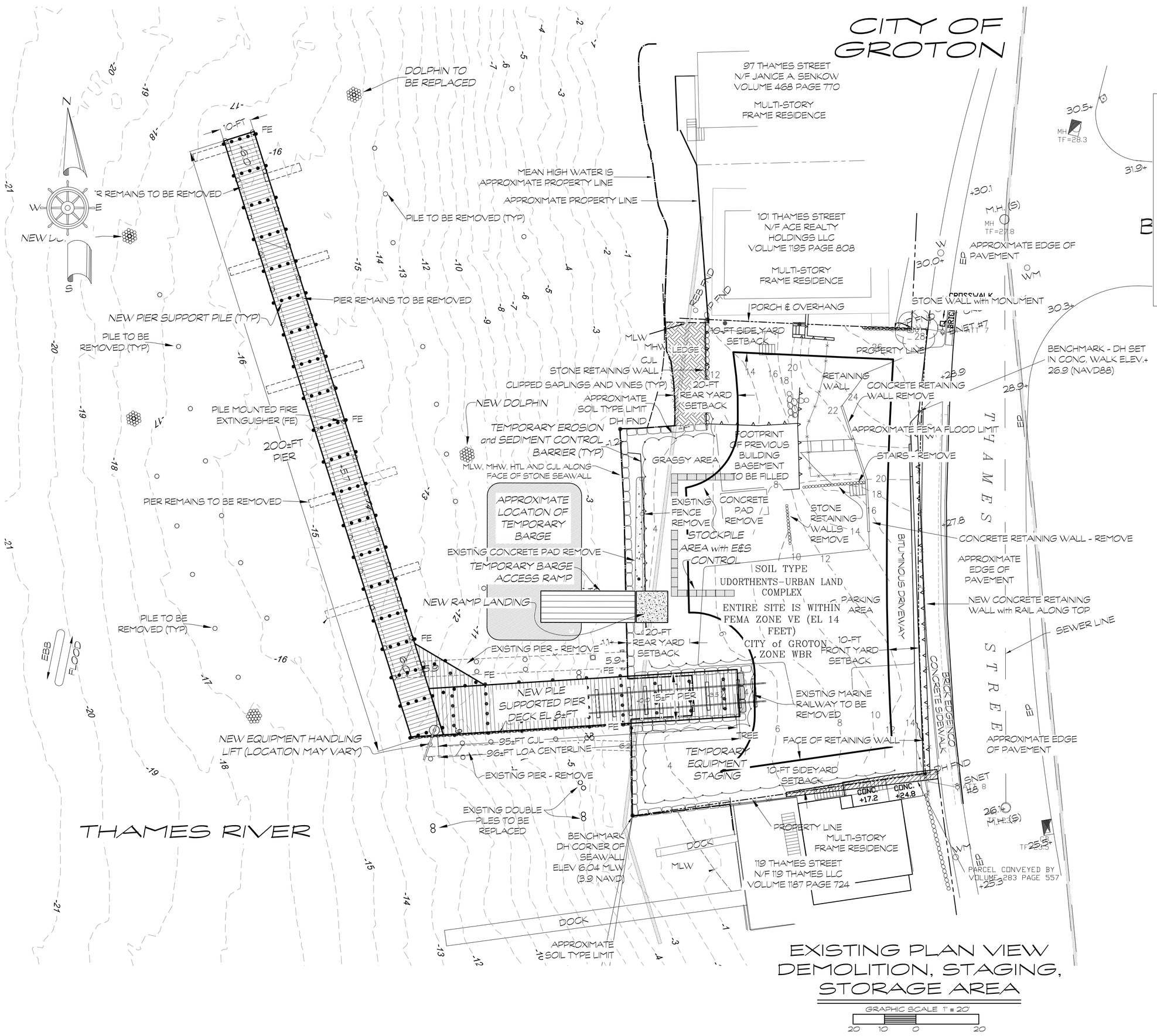


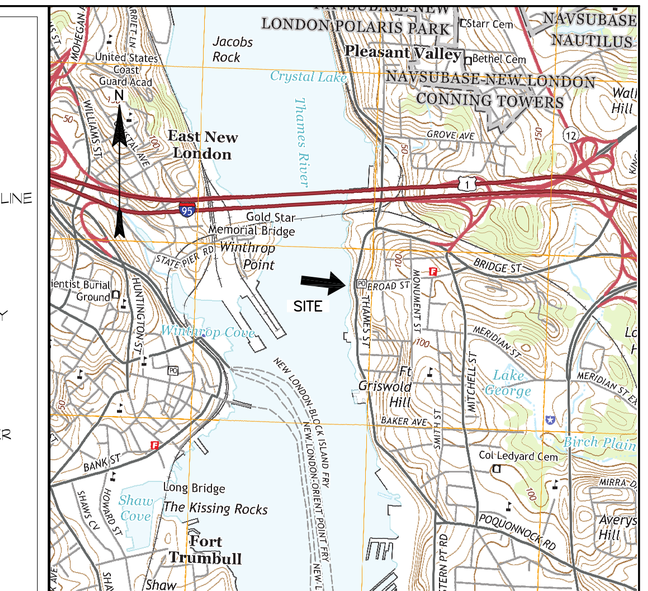
EXISTING PLAN VIEW
DEMOLITION, STAGING, STORAGE AREA

GRAPHIC SCALE 1" = 20'

ZONING DATA TABLE-WBR ZONE	REQUIRED	PROVIDED
Lot Area (Sec.3.1.G2)	4,000	13,949 SF
Lot Width/Frontage	40 Feet	141(+/-) Existing
Lot Coverage (Sec.3.17d)	50(+/-) Max	0% No Building
Front (Sec.3.17a)	10 Feet	10 Feet
Side (Sec.3.17c)	10 Feet	10 Feet
Rear Yard from MHW	20 Feet	20 Feet
And Sec.3.19-2c(1)	35 Feet	No Building
Building Width as Percentage of Lot	N/A	No Building
Parking: On site and on Street	4 total	6 on site
Parking Area Landscaping	Variance Requested	
Sign (Sec.3.19-3 and 4.4)	See note 12	
Accessway/ Intersection Offset	50 Feet	50 Feet Existing

LEGEND

- PROPERTY LINE
- MEAN LOW WATER
- MEAN HIGH WATER
- HIGH TIDE LINE
- COASTAL JURISDICTION LINE
- CHAINLINK FENCE
- IRON POST FENCE
- O/H — OVERHEAD POWER
- FLOOD ZONE BOUNDARY
- SOIL TYPE LIMIT
- UTILITY POLE
- FIRE HYDRANT
- M.H. (S) — SEWER MANHOLE COVER
- W — WATER VALVE COVER
- WM — WATER METER
- EP — EDGE OF PAVEMENT
- IP FND — IRON PIN FOUND
- DH FND — DRILL HOLE FOUND
- CATCH BASIN
- +5.0 — SPOT GRADE
- TREE



LOCATION PLAN:
USGS 7.5-MIN. NEW LONDON QUADRANGLE
GRAPHIC SCALE 1" = 2000'

PROJECT NOTES 107 THAMES STREET - CITY of GROTON:

1. WITH RESPECT TO RESTORING THE DOCK FACILITY THIS PROJECT IS TO REMOVE 298(+/-) LF OF L SHAPED WOOD PILE AND TIMBER PIER INCLUDING TEN FINGER PIERS AND 65 FT OF STRAIGHT PIER WITH ASSOCIATED SUPPORT AND TIE OFF PILE ALSO REMOVE A MARINE RAILWAY. CONSTRUCT 95(+/-) LF OF 5'-FT WIDE FIXED WOOD PILE AND TIMBER MAIN PIER AND 200(+/-) LF OF 10 FT WIDE WOOD PILE AND TIMBER BERTHING PIER INCLUDING NEW WATER/ELECTRIC UTILITIES, AND A DECK MOUNTED LIFT. INSTALL FIVE DOLPHINS, REPLACE DISPLACED STONE, RESET LOOSE STONE, , RE-CHINK AND RE-GROUT AS NECESSARY 213(+/-) LF OF STONE SEAWALL, 500 (+/-) CY OVER 2,500(+/-) SF, ALL AT AND WATERWARD OF THE MEAN HIGH WATER LINE, A TOTAL OF 286 LF ALONG THE HIGH TIDE LINE AND CT COASTAL JURISDICTION LINES, CONSTRUCT 15(+/-) LF OF STONE RETAINING WALL AT THE LANDWARD END OF THE MARINE RAILWAY INLET, LANDWARD OF THE HIGH TIDE AND CT COASTAL JURISDICTION LINES. INSTALL, TEMPORARILY, A SPUD BARGE TO SERVE AS A FLOATING DOCK FOR BERTHING AQUACULTURE VESSELS UNTIL THE REBUILT PIER IS OPERATION.

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. THERE 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. THERE SHALL BE NO EXTERIOR ON LAND STORAGE OF SHELLFISH, SHELLFISH DEBRIS, FISH, BAIT, OR RELATED AQUACULTURE MATERIALS.

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 DEMPSEY PROFESSIONAL LAND SURVEYORS DATED MAY 10, 2019 ORIGINAL SCALE 1-IN = 20-FT.
b) THIS PLAN REFERENCES AN A-2 BOUNDARY SURVEY, PROPERTY OF NORMAN BLOOM & SONS, LLC, 107 THAMES STREET, SCALE 1 INCH = 10 FEET, ISSUED BY RESOURCE MANAGEMENT & MAPPING.
REFERENCE IS MADE TO THE FOLLOWING ADDITIONAL DOCUMENTS
- FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 09011C0502J REVISED 08/05/2013
- DEEP RESOURCE MAP - NEW LONDON QUADRANGLE
- DEEP SHELLFISH CONCENTRATION AREA MAP - NEW LONDON QUADRANGLE
- SOIL SURVEY http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
- TOWN OF GROTON, CT GIS INTERACTIVE MAPPING http://maps.groton.ct.gov/apps/GrotonGISViewer/

4. ELEVATION DATUM IS NAVD 88. TIDAL INFORMATION IS REFERENCED TO NEW LONDON - CONNECTICUT COASTAL JURISDICTION LINE IS TAKEN FROM THE DEEP COASTAL JURISDICTION LINE - FACT SHEET; THAMES RIVER - GROTON

5. THIS APPLICATION DRAWING REPRESENTS 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 THERE ARE NONE IN THE PROJECT.

6. THIS SITE WAS EVALUATED BY MR. RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST #1975 and PROFESSIONAL WETLANDS SCIENTIST #1391 AND NO TIDAL WETLANDS VEGETATION WAS OBSERVED.

7. THE EXISTING DRIVE / ENTRANCE IS STEEP AND NOT READILY 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 AND THE FIRE MARSHALL IS AGREEABLE TO SUCH ARRANGEMENTS.

8. OWNER MUST CONTACT GROTON UTILITIES PRIOR TO BUILDING PERMIT APPLICATION TO VERIFY ELECTRICAL LOADS AND SERVICE. GROTON POLICE WILL BE NOTIFIED 72 HOURS PRIOR TO STREET LOADING /OFFLOADING ACTIVITIES.

9. 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.

10. NO EXCAVATION SHALL TAKE PLACE WITHOUT NOTIFYING "CALL BEFORE YOU DIG" AT 1-800-922-4455. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

11. EXISTING ¾ INCH WATER SERVICE MUST BE TERMINATED AND SEALED. NEW 2-INCH DOCK SERVICE WATER LINE TO THE FOOT OF THE PIER DOCK MUST BE AS APPROVED BY THE FIRE MARSHALL AND GROTON UTILITIES PRIOR TO CONSTRUCTION WITH A BACKFLOW PREVENTION DEVICE AT THE UTILITY PEDESTAL OR IN A VAULT ON HIGH GROUND BEHIND THE RETAINING WALL. LIGHTS ON THE PIER AND SITE LIGHTS SHALL BE LOUVERED, OF MINIMUM WATTAGE AND AIMED TO PROVIDE SAFE ILLUMINATION BUT NOT SHED GLARE ON ADJACENT PROPERTIES. THERE WILL BE NO TRASH RECEPTACLES OR CONTAINERS LEFT ON THE SITE.

12. 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.

13. NO VARIANCES HAVE BEEN REQUESTED FROM THE PROVISIONS OF THE ZONING REGULATIONS.

14. 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 HANDICAPPED ACCESS PARKING SPACE 16 FEET WIDE AND 20 FEET LONG IS PROVIDED AT THE LOWER YARD.

EROSION & SEDIMENT CONTROL NOTES

A. PRIOR TO THE START OF WORK A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE ZONING ENFORCEMENT OFFICER, THE OWNERS REP, THE ENGINEER AND THE CONTRACTOR TO ASSESS THE SCOPE OF WORK AND ANY CHANGES OR ENHANCEMENTS TO THE SOIL AND EROSION CONTROLS WHICH MIGHT BE REQUIRED BY PERMIT OR OTHERWISE APPROPRIATE.

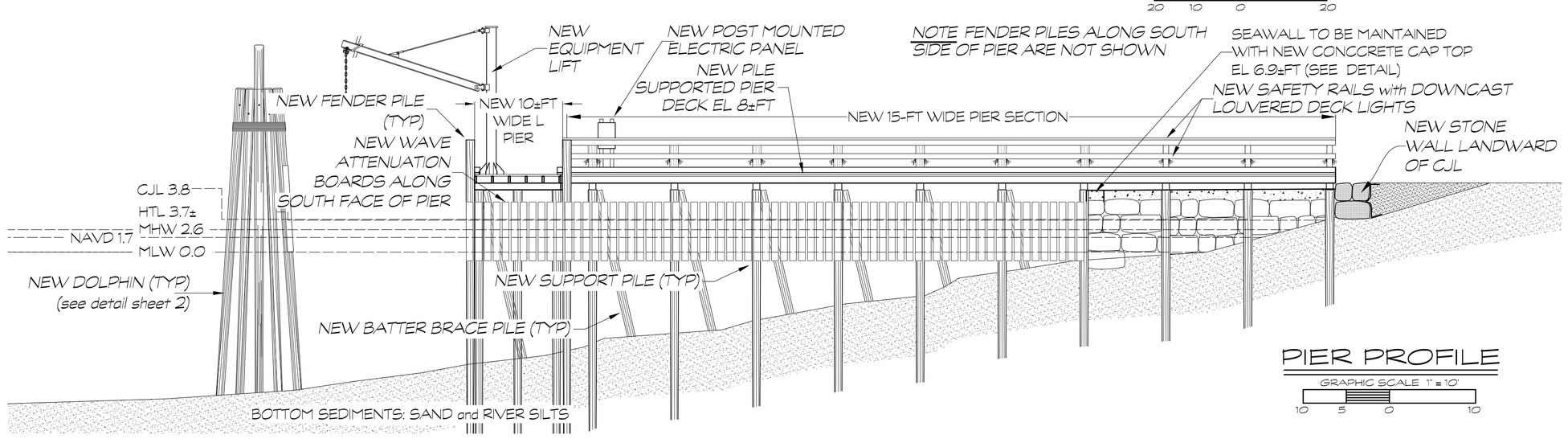
B. ACTUAL LOCATIONS AND THE APPLICATION OF EROSION CONTROL DEVICES SHALL BE DETERMINED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION BASED ON CURRENT CONDITIONS BUT WILL BE IN GENERAL CONFORMANCE WITH THE DETAILS ON THE APPROVED SPECIAL PERMIT APPLICATION DRAWINGS.

C. AGREED UPON EROSION AND SEDIMENT CONTROS AND DEVICES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE.

D. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. THE SEQUENCE OF THE WORK WILL BE ROUGH GRADING, RE-STABILIZATION WILL BE COMPLETED AS SOON AS PRACTICAL FOLLOWING THE SEAWALL RESTORATION. RETAINING WALL AND UTILITY WORK WILL THEN FOLLOW AND BE COMPLETED PRIOR TO FINE GRADING AFTER WHICH THE CRUSTED STONE WILL BE PLACED.

E. INSTALLED EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE MAINTAINED AS INSTALLED THROUGHOUT THE COURSE OF THE PROJECT.

F. REFERENCE IS MADE TO THE STATE OF CONNECTICUT GUIDELINES FOR SOIL AND EROSION SEDIMENT CONTROL HANDBOOK, LATEST EDITION.



PIER PROFILE
GRAPHIC SCALE 1" = 10'

CITY OF GROTON: APPROVED PLAN
THE PLANS UPON WHICH THIS STAMP IS AFFIXED ARE APPROVED. ALL WORK MUST CONFORM TO THE REPRESENTATIONS MADE HEREIN AND OTHER APPLICABLE DOCUMENTS OR CONDITIONS. IT IS THE APPLICANTS RESPONSIBILITY TO SECURE ADDITIONAL PERMITS AS MAY BE REQUIRED. ANY MODIFICATIONS TO THESE PLANS REQUIRED IN ORDER TO SECURE OTHER PERMITS OR ADDRESS FIELD CONDITIONS DURING CONSTRUCTION MUST FIRST BE APPROVED BY THE CITY PLANNER OR PLANNING AND ZONING COMMISSION, AS MAY BE APPLICABLE, AND PRIOR TO COMMENCING WITH SAID IMPROVEMENTS.

CHAIRMAN _____ DATE _____

REVISED JUNE 14, 2019

SITE PLAN/COASTAL SITE PLAN & SPECIAL PERMIT PLAN
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. NEILSON, P.E.
PO BOX 421 MYSTIC,CT 06355
860 572-8939 FAX572-7969

DWG 19-02-3006