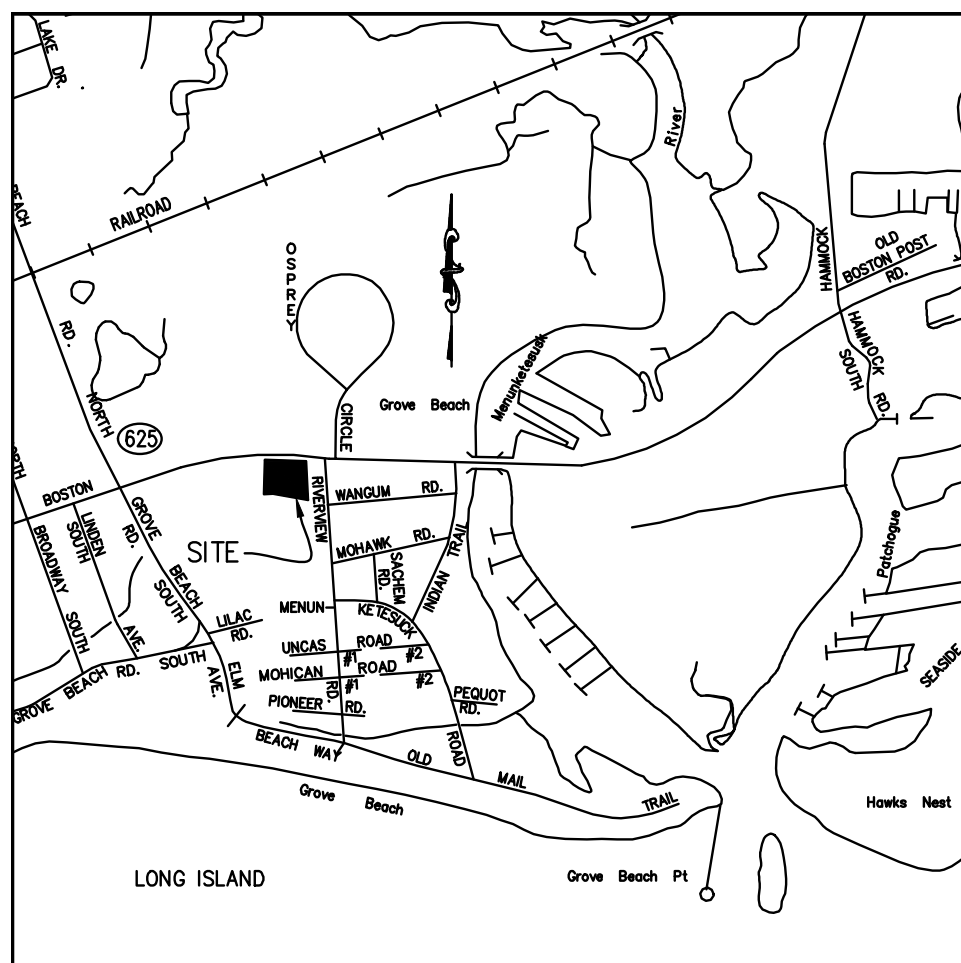


DATE	REVISION	CK.
11-19-18	GENERAL REVISIONS	
11-27-18	ZED COMMENTS ADDRESSED	
02-02-21	SITE TOPOGRAPHY UPDATED	
2-24-21	GENERAL REVISIONS	

TOWN OF WESTBROOK SITE DATA TABLE		
ZONE: NCD		
ITEM	REQUIRED	EXISTING
MIN. FRONTAGE	50'	216.39'
MIN. LOT AREA	15,000 SF	41,717 SF
MAX. FLOOR COVERAGE	30%	4,325 SF (10.3%)
FRONT SETBACK	20'	28.7'
SIDE SETBACK	15'	(E) 46.9' / (W) 91.6'
REAR SETBACK	30'	96.8'
BUILDING HEIGHT	35'	19'



LOCATION MAP
SCALE: 1"=1000'±

TEST HOLE DATA
PERFORMED BY DOANE ENGINEERING
& SONIA MARINO
11/14/17

TH 1 (MP SET)

0 - 24" CLEAN SAND & GRAVEL FILL
24 - 40" WASTE CONCRETE BLOCKS, ETC.
40 - 84" ORGANIC/ORIGINAL SOIL
NO LEDGE OBSERVED
GROUNDWATER OBSERVED AT 40"
NO MOTTILING OBSERVED

TH 2 (MP SET)

0 - 44" FILL, SILTY SAND, CONCRETE BLOCK, STONE, METAL, WOOD
44 - 60" ORIGINAL SOIL, ORGANIC
NO LEDGE OBSERVED
GROUNDWATER OBSERVED AT 44"
NO MOTTILING OBSERVED

TH 3

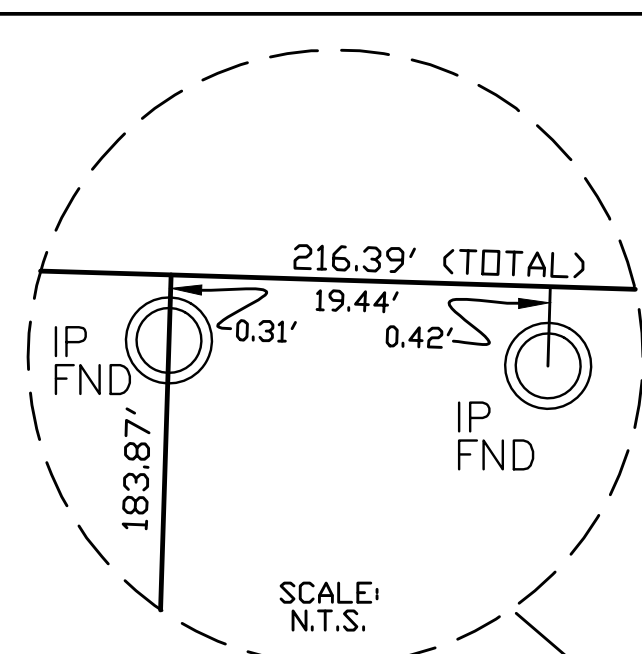
0 - 32" PROCESS AGGREGATE (SOUTH)
0 - 2" PAVEMENT (NORTH)
2 - 53" CLEAN GRAVEL/SAND FILL
53 - 64" ORIGINAL TOPSOIL
64 - 80" MEDIUM SAND
NO LEDGE OBSERVED
GROUNDWATER OBSERVED AT 64"
MOTTILING OBSERVED AT 64"

TH 4 (MP SET)

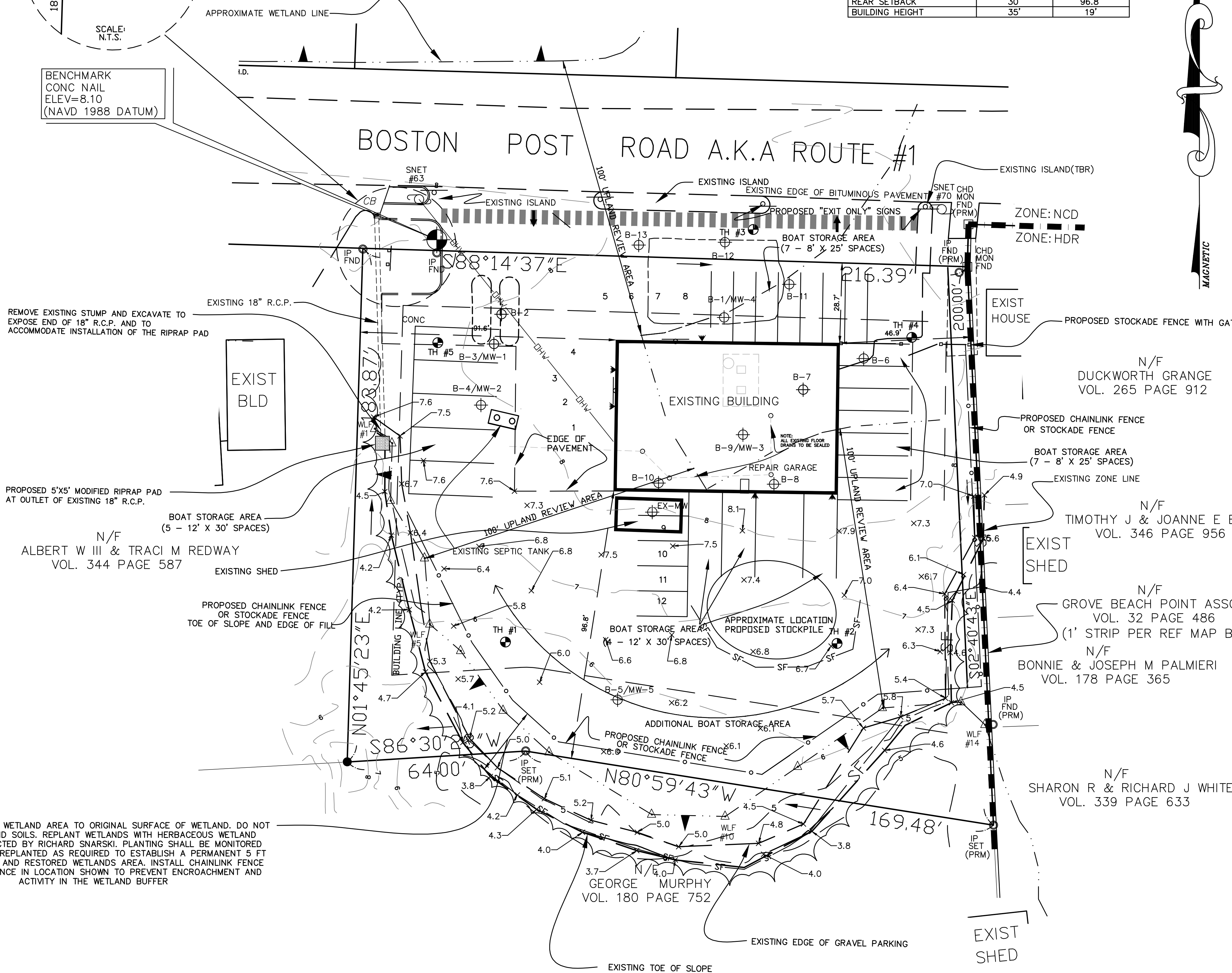
0 - 3" TOPSOIL
3 - 16" SAND FILL
16 - 54" SILTY SAND, NATURAL SUBSOIL FILL WITH ROOTS
54 - 66" ORGANIC LAYER
66 - 86" MEDIUM SAND
NO LEDGE OBSERVED
GROUNDWATER OBSERVED AT 80"
NO MOTTILING OBSERVED

TH 5 (MP SET)

0 - 27" SUBSOIL, FILL
27 - 48" SANDY FILL
48 - 54" GRAY SAND & LIMBS, WOOD
54 - 64" ORIGINAL TOPSOIL, ORGANIC
64 - 80" MEDIUM SAND
NO LEDGE OBSERVED
GROUNDWATER OBSERVED AT 54"
MOTTILING OBSERVED AT 48"



BENCHMARK
CONC NAIL
ELEV=8.10
(NAVD 1988 DATUM)



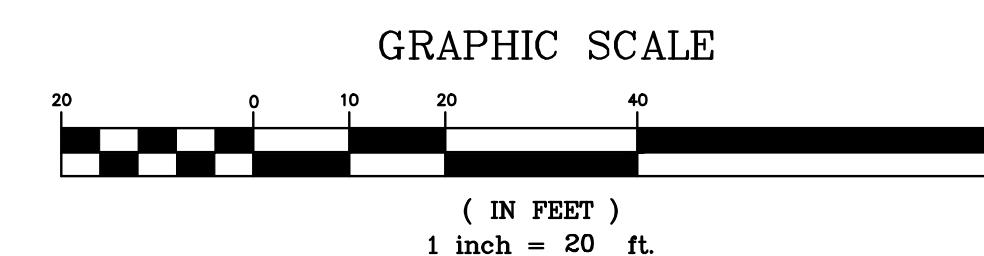
REMOVE FILL FROM WETLAND AREA TO ORIGINAL SURFACE OF WETLAND. DO NOT REMOVE WETLAND SOILS. REPLANT WETLANDS WITH HERBACEOUS WETLAND PLANTS AS DIRECTED BY RICHARD SNARSKI. PLANTING SHALL BE MONITORED FOR 1 YEAR AND REPLANTED AS REQUIRED TO ESTABLISH A PERMANENT 5 FT WETLAND BUFFER AND RESTORED WETLANDS AREA. INSTALL CHAINLINK FENCE OR STOCKADE FENCE IN LOCATION SHOWN TO PREVENT ENCROACHMENT AND ACTIVITY IN THE WETLAND BUFFER

LEGEND

- IRON PIPE/ROD TO BE SET
- MON □ MONUMENT
- IP ○ IRON PIPE/ROD
- CONC. CONCRETE
- FND FOUND
- FF FINISHED FLOOR
- EXIST. EXISTING
- MW MONITORING WELL
- (PRM) PER REFERENCE MAP
- (TBR) TO BE REMOVED
- EXISTING UTILITY POLE
- TH#1 ● TEST HOLE
- 7.0 PROPOSED SPOT ELEVATION
- 10 --- EXISTING CONTOURS

I DELINEATED THE INLAND WETLANDS, TIDAL WETLANDS AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP

Richard Snarski
RICHARD SNARSKI, CERTIFIED
SOIL SCIENTIST 1975
08-06-2018
DATE



THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 TO 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE EXISTING BUILDINGS AND SUBSURFACE STRUCTURES IN RELATION TO EXISTING PROPERTY LINES AND BUILDING SETBACK LINES

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP(S) NOTED HEREON.

A.) SURVEY MAP PROPERTY OF T.D.P., INC. BOSTON POST ROAD-U.S. ROUTE 1 WESTBROOK, CONNECTICUT SCALE 1"=20' DATE: OCTOBER 1, 1991 BY DAVID L. STEIN LNAD SURVEYOR B) PLAN OF GROVE BEACH POINT, TOWN OF WESTBROOK, CONN. BELONGING TO JAS. JAY SMITH, THE JAS JAY SMITH CO. SELLING AGENTS, GROVE BEACH, CONN., AND NEW YORK CITY, FILED OCTOBER 15TH, 1927, BY ALBERT B. HILL, CIVIL ENGINEER

THE SUBJECT PROPERTY CONTAINS 41,717 SF 0.96 AC
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

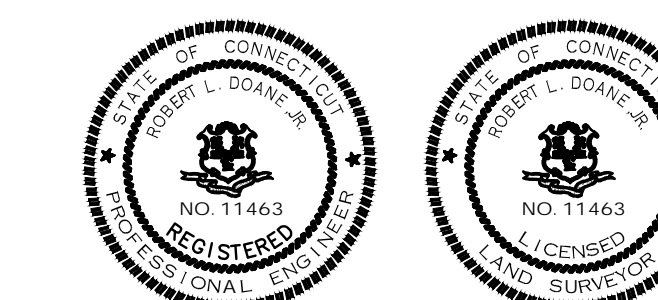
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (NAVD 1988 DATUM)

SUBJECT PROPERTY IS RECORDED IN TOWN OF WESTBROOK LAND RECORDS VOL. 139, PG 300

THIS SITE IS LOCATED ENTIRELY WITHIN FLOOD ZONE (AE EL 12) PER FIRM COMMUNITY PANEL NUMBER 09007 C338 J MAP EFFECTIVE DATE 02-06-2013

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



MAP #187 LDT #01

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
PAUL ZABLE

#177 BOSTON POST ROAD WESTBROOK, CONNECTICUT
SCALE: 1"=20' DATE: 09/26/18 SHEET NO.: 1 OF 1 IDENT. NO.: