

SITE INDEX MAP
SCALE 1" = 200'



SITE LOCATION MAP
SCALE 1:24,000

BLACK POINT BEACH CLUB ASSOCIATION

TOPOGRAPHIC SURVEY/ HYDROGRAPHIC SURVEY

DRAWING LIST
SHEET 1 - TITLE SHEET
SHEET 2 - PROJECT SITE NORTH
SHEET 2 - PROJECT SITE SOUTH

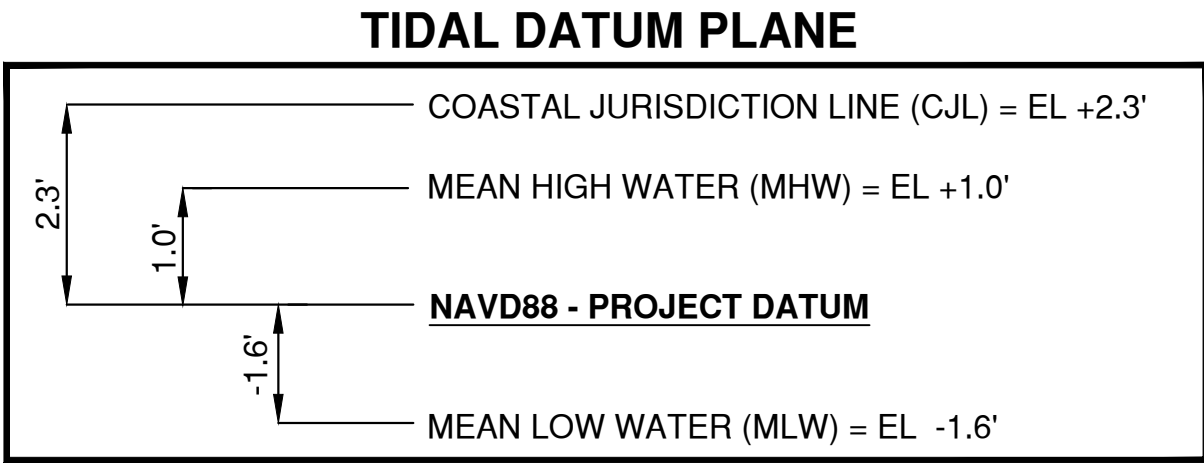
**GROUND
OBSERVATIONS
& SOUNDINGS**

NOTE: MEASURING POINT FOR INDIVIDUAL GROUND OBSERVATIONS AND SOUNDINGS IS LOCATED AT THE DECIMAL POINT

-4.2

LEGEND

MLW = MEAN LOW WATER
MHW = MEAN HIGH WATER
CJL = COASTAL JURISDICTION LINE
HTL = HIGH TIDE LINE
-4.2 = SOUNDING
8.9 = SPOT ELEVATION
N/F = NOW/FORMERLY
TYP = TYPICAL
RCP = REINFORCED CONCRETE PIPE



NOTES:

1. **TOPOGRAPHIC SURVEY NOTES:**

A. THIS MAP/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 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996, AND THE "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) LAND SURVEYS IN CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON JUNE 26, 2008.

B. THE TYPE OF SURVEY IS A "TOPOGRAPHIC SURVEY" AND "HYDROGRAPHIC SURVEY" SPECIFICALLY INTENDED TO DEPICT TOPOGRAPHIC CONDITIONS, HYDROGRAPHIC SOUNDINGS, CERTAIN EXISTING SITE & COASTAL IMPROVEMENTS AND FEATURES. GNSS OBSERVATIONS, HYDROGRAPHIC SOUNDINGS AND FIELD OBSERVATIONS WERE COLLECTED ON 4/1/2025, 4/4/2025 & 4/6/2025 BY COASTLINE CONSULTING & DEVELOPMENT, LLC.

C. THE TOPOGRAPHICAL ACCURACY CONFORMS TO "CLASS T-2", EXCLUSIVE OF HYDROGRAPHIC SOUNDINGS. SEE NOTE 2 HEREON.

2. **HYDROGRAPHIC SURVEY NOTES:**

A. THE HYDROGRAPHIC SOUNDINGS DEPICTED ON THE SURVEY REPRESENT THE RESULTS OF A HYDROGRAPHIC SURVEY PERFORMED ON 4/6/2025 BY COASTLINE CONSULTING & DEVELOPMENT, LLC (TIMOTHY MCCARTHY, CERTIFIED HYDROGRAPHER, CERTIFICATE No. 296) AND CAN ONLY BE CONSIDERED TO INDICATE CONDITIONS EXISTING AT THAT TIME.

B. VERTICAL AND HORIZONTAL CONTROL FOR THE SITE IS BASED ON AN UPLAND BENCHMARK LOCATED IN THE PARKING AREA AT THE END NEHANTIC DRIVE AS DEPICTED HEREON. THE BENCHMARK IS A 12" METAL SPIKE SET IN THE GRASS LAWN AREA AND SET FLUSH WITH GRADE. THE HORIZONTAL POSITION OF THIS BENCHMARK IS N 67°05'56.6" E 1149895.9' AND THE ELEVATION OF THIS BENCHMARK IS 10.7 FEET, NAVD88.

C. THE TECHNIQUES UTILIZED TO PERFORM THIS HYDROGRAPHIC SURVEY MEET OR EXCEED THOSE STANDARDS DESCRIBED FOR A CLASS 1 GENERAL CONDITION SURVEY IN SOFT BOTTOM CONDITIONS WITHIN THE U.S. ARMY CORPS OF ENGINEERS HYDROGRAPHIC SURVEY MANUAL (EM-1110-2-1003).

3. **REFERENCES:**

A. "BLACK POINT BEACH CLUB, PROPERTY AT NIANITIC, TOWN OF EAST LYME, CONNECTICUT, OWNED BY JAS JAY SMITH", PREPARED BY DABOLL CRANDALL, CICIL ENGINEERS, NEW LONDON, CT AND DATED MAY 27, 1931. SAID MAP ON FILE IN EAST LYME TOWN CLERK'S OFFICE AS MAP No. 0082/28.

B. "NFIP, FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT", MAP NUMBER 09011C0487J, MAP EFFECTIVE 8/5/2013, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

4. **VERTICAL DATUM & TIDELINES**
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CJL (COASTAL JURISDICTION LINE) ELEVATION OF 2.3' NAVD88 DATUM IS THE VALUE FOR EAST LYME, CT AS ESTABLISHED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.

5. **LIMITATIONS**
THIS MAP IS FOR SHORELINE PLANNING & PERMITTING PURPOSES ONLY. BOUNDARY INFORMATION DEPICTED HEREON IS BASED ON RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. NOT ALL IMPROVEMENTS AND FEATURES HAVE BEEN DEPICTED.

6. **RIGHTS**
SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS/RESTRICTIONS AS PER THE RECORD MAY APPEAR.

7. **UTILITY NOTE**
ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY 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 LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING & DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG. 1-800-922-4455.



JAMES NAGLE, L.S. CT Lic. No. 15195

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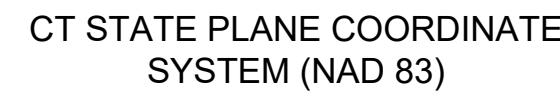
TITLE SHEET

BLACK POINT BEACH CLUB ASSOCIATION
ASSESSOR LOT ID # 05.11 71
NIANTIC, CONNECTICUT

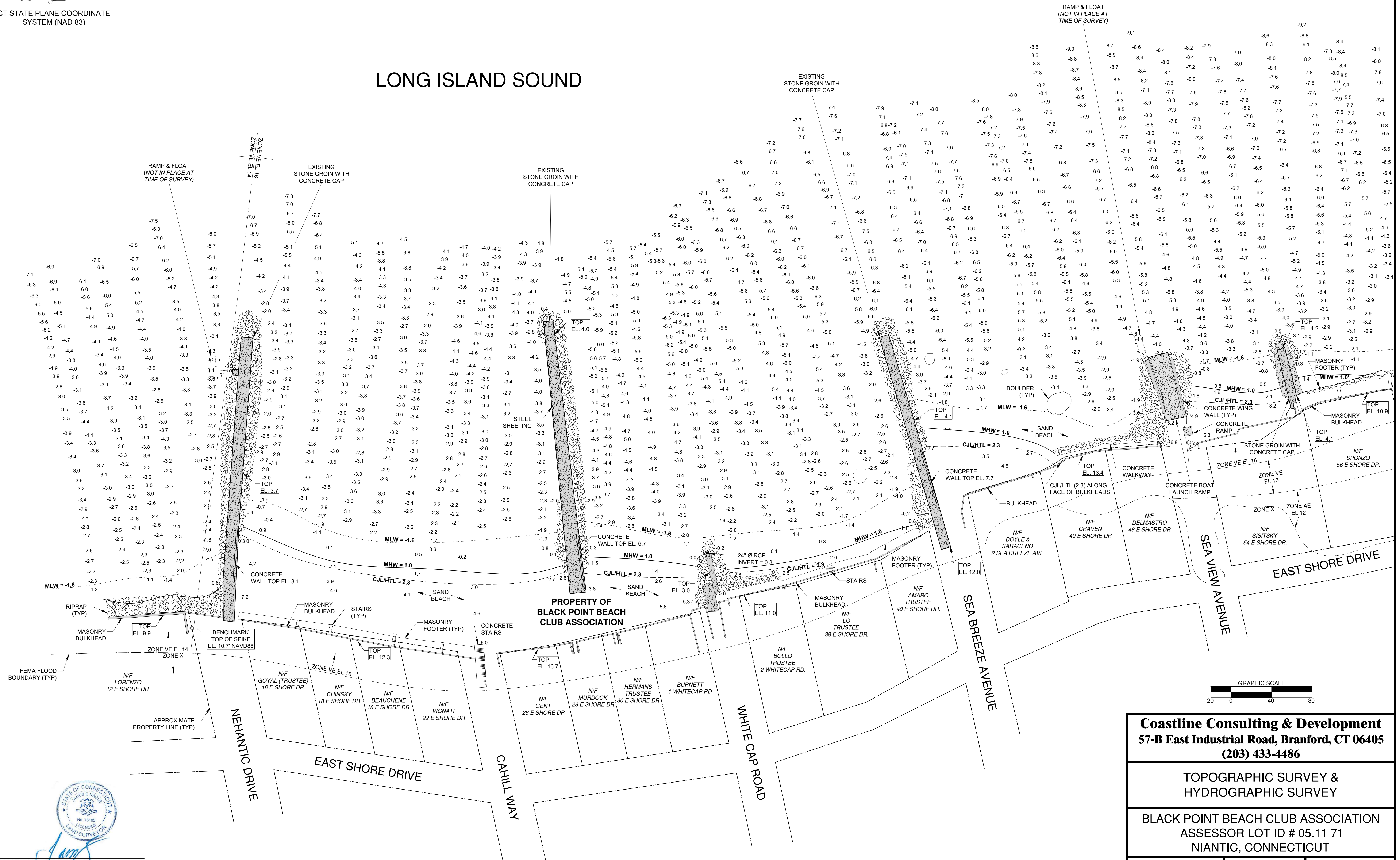
APRIL 15, 2025

SHEET 1 OF 3

SCALE:
AS NOTED



LONG ISLAND SOUND



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TOPOGRAPHIC SURVEY & HYDROGRAPHIC SURVEY

BLACK POINT BEACH CLUB ASSOCIATION
ASSESSOR LOT ID # 05.11 71
NIANTIC, CONNECTICUT

APRIL 15, 2025 SHEET 2 OF 3 SCALE 1" = 40'



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