTOBER 2021

SHEET No. V-00

MATCHMARK: SEE SHEET V-02

GRID NORTH

20 0 20 40

SCALE: 1 INCH = 20 FEET

ABBREVIATIONS

N/F	NOW OR FORMERLY
VOL	VOLUME
PG	PAGE
W/F	WOOD FRAME
B/M	BRICK & MORTAR
M/F	METAL FRAME
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LF	LINEAR FEET
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WV	WATER VALVE
WM	WATER METER

GOSHEN STREET (PUBLIC ROAD)

WALBACH STREET (PUBLIC ROAD)

NEMAUG STREET (PUBLIC ROAD)

RAILROAD TRACKS

MATCHMARK: SEE SHEET V-04

LEGEND

PROPERTY CORNER	RETAINING WALL
ANGLE POINT	STONE WALL
SPOT ELEVATION	OVERHEAD WIRES
HYDRANT	TREE LINE
WATER VALVE	BRUSH LINE
CATCHBASIN	INDEX CONTOUR
VEGETATION	INTERIOR CONTOUR
SANITARY MANHOLE	DRAINAGE PIPE
DRAINAGE MANHOLE	GAS MAIN
EXPOSED ROCK	ELECTRICAL CONDUIT
UTILITY POLE	CHAIN LINK FENCE

PROJECT DATA	
FIELD BOOK	BOOK No. 47 Pg. 18, 22, 31–35, 38, 41
DWG FILE	21–122 Worksheet.dwg
LAYOUT TAB	V–01 – Southeast
SHEET No.	2 OF 4

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1 INCH = 20 FEET

FIELD CREW	DWG BY	DWG DATE
A.R. & D.E.	A.R. & D.E.	SEPTEMBER 2021
FIELD DATE	PROJECT No.	DWG No.
AUG & SEPT 2021	2021-122	D-409B

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DATE	REVISIONS	INITIALS

SHEET TITLE: IMPROVEMENT LOCATION SURVEY

PROJECT TITLE: DEPICTING THE EXISTING SITE CONDITIONS AND TOPOGRAPHIC FEATURES OF PROPERTY OWNED BY THE CITY OF NEW LONDON

PREPARED FOR: SILVER/PETRUCELLI & ASSOCIATES
PARCEL 3C (FORT TRUMBULL PARK) – NEW LONDON, CONNECTICUT

PROJECT No. 2021-122

PLOT DATE 01 OCTOBER 2021

SHEET No. V-01

GRID NORTH

20 0 20 40

SCALE: 1 INCH = 20 FEET

LEGEND

- PROPERTY CORNER
- ANGLE POINT
- 10.9 SPOT ELEVATION
- HYDRANT
- WV WATER VALVE
- CATCHBASIN
- VEGETATION
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- EXPOSED ROCK
- UTILITY POLE
- RETAINING WALL
- STONE WALL
- OVERHEAD WIRES
- TREE LINE
- BRUSH LINE
- INDEX CONTOUR
- INTERIOR CONTOUR
- DRAINAGE PIPE
- G GAS MAIN
- E ELECTRICAL CONDUIT
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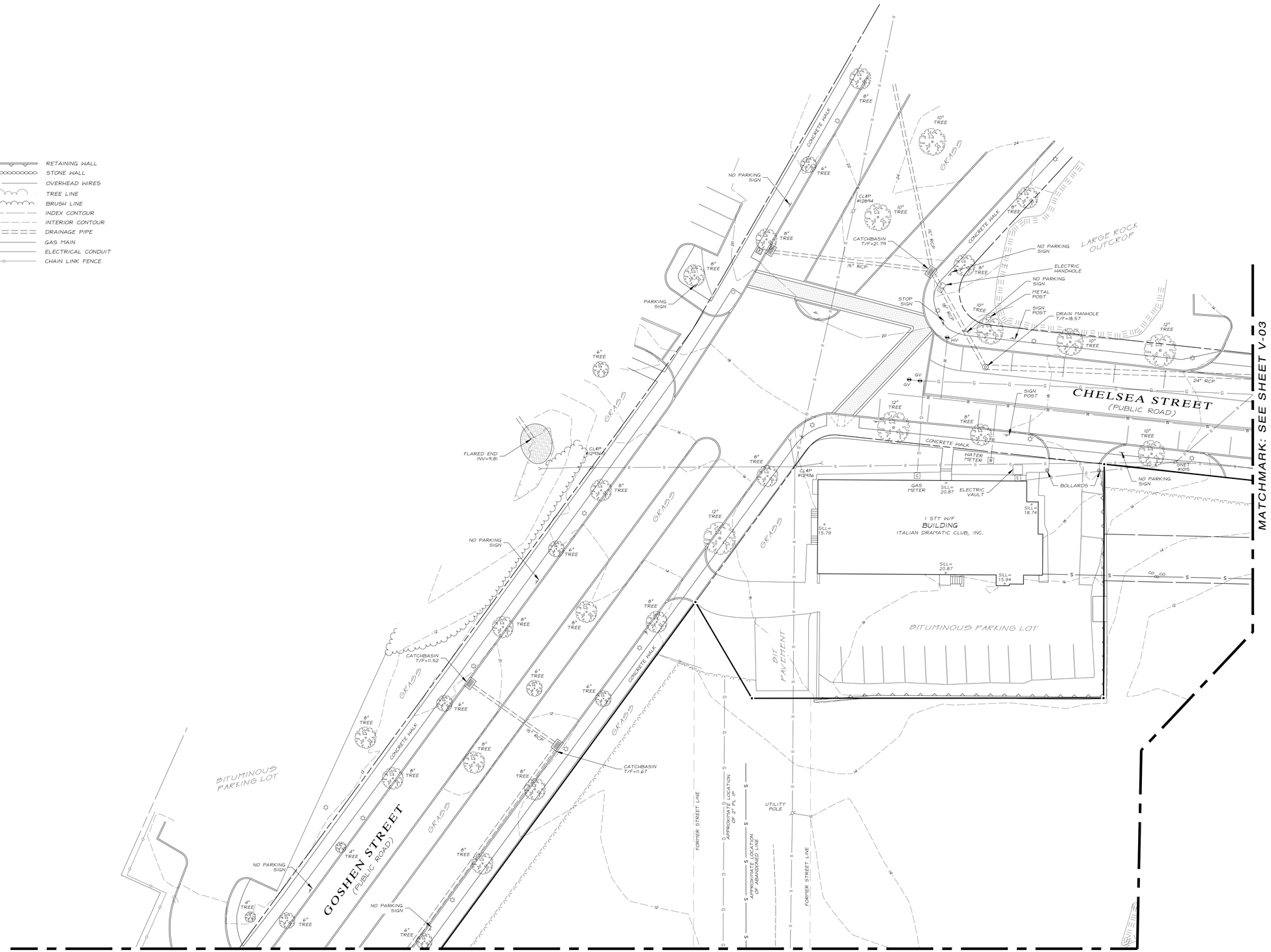

PROJECT DATA	
FIELD BOOK	BOOK No. 47 Pg. 18, 22, 31-35, 38, 41
DWG FILE	21-122 Worksheet.dwg
LAYOUT TAB	V-02 - Northwest
SHEET No.	3 OF 5

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1 INCH = 20 FEET

FIELD CREW A.R. & D.E.	DWG BY A.R. & D.E.		
FIELD DATE AUG & SEPT 2021	DWG DATE SEPTEMBER 2021		
PROJECT No. 2021-122	DWG No. D-409c		

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REVISIONS

DATE	INITIALS

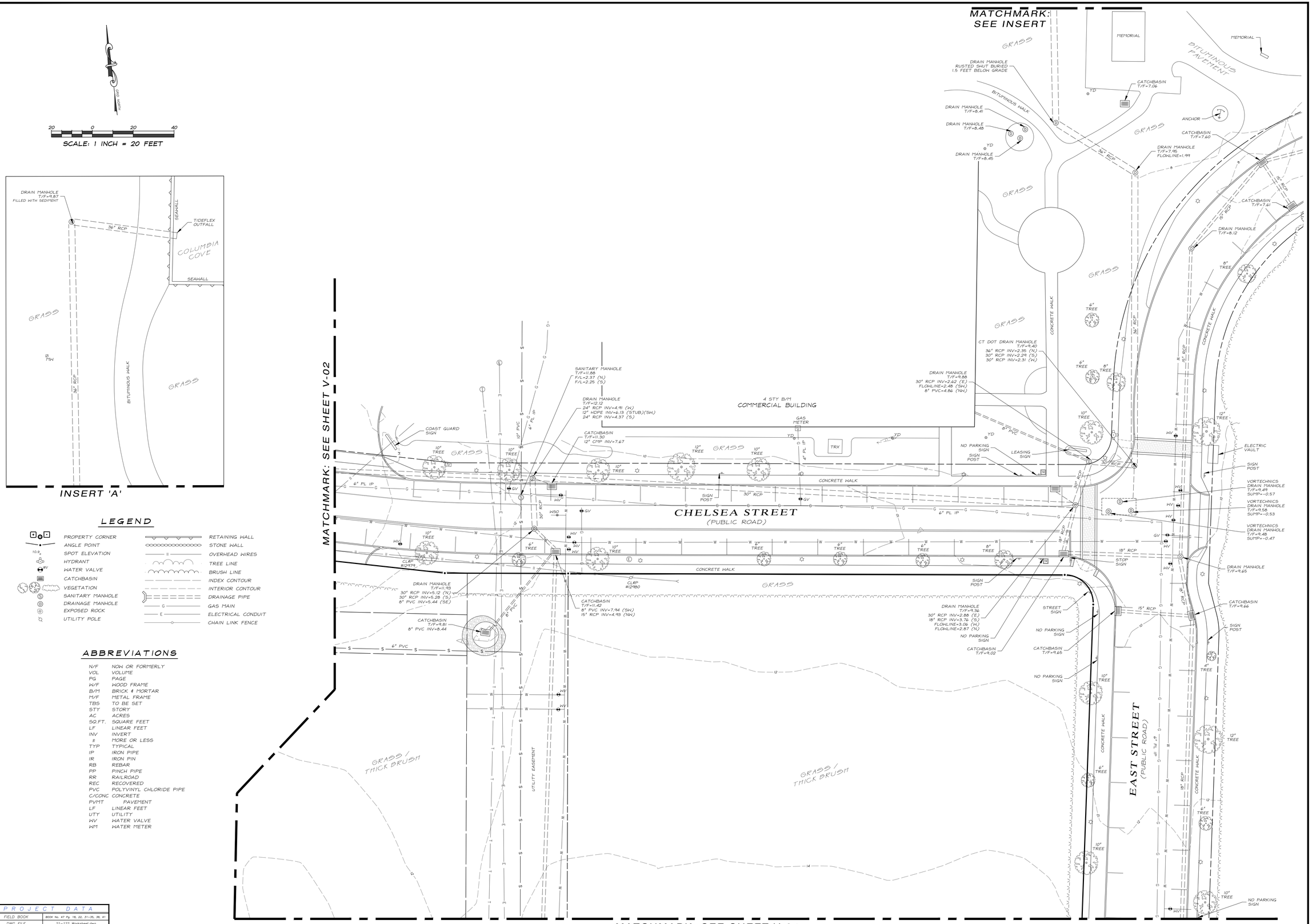
SHEET TITLE
IMPROVEMENT LOCATION SURVEY

PROJECT TITLE
DEPICTING THE EXISTING SITE CONDITIONS AND TOPOGRAPHIC FEATURES OF PROPERTY OWNED BY THE
CITY OF NEW LONDON
PREPARED FOR
SILVER/PETRUCELLI & ASSOCIATES
PARCEL 3C (FORT TRUMBULL PARK) - NEW LONDON, CONNECTICUT

PROJECT No. 2021-122

PLOT DATE 01 OCTOBER 2021

SHEET No. **V-02**



PROJECT DATA	
FIELD BOOK	BOOK No. 47 Pg. 18, 22, 31–35, 38, 41
DWG FILE	21–122 Worksheet.dwg
LAYOUT TAB	V–03 – Northeast
SHEET No.	4 OF 5

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1 INCH = 20 FEET

FIELD CREW	FIELD DATE	PROJECT No.
A.R. & D.E.	AUG & SEPT 2021	2021–122

DWG BY	DWG DATE	DWG No.
A.R. & D.E.	SEPTEMBER 2021	D-409D

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REVISIONS

DATE	INITIALS

SHEET TITLE: IMPROVEMENT LOCATION SURVEY

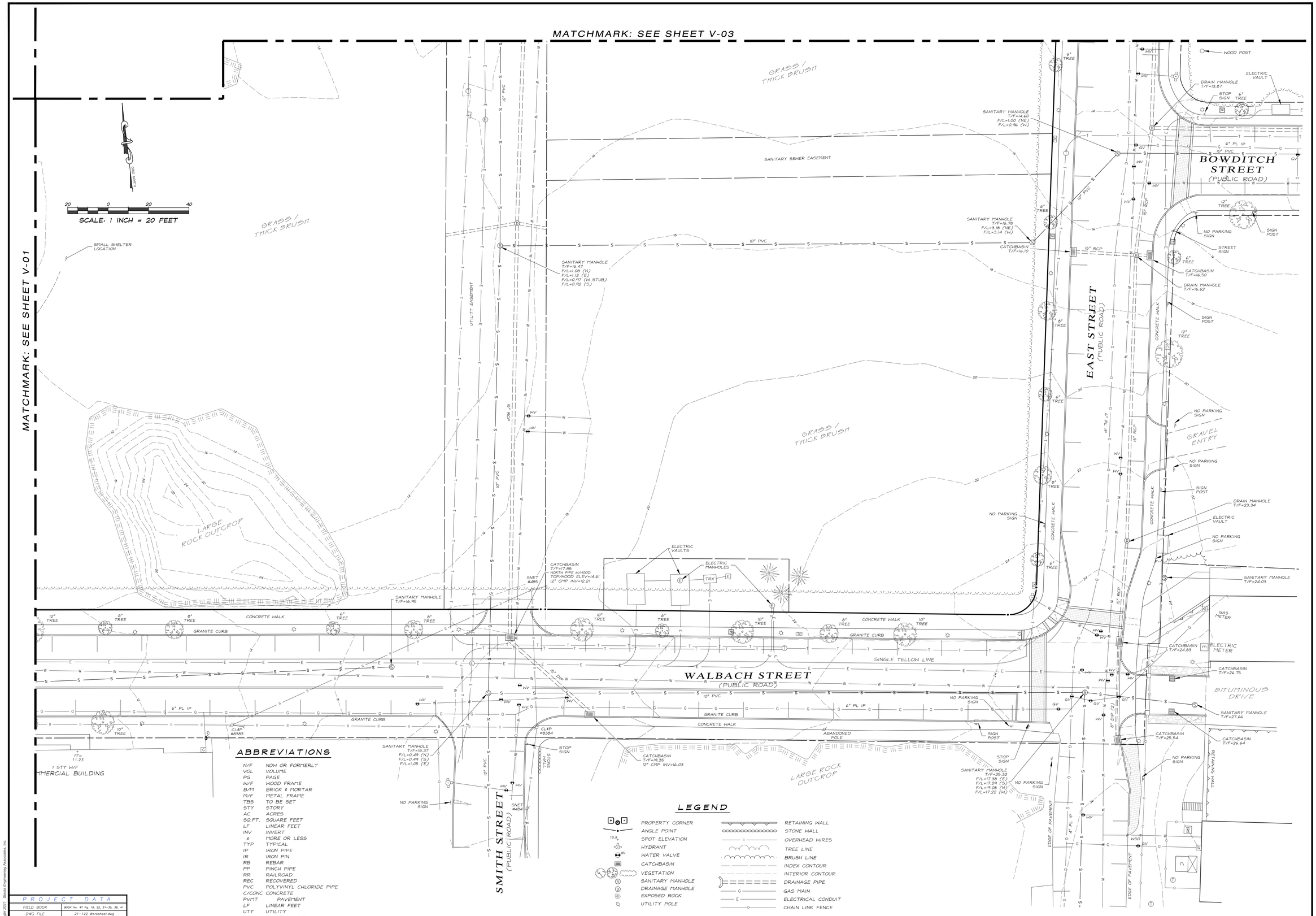
PROJECT TITLE: DEPICTING THE EXISTING SITE CONDITIONS AND TOPOGRAPHIC FEATURES OF PROPERTY OWNED BY THE CITY OF NEW LONDON

PREPARED FOR: SILVER/PETRUCELLI & ASSOCIATES
PARCEL 3C (FORT TRUMBULL PARK) – NEW LONDON, CONNECTICUT

PROJECT No. 2021–122

PLOT DATE 01 OCTOBER 2021

SHEET No. V-03



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WV	WATER VALVE
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LEGEND

PROPERTY CORNER	RETAINING WALL
ANGLE POINT	STONE WALL
10.9 SPOT ELEVATION	OVERHEAD WIRES
HYDRANT	TREE LINE
WV WATER VALVE	BRUSH LINE
CATCHBASIN	INDEX CONTOUR
VEGETATION	INTERIOR CONTOUR
S SANITARY MANHOLE	DRAINAGE PIPE
D DRAINAGE MANHOLE	G GAS MAIN
EXPOSED ROCK	E ELECTRICAL CONDUIT
UTILITY POLE	CHAIN LINK FENCE

PROJECT DATA	
FIELD BOOK	BOOK No. 47 Pg. 16, 22, 31-35, 38, 41
DWG FILE	21-122 Worksheet.dwg
LAYOUT TAB	V-04 - Southeast
SHEET No.	5 OF 5

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FIELD CREW A.R. & D.E.	DWG BY A.R. & D.E.	PROJECT No. 2021-122	DWG No. D-409E
FIELD DATE AUG & SEPT 2021	DWG DATE SEPTEMBER 2021		

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PROJECT No. 2021-122

PLOT DATE 01 OCTOBER 2021

SHEET No. V-04