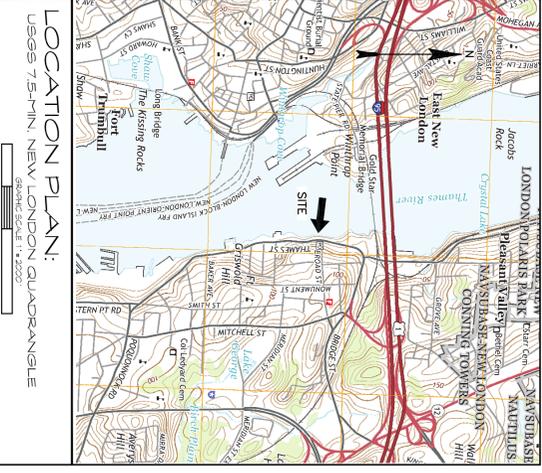
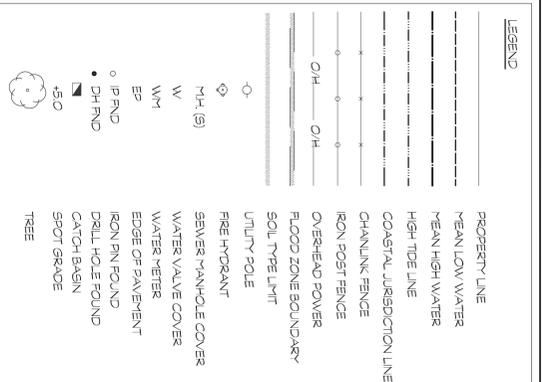


**ZONING DATA TABLE-WBZ ZONE**

REQUIRED	PROVIDED
Lot Area (Sec.3.162)	13,949 SF
Lot Width/Frontage	147(-) Existing
Lot Coverage (Sec.3.17d)	0% No Building
Front (Sec.3.17c)	10 Feet
Side (Sec.3.17c)	10 Feet
Rear Yard from MHV	20 Feet
Ad. Sec.3.19-3(d)	No Building
Building Width as Percentage of Lot	N/A
Parking On site and on Street	4 total
Parking Area Landscaping	Various Requested
Sign (Sec.3.19-3 and 4.4)	See note 2
Accessory/ Inter-action Offset	50 Feet Existing



**PROJECT NOTES OF THAMES STREET - CITY OF GROTON**

1. WITH RESPECT TO RESTORING THE DOCK FACILITY THIS PROJECT IS TO REMOVE 286(4) LF OF L SHAPED WOOD PILE AND THIBER PIER INCLUDING TEN FINGER PIERS AND 65 FEET OF STRAIGHT PIER WITH ASSOCIATED SUPPORT AND THE OFF PILES ALSO REMOVE A MARINE RAILWAY, CONSTRUCT 95(4) LF OF 8 FT WIDE FIXED WOOD PILE AND THIBER MAN PIER AND 200(4) LF OF 10 FT WIDE WOOD PILE AND THIBER BERTHING PIER INCLUDING NEW WATER/ELECTRIC UTILITIES, AND A DOCK MOUNTED LIFT. INSTALL FIVE DOLPHINS, REPLACE DISPLACED STONE, REMOVE LOOSE STONE, RE-CONK AND RE-GROUT AS NECESSARY 219(4) LF OF STONE SEAWALL, 500(4) JOY OVER 250(4) SF ALL AT AND WATERWARD OF THE HIGH WATER AND OF COASTAL JURISDICTION LINES. CONSTRUCT 55(4) LF OF STONE RETAINING WALL AT THE LANDWARD END OF THE MARINE RAILWAY. LIFT LANDWARD OF THE HIGH TIDE OF COASTAL JURISDICTION LINES. INSTALL, TEMPORARILY, A SPUD BARGE TO SERVE AS A FLOATING DOCK FOR BERTHING AQUACULTURE VESSELS UNTIL THE RESULT PIER IS OPERATIONAL.
2. THIS PROJECT IS FOR THE SPECIFIC PURPOSE OF DEVELOPING AN AQUACULTURE VESSEL BERTHING FACILITY FOR FOUR VESSELS. PRESERVING SOIL AND VEGETATION AT THIS EXISTING WBR SITE IN THE COASTAL ZONE. THESE IS SITE RE-GRADING AND LIMITED FILLING FOR SAFE SITE UTILIZATION AND STABILITY AND NO ADVERSE IMPACTS ARE FORESEEN WITH THIS DEVELOPMENT. NO MITIGATIVE MEASURES APPEAR TO BE REQUIRED.

**3. REFERENCES**

- a) THIS PLAN IS REFERENCES A SURVEY TITLED "PROPERTY BOUNDARY SURVEY PREPARED FOR DOCKO, INC. 107 THAMES STREET GROTON, CT" PREPARED BY J. DEWESEY PROFESSIONAL LAND SURVEYORS DATED MAY 10, 2019 ORIGINAL SCALE 1/4" = 20'-0".
- b) THIS PLAN REFERENCES AN A-2 BOUNDARY SURVEY, PROPERTY OF NORMAN BLOOM & SONS, LLC, 107 THAMES STREET, SCALE 1/4" = 10 FEET, ISSUED BY RESOLVE MANAGEMENT & MAPPING.
- c) REFERENCE IS MADE TO THE FOLLOWING ADDITIONAL DOCUMENTS:
  - FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 090100502J, REVISED 09/05/2013
  - DEEP RESOURCES MAP - NEW LONDON QUADRANGLE
  - SOIL SURVEY MAP - NEW LONDON QUADRANGLE
- d) TOWN OF GROTON, CT GIS INTERACTIVE MAPPING <http://maps.groton.ct.gov/apps/GISViewer/>
- e) ELEVATION DATUM IS NAVD 83. TIDAL INFORMATION IS REFERENCED TO NEW LONDON, CONNECTICUT COASTAL JURISDICTION LINE IS TAKEN FROM THE DEEP COASTAL JURISDICTION LINE - FACT SHEET, THAMES RIVER - GROTON.

**4. THESE APPLICATION DRAWINGS REPRESENT A COMPILATION OF INFORMATION FOR CITY PERMIT PURPOSES. THIS IS NOT A CONSTRUCTION CONTRACT DOCUMENT. THESE APPLICATION DRAWINGS REPRESENT EXISTING AND PROPOSED CONDITIONS. THEY COVER GRADING, DRAINAGE, SECURITY, PARKING, EMERGENCY RESPONSE AND UTILITY LAYOUT INCLUDING LIGHTING. THESE DRAWINGS DO NOT DEPICT LANDSCAPING OR BUILDING IMPROVEMENTS SINCE THESE ARE NONE IN THE PROJECT.**

**5. THIS SITE WAS EVALUATED BY MR. RICHARD SWARSKI, CERTIFIED SOIL SCIENTIST #975 and PROFESSIONAL METEOROLOGIST #1897, AND NO TIDAL WETLANDS VEGETATION WAS OBSERVED.**

**6. THE EXISTING DRAINAGE/EMBANKMENT IS STEEP AND NOT EASILY ACCESSIBLE BY FIRE DEPARTMENT FIRE FIGHTING VEHICLES SUCH AS PUMPERS AND LADDER TRUCKS. THERE IS NO WAY TO ACCOMMODATE SUCH VEHICLES IN VIEW OF THE TERRAIN CHARACTERISTICS OF THE SITE EXCEPT VIA THE UPPER LEVEL PARKING AREA (SECTION 4.77)**

**7. OWNER MUST CONTACT GROTON UTILITIES PRIOR TO BUILDING PERMIT APPLICATION TO VERIFY ELECTRICAL LOADS AND SERVICE**

**8. ANY CONSTRUCTION HAND-HOLE DISCONNECT MANHOLE, SIDEWALK, CURB, ETC.) WITHIN THE CITY OF GROTON RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS AND A PERMIT MUST BE OBTAINED FROM THE HIGHWAY SUPERINTENDENT PRIOR TO CONSTRUCTION REGARDLESS OF THE OTHER APPROVALS OR PERMITS RECEIVED.**

**9. NO EXCAVATION SHALL TAKE PLACE WITHOUT NOTING CALL BEFORE YOU DIG. AT 1800-972-4455. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.**

**10. EXISTING 4 INCH WATER SERVICE MUST BE TERMINATED AND SEALED. NEW DOCK SERVICE WATER LINES TO THE FOOT OF THE PIER DOCK MUST BE APPROVED BY THE FIRE MARSHAL AND GROTON UTILITIES PRIOR TO CONSTRUCTION WITH A BACKFLOW PREVENTION DEVICE AT THE UTILITY REESTRICTION OR IN A VALVE ON HIGH GROUND BEHIND THE RETAINING WALL. LIGHTS ON THE PIER AND SITE LIGHTS SHALL BE LOUVERED, OF MINIMUM WATTAGE AND ANIED TO PROVIDE SAFE ILLUMINATION BUT NOT SHED GLARE ON ADJACENT PROPERTIES.**

**11. NO PROJECT OR SITE IDENTIFICATION SIGNS ARE PROPOSED. A VISUAL INTEREST SIGN WILL BE PROVIDED TO THE CITY TO MOUNT ON THEIR RETAINING WALL NEXT TO THE SIDEWALK. THE SIGN SHALL BE APPROVED BY THE ZONING OFFICIAL AND SHALL NOT EXCEED 2 FEET BY 2 FEET AND WILL NOT BE HIGHLIGHTED.**

**12. VARIANCES HAVE BEEN REQUESTED FROM THE FOLLOWING PROVISIONS OF THE ZONING REGULATIONS:**

- 7.1.F REQUIRING PAVED SURFACE FOR DRIVEWAYS EXCEEDING 10% GRADENT
- 7.1.J REQUIRING PARKING AREA LANDSCAPING

**13. PARKING CALCULATION: THIS SITE IS FOR AQUACULTURE VESSEL BERTHING. NO BUILDING OFFICE, RETAIL OR OTHER COMMERCIAL SPACE IS BEING PROVIDED. A MAXIMUM OF FOUR BOATS WILL BE ACCOMMODATED AT THIS DOCK FACILITY EXCEPT POSSIBLY IN STORM OR ROUGH SEA CONDITIONS. ONE PARKING SPACE REQUIRED PER BOAT. FIVE PROVIDED PLUS ONE HANDICAPPED ACCESS PARKING SPACE 16 FEET WIDE AND 20 FEET LONG IS PROVIDED AT THE LOWER YARD.**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF GROTON PLANNING AND ZONING COMMISSION

**SITE PLAN/COASTAL SITE PLAN VARIANCE PLAN & SPECIAL PERMIT CITY OF GROTON, CT**

MAY 7, 2019

PROPERTY OF NORMAN BLOOM and SON LLC 107 THAMES STREET, GROTON

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

SHEET 1 OF 2

PREPARED BY DOCKO, INC.

KEITH B. NELSSON, PE 90 BOX 47 WYSHICT CT 06255 860-572-8939 FAX:572-7569

DOCKO INC. 218-530-2302





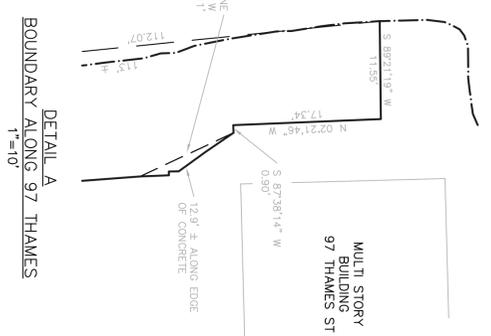
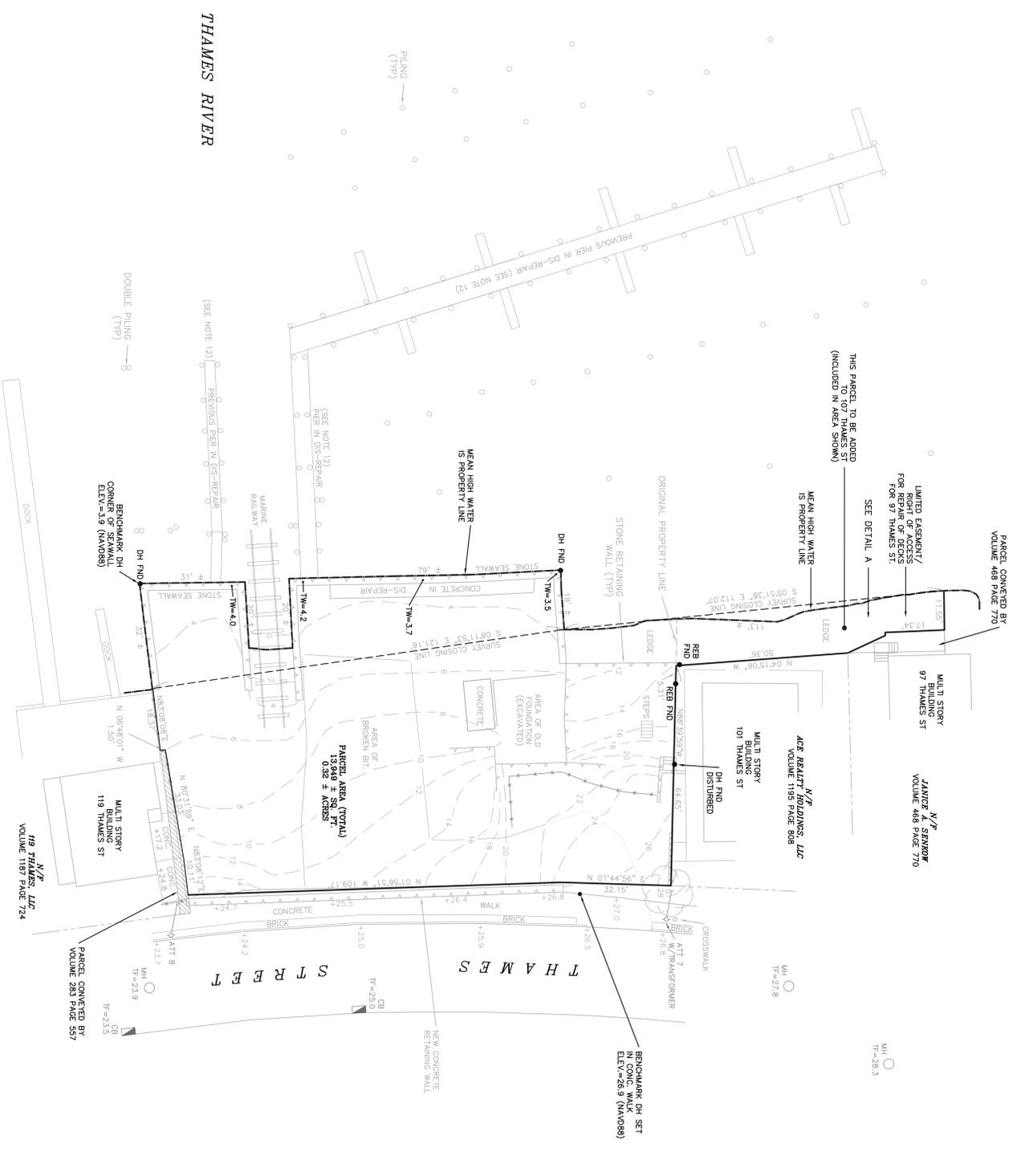
DATE	REVISION	BY
1		

**LIMITED PROPERTY SURVEY**  
OF  
**107 THAMES STREET**  
GROTON, CT  
PREPARED FOR  
**NORM BLOOM & SON, LLC**

SHEET NO.:	<b>1</b>
SCALE:	<b>AS NOTED</b>
DATE:	<b>MAY 28, 2019</b>
PROJECT NO.:	<b>19-059</b>
TITLE:	<b>2019/DCKO</b>
DWG. NAME:	<b>107 THAMES 2019</b>
SURVEYOR:	<b>JSD/C</b>
DRAWN BY:	<b>TJ</b>

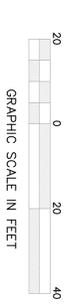
- NOTES:**
- THIS PLAN AND THE SURVEY IS BASED ON DATA PREPARED IN A LOCATION OF THE GROTON TOWN RECORDS, VOLUMES 20-3008-1 THROUGH 20-3008-20, MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A LIMITED PROPERTY SURVEY. THE SURVEY IS A CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 AND VERTICAL 1"-2".
  - REFERENCE IS MADE TO TOWN OF GROTON LAND EVIDENCE RECORDS VOLUME 1206 AT PAGE 2.
  - THE BASIS FOR BENCHMARKS WAS TAKEN FROM MAP REF. #1.
  - THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF GROTON WBR ZONE DISTRICT.
  - THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE VE (EL. 14).
  - THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF GROTON TAX ASSESSOR MAP AS P.L.N. 169918222417 AND HAS AN ASSIGNED STREET ADDRESS OF 107 THAMES STREET.
  - ELEVATION DATUM IS NAVD 1988.
  - THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE OF THE SUBJECT PROPERTY AS SHOWN FROM MAP REF. #1 - RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS IN MAY 2019.
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO A RIGHT OF ACCESS EASEMENT IN FAVOR OF JANICE A. SENKOW 97 THAMES ST. AS SHOWN ON PLAN RECORDED IN VOLUME 488 AT PAGE 770.
  - MEAN HIGH WATER = 0.9'
  - MEAN HIGH WATER WAS INTERPOLATED FROM NAVD 88.
  - SOME AREAS WERE DIGITIZED FROM MAP REF. #1.
  - PREVIOUS EXISTING PIERS & PILING ARE SHOWN FROM MAP REF. #1 - IN DISREPAIR MOSTLY ALTHAT REMAINS ARE THE PIER SUPPORT PILING AND THE OFF PILING.

- MAP REFERENCES:**
- "LOT LINE REVISION PLAN PROPERTY OF NORM BLOOM & SON LLC, 107 THAMES STREET GROTON, CONNECTICUT, DATE 5-3-19, 1"=10'.
  - "CONVEYANCE PLAN LAND TO BE CONVEYED TO JANICE A. SENKOW BY 10A DEMON ET AL, THAMES STREET GROTON, CONNECTICUT, SCALE 1"=10', MAY 5, 1988, DICESARE-BENTLEY ENGINEERS"
  - "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, EFFECTIVE DATE AUGUST 5, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY"
  - "PROPERTY/BOUNDARY SURVEY PREPARED FOR DCKO INC, 107 THAMES STREET GROTON, CT, SCALE 1"=20', DATE 2/2/99, REVISED 2/11/99, J DEMPSEY ASSOCIATES PROFESSIONAL LAND SURVEYORS"
  - TOWN OF GROTON OS MAP.



**LEGEND**

	PROPERTY LINE
	APPROX. ABUTTERS LINE
	MEAN HIGH WATER / PROPERTY LINE
	CONTOURS
	CHAIN LINK FENCE
	STONEWALL
	UTILITY POLE
	CONCRETE CURB
	TOP OF FRAME
	MANHOLE COVER
	CATCH BASIN
	CONCRETE
	BITUMINOUS
	REBAR OR DRILL HOLE FOUND



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

*Jerome J. Dempsey*

J. DEMPSEY, LS#19141

F. W. Guenther  
 CT LS 16528  
 Date

**SURVEYOR'S CERTIFICATION**

This survey has been prepared pursuant to the requirements of Connecticut State Agencies Section 20-300a-1 through 20-300a-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 25, 1988 and conforms to N-T-2 Class of accuracy. To my knowledge and belief, this map is substantially correct as noted herein

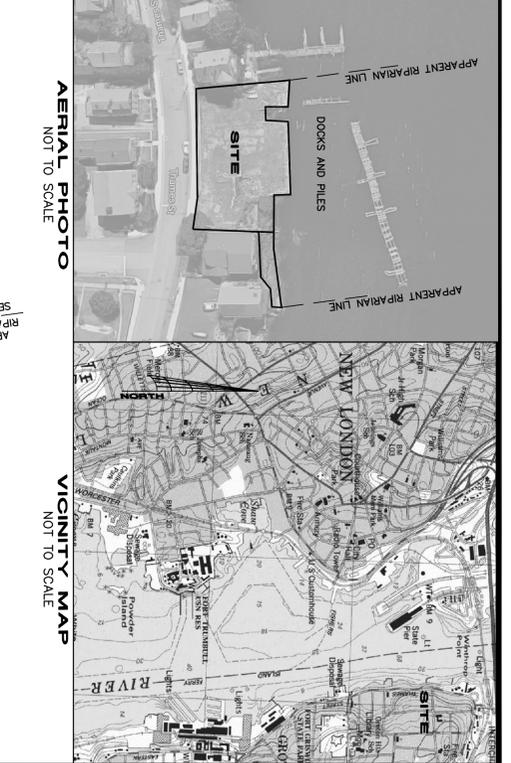
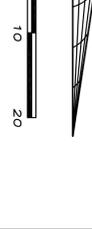
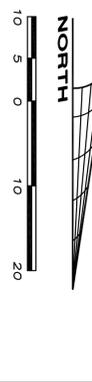
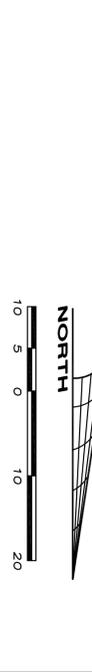
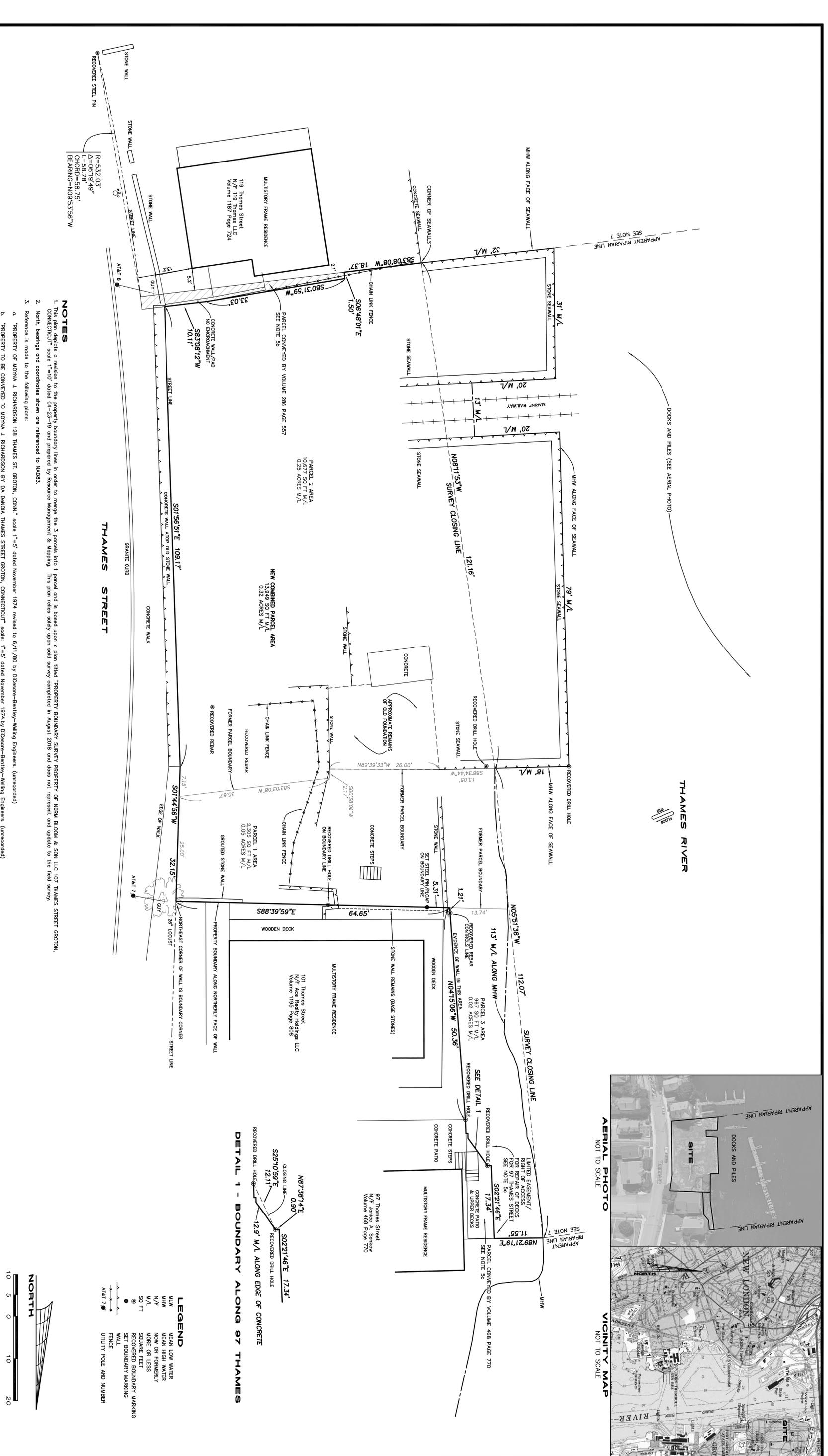
**NOTES**

- This plan depicts a revision to the property boundary lines in order to merge the 3 parcels into 1 parcel and is based upon a plan titled "PROPERTY BOUNDARY SURVEY PROPERTY OF NORM BLOOM & SON LLC 107 THAMES STREET GROTON, CONNECTICUT" scale 1"=10' dated 04-23-19 and prepared by Resource Management & Mapping. This plan relies solely upon said survey completed in August 2018 and does not represent an update to the field survey.
- North, bearings and coordinates shown are referenced to NAD83.
- Reference is made to the following plans:
  - "PROPERTY OF MONYA J. RICHARDSON 128 THAMES ST. GROTON, CONN." scale 1"=5' dated November 1974 revised to 6/11/90 by DiCesare-Bentley-Walling Engineers. (unrecorded)
  - "PROPERTY TO BE CONVERTED TO MONYA J. RICHARDSON BY DA DENGA, THAMES STREET GROTON, CONNECTICUT" scale 1"=5' dated November 1974 by DiCesare-Bentley-Walling Engineers. (unrecorded)
  - "CONVEYANCE PLAN LAND TO BE CONVERTED TO JANICE A. SENKOW BY DA. A. DENGA, ET AL THAMES STREET GROTON, CONNECTICUT" scale 1"=10' and filed as map S14-46 at the Town of Groton land records.
  - "CONSULTATION PLAN MAP SHOWING EASEMENT ACQUIRED FROM RICHARD M. LIBBY BY CITY OF GROTON, CONNECTICUT THAMES STREET REHABILITATION" scale: 1"=20' dated August 2012 by Miron & Madhoom, Inc. (unrecorded)
- Reference is made to the following deed regarding title ownership of the subject parcels:
  - Volume 1206 of Page 2, regarding parcels 1 and 2, with mention of riparian rights over parcel 3.
  - Reference is made to the following deeds recorded at the Town of Groton land records:
    - Volume 120 at Page 107 regarding riparian and other rights and "title to the river bed, the channel, the banks the margins, the shores and the ledge adjoining the Thames River," conveyed from Rose and Charles Freedland to John J. DeNico in May 1947.
    - Volume 288 at Page 557 regarding a parcel of land conveyed to Monya J. Richardson and perpetual easement across Parcel 1 for access to and maintain a roadway and stone wall.
    - Volume 468 at Page 770 regarding a parcel of land conveyed from Ida A. John J. and William D. DeNico to Janice Senkow. There is an access easement over Parcel 3 for maintenance and repair of the patio at 97 Thames Street.
    - Volume 1108 of Page 1006 regarding temporary construction easements granted to the City of Groton for construction of a new wall. The wall is complete and the easements have been extinguished. The street line is shown per the plan referenced in note 3d.
  - Parcels 1 and 2, as depicted on this plan, correspond to the current deed cited in note 4a. Parcel 3, while not specifically described in the current deed, was currently held by DeNico at time of the conveyance to Richard M. Libby.
  - The position of the so-called apparent riparian lines are calculated as perpendicular to the federal navigation channel/water line of the Thames River and not based upon deed reference.
  - See Volume 1210 of Page 853 regarding a notice to Ace Realty Holdings LLC (owner of 101 Thames Street) and Janice A. Senkow (owner of 97 Thames Street) to prevent adverse possession of fee and easement/right-of-way.

**LOT LINE REVISION PLAN**

PROPERTY OF  
 NORM BLOOM & SON LLC  
 107 THAMES STREET  
 GROTON, CONNECTICUT

**RESOURCE MANAGEMENT  
 AND MAPPING**  
 SURVEYING/MAPPING  
 GFS  
 61 LIBERTY STREET, CHESTER, CT 06412 860.526.2530  
 Project no. 18.025  
 date 05-03-19  
 sheet 1 of 1



**AERIAL PHOTO**  
 NOT TO SCALE

**VICINITY MAP**  
 NOT TO SCALE