

PROJECT NOTES: 295 OLD BLACK POINT RD - NIANTIC, CT

A) DESCRIPTION OF THE WORK: CONSTRUCT A 200±SF STEEL PILE AND CONCRETE PEDESTAL SUPPORTED PLATFORM WITH RAILS AND LOW VOLTAGE DOWNCAST DECK LIGHTING, CONSTRUCT 4-FT WIDE PLATFORM ACCESS STAIRS WITH RAILS AND AN ASSOCIATED 8-FT WIDE X 12±LF STAIR LANDING WITH RAILS ON A STONE REVETMENT AT THE SOUTHERN TIP OF BLACK POINT, ADJACENT TO LONG ISLAND SOUND AND LANDWARD OF THE HIGH TIDE AND CONNECTICUT COASTAL JURISDICTION LINE.

B) THE PROPOSED DECK IS LANDWARD OF THE CT COASTAL JURISDICTION LINE AND HIGH TIDE LINE. NO DEEP OR USACE PERMITS ARE REQUIRED.

C) THE PROPOSED DECK IS 100 SF AND IS LOCATED 26 FEET OFF THE EAST PROPERTY LINE AND 25 FEET LANDWARD OF THE MEAN HIGH WATER LINE IN ACCORDANCE WITH TOWN OF EAST LYME ZONING REGULATIONS.

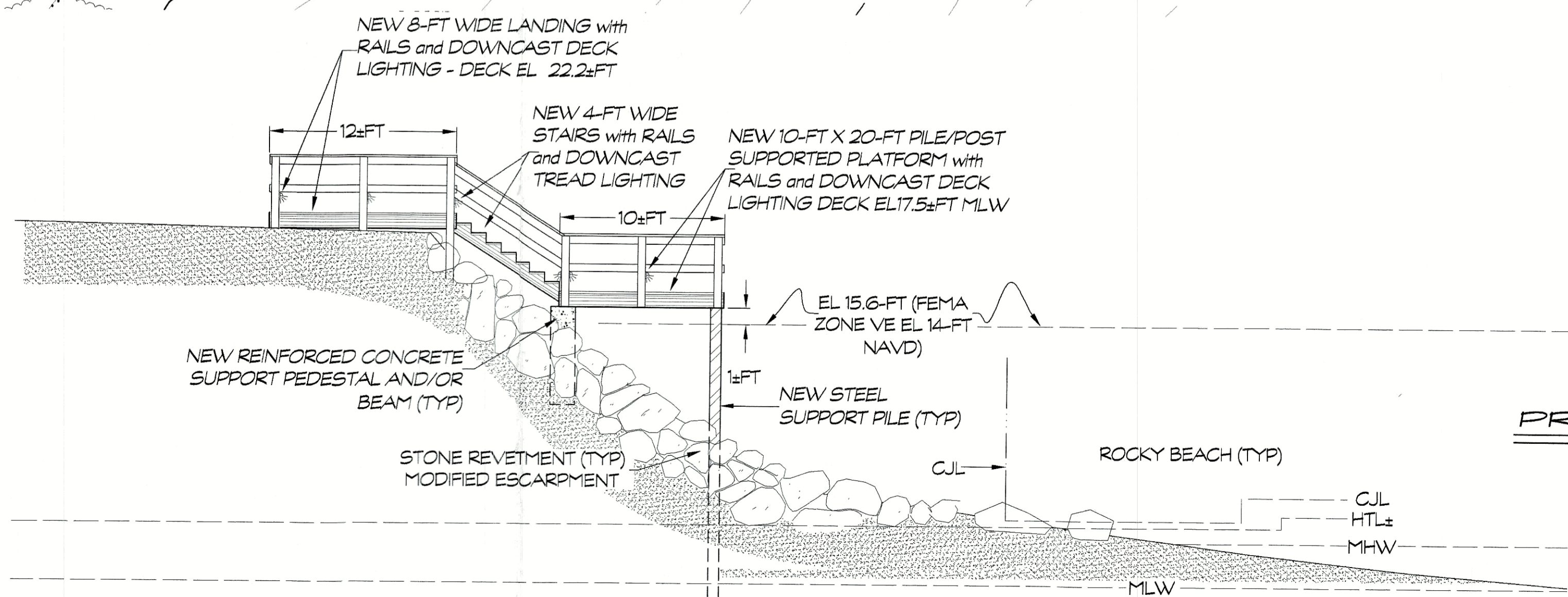
THIS PROJECT IS FOR THE SPECIFIC PURPOSE OF PASSIVE WATERFRONT ENJOYMENT. EXCAVATION WILL BE MINIMAL AND CONSIST OF REARRANGING STONE ON AN EXISTING STONE COVERED EMBANKMENT. NO ADVERSE IMPACTS ARE FORESEEN WITH THIS DEVELOPMENT. NO MITIGATIVE MEASURES REQUIRED.

3. REFERENCES
THIS PLAN IS CREATED FROM A TOPOGRAPHIC SURVEY PREPARED BY RESOURCE MANAGEMENT AND MAPPING, TITLED 'TOPOGRAPHIC SURVEY PROPERTY OF VINCENT J DOWLING JR 295 OLD BLACK POINT ROAD EAST LYME', DATED 05/06/10, ORIGINAL SCALE 1" = 20'.

b) REFERENCE IS MADE TO THE FOLLOWING ADDITIONAL DOCUMENTS
- FEMA <https://msc.fema.gov/portal/search>
NUMBER 0901C0487J EFFECTIVE AUGUST 8, 2013
- DEEP RESOURCE MAP - NIANTIC QUADRANGLE
- DEEP SHELLFISH CONCENTRATION AREA MAP - NIANTIC QUADRANGLE
- SOIL SURVEY <https://websoilsurvey.scegov.usda.gov/App/WebSoilSurvey>
- TOWN OF EAST LYME, CT GIS INTERACTIVE MAPPING
- VISION APPRAISAL ASSESSORS ONLINE DATABASE FOR EAST LYME, CT

ELEVATION DATUM IS MEAN LOW WATER. TIDAL INFORMATION IS TAKEN FROM - MILLSTONE POINT NEW LONDON. FEMA FLOOD ZONES ARE NAVD 1988.

5. THIS APPLICATION DRAWING REPRESENTS A COMPILATION OF INFORMATION FOR TOWN PERMIT PURPOSES. THIS IS NOT A CONSTRUCTION CONTRACT DOCUMENT.



COASTAL SITE PLAN
NEW PLATFORM, STAIRS
and LANDING
MARCH 2, 2020

PROPERTY OF
VINCENT J. DOWLING JR.
295 OLD BLACK POINT RD - NIANTIC, CT

APPROVED _____ DATE _____

SHEET 1 OF 1

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