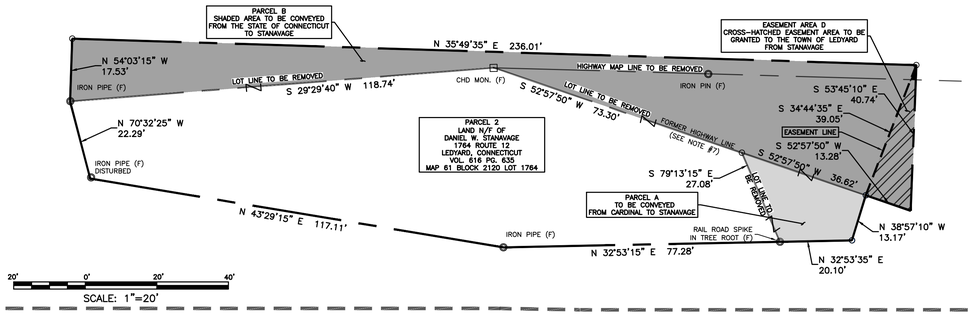
PARCEL B, A & EASEMENT AREA D DETAIL



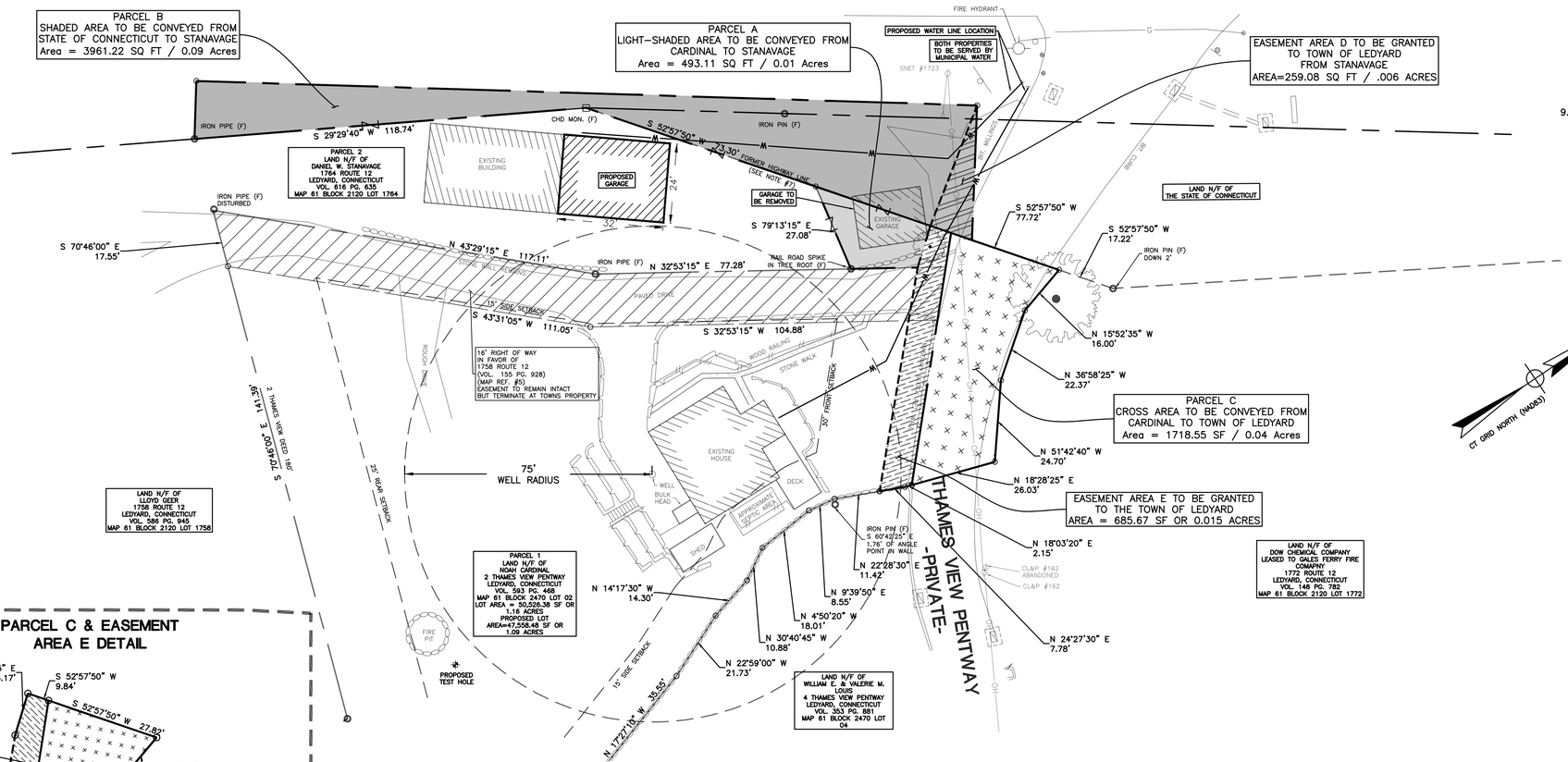
LEGEND:

	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	OH	OVERHEAD ELECTRIC LINE
	IRON PIN, IRON PIPE		WATER SHUTOFF
CHD, MON	MONUMENT		BOLLARD
	GAS GATE, WATER GATE		SHRUB
	TRAFFIC SIGN		
S	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

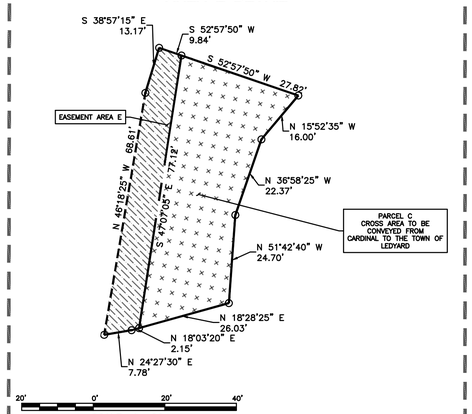
ZONING CHART PARCEL 1
ZONE R40

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.

03/27/24
RYAN J. CHEVERIE, L.L.S. #70454 DATE

20' 0' 20' 40'
SCALE: 1"=20'

No.	DATE	REVISION
3	03/27/24	REVISIONS PER COMMENTS
2	03/26/24	REVISIONS PER COMMENTS
1	02/09/24	EASEMENT AREA ADDED

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
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(860) 886-1966 Fax (860) 886-9165

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

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