

LOCATION MAP - N.T.S.

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 AN IMPROVEMENT LOCATION SURVEY - ZONING BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, EXISTING STRUCTURES AND IMPROVEMENTS.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:
 - WARRANTEE DEED FROM JOHN CUTILLO III TO CHRISTOPHER AND ASHLEY MANWARING DATED: SEPT. 09, 2015 AND RECORDED IN VOLUME 953 PAGE 091.
 - WARRANTEE DEED FROM MJR ASSOCIATES TO CHRISTOPHER AND ASHLEY MANWARING DATED: SEPT. 08, 2008 AND RECORDED IN VOLUME 809 PAGE 352.
- REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:
 - MAP SHOWING REVISED PROPERTY LINE 23 BLACK POINT ROAD NIANTIC, CT PREPARED FOR MJR ASSOCIATES SCALE 1"= 30' DATED FEB. 21, 2008 BY DAVID COONROD L.S.
- NORTH ARROW, BEARINGS AND COORDINATES BASED ON MAGNETIC NORTH- ELEVATIONS BASED ON NGVD 1929
- OWNERS OF 23 & 25 BLACK POINT ROAD ARE CHRIS M. & ASHLEY E. MANWARING

LEGEND

- 1/2" IRON PIPE RECOVERED
- 1/4" IRON PIN RECOVERED
- IRON PIN TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
- SEWER LINE
- UTILITY POLE
- STONE WALL
- WIRE FENCE
- TREE LINE / LIMITS OF CLEARING

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.05	N38°26'35"E
L2	66.18	S45°45'39"E
L3	68.58	S62°19'52"E
L4	10.18	S38°26'35"W
L5	69.03	S62°19'52"E
L6	65.74	S45°45'39"E
L7	10.00	S39°26'18"W
L8	157.43	N50°46'00"W
L9	16.88	S89°45'20"W
L10	12.38	S54°09'32"E
L11	6.17	N38°26'35"E
L12	137.05	N65°09'16"W
L13	6.17	S38°26'35"W

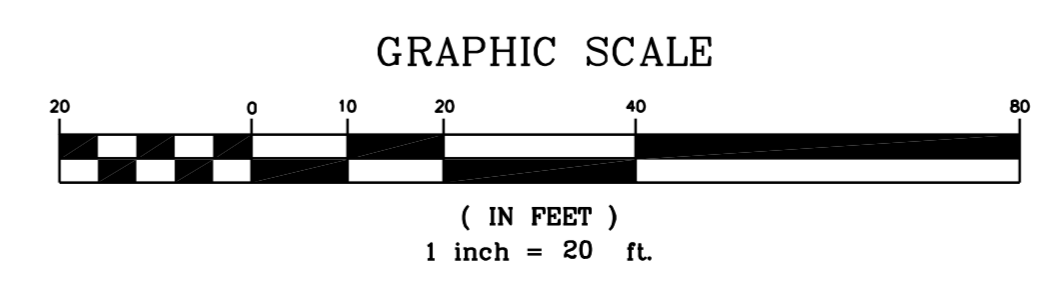
DRAWN BY: RDP		DATE: MAY 9, 2022	
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NO.	DATE	DESCRIPTION	BY
REVISIONS			

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

37 GRAND STREET NIANTIC, 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. LS No. 9442



TITLE:
IMPROVEMENT LOCATION SURVEY-ZONING
 PREPARED FOR
CHRIS MANWARING

LOCATION: 23-25 BLACK POINT ROAD, NIANTIC, CONNECTICUT

SHEET NUMBER
1
 OF
4

21052-1

N/F
MELVILLE A.J. MANWARING
VOL. 804 PG. 180

N/F
STEPHEN SMITH
AMANDA ZIRGER
VOL. 944 PG. 036

N/F
JAMES MCCLURE
VOL. 945 PG. 833

N/F
MICHAEL & KAREN RAK
VOL.394 PG. 01

N/F
JESSICA A. FAILLE
VOL. 940 PG. 419

ZONING COMPLIANCE CHART

ZONE = CA	REQUIRED	PROVIDED
MINIMUM LOT SIZE	7,500 S.F.	23,215.46
MINIMUM FRONTAGE	80 FT.	25 FT.*
MINIMUM FRONT YARD	20 FT.	20 FT.
MINIMUM SIDE YARD	12 FT.	25.6 FT.
MINIMUM REAR YARD	51.3 FT.	67.8 FT.
MAXIMUM BUILDING COVERAGE	35%	0 %
MAXIMUM BUILDING HEIGHT	30 FT.	17 FT.
MINIMUM PARKING SPACES	8 SPOTS	10 SPOTS

* REAR LOT MIN 25 FT

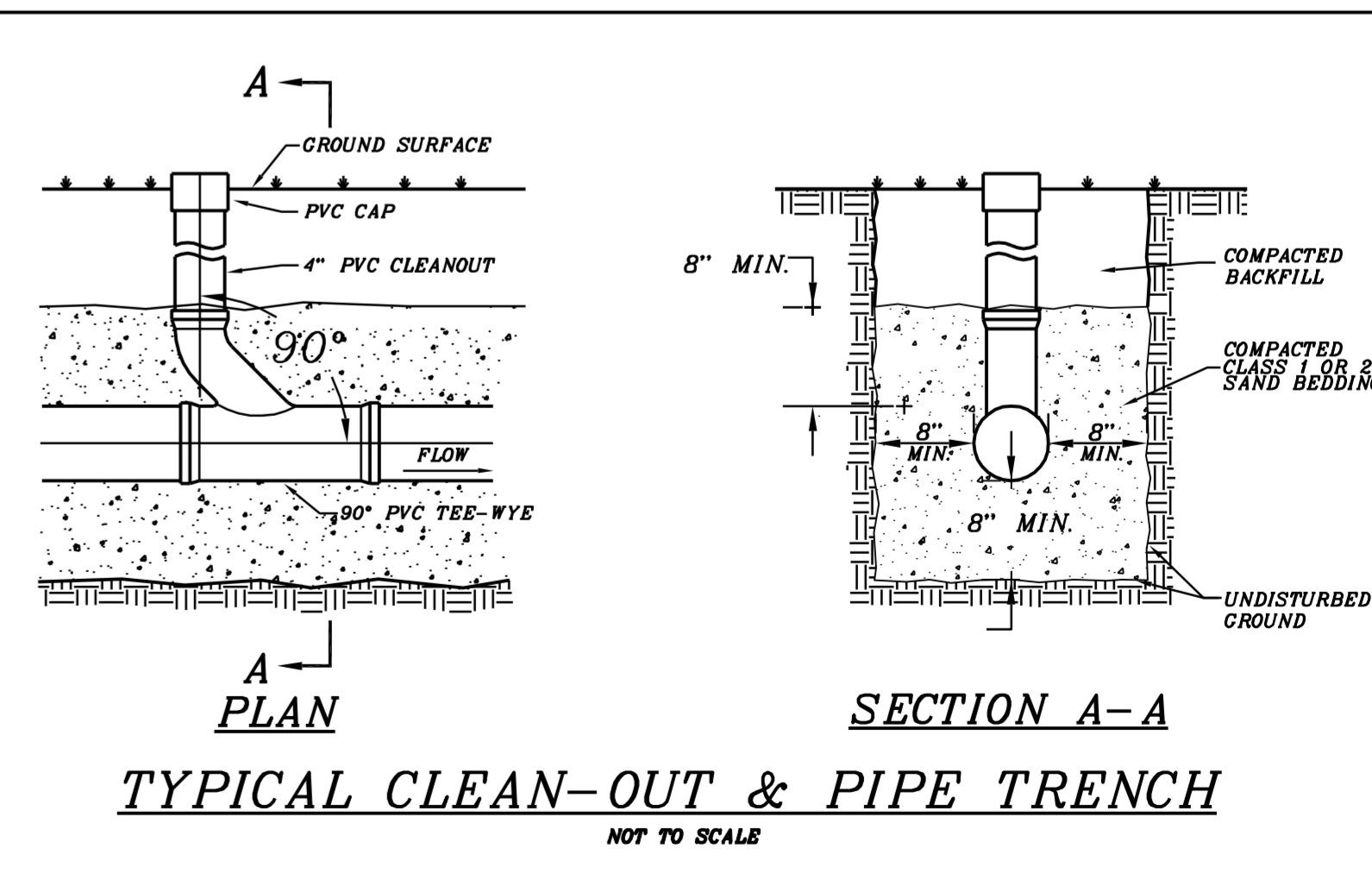
PARKING CALCULATION:
1 SPACE PER 250 S.F. OFFICE
1 SPACE PER 400 S.F. STORAGE/MACHINERY SPACE

BUILDING SIZE 36x80=2880 S.F.
20% OFFICE SPACE=329 S.F.

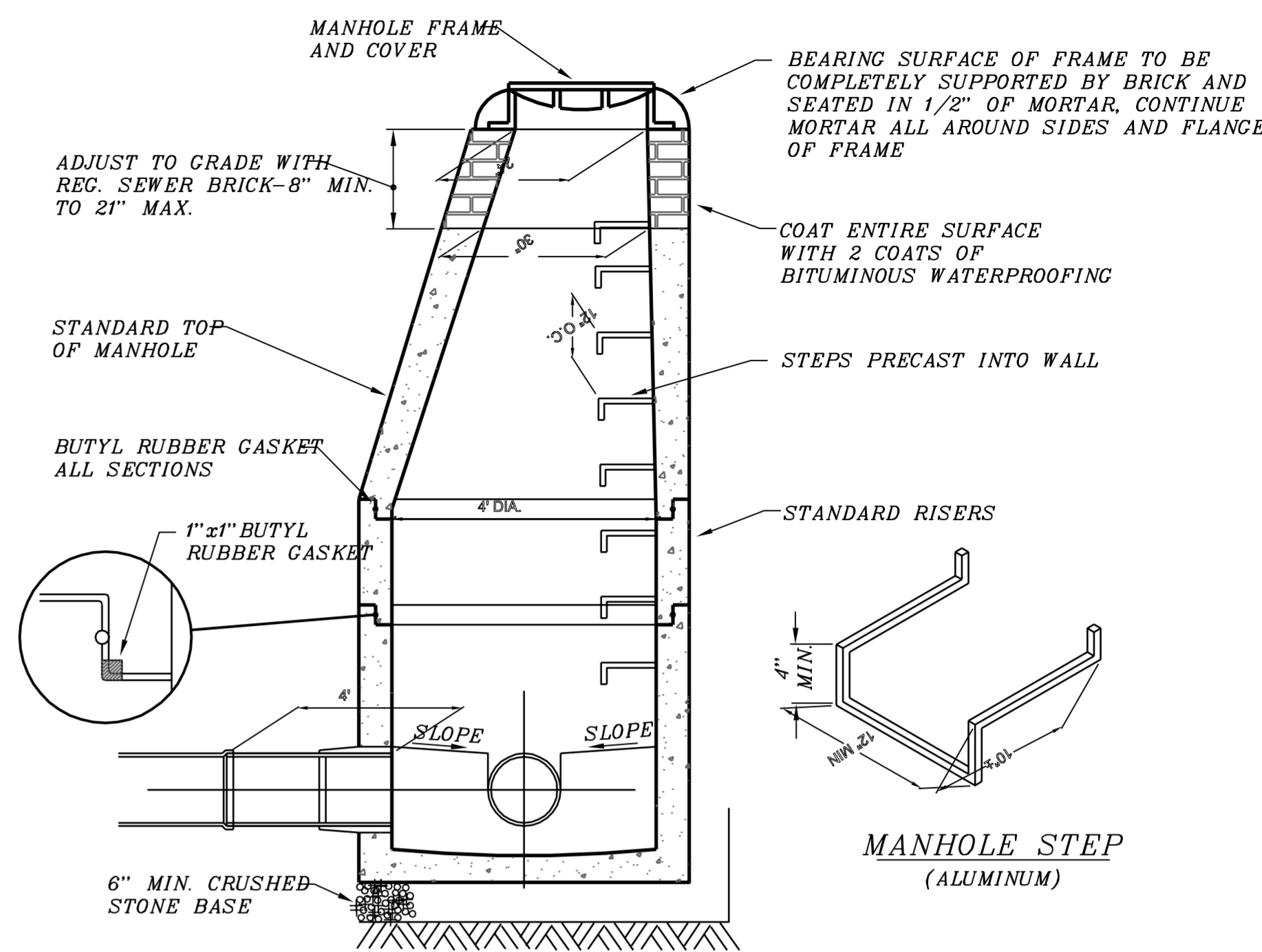
OFFICE SPACE=329/250=1.3 SPACES
STORAGE SPACE=2551/400=6.4 SPACES
1.3+6.4=7.8 ROUNDED UP TO 8

LEGEND

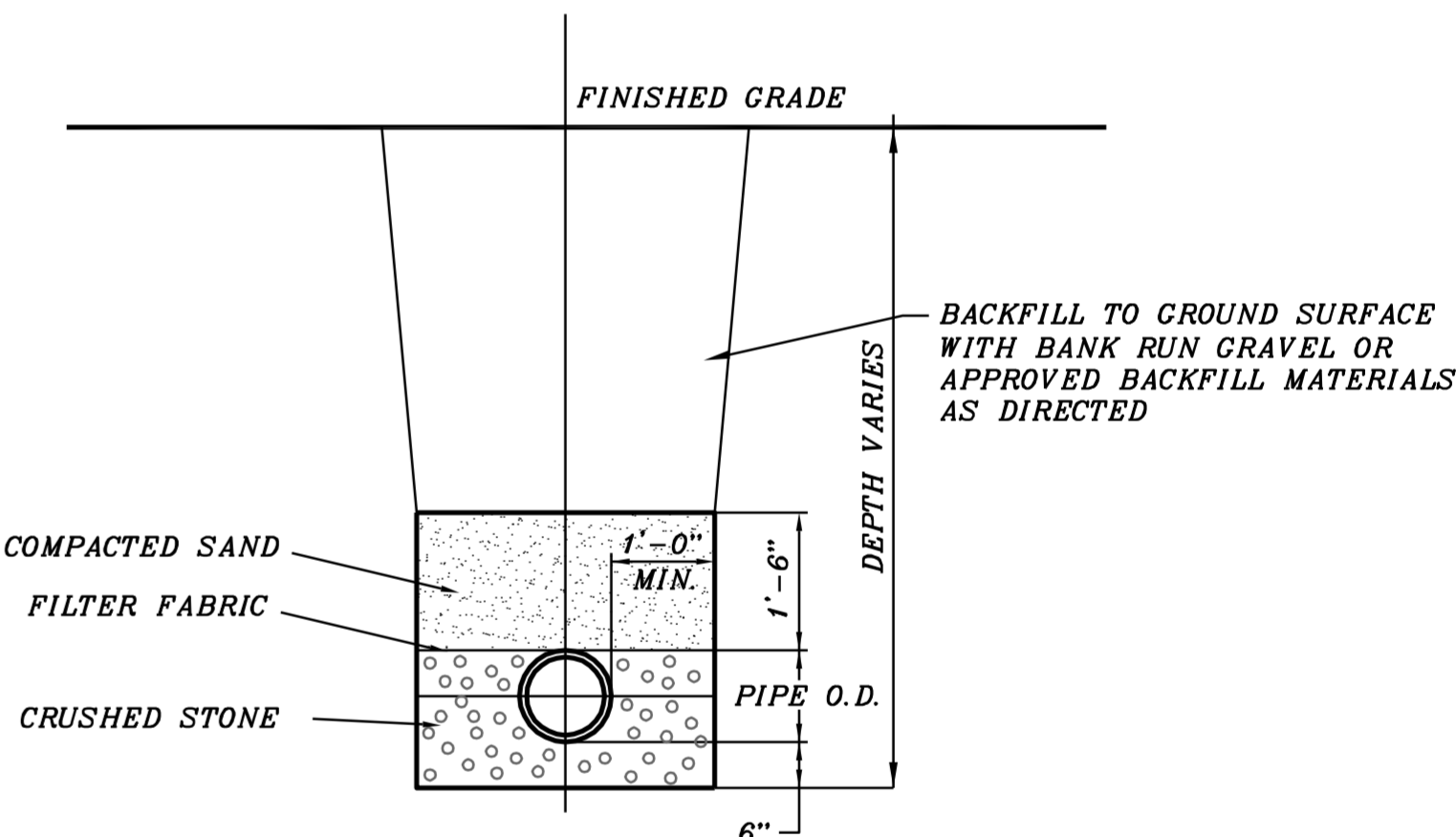
- IRON PIN RECOVERED
- ◻ MERESTONE RECOVERED
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- BUILDING LINE
- WATER LINE
- UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
- SEWER LINE
- UTILITY POLE
- 98x0 EXISTING SPOT ELEV.
- 98x0 PROPOSED SPOT ELEV.
- TREE LINE / LIMITS OF CLEARING
- F.F. FINISH FIRST FLOOR
- F.B.F. FINISH BASEMENT FLOOR
- C.F. FINISH GARAGE FLOOR
- SILTFENCE
- WATERVALVE



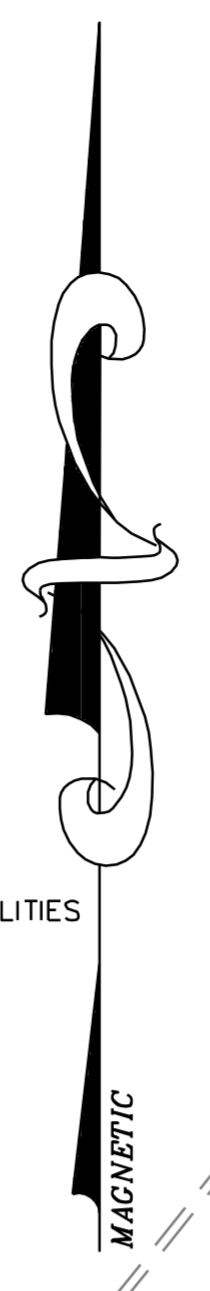
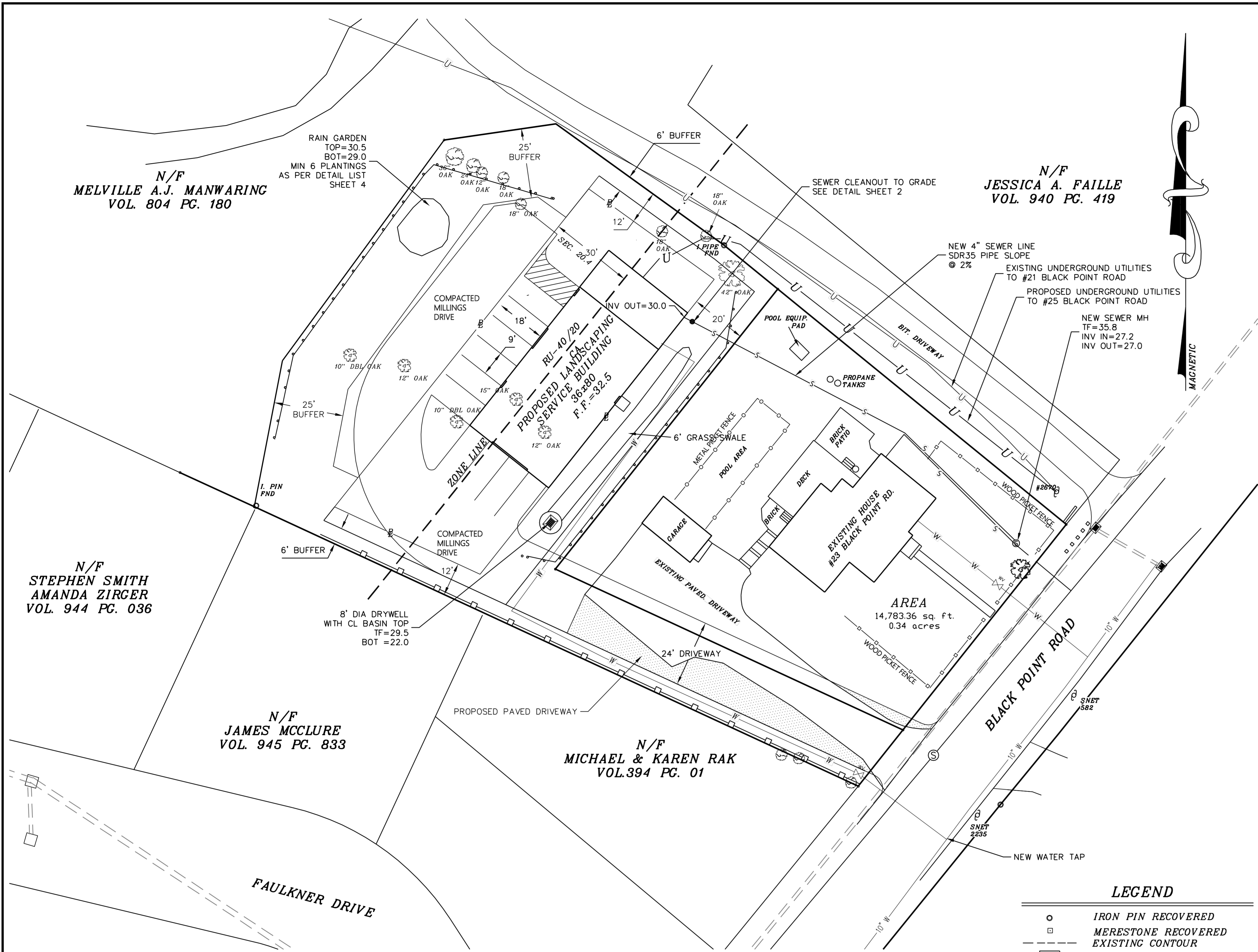
TYPICAL CLEAN-OUT & PIPE TRENCH
NOT TO SCALE



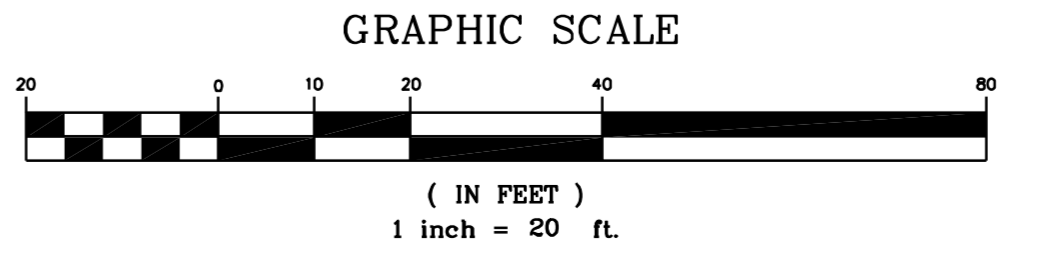
TYPICAL MANHOLE SECTION
NOT TO SCALE



SEWER TRENCH BACKFILL DETAIL
NOT TO SCALE



SITE PLAN



TITLE:
IMPROVEMENT LOCATION SURVEY-ZONING
PREPARED FOR
CHRIS MANWARING

LOCATION: 23-25 BLACK POINT ROAD, NIAN TIC, CONNECTICUT

SHEET NUMBER
2 OF 4
21052-4

NO.	DATE	DESCRIPTION	BY

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

37 GRAND STREET NIAN TIC, CONNECTICUT 06357
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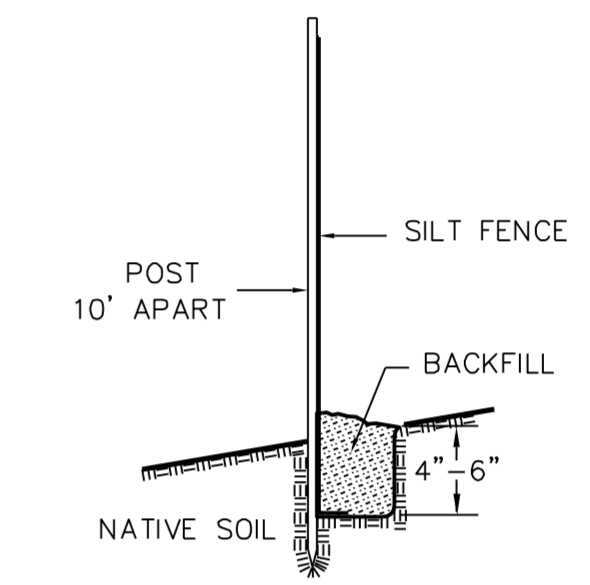
DRAWN BY: RDP DATE: MAY 9, 2022

SOIL AND EROSION CONTROL

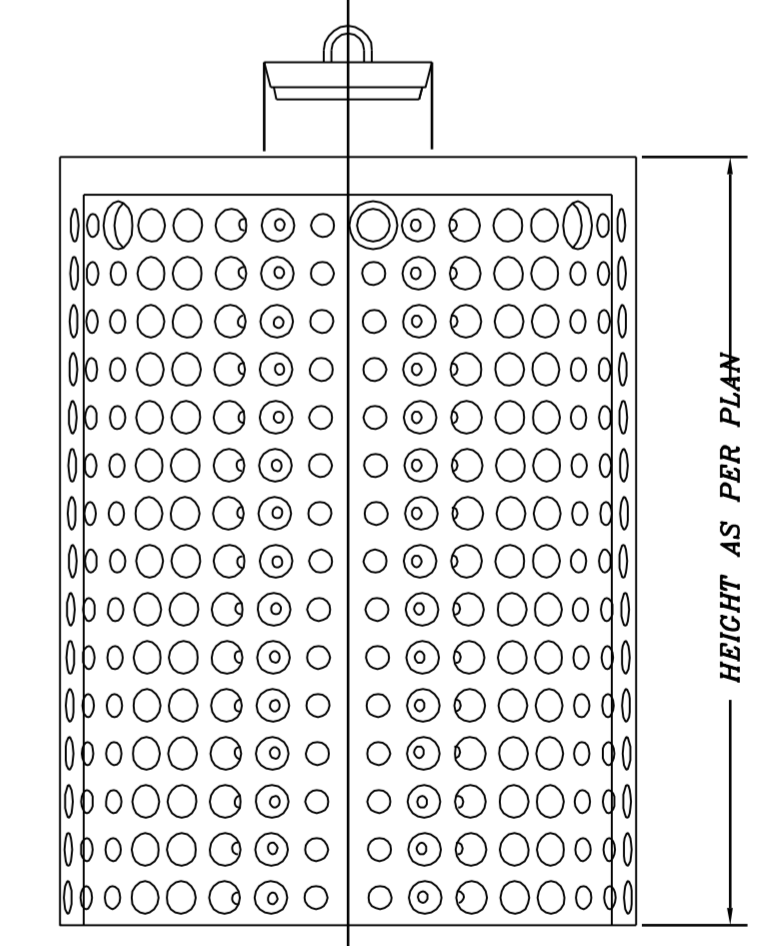
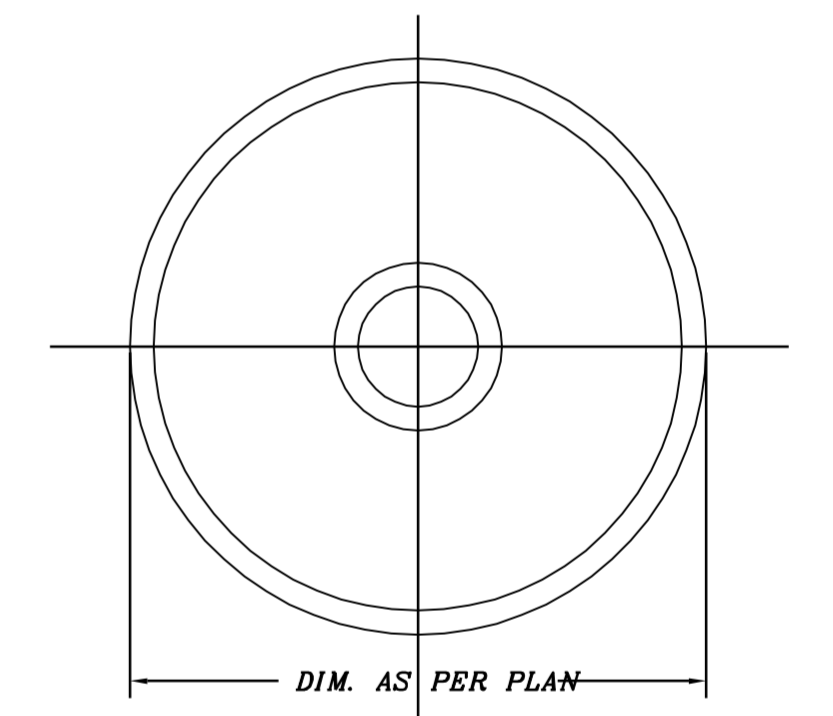
- HAY BALES / SILT FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION.
- ONLY REMOVE TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PERMANENT SEEDING SHOULD BE DONE AS SOON AS POSSIBLE AFTER CONSTRUCTION FINISHES. LIME AND FERTILIZE. RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 15 & AUG. 15 TO OCT. 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 & COARSE MATTER. MUST BE ANCHORED SPREAD WITH MULCH BLOWER OR BY HAND

- ANY HAY BALES OR SILT FENCE REMOVED DURING CONSTRUCTION SHOULD BE REPLACED EACH NIGHT.



TYPICAL SILT FENCE INSTALLATION

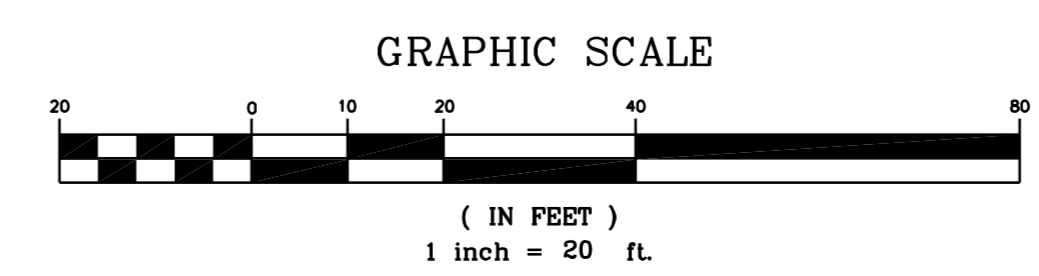
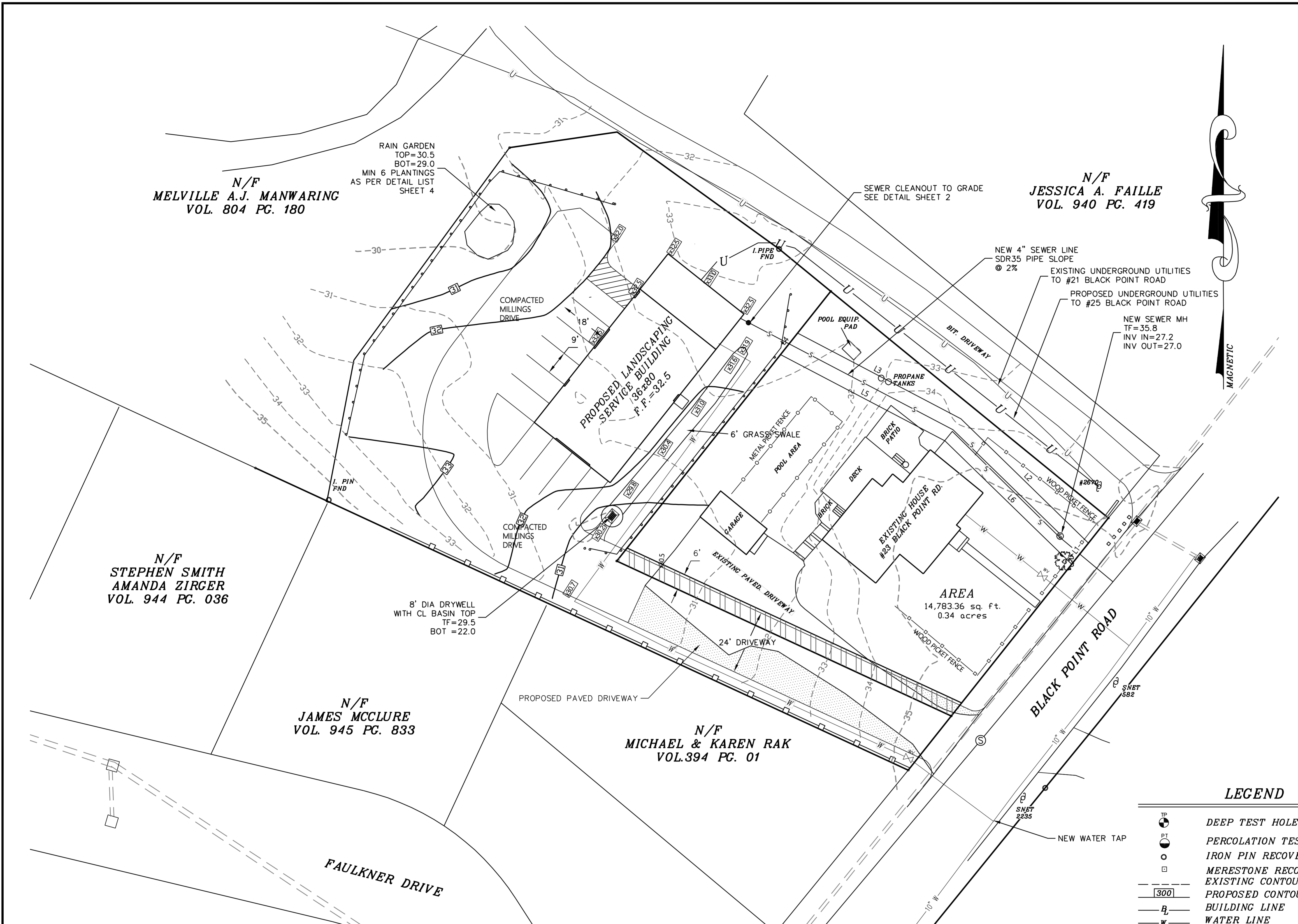


PRECAST DRYWELL

N.T.S.

LEGEND

- TP DEEP TEST HOLE
- PT PERCOLATION TEST
- IRON PIN RECOVERED
- MERESTONE RECOVERED
- - - EXISTING CONTOUR
- [300] PROPOSED CONTOUR
- ▬ BUILDING LINE
- WATER LINE
- - - UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
- - - FOUNDATION DRAIN
- UTILITY POLE
- 98±0 EXISTING SPOT ELEV.
- 98±0 PROPOSED SPOT ELEV.
- ~ TREE LINE / LIMITS OF CLEARING
- F.F. FINISH FIRST FLOOR
- F.B.F. FINISH BASEMENT FLOOR
- C.F. FINISH GARAGE FLOOR
- ##B WETLANDS FLAG



TITLE: IMPROVEMENT LOCATION SURVEY-ZONING PREPARED FOR CHRIS MANWARING

LOCATION: 23-25 BLACK POINT ROAD, NIAN TIC, CONNECTICUT

SHEET NUMBER 3 OF 4

21052-4

DRAWN BY: RDP		DATE: MAY 9, 2022	
NO.	DATE	DESCRIPTION	BY

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CIVIL ENGINEERS & LAND SURVEYORS

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GRADING PLAN

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N/F
MELVILLE A.J. MANWARING
VOL. 804 PG. 180




N/F
JESSICA A. FAILLE
VOL. 940 PG. 419

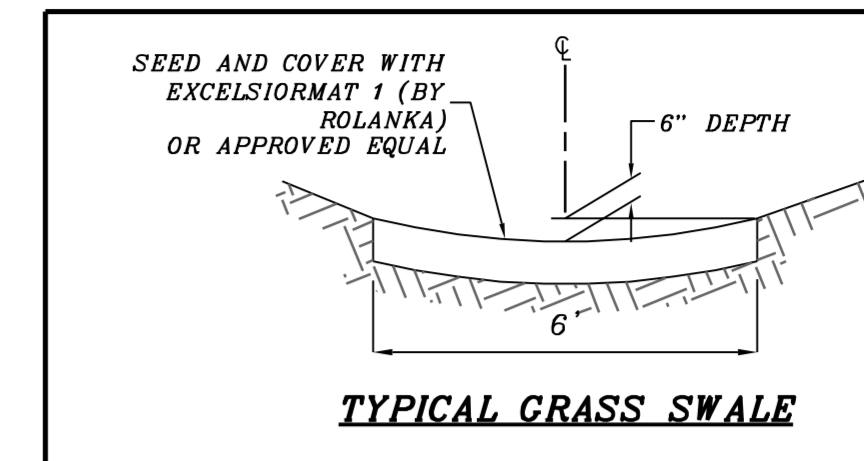
N/F
STEPHEN SMITH
AMANDA ZIRGER
VOL. 944 PG. 036

N/F
JAMES MCCLURE
VOL. 945 PG. 833

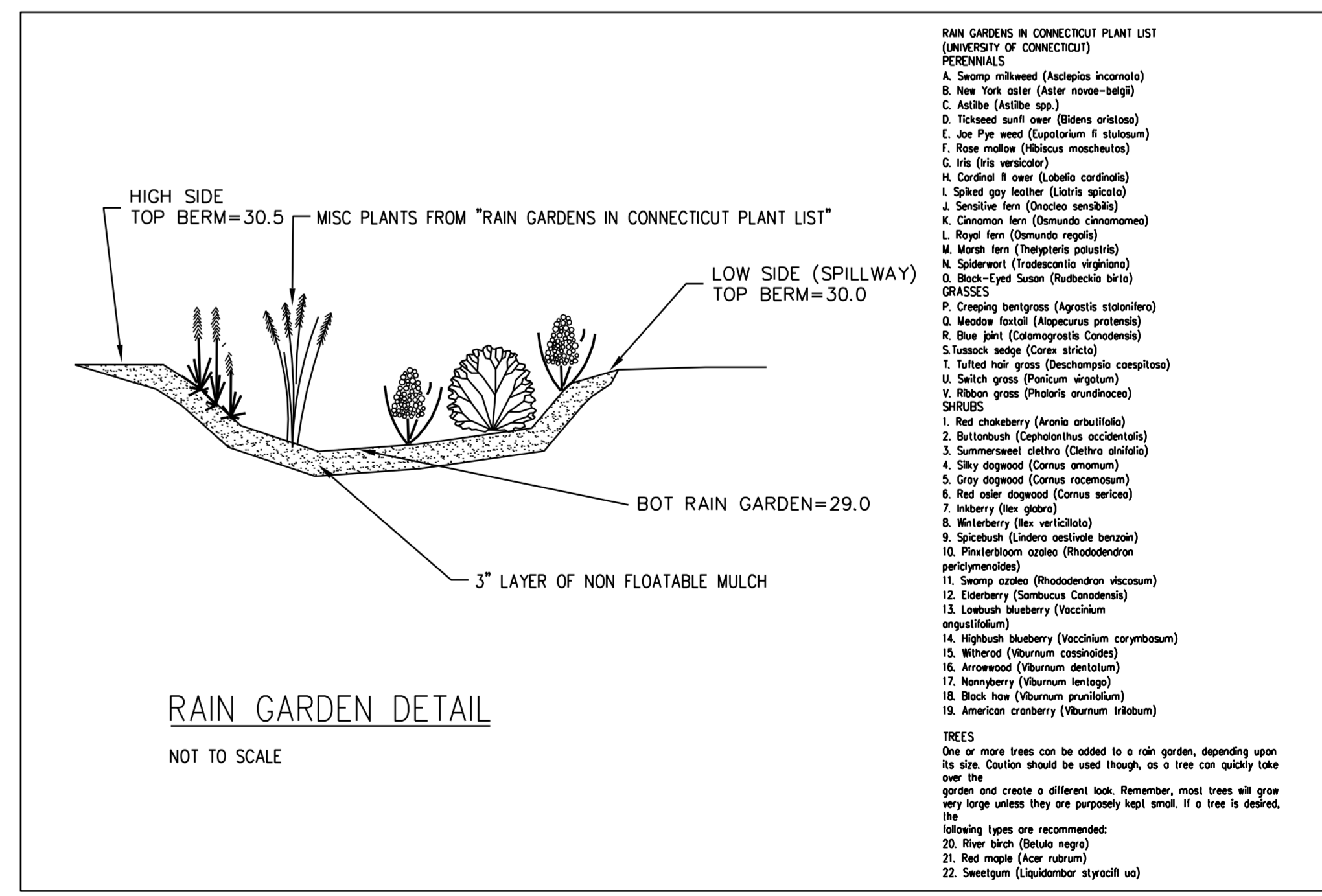
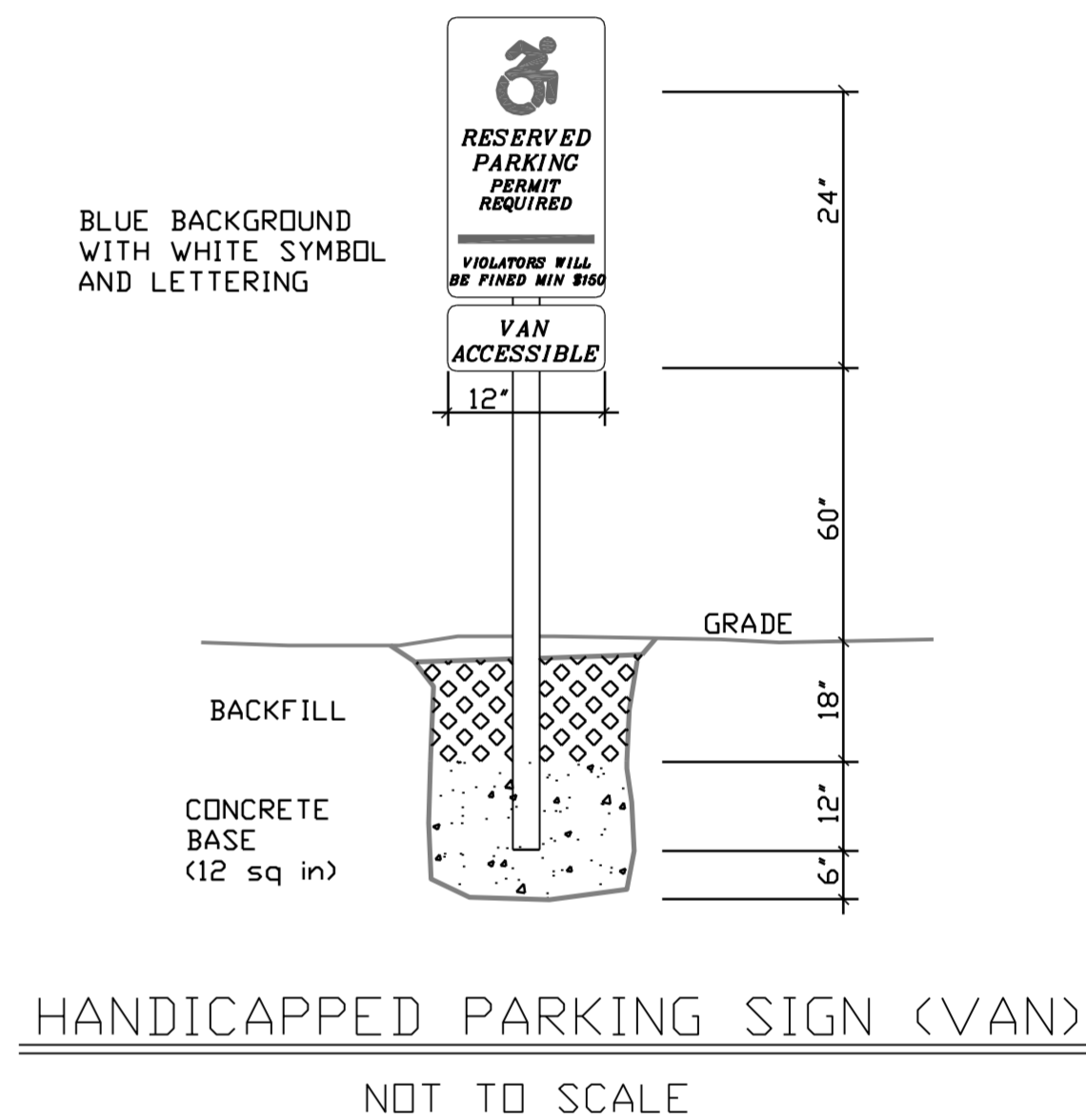
N/F
MICHAEL & KAREN RAK
VOL.394 PG. 01

LEGEND

-  PROPOSED 6' TALL ARBROVITAE
-  PROPOSED RAIN GARDEN PLANTING
-  WALL MOUNT LIGHT



- NOTES:**
1. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS
 2. THE LANDSCAPE BUFFER PLANTINGS SHALL BE MULCHED 4 FT WIDE.



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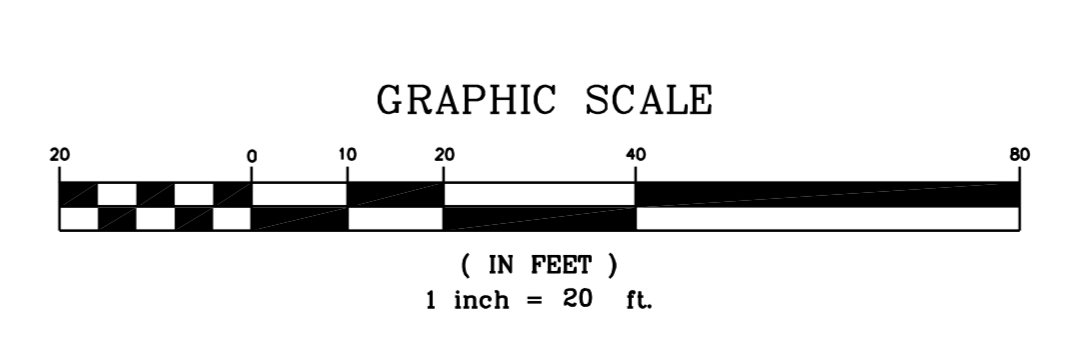
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LIGHTING/LANDSCAPE PLAN



TITLE:
IMPROVEMENT LOCATION SURVEY-ZONING
PREPARED FOR
CHRIS MANWARING

LOCATION: 23-25 BLACK POINT ROAD, NIANTIC, CONNECTICUT

SHEET NUMBER
4
OF
4
21052-4