Topographic Survey

(Partial)

Site Location:

138 North Elm Street
Wallingford, Connecticut

Prepared for

Choate Rosemary Hall

Notes

1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #2.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM, NORTH AMERICAN DATUM OF 1983 UTILIZING MONUMENTS CTGS 1817X & CTGS 205 WITH THE FOLLOWING PUBLISHED COORDINATES:
CTGS 1817X= N:728,010.92 E:980,091.21 CTGS 205= N:733,482.25 E:982,454.72
E. ELEVATIONS BASED UPON THE CONNECTICUT GRID SYSTEM, NORTH AMERICAN DATUM OF 1988 UTILIZING MONUMENT CTGS 1817X WITH THE FOLLOWING PUBLISHED ELEVATION: CTGS 1817X= 77.308'
F. CONTOUR INTERVAL = 1'

2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 6/30/14 THRU 11/13/2019 FIELD SURVEYS.

6) ALL PARCELS ARE LOCATED INSIDE FEMA ZONE X PER FIRM MAP COMMUNITY PANEL #09009C0304J DATED MAY 16, 2017. THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.

7) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. 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 GESICK & ASSOCIATES. P.C. 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.

8) TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE

9) UTILITIES SHOWN SUPPLEMENTED USING MAPPING PROVIDED BY AT&T, YANKEE GAS, WALLINGFORD ELECTRIC & WALLINGFORD SEWER & WATER.

10) REFERENCE IS MADE TO VOLUME 1527 PAGE 951 FOR THE FOR THE PURCHASE OF 4500 SQ FT AT THE END OF BEAUMONT AVENUE FROM THE TOWN OF WALLINGFORD.

138 North Elm Street

OWNER: CHOATE ROSEMARY HALL FOUNDATION
PARCEL ADDRESS: 138 NORTH ELM STREET, WALLINGFORD, CONNECTICUT 06492
MAILING ADDRESS: 333 CHRISTIAN STREET, WALLINGFORD, CONNECTICUT 06492
DEED: VOLUME 426 PAGE 590
LAND USE ZONE: R-18 & R-6
AREA: 437514.48 SQ. FT. ± OR 10.0 ACRES ±

28 Beaumont Avenue

OWNER: CHOATE ROSEMARY HALL FOUNDATION
PARCEL ADDRESS: 28 BEAUMONT AVENUE, WALLINGFORD, CONNECTICUT 06492
MAILING ADDRESS: 333 CHRISTIAN STREET, WALLINGFORD, CONNECTICUT 06492
DEED: VOLUME 148 PAGE 269
LAND USE ZONE: R-18
AREA: 19905.55 SQ. FT. ± OR 0.46 ACRES ±

23 Beaumont Avenue

OWNER: CHOATE ROSEMARY HALL FOUNDATION
PARCEL ADDRESS: 23 BEAUMONT AVENUE, WALLINGFORD, CONNECTICUT 06492
MAILING ADDRESS: 333 CHRISTIAN STREET, WALLINGFORD, CONNECTICUT 06492
DEED: VOLUME 937 PAGE 231
LAND USE ZONE: R-6
AREA: 13608.34 SQ. FT. ± OR 0.31 ACRES ±

17 Beaumont Avenue

OWNER: CHOATE ROSEMARY HALL FOUNDATION
PARCEL ADDRESS: 17 BEAUMONT AVENUE, WALLINGFORD, CONNECTICUT 06492
MAILING ADDRESS: 333 CHRISTIAN STREET, WALLINGFORD, CONNECTICUT 06492
DEED: VOLUME 937 PAGE 231
LAND USE ZONE: R-6
AREA: 7731.25 SQ. FT. ± OR 0.18 ACRES ±

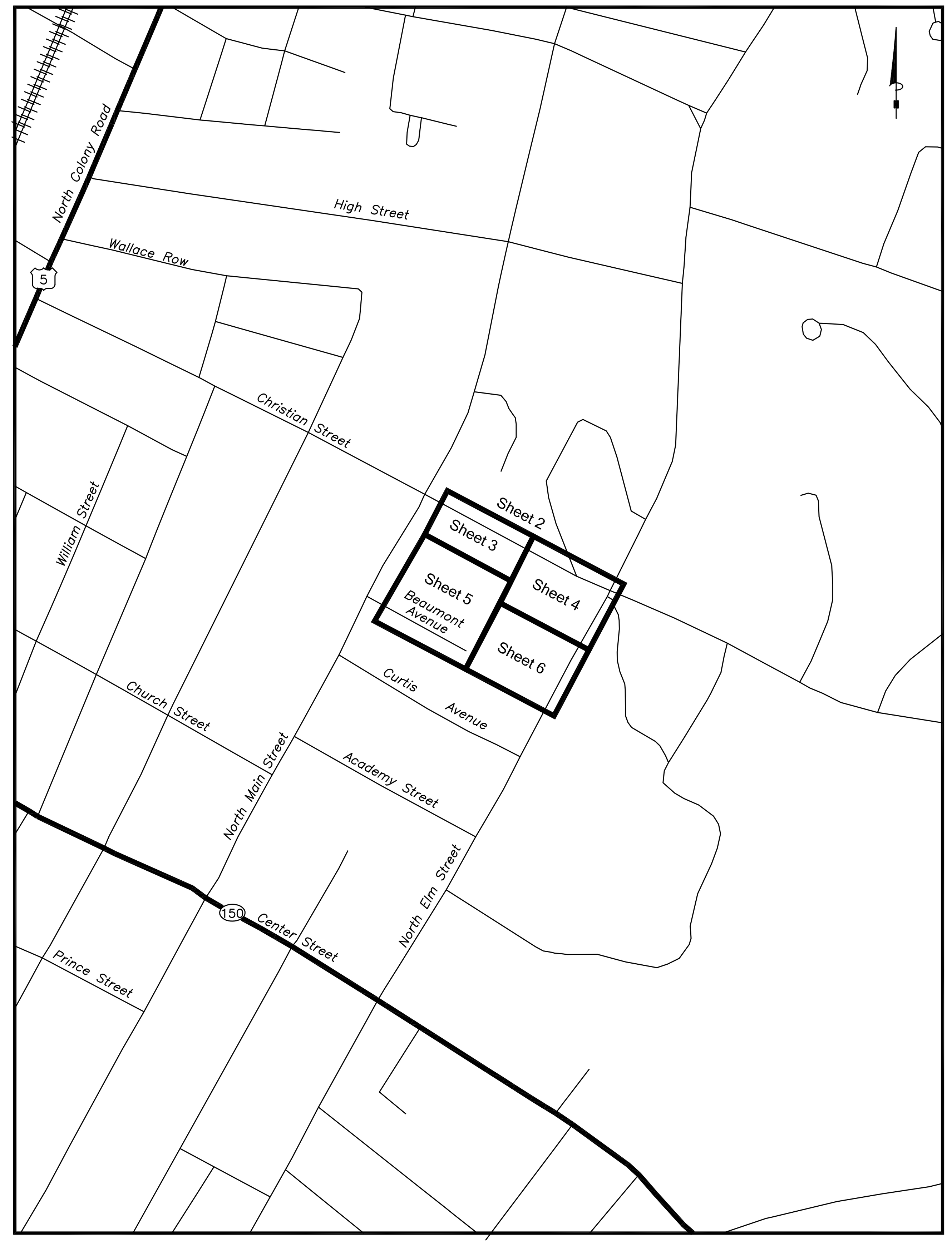
9 Beaumont Avenue

OWNER: CHOATE ROSEMARY HALL FOUNDATION
PARCEL ADDRESS: 9 BEAUMONT AVENUE, WALLINGFORD, CONNECTICUT 06492
MAILING ADDRESS: 333 CHRISTIAN STREET, WALLINGFORD, CONNECTICUT 06492
DEED: VOLUME 515 PAGE 822
LAND USE ZONE: R-6
AREA: 8503.68 SQ. FT. ± OR 0.20 ACRES ±

Adjoiners List

Town of Wallingford

MAP ID NUMBER	LOCATION	CURRENT OWNER	VOL./PAGE	MAILING ADDRESS	CITY AND STATE	ZIP CODE
-	179 CHRISTIAN ST	CHOATE ROSEMARY HALL FOUNDATION	-	333 CHRISTIAN ST	WALLINGFORD, CT	06492
-	333 NORTH MAIN ST	CHOATE ROSEMARY HALL FOUNDATION	-	333 CHRISTIAN ST	WALLINGFORD, CT	06492
-	317-319 NORTH MAIN ST	CHOATE ROSEMARY HALL FOUNDATION	-	333 CHRISTIAN ST	WALLINGFORD, CT	06492
-	311 NORTH MAIN ST	CHOATE ROSEMARY HALL FOUNDATION	-	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-65	307 NORTH MAIN ST	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-66	301 NORTH MAIN ST	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-67	283 NORTH MAIN ST	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-72	273 NORTH MAIN ST	CLEMENTINE BEAUMONT LLC	1450/655	112 HARRISON RD	CHESHIRE, CT	06410
119-73	265 NORTH MAIN ST	265 NORTH MAIN ST LLC	1450/1013	5 SAINT JOHN ST	NORTH HAVEN, CT	06473
119-74	255 NORTH MAIN ST	FLYNN, ROBERT MICHAEL & VIARENGO VALARI	1366/863	255 NORTH MAIN ST	WALLINGFORD, CT	06492
119-75	245 NORTH MAIN ST	KANG, JEFFREY & BRENDA	1371/805	329 LAKE ST	EVANSTON, IL	60201
119-76	24 CURTIS AVE	HUBER, JACK & NANCY R	580/365	24 CURTIS AVE	WALLINGFORD, CT	06492
119-77	32 CURTIS AVE	LINDA M SHADGETT REVOCABLE LIVING	1319/1078	103 LAUREL CREST DR	WEXFORD, PA	15090
119-78	36 CURTIS AVE	CHOATE ROSEMARY HALL FOUNDATION	1467/702	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-79	42 CURTIS AVE	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-80	46 CURTIS AVE	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-81	54 CURTIS AVE	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-82	56 CURTIS AVE	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492
119-83	58-60 CURTIS AVE	CHOATE ROSEMARY HALL FOUNDATION	426/590	333 CHRISTIAN ST	WALLINGFORD, CT	06492

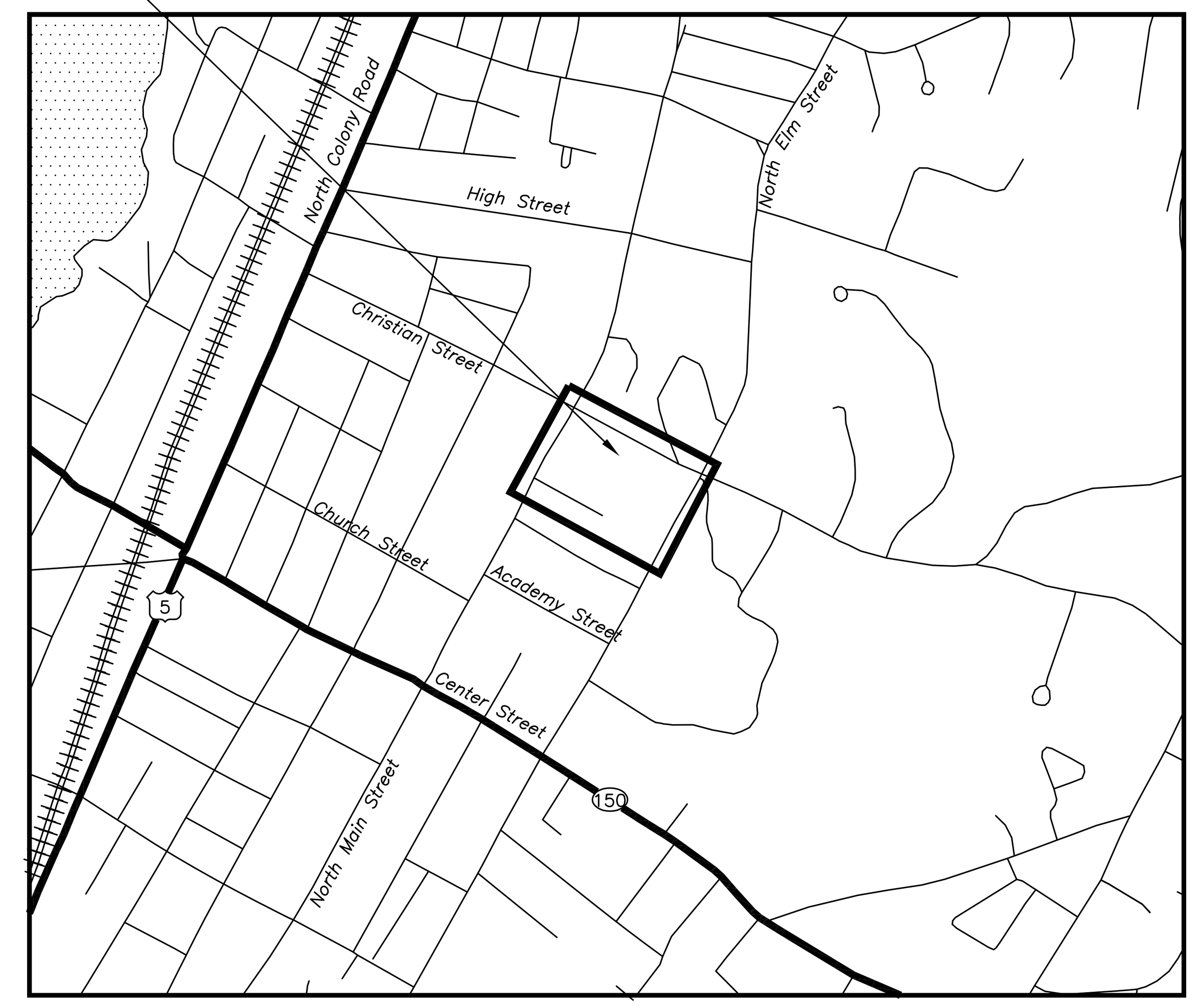


Sheet Index

Scale: 1"=500'

0 250 500 1000

Project Site



Surrounding Features Map

Scale: 1"=1000'

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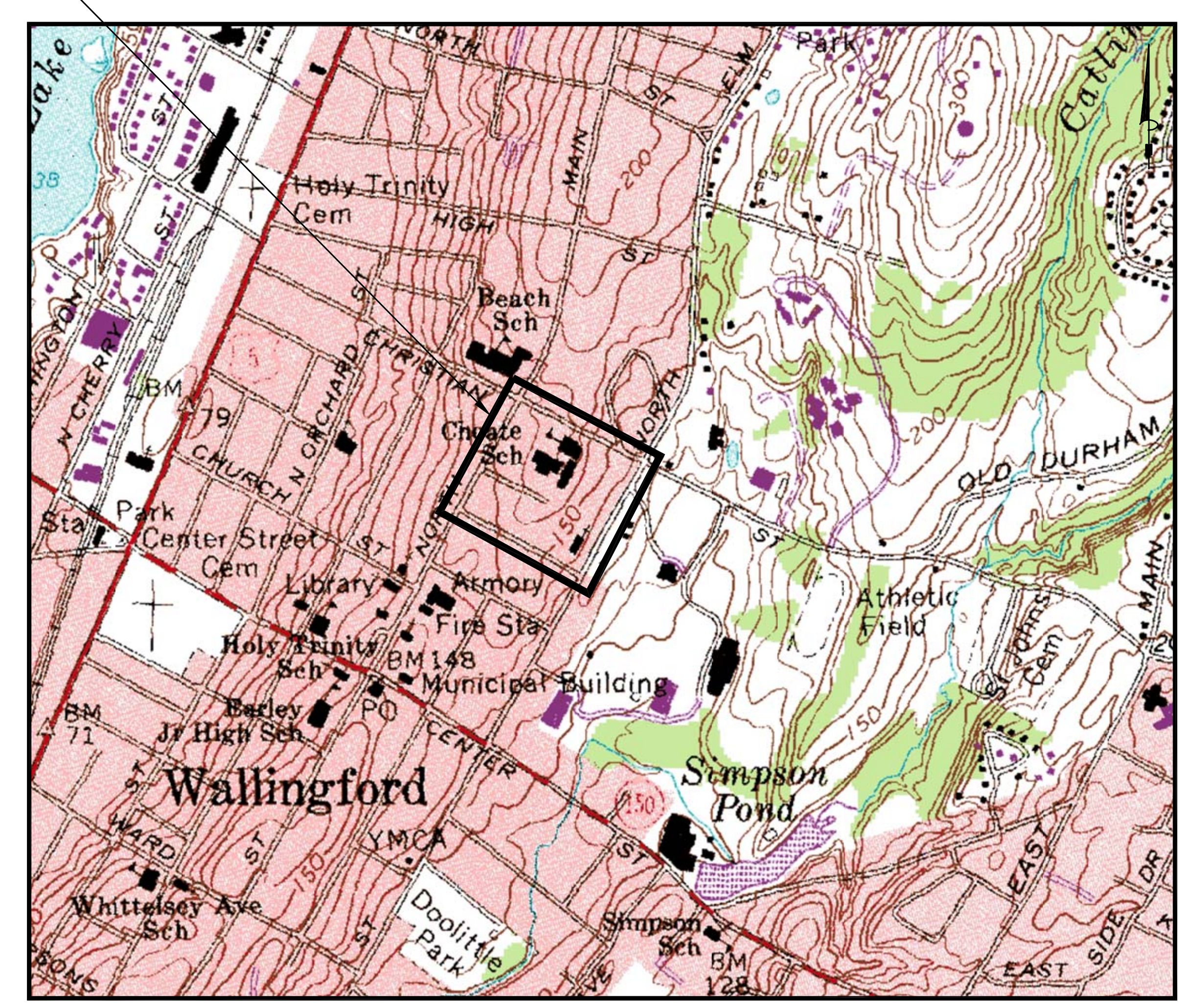
Project Site



Location Map

Scale: 1"=1000'

0 500 1000 2000

Reference Maps

1. "TOPOGRAPHIC SURVEY SITE LOCATION: NORTH MAIN STREET, CHRISTIAN STREET, NORTH ELM STREET CURTIS AVENUE & BEAUMONT AVENUE, WALLINGFORD, CONNECTICUT PREPARED FOR CHOATE ROSEMARY HALL"
PREPARED BY GESICK & ASSOCIATES P.C.
DATED AUGUST 12, 2014 REVISED THRU AUGUST 18, 2015 SCALE 1"=20'

2. "PROPERTY SURVEY OF NORTH MAIN STREET, CHRISTIAN STREET, NORTH ELM STREET, CURTIS AVENUE & BEAUMONT AVENUE WALLINGFORD, CONNECTICUT
PREPARED FOR CHOATE ROSEMARY HALL"
PREPARED BY GESICK & ASSOCIATES P.C.
DATED AUGUST 12, 2014 REVISED THRU APRIL 14, 2015 SCALE 1"=50'

Sheet Index

Sheet 1 - Title Sheet
Sheet 2 - Property Survey
Sheet 3 - Topographic Survey
Sheet 4 - Topographic Survey
Sheet 5 - Topographic Survey

Copies of this survey map not bearing the Land Surveyor's Embossed Seal shall not be considered to be valid copies, certificates indicated or implied hereon shall run only to the party for whom the Survey is prepared, and on behalf to the additional parties listed hereon Certificates are not transferable to additional parties, or subsequent owners not listed hereon.

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Donald L. Gesick Jr. L.S
Reg. No. 18417

GESICK & ASSOCIATES, P.C.
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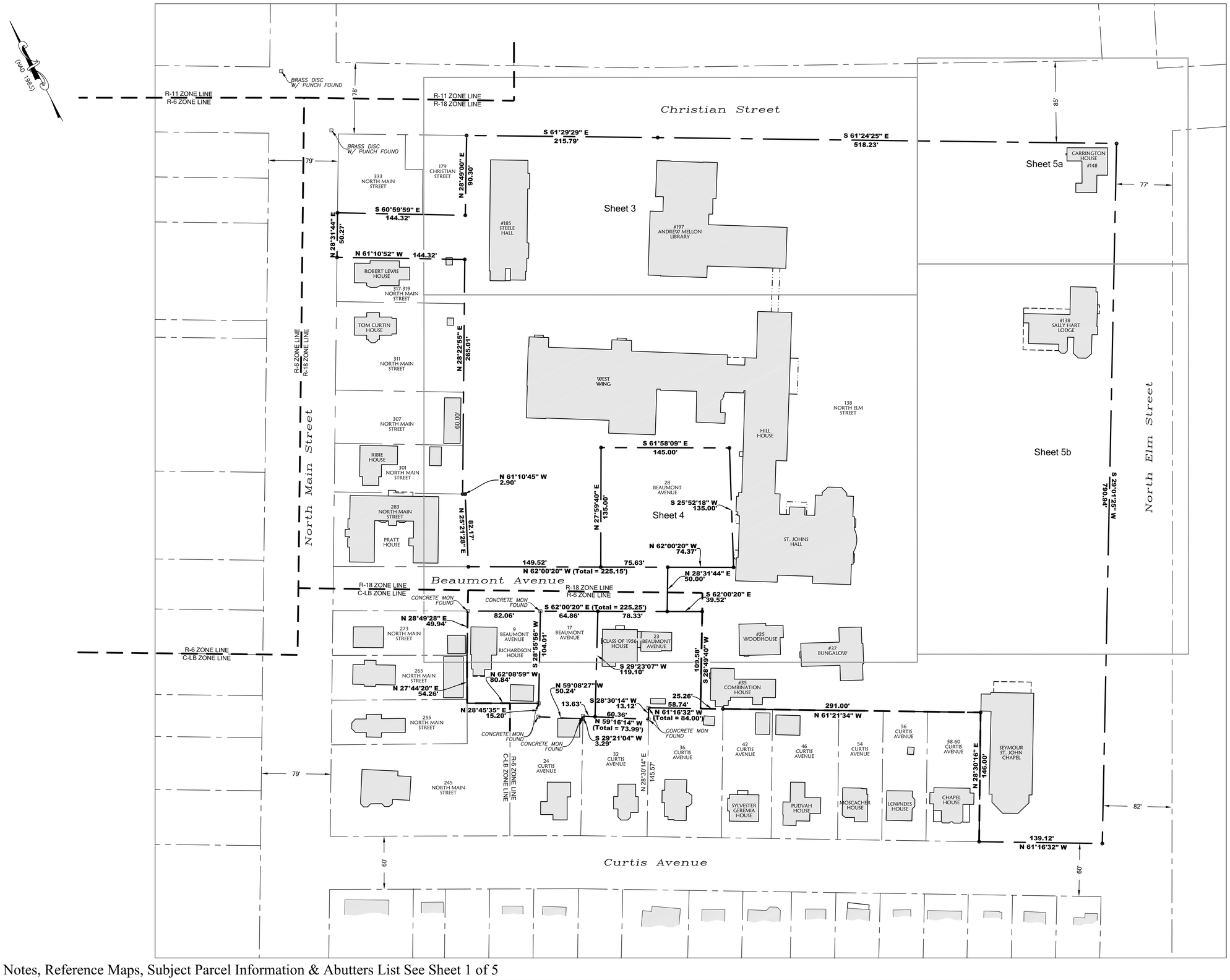
Topographic Survey
(Partial)
of
138 North Elm Street
Wallingford, Connecticut
Prepared for
Choate Rosemary Hall

Revisions
12/10/2019 - Revised Per Comments
12/13/2019 - Utilities Revised Per Comments
4/17/2020 - Added Zoning Table

Date: November 21, 2019
Drawing: 19-151d
Drawn: P.H.



For Notes, Reference Maps, Subject Parcel Information & Abutters List See Sheet 1 of 5

Copies of this survey map and/or data, bearing the Land Surveyor's Embossed Seal shall not be considered to be valid unless certified to as indicated or implied hereon. Certification shall run only to the party for whom the survey is prepared, and on behalf of the additional parties listed hereon to the extent that such certification is not deemed transferable to additional parties, or subsequent owners and lienholders.

To the best of my knowledge and belief the survey is substantially correct as noted hereon.

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Reg. No. 5417

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Property Survey

of

138 North Elm Street
Wallingford, Connecticut

Prepared for:

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Revisions

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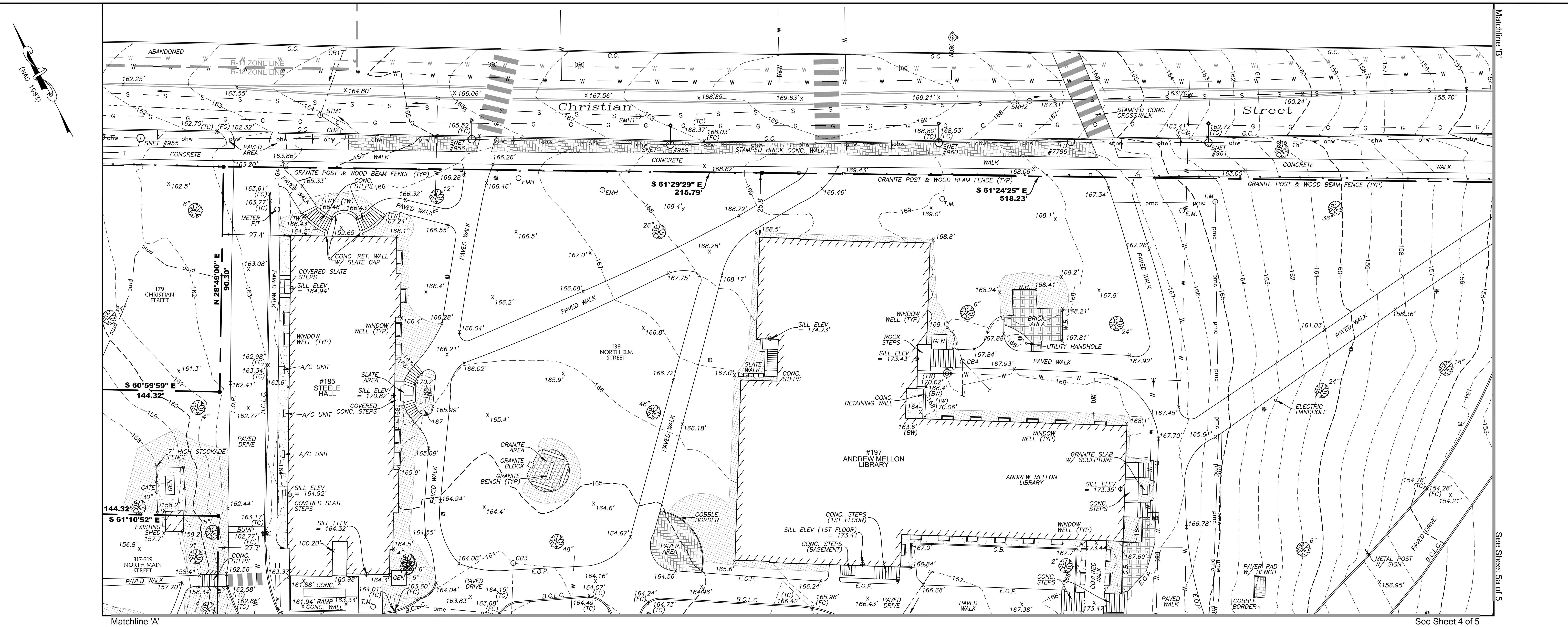
Sheet 2 of 5



Catch Basin Information

CB#	Type	Top of Grate	Sump	Invert #1	Invert #2	Invert #3	Invert #4
CB1	Type 'C'	164.08'	160.7'	161.1' (S) (15" R.C.P.)	-	-	-
CB2	Type 'C'	163.69'	156.7'	157.0' (NW) (15" R.C.P.)	-	-	-
CB3	2' Dia	163.62'	159.2'	161.1' (S) (12" P.V.C.)	-	-	-
CB4	2' Dia	167.70'	163.7'	165.6' (N) (3" P.V.C.)	167.2' (S) (3" P.V.C.)	165.9' (SE) (3" P.V.C.)	-
CB5	Flattop	167.37'	163.6'	163.7' (W) (6" P.V.C.)	164.0' (E) (6" P.V.C.)	-	-
CB6	Flattop	166.03'	162.4'	164.4' (NE) (3" P.V.C.)	162.6' (SE) (6" P.V.C.)	162.6' (SW) (6" P.V.C.)	-
CB7	Type 'C'	165.13'	160.6'	162.5' (NE) (12" P.V.C.)	161.5' (E) (6" P.V.C.)	161.1' (W) (12" P.V.C.)	-
CB8	Flattop	163.98'	160.3'	160.5' (E) (12" P.V.C.)	160.5' (S) (6" P.V.C.)	160.4' (W) (12" P.V.C.)	-
CB9	Flattop	163.10'	157.8'	158.6' (W) (12" P.V.C.)	159.1' (N) (12" P.V.C.)	159.2' (E) (12" P.V.C.)	158.2' (S) (12" P.V.C.)
CB10	Flattop	161.28'	158.8'	158.9' (S) (15" C.P.P.)	-	-	-
CB11	Flattop	152.24'	149.4'	150.4' (S) (6" P.V.C.)	-	-	-
CB12	Type 'C'	158.59'	153.5'	154.4' (S) (15" C.P.P.)	154.5' (N) (15" C.P.P.)	-	-
CB13	Type 'C'	154.56'	149.4'	150.3' (S) (15" R.C.P.)	150.1' (E) (15" C.P.P.)	150.1' (N) (15" R.C.P.)	-
CB14	Type 'C'	156.29'	149.7'	151.1' (E) (15" C.P.P.)	151.0' (N) (15" C.P.P.)	151.0' (W) (15" C.P.P.)	-
CB15	Flattop	158.49'	152.9'	154.6' (S) (15" C.P.P.)	-	-	-
CB16	Type 'C'	158.76'	151.5'	152.4' (N) (15" C.P.P.)	152.4' (W) (15" R.C.P.)	-	-
CB17	Flattop	160.60'	154.5'	156.0' (S) (15" C.P.P.)	-	-	-
CB18	Type 'C'	152.40'	148.9'	149.6' (S) (15" R.C.P.)	149.7' (N) (15" R.C.P.)	-	-
CB19	Flattop	156.68	153.7'	153.8' (S) (15" C.M.P.)	153.8' (N) (15" C.P.P.)	-	-
CB20	Type 'C'	156.50'	152.5'	152.0' (W) (15" R.C.P.)	152.6' (E) (15" R.C.P.)	153.2' (N) (15" C.M.P.)	-
CB21	Type 'C'	157.66'	152.7'	153.0' (NE) (10" C.P.P.)	154.6' (SW) (10" C.P.P.)	-	-
CB22	Type 'C'	159.15'	152.2'	154.4' (NE) (10" C.P.P.)	-	-	-

Catch Basin Information

CB#	Type	Top of Grate	Sump	Invert #1	Invert #2	Invert #3	Invert #4
CB23	Flattop	158.18'	152.4'	154.4' (SE) (6" C.P.P.)	154.3' (NE) (12" C.P.P.)	-	-
CB24	Flattop	158.15'	153.6'	155.8' (W) (12" C.P.P.)	155.7' (N) (12" C.P.P.)	-	-
CB25	Flattop	155.81'	150.0'	152.1' (SE) (6" C.P.P.)	152.2' (NW) (6" C.P.P.)	-	-
CB26	Flattop	155.93'		INVERTS INACCESSIBLE			
CB27	Flattop	155.91'		INVERTS INACCESSIBLE			
CB28	Flattop	153.23'	145.5'	147.7' (SE) (6" C.M.P.)	-	-	-
CB29	Y.Drain	159.15'	155.9'	156.5' (W) (3" P.V.C.)	156.4" (SE) (6" P.V.C.)	-	-
CB30	Y.Drain	159.11'	155.4'	155.9' (W) (6" P.V.C.)	155.9' (E) (6" P.V.C.)	-	-
CB31	Flattop	163.70'	159.9'	160.0' (W) (6" CLAY)	160.3' (N) (3" METAL)	161.0' (NE) (3" METAL)	-
CB32	Flattop	162.79'	161.3'	161.8' (S) (3" METAL)	-	-	-
CB33	Type 'C'	141.59'	136.7'	137.6' (S) (15" R.C.P.)	138.2' (N) (15" R.C.P.)	139.3' (NW) (6" P.V.C.)	-
CB34	Type 'C'	136.68'	133.0'	133.2' (W) (6" C.P.P.)	133.1' (N) (15" R.C.P.)	133.0' (S) (15" R.C.P.)	-
CB35	Type 'C'	137.05'	133.0'	134.3' (NW) (12" R.C.P.)	133.5' (S) (15" R.C.P.)	-	-
CB36	Type 'C'	146.76'	142.5'	142.2' (NE) (12" C.P.P.)	-	-	-
CB37	Type 'C'	145.42'	142.0'	142.0' (NE) (12" C.P.P.)	142.1' (SW) (12" C.P.P.)	-	-
CB38	Type 'C'	141.43'	137.9'	138.4' (SE) (12" C.P.P.)	-	-	-
CB39	Flattop	152.27'	150.4' (FILLED)	150.4' (NE) (12" R.C.P.)	-	-	-
CB40	Type 'C'	137.28'	134.6'	135.0' (N) (8" R.C.P.)	-	-	-
CB41	Type 'C'	138.85'	138.4' (FILLED)	NO PIPES VISIBLE			
CB42	Type 'C'	153.93'	151.2'	151.4' (N) (15" C.M.P.)	-	-	-
CB43	Type 'C'	137.35'	133.4'	134.4' (SW) (15" R.C.P.)	133.9' (SE) (15" R.C.P.)	-	-

Storm Manhole Information

STM#	Type	Top of Frame	Sump	Invert #1	Invert #2	Invert #3	Invert #4	Invert #5
STM1	-	164.00'	156.4	160.3' (NE) (15" R.C.P.)	156.5' (SE) (15" R.C.P.)	156.4' (W) (15" R.C.P.)	-	-
STM2	-	152.21'	148.0'	148.0' (NW) (15" R.C.P.)	148.4' (NE) (15" R.C.P.)	148.1' (SE) (15" R.C.P.)	-	-
STM3	-	157.84'	151.4'	151.4' (N) (15" R.C.P.)	151.4' (S) (15" R.C.P.)	-	-	-
STM4	-	155.99'	152.0'	152.7' (NW) (6" P.V.C.)	152.7' (SW) (6" P.V.C.)	-	-	-
STM5	-	148.80'		INVERTS INACCESSIBLE				
STM6	-	147.73'	141.0'	144.6' (N) (4" C.M.P.)	141.4' (SE) (6" P.V.C.)	-	-	-
STM7	-	136.66'		INVERTS INACCESSIBLE				
STM8	-	142.19'	135.0'	136.0' (NE) (12" C.P.P.)	138.3' (NW) (12" C.P.P.)	137.9' (SW) (12" C.P.P.)	-	-
STM9	-	139.39'	135.5'	137.0' (N) (6" C.P.P.)	135.8' (SW) (12" C.P.P.)	135.7' (NE) (12" R.C.P.)	-	-

Sewer Manhole Information

SMH#	Type	Top of Frame	Sump
SMH1	-	167.81	160.8'
SMH2	-	167.66'	160.5'
SMH3	-	157.41'	150.1'
SMH4	-	159.93'	151.1'
SMH5	-	159.71'	151.4'
SMH6	-	147.73'	134.3'
SMH7	-	135.09'	123.3'
SMH8	-	137.24'	125.0'
SMH9	-	137.90'	128.6'

Benchmarks (Datum = NAVD 1988)

Benchmark	Type	Utility Pole Number	Elevation
BM1	MAG NAIL SET IN UTILITY POLE	ED #868	161.69'
BM2	SPIKE FOUND IN UTILITY POLE	ED #876	137.39'

Horizontal Control

Control Point #	Type	Northing	Easting	Elevation
CP1 (GA #55)	Mag Nail Found	727487.67	982394.58	160.32'
CP2 (GA #2)	Mag Nail Set	727660.95	983157.74	137.06'

R-18 Zoning Requirements Table (138 North Elm Street)

Article #	Description	Zoning Requirements	Existing	Proposed
5.1A	Minimum Lot Area With Public Water	18,000.00 Sq. Ft.	437,514.48 Sq. Ft.	437,514.48 Sq. Ft.
5.1A	Minimum Lot Frontage At Street Line	100'	1,913.87'	1,913.87'
5.1A	Minimum Setback From Front Line (Christian Street)	40'	5.0' (Carrington House)	-
5.1A	Minimum Setback From Front Line (North Elm Street)	40'	3.4' (Carrington House)	-
5.1A	Minimum Setback From Side Property Line (W)	20'	27.4' (Steele Hall)	-
5.1A	Maximum Ground Coverage	15%	18.3% (80205 Sq. Ft.)	-

(Maximum Ground Coverage Includes : Buildings, Covered Entryways, Covered Steps, Covered Porches, Covered Patios, Covered Walks)

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPERTY CORNER		STONEWALL	N/F	NOW OR FORMERLY
	IP / REBAR	ohw	OVERHEAD WIRES	ELEV	ELEVATION
	MON / MERESTONE	W W	WATER LINE	E.O.P.	EDGE OF PAVEMENT
	BENCH MARK	W W	WATER LINE (ABANDONED)	C.C.	CONCRETE CURB
	UTILITY POLE	G G	GAS LINE	G.C.	GRANITE CURB
	UTILITY POLE W/ LIGHT	G G	GAS LINE (ABANDONED)	B.C.L.C.	BITUMINOUS CONC. LIP CURB
	GUY WIRE	T T	TELEPHONE LINE	G.B.	GRANITE BORDER
	GAS VALVE	E E	ELECTRIC LINE	W.B.	WOOD BORDER
	WATER VALVE	pmc	PAINT MARK COMMUNICATIONS	B.B.	BRICK BORDER
	FIRE HYDRANT	pme	PAINT MARK ELECTRIC	(FC)	FACE OF CURB
	MONITORING WELL	pms	PAINT MARK SEWER	(TC)	TOP OF CURB
	CATCH BASIN	pmw	PAINT MARK WATER	(TW)	TOP OF WALL
	MANHOLE		ZONE LINE	(BW)	BOTTOM OF WALL
	SIGN		PROPERTY LINE	CONC.	CONCRETE
	LIGHT POLE		PROPERTY LINE OTHER	W/	WITH
	YARD LIGHT		ROAD PAINTMARKS	A/C	AIR CONDITIONING
	WOOD POST	x X.X'	SPOT ELEVATION	RET.	RETAINING
	DECIDUOUS TREE		PLANTED AREA	EMH	ELECTRIC MANHOLE
	CONIFEROUS TREE		GRAVEL AREA	T.M.	TELEPHONE MANHOLE
	SHRUB		EXISTING BUILDING	C.M.	COMMUNICATIONS MANHOLE
	STUMP	x X.X'	SPOT ELEVATION	E.M.	ELECTRIC METER
	HEDGE	C.M.P.	CORRUGATED METAL PIPE	GEN	GENERATOR
	TREELINE	R.C.P.	REINFORCED CONC. PIPE	CB	CATCH BASIN
	FENCE LINE	C.P.P.	CORRUGATED PLASTIC PIPE	STM	STORM MANHOLE
	INDEX CONTOUR	P.V.C.	POLYVINYL CHLORIDE	SMH	SEWER MANHOLE
	INTERMEDIATE CONTOUR	(TYP)	TYPICAL	Y.DRAIN	YARD DRAIN
	DRAINAGE LINE				

For Notes, Reference Maps, Subject Parcel Information & Abutters List See Sheet 1 of 5

Scale: 1"=20'

0 10 20 40

Copies of this survey map not bearing the Land Surveyor's Embossed Seal shall not be considered to be valid copies, certificates indicated or implied hereon shall run only to the party for whom the survey is prepared, and on behalf to the additional parties listed hereon certificates are not transferable to additional parties, or subsequent owners not listed hereon.

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Donald L. Gesick Jr. L.S
Reg. No. 18417

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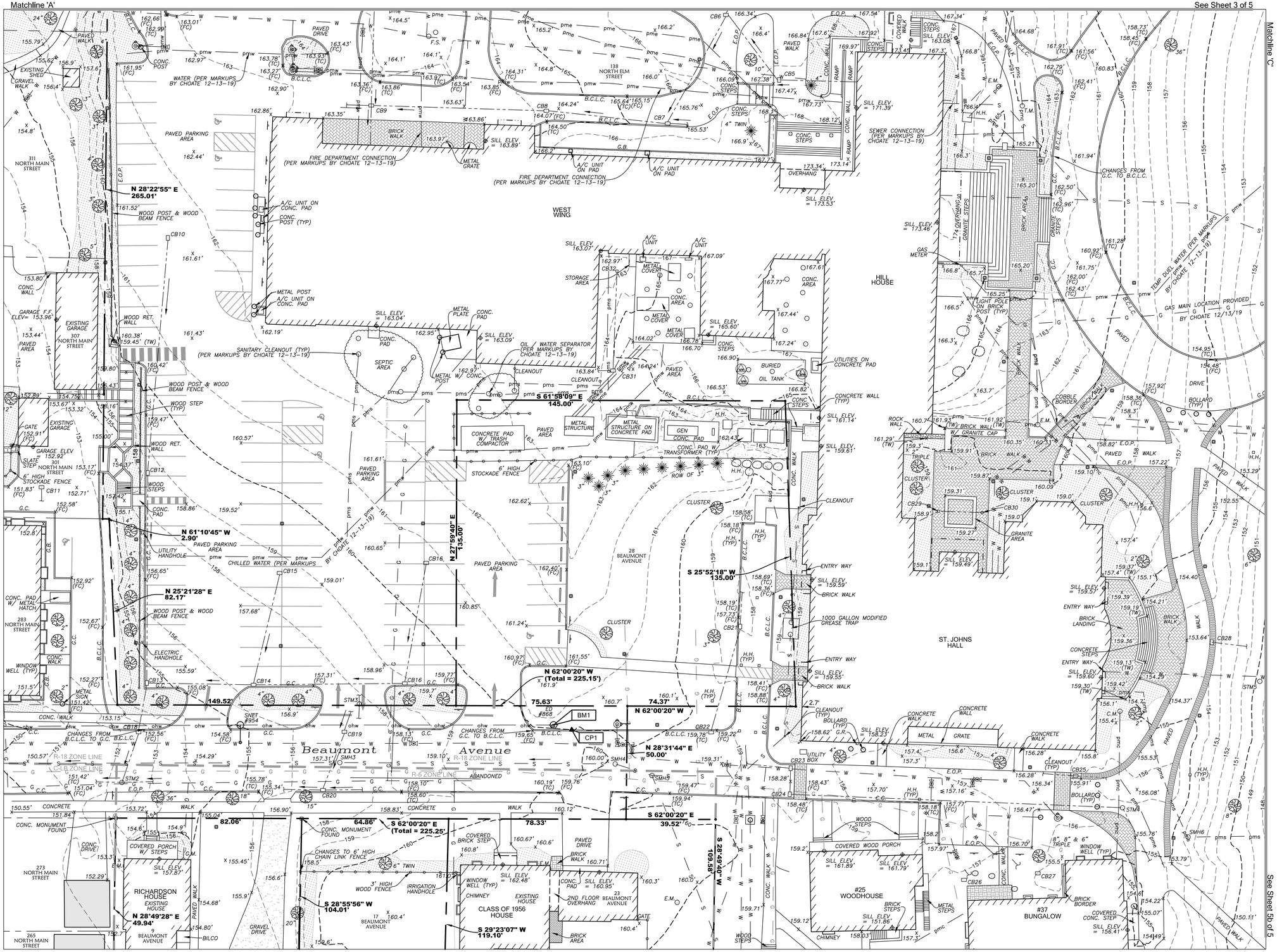
Topographic Survey
(Partial)
of
138 North Elm Street
Wallingford, Connecticut
Prepared for
Choate Rosemary Hall

Revisions
12/10/2019 - Revised Per Comments
12/13/2019 - Utilities Revised Per Comments
4/17/2020 - Added Zoning Table

Date: November 21, 2019
Drawing: 19-151d
Drawn: P.H.



For Notes, Reference Maps, Subject Parcel Information & Abutters List See Sheet 1 of 5
For Legend, Horizontal Control Data, Benchmark Data & Drainage Data Boxes See Sheet 3 of 5

Copies of this survey map are not valid without the Surveyor's Embossed Seal shall not be considered to be valid copies, and unless indicated or implied hereon shall run only to the party for whom the survey was prepared, and on behalf of the additional parties listed hereon, and not to other persons or transferrees to additional parties, or subsequent owners on land hereon.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Donald L. Gesick Jr., LS
Reg. No. 5417

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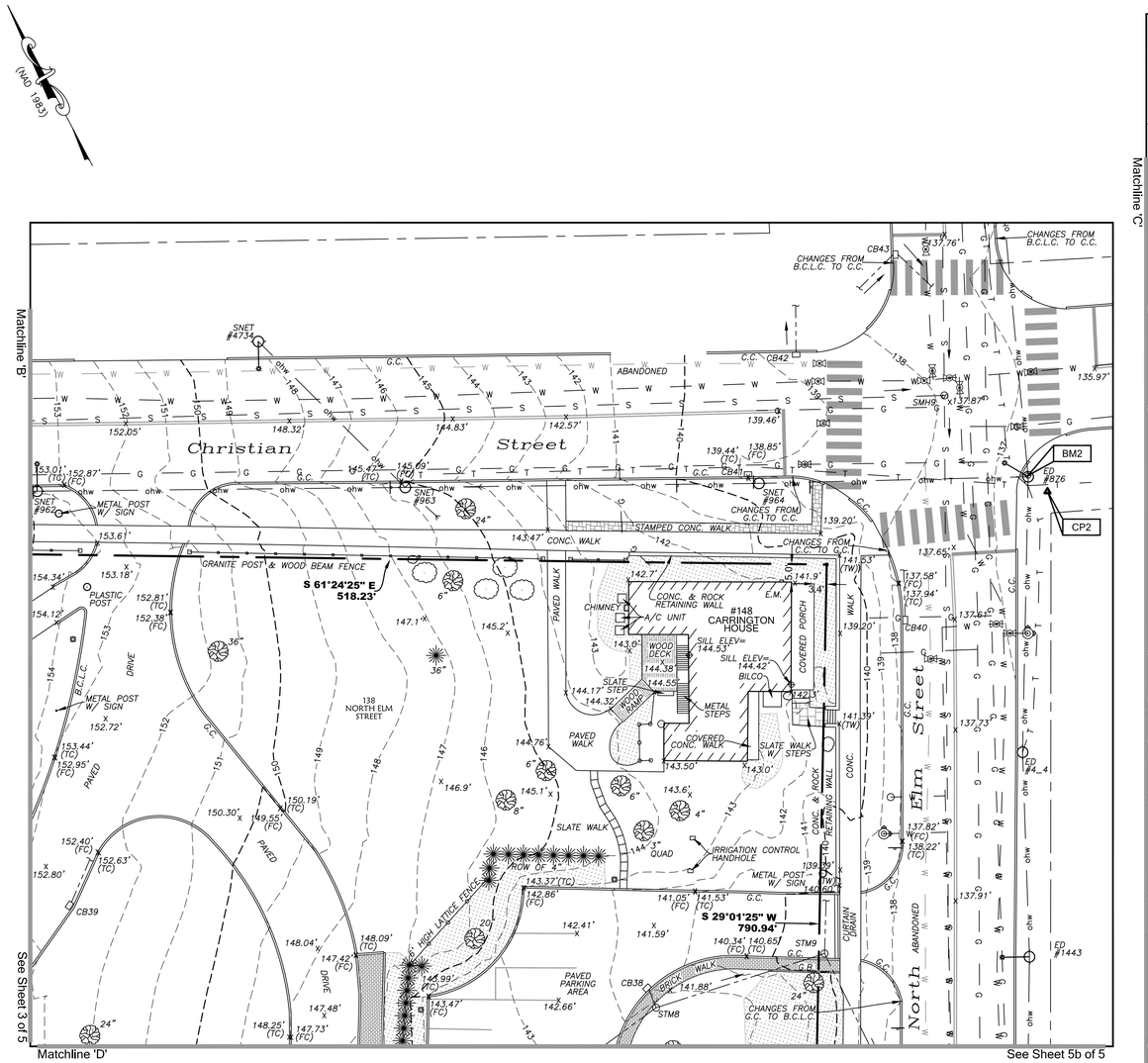
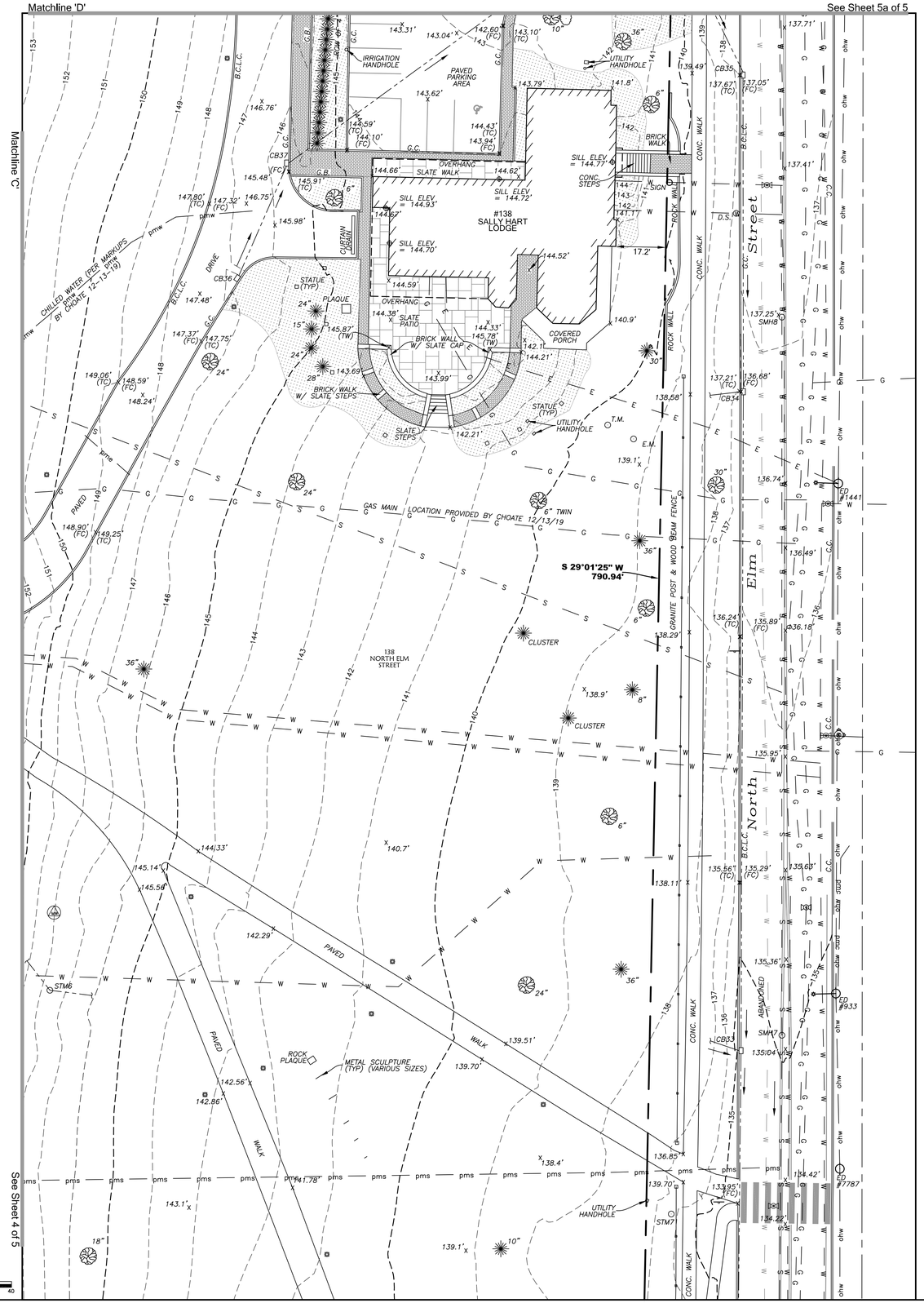
Drawn: P.H.
Sheet 4 OF 5





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0 10 20 40

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To the best of my knowledge and belief, this map is substantially correct as noted hereon.

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Sheet **5 OF 5**