

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 MOTTLING 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 MOTTLING 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"  
MOTTLING OBSERVED AT 64"

TH 4 (MP SET)

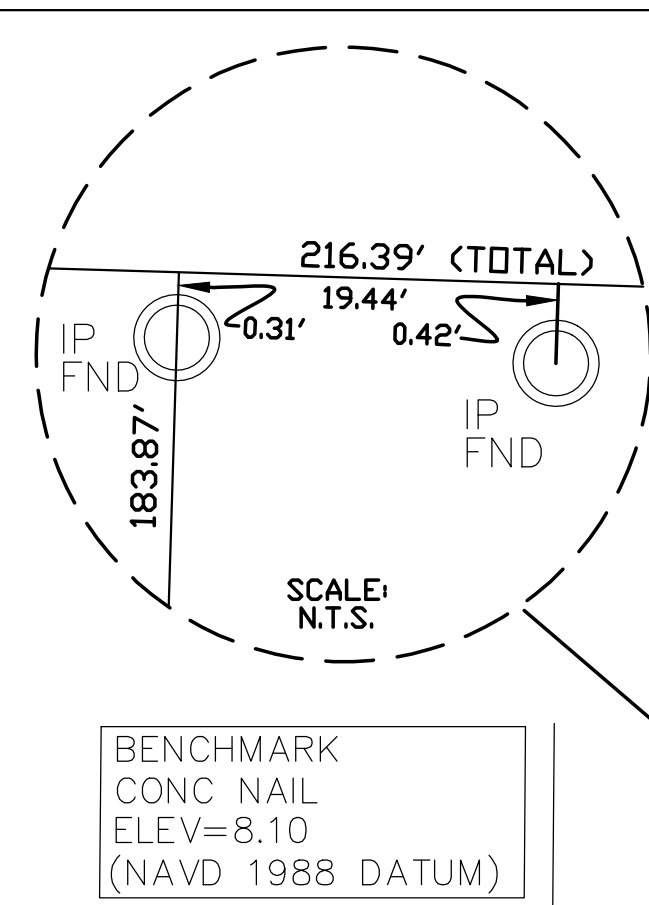
0 - 3" TOPSOIL  
3 - 16" SAND FILL  
16 - 54" SILTY SAND, NATURAL SUBSOIL FILL WITH ROOTS  
54 - 66" ORGANIC LAYER  
66 - 86" MEDIUM SAND  
NO LEDGE OBSERVED  
GROUNDWATER OBSERVED AT 80"  
NO MOTTLING OBSERVED

TH 5 (MP SET)

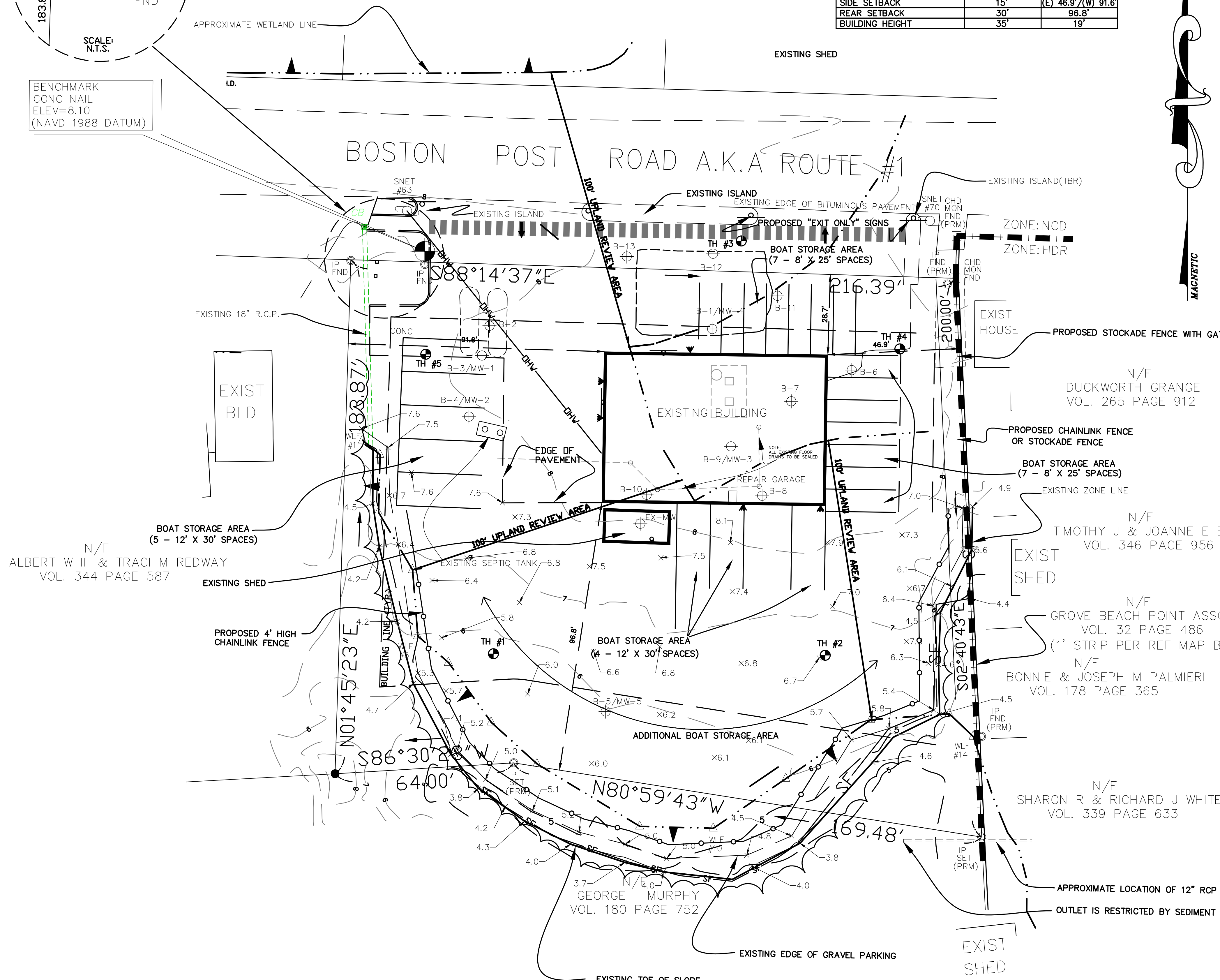
0 - 27" SUBSOIL, FILL  
27 - 48" SANDY FILL  
48 - 54" GRAY SAND & LIMBS, WOOD  
54 - 64" ORIGINAL TOPSOIL, ORGANIC  
64 - 80" MEDIUM SAND  
NO LEDGE OBSERVED  
GROUNDWATER OBSERVED AT 54"  
MOTTLING OBSERVED AT 48"

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
- PROPOSED SPOT ELEVATION
- EXISTING CONTOURS

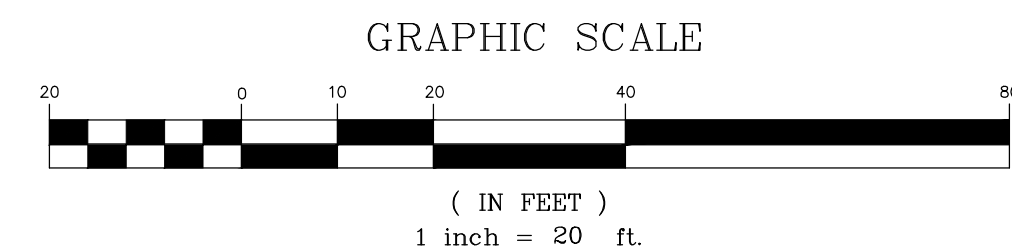


TOWN OF WESTBROOK SITE DATA TABLE		
ZONE:	NCD	
ITEM	REQUIRED	EXISTING
MIN. FRONTAGE	50'	216.39'
MIN. LOT AREA	15,000 SF	41,717 SF
MAX. FLOOR COVERAGE	30%	4,325 SF (10.3%)
FRONT SETBACK	20'	28.7'
SIDE SETBACK	15'	(E) 46.9'/(W) 91.6'
REAR SETBACK	30'	96.8'
BUILDING HEIGHT	35'	19'

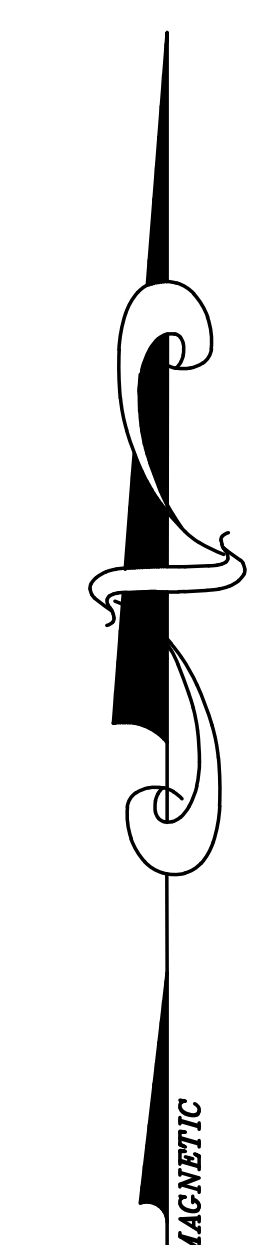


I DELINEATED THE INLAND WETLANDS, TIDAL WETLANDS AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP

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



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	
04-06-21	EXISTING 12" RCP LOCATION ADDED	
11-04-21	ADDED 4' CHAINLINK FENCE	



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.

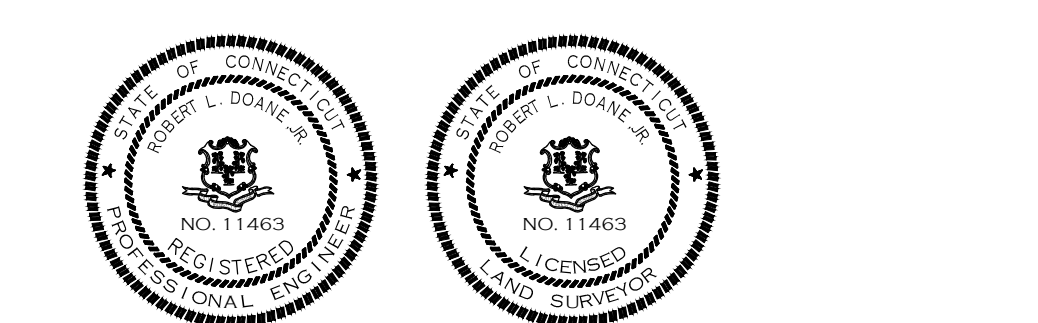
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (NAVD 1988 DATUM)

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 LOT #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.:
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