

LEGEND

⊕	DEEP TEST HOLE
○	PERCOLATION TEST
●	IRON PIN RECOVERED
□	MERESTONE RECOVERED
---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
—	BUILDING LINE
- - -	WATER LINE
- - -	UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- - -	FOUNDATION DRAIN
○	UTILITY POLE
98x0	EXISTING SPOT ELEV.
98x0	PROPOSED SPOT ELEV.
~~~~~	TREE LINE / LIMITS OF CLEARING
F.F.	FINISH FIRST FLOOR
F.B.F.	FINISH BASEMENT FLOOR
G.F.	FINISH GARAGE FLOOR
○ ##B	WETLANDS FLAG

**NOTES**

- THIS SURVEY AND MAP 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, 1998. IT IS A PROPERTY SURVEY BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, EXISTING STRUCTURES AND PROPOSED LOT LINES.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:
  - WARRANTY DEED-STATUTORY FORM SURVIVORSHIP FROM DIANA B. GRAFMUELLER TO STEPHEN A. YORK AND CAROL G. YORK DATED JUNE 8, 2006 RECORDED IN VOLUME 745 PAGE 329.
  - WARRANTY DEED-STATUTORY FORM FROM RUSSELL D. REDDIG TO OLD BLACK POINT ASSOCIATES DATED DECEMBER 23, 1986 RECORDED IN VOLUME 228 PAGE 954.
- REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:
  - LAND OF VIRGINIA W. & RUSSELL D. REDDIG OLD BLACK POINT ROAD EAST LYME, CONN SCALE 1"=40' DATED 6/10/71 BY FREDERICK A. RADCLIFFE P.C.
  - SUBDIVISION PLAN PREPARED FOR RUSSELL D. REDDIG OLD BLACK POINT ROAD NIANITC, CONN SHEET 2 OF 2 DATED DECEMBER 19, 1990 BY J. ROBERT PFANNER & ASSOCIATES P.C.
- A WAIVER REQUEST WAS GRANTED BY THE EAST LYME ZONING BOARD ON SEPTEMBER 3, 2020 FOR SECTION 20.8 OF THE EAST LYME ZONING REGULATIONS FOR THE OWNERSHIP REQUIREMENT FOR ACCESS TO A PROPOSED SUBDIVISION LOT AT 92 OLD BLACK POINT ROAD.

THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

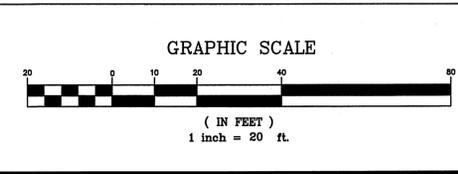
DRAWN BY: RDP		DATE: SEPTEMBER 25, 2020	
NO.	DATE	DESCRIPTION	BY
1	11/5/20	AS PER TOWN PLANNER 10/29/20 COMMENTS	RDP
REVISIONS			

**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET NIANITIC, CONNECTICUT 06357  
TEL. 860-739-6216 FAX 860-739-0693

THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

J. ROBERT PFANNER, CONNECTICUT, P.E., L.S. No. 9442



TITLE: <b>SUBDIVISION PREPARED FOR CAROL YORK</b>	SHEET NUMBER <b>1</b> OF <b>3</b>
LOCATION: 92 Old Black Point Road - Nianitic, Connecticut	
20030	





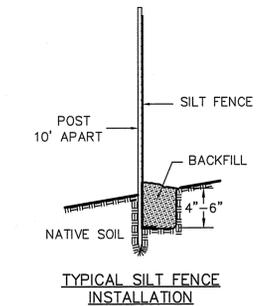
**SOIL CONSERVATION SERVICE LEGEND**

LABEL	DESCRIPTION
WxA	- WOODBRIDGE FINE SANDY LOAM 0-3% SLOPES
WxB	- WOODBRIDGE VERY STONY FINE SANDY LOAM 0 TO 8% SLOPES
Rn	- RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAMS
CbB	- CANTON AND CHARLTON FINE SANDY LOAMS 3 TO 8% SLOPES
Pa	- PAWCATUCK MUCKY PEAT

**SOIL AND EROSION CONTROL**

- HAY BALES / SILT FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION.
- ONLY REMOVE TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PERMANENT SEEDING SHOULD BE DONE AS SOON AS POSSIBLE AFTER CONSTRUCTION FINISHES. LIME AND FERTILIZE. RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 15 & AUG. 15 TO OCT. 15.
- RECOMMENDED SEED (PER CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL)  
SEED MIX #21 CREEPING RED FESCUE @ 60 LBS/ACRE OR #29 TURF TYPE TALL FESCUE @ 175-250 LBS/ACRE
- HAY BALES AND SILT FENCE TO REMAIN WHERE PLACED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- NO ERODED SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE OR WASH INTO THE DRAINAGE SYSTEM.
- IF SEEDING CANNOT MEET RECOMMENDED DATES, TEMPORARY MULCH IS TO BE APPLIED IN ACCORDANCE WITH THE TABLE BELOW.

MULCHES	RATES PER 1000 FT	NOTES
STRAW OR HAY 1/2 - 2 TONS PER ACRE	70-90lbs.	FREE FROM WEEDS & COURSE MATTER. MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND

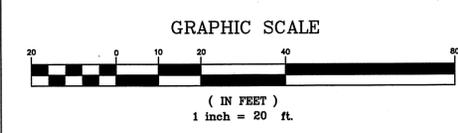


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**SUBDIVISION  
 PREPARED FOR  
 CAROL YORK**

LOCATION: 92 Old Black Point Road - Niantic, Connecticut

SHEET NUMBER  
**3**  
 OF  
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