APPLICATION # 5946 SUBMITTAL DATE: 2/26/24

2716
302 859

Town of Ledyard Land Use Department
Free Split/Lot Merger/Lot Boundary Line Adjustment Compliance Application Form

This completed form must be signed by all parties of record and submitted to the Town Clerk when plans are filed. Please return completed form to Planning Department. Department review of plans is authorized by C.G.S. § 20-304.

Scanned ___ App File ___
E-file ___ St. File ___
Planning Director ___

CHECK ONE: ____ Free Split ____ Lot Merger __x__ Boundary Line Adjustment

Addresses of all Subject Properties (including Assessor Map/Block/Lot #):

1. 1764 ROUTE 12 MBL 61-2120-1764 in PF
2. _____

Names & Addresses of Owners of Record of all Subject Properties:

1. 2 THAMES VIEW PTWY MBL 61-2470-2
2. _____

Telephone Numbers & Email Addresses of Owners of Record:

1. Daniel Stanavage - 860-982-1505 - auctionman96@sbcglobal.net
2. Noah Cardinal - 775-293-0315 - noah_cardinal@yahoo.com

Agent Name, Address, Telephone & Email (if applicable): _____

** Note: If there are more than two (2) Subject Properties, use additional sheet. **

Zoning District(s) of all Subject Properties: R40

LOT MERGER OR BOUNDARY LINE ADJUSTMENT PLANS: A Merger or Boundary Line Adjustment Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed conditions. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. New Deeds and Easements must be filed at the time the approved survey is filed and shall reflect proposed lots and plan conditions.

FREE SPLIT PLANS: A Free Split Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed lots. Evidence of eligibility for creation of a Free Split lot is required. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. New Deeds and Easements must be filed at the time the approved survey is filed and shall reflect proposed lots and plan conditions.

Signatures of Owners/Agents of Record of all Subject Properties:

1. Daniel Stanavage _____ Date: 2-26-24
   Print Name
2. Noah Cardinal _____ Date: 2-26-24
   Print Name
3. _____ Date: _____
   Print Name

Additional Property, Owner of Record, Agent Information, as needed:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Additional Signatures/Dates, as needed:

_____ Date: _____
Print Name

_____ Date: _____
Print Name

** FOR STAFF USE ONLY BELOW THIS LINE **

STAFF APPROVALS

1. ZONING & WETLANDS OFFICIAL:

_____ Date: _____
Print Name

Comments/Conditions: _____
_____

2. DIRECTOR OF LAND USE & PLANNING:

_____ Date: _____
Print Name

Comments/Conditions: _____
_____

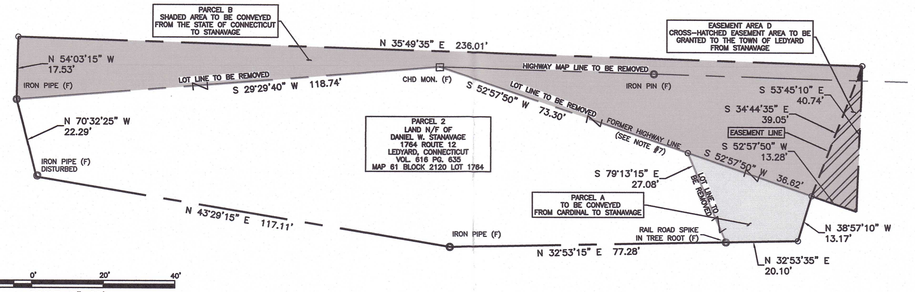
3. LEDGE LIGHT HEALTH DISTRICT:

_____ Date: _____
Print Name

Comments/Conditions: _____
_____

IMPORTANT NOTE: TOWN SIGNATURES ON FORM AND ACCEPTANCE BY THE TOWN DOES NOT IMPLY OR GUARANTEE THAT AFFECTED LOTS CAN BE BUILT ON OR FURTHER DEVELOPED IN ANY WAY.

PARCEL B, A & EASEMENT AREA D DETAIL



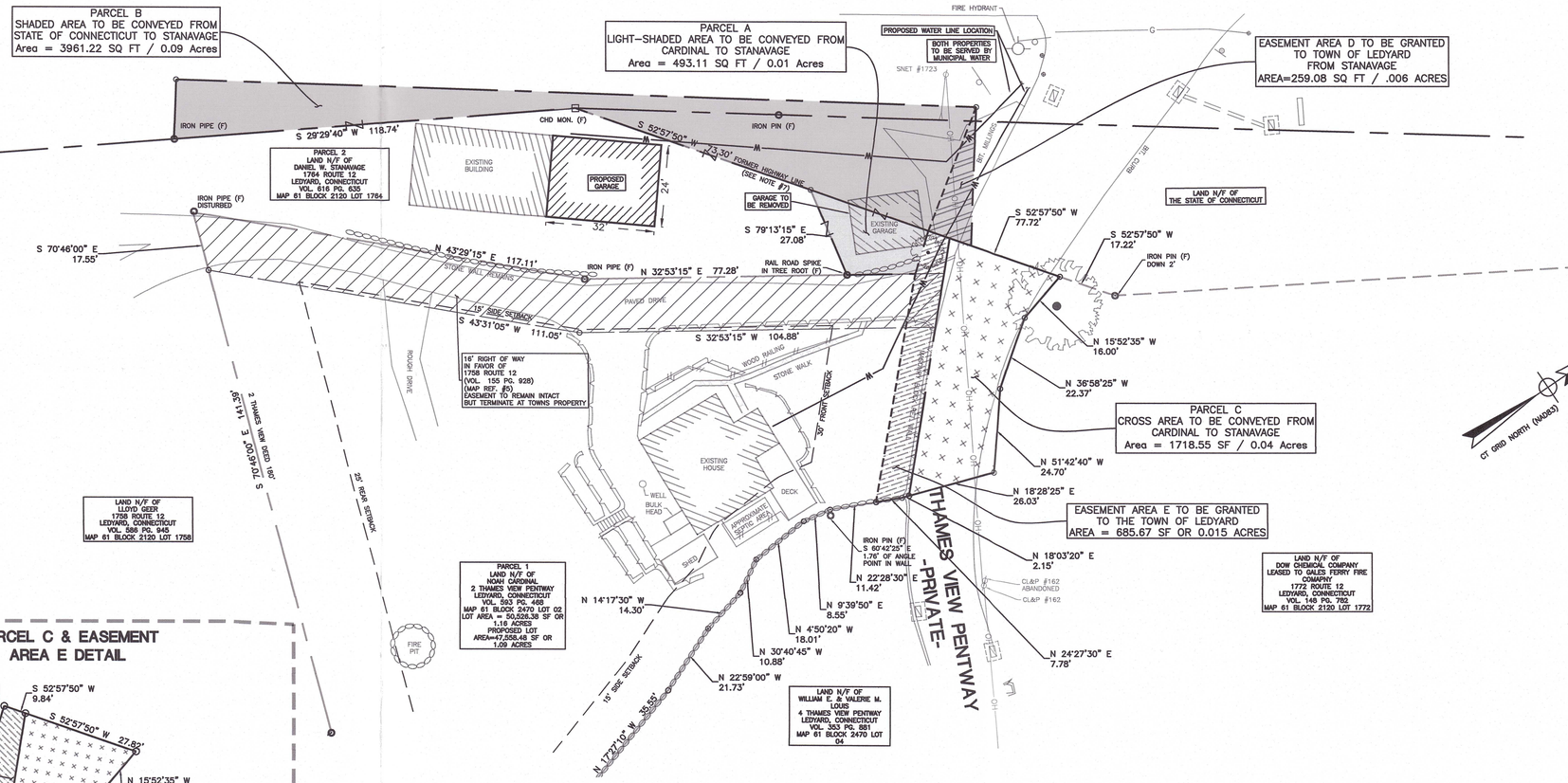
LEGEND:

PROPERTY LINE	UTILITY POLE
CHAIN-LINK FENCE	N/F — NOW OR FORMALY
RETAINING WALL	U.G. — UNDER GROUND
STONE WALL	DECIDUOUS TREE
BOUNDARY MARKER TO BE SET	OVERHEAD ELECTRIC LINE
IRON PIN, IRON PIPE	WATER SHUTOFF
CHD, MON — MONUMENT	BOLLARD
GAS GATE, WATER GATE	SHRUB
TRAFFIC SIGN	
SEWER MANHOLE	

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
   A. TYPE OF SURVEY: BOUNDARY SURVEY
   B. BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY
   C. HORIZONTAL ACCURACY: A-2
      VERTICAL ACCURACY: N/A
      TOPOGRAPHIC ACCURACY: N/A
   D. INTENT: TO DEPICT BOUNDARY LINES AND THE ADJUSTMENTS PROPOSED.
2. DATE OF LATEST FIELD WORK: JULY 2023
3. HORIZONTAL ORIENTATION IS CT N.A.D 83 BASED ON FIELD GPS OBSERVATIONS
4. BOUNDARY LINES OF ADJOINING PROPERTIES ARE NOT TO BE CONSTRUED AS HAVING BEEN THE RESULT OF A FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY
5. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION OF THE LAND SURVEYOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF.
6. STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES BETWEEN POINTS INDICATED ON THE SURVEY.
7. STATE DOT MAPPING DEPICTS AN "OLD HIGHWAY LINE" FOR ROUTE 12 AND A CAREFUL EXAMINATION OF THE LAND RECORDS INDICADATES THE STATE NEVER RELEASED THE LAND UP TO THE PRESENT HIGHWAY LINE. THEREFORE, IT IS THE SURVEYORS OPINION THAT THE "OLD HIGHWAY LINE" IS THE BOUNDARY LINE ALONG ROUTE 12
8. THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHT OF WAYS OR AGREEMENTS:
   A. VOL. 20 PG. 186 AN EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
   B. VOL. 48 PG. 281 AN EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY (EXISITNG ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
   C. VOL. 155 PG. 928 A RIGHT OF WAY IN FAVOR OF 1758 THAMES VIEW PENTWAY (EXISITNG ON PARCELS 1 & C)
   D. VOL. 14 PG. 82 A RIGHT OF WAY IN FAVOR OF OTHERS TO THE MILITARY HIGHWAY (ROUTE 12) (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
9. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR

C.T. ROUTE 12
- NORWICH - GROTON ROAD -



FRONTAGE TABLE		
	PARCEL 1	PARCEL 2
EXISTING	94.93'	192.04'
PROPOSED	77.12'	297.72'

AREA TABLE		
	PARCEL 1	PARCEL 2
EXISTING	50526.38 SF	6853.25 SF
PARCEL A	-493.1 SF	+ 493.1 SF
PARCEL B		+ 3961.2 SF
PARCEL C	-1718.96 SF	
PROPOSED	48314.32 SF	11307.55 SF

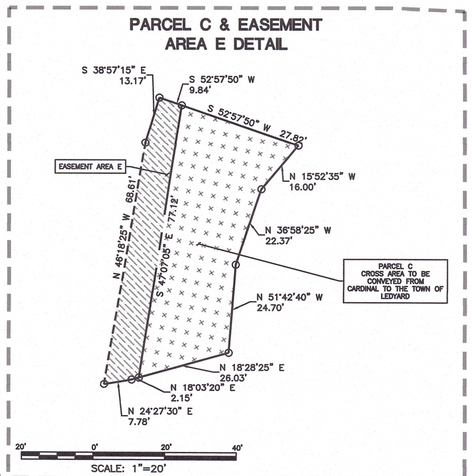
ZONING CHART PARCEL 1
ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ FT.)	40,000 SF	50526.38 SF	48,314.32 SF
MIN. LOT WIDTH	150'	81'	73'
MIN. FRONT YARD SETBACK	30'	66'	27'
MIN. SIDE YARD SETBACK	15'	3'	3'
MIN. REAR SETBACK	25'	108'	108'
MAX. LOT COVERAGE	25%	13%	11%

ZONING CHART PARCEL 2
ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ FT.)	40,000 SF	6853.25 SF	11307.55 SF
MIN. LOT WIDTH	150'	182'	283'
MIN. FRONT YARD SETBACK	30'	0.9'	10.5'
MIN. SIDE YARD SETBACK	15'	64'	64'
MIN. REAR SETBACK	25'	12.9'	12.9'
MAX. LOT COVERAGE	25%	14%	15%

PARCEL C & EASEMENT AREA E DETAIL



MAP REFERENCES

1. "PLAN SHOWING PROPOSED WATER CONNECTION, SEWAGE DISPOSAL SYSTEM AND DRIVEWAY PREPARED FOR DANIEL STANAVAGE 1764 CONNECTICUT STATE ROUTE 12 A.K.A NORWICH-GROTON ROAD LEDYARD, CONNECTICUT" PREPARED BY: DIETER & GARDNER, INC. SCALE: 1"=20' DATE: APRIL 2022
2. "TOWN OF LEDYARD SKETCH SHOWING LAND LEASED TO THE TOWN OF LEDYARD BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT. ROUTE 12 (GROTON-NORWICH ROAD) SCALE: 1"=40' DATE: MAY 2002
3. "THE 236 WHALEHEAD ROAD SUBDIVISON DETAILED LAYOUT MAP 1 OF 2 236 WHALEHEAD ROAD GALES FERRY, CONNECTICUT" PREPARED BY: THOMAS J. BULZAK SCALE: 1"=40' DATE: 08/2000 REVISED: 01/05/2001
4. "PLAN SHOWING PARCELS OF LAND PROPERTY OF ERIC A. WIDSTROM AND DENNIS E. WIDSTROM THAMES VIEW PENTWAY LEDYARD, CONNECTICUT" PREPARED BY: DIETER AND GARDNER, INC. SCALE: 1"=40' DATE: MAY 1997
5. "PLAN SHOWING 16' RIGHT OF WAY OVER PROPERTY OF OLAND E. SMITH AND MARIE M. SMITH LOCATED OFF CONNECTICUT STATE ROUTE 12 LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=20' DATE: JUNE 1994
6. "PLAN SHOWING PROPERTY TO BE CONVEYED BY ESTATE OF ROLAND P. SANFORD TO HOMER L. MARTHA M. WALKER AND HARRIET V. & HARLAN D. SONK" PREPARED BY: GEORGE DIETER SCALE: 1"=30 DATE: SEPTEMBER 1963
7. "PLAN SHOWING BUILDING LOTS ON PROPERTY OF ROBERT W. & PEARL C. BRUMBLE LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=40' DATE: APRIL 1963
8. " CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON-NORWICH ROAD GALES FERRY ROAD TO ALLYN'S BROOK" SCALE: 1"=40' DATE: 11/05/57
9. "MAP SHOWING PROPERTY OWNED BY DOW CHEMICAL COMPANY ALLYN'S POINT, LEDYARD, CT" SCALE: 1"=100' DATE: DECEMBER 1953

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454 — DATE 2/23/24

RECEIVED
FEB 26 2024
LAND USE DEPARTMENT

SCALE: 1"=20'

No.	DATE	REVISION
1	02/09/24	EASEMENT AREA ADDED

STATE OF CONNECTICUT RYAN J. CHEVERIE No. 70454 LICENSED LAND SURVEYOR

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

PROPOSED BOUNDARY LINE ADJUSTMENTS

IN THE AREA OF ROUTE 12 AND THAMESVIEW PENTWAY

GALES FERRY, CONNECTICUT

Project No.	CLA-7516
Proj. Surveyor	R.J.C.
Date:	Dec 2023
Sheet No.	1

CLA