NEW DOCK PROJECT
RICH PROPERTY
DARIEN, CONNECTICUT

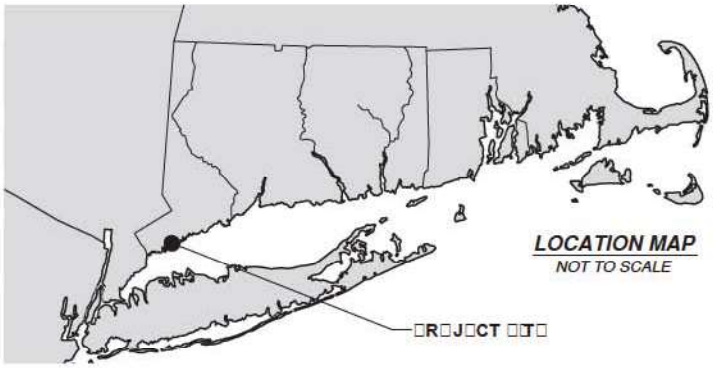
DRAWING LIST				
SHEET NO.	SHEET TITLE	ORIGINAL DATE	REVISION DATE	NOTES
1 OF 6	TITLE SHEET	5-1-2020		
2 OF 6	USGS TOPOGRAPHIC GUADRANGLE MAP	5-1-2020		
3 OF 6	TAX ASSESSOR'S MAP	5-1-2020		
4 OF 6	EXISTING CONDITIONS PLAN	5-1-2020		
5 OF 6	PROPOSED CONDITIONS PLAN	5-1-2020	7-15-2020	REVISED DOCK LOCATION & FLOAT LAYOUT
6 OF 6	CROSS SECTION A	5-1-2020	7-15-2020	REVISED DOCK LOCATION & FLOAT LAYOUT

PROJECT NOTES

1. REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS:
   A. "TOPOGRAPHIC SURVEY, EXISTING CONDITIONS, RICH PROPERTY, 26 BEACH DRIVE, DARIEN, CONNECTICUT", CERTIFIED TO CLASS T-2 STANDARDS, DATED JULY 15, 2019, SCALE: 1" = 20' AND CERTIFIED BY JAMES NAGLE, L.S., LIC. NO. 15195.
   B. "ZONING LOCATION SURVEY PREPARED FOR SANFORD R. RICH & DEBORAH A. RICH", 26 BEACH DRIVE, DARIEN, CONNECTICUT, DATED MAY 8, 2006, SCALE 1" = 20', CERTIFIED TO CLASS A-2 & V-3 STANDARDS OF ACCURACY BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C., DARIEN, CT.
   C. "NFIP, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT", MAP NUMBER 09001C0536G, REVISED JULY 8, 2013, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. BENCHMARK, TIDE LINES, UPLAND ELEVATIONS, AND SOUNDINGS ARE IN FEET, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CJL (COASTAL JURISDICTION LINE) ELEVATION OF 5.5' IS THE VALUE FOR DARIEN, CT AS ESTABLISHED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED FROM RECORDED RESEARCH, OTHER MAPS, FIELD OBSERVATIONS, DRAWINGS NOTED HEREON, AND OTHER SOURCES.
2. THESE DRAWINGS ARE FOR PLANNING AND PERMITTING PURPOSES ONLY AND NOT INTENDED FOR STRUCTURAL DESIGN, BID DOCUMENTS, OR CONSTRUCTION.
3. THE FEMA FLOOD LINES ARE DIGITIZED FROM A REFERENCE MAP NOTED HEREON, SHOWN TO SATISFY PERMIT REQUIREMENTS, AND NOT INTENDED FOR INSURANCE OR ELEVATION CERTIFICATE PURPOSES.
4. SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS AS PER THE RECORD MAY APPEAR. ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING & DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455.



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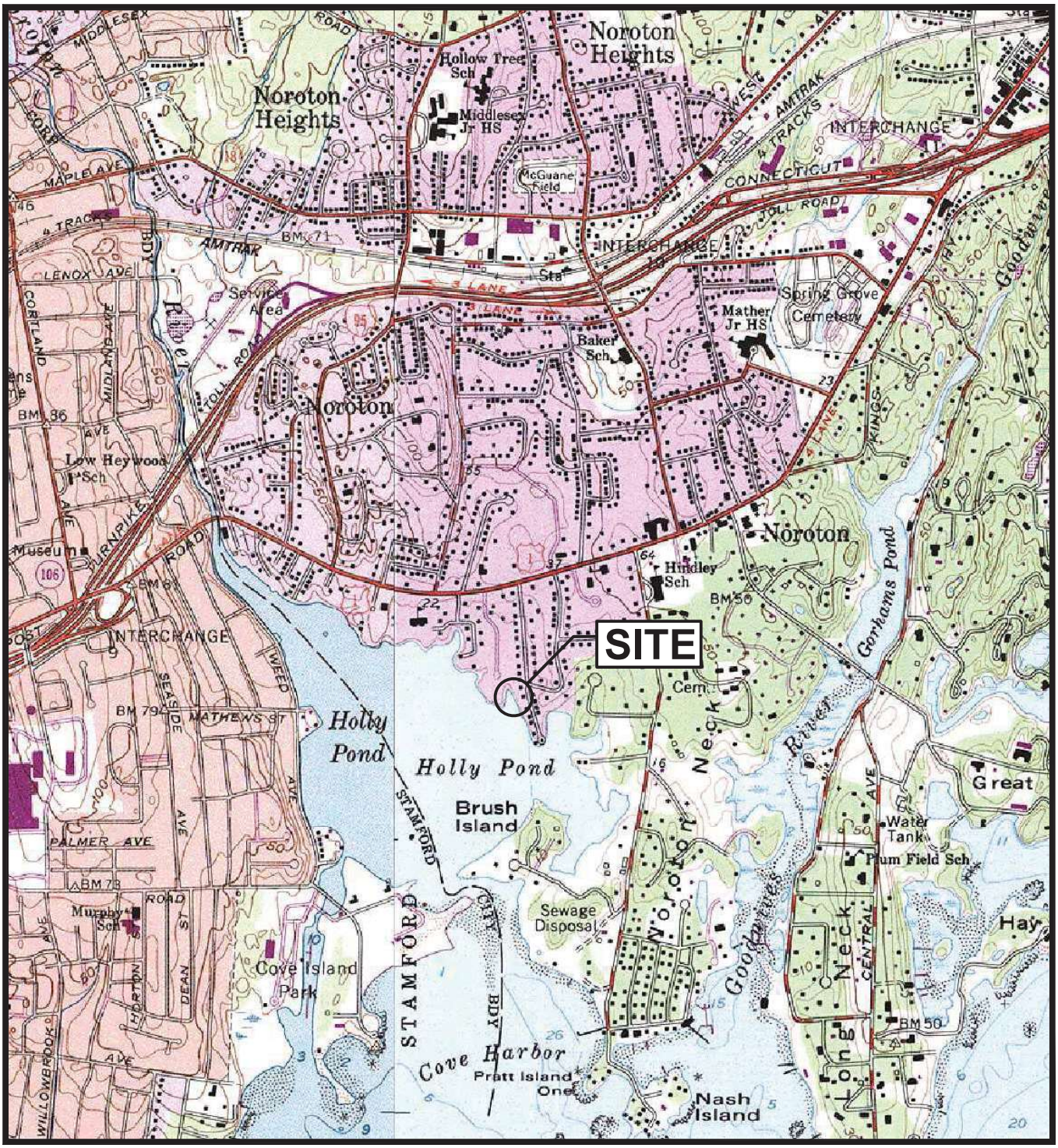
TITLE SHEET
NEW DOCK PROJECT

RICH PROPERTY
26 BEACH DRIVE
DARIEN, CONNECTICUT

5-1-2020 rev. 7/15/2020	JOB NO. 19-052	SHEET 1 OF 6



NOTE: MAP TAKEN FROM TOPO, INC., 7.5 MINUTE USGS TOPOGRAPHIC MAPS OF THE NORWALK SOUTH, CONNECTICUT, QUADRANGLE, 1960 (PHOTO INSPECTED 1976, PHOTO REVISED 1984).

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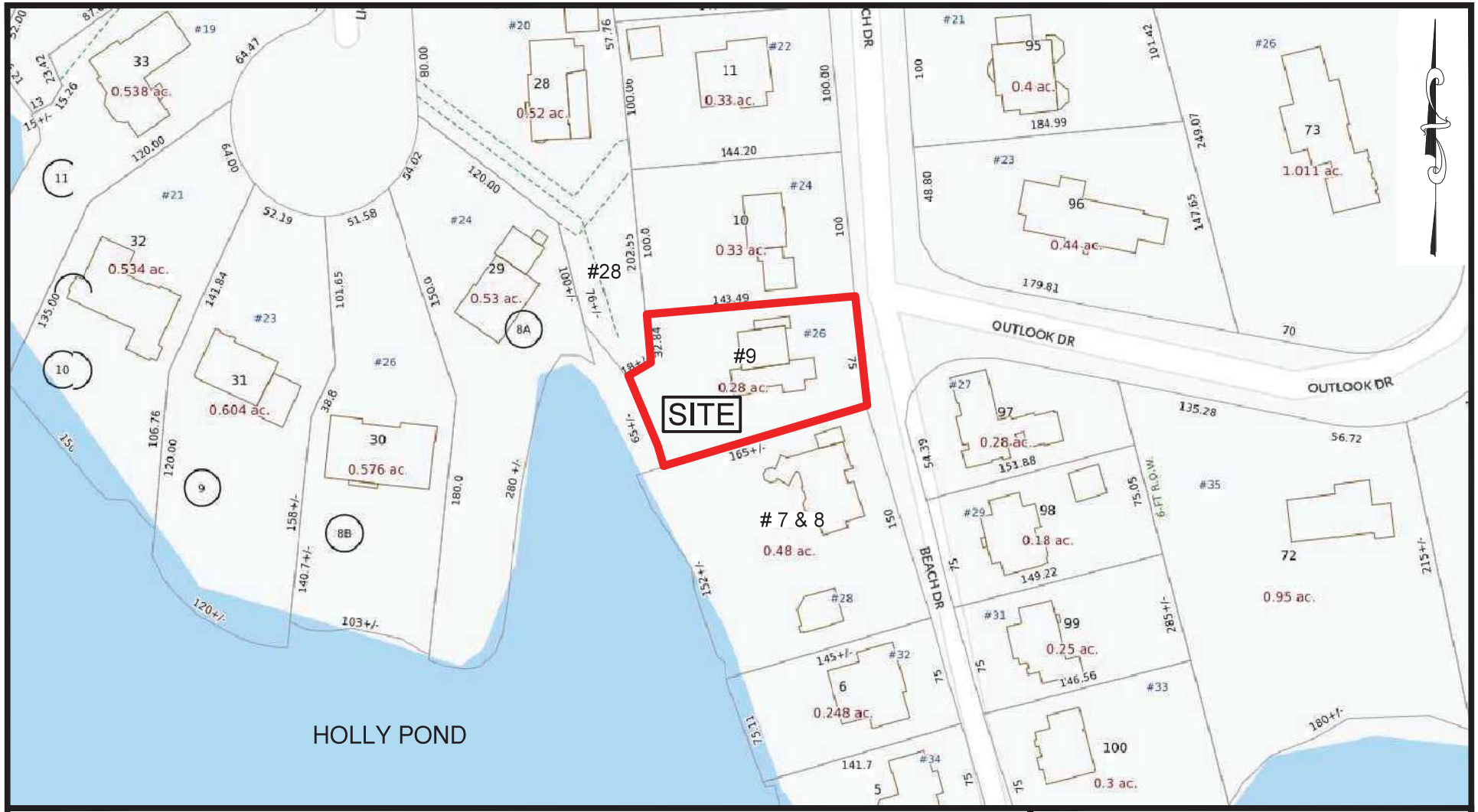
USGS TOPOGRAPHIC QUADRANGLE MAP
NEW DOCK PROJECT

RICH PROPERTY
26 BEACH DRIVE
DARIEN, CONNECTICUT

5-1-2020	SCALE: 1 = 24,000	SHEET 2 OF 6



ADJACENT WATERSIDE PROPERTY OWNERS			
LOT #	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
#7 & 8	MARION C. WEATHERSTONE-TRUST ET AL	28 BEACH DRIVE DARIEN, CT 06820	28 BEACH DRIVE DARIEN, CT 06820
#28	ERIK R. DAHLQUIST & JULIE E. DAHLQUIST	20 LIGHTHOUSE WAY DARIEN, CT 06820	20 LIGHTHOUSE WAY DARIEN, CT 06820

NOTE: REFERENCE IS MADE TO ASSESSORS MAP #53 FOUND IN DARIEN, CT GIS MAPPING.

0 100 200

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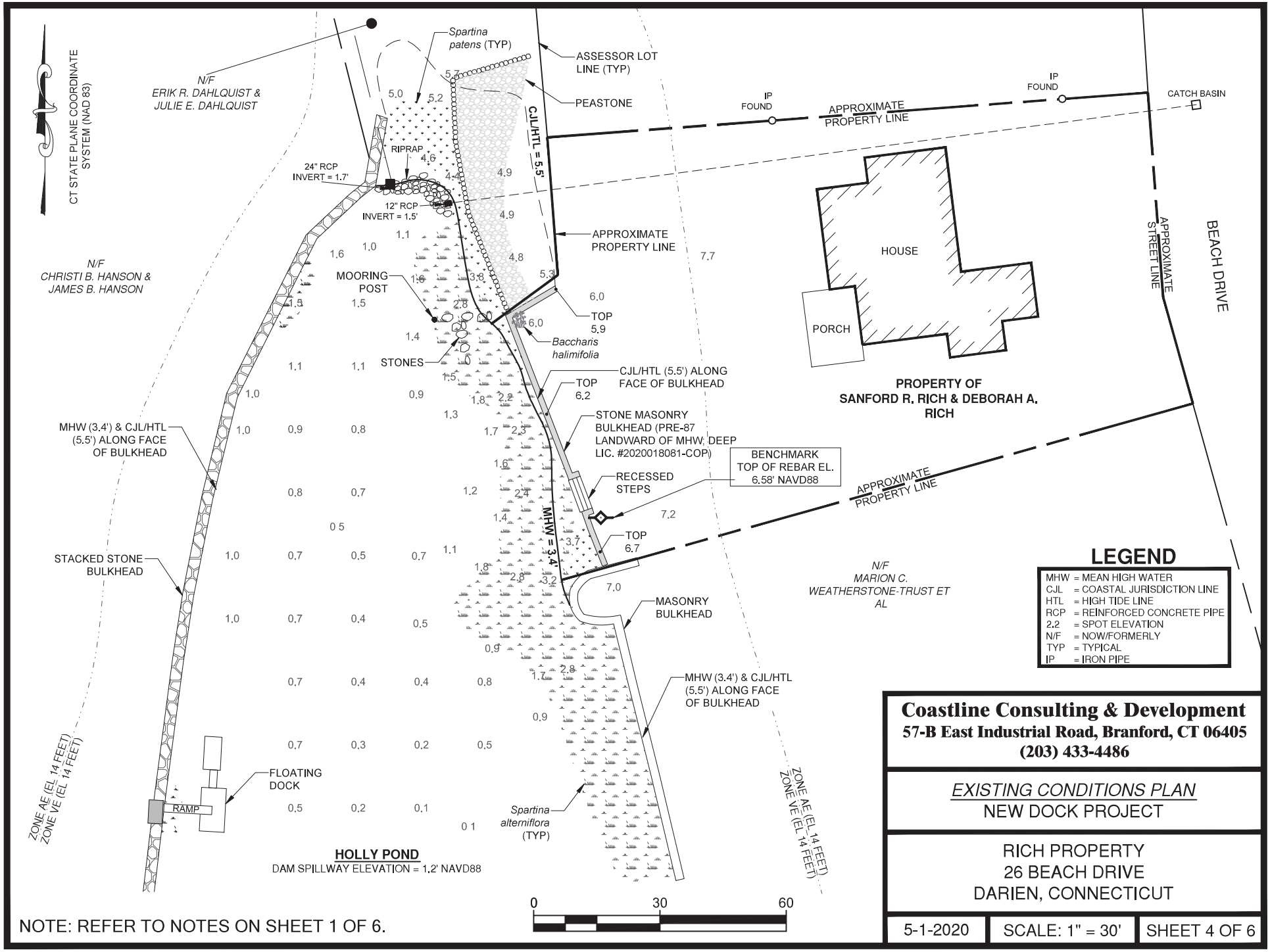
TAX ASSESSOR MAP
NEW DOCK PROJECT

RICH PROPERTY
26 BEACH DRIVE
DARIEN, CONNECTICUT

5-1-2020	SCALE: 1" = 100'	SHEET 3 OF 6



LEGEND

MHW	= MEAN HIGH WATER
CJL	= COASTAL JURISDICTION LINE
HTL	= HIGH TIDE LINE
RCP	= REINFORCED CONCRETE PIPE
2.2	= SPOT ELEVATION
N/F	= NOW/FORMERLY
TYP	= TYPICAL
IP	= IRON PIPE

NOTE: REFER TO NOTES ON SHEET 1 OF 6.

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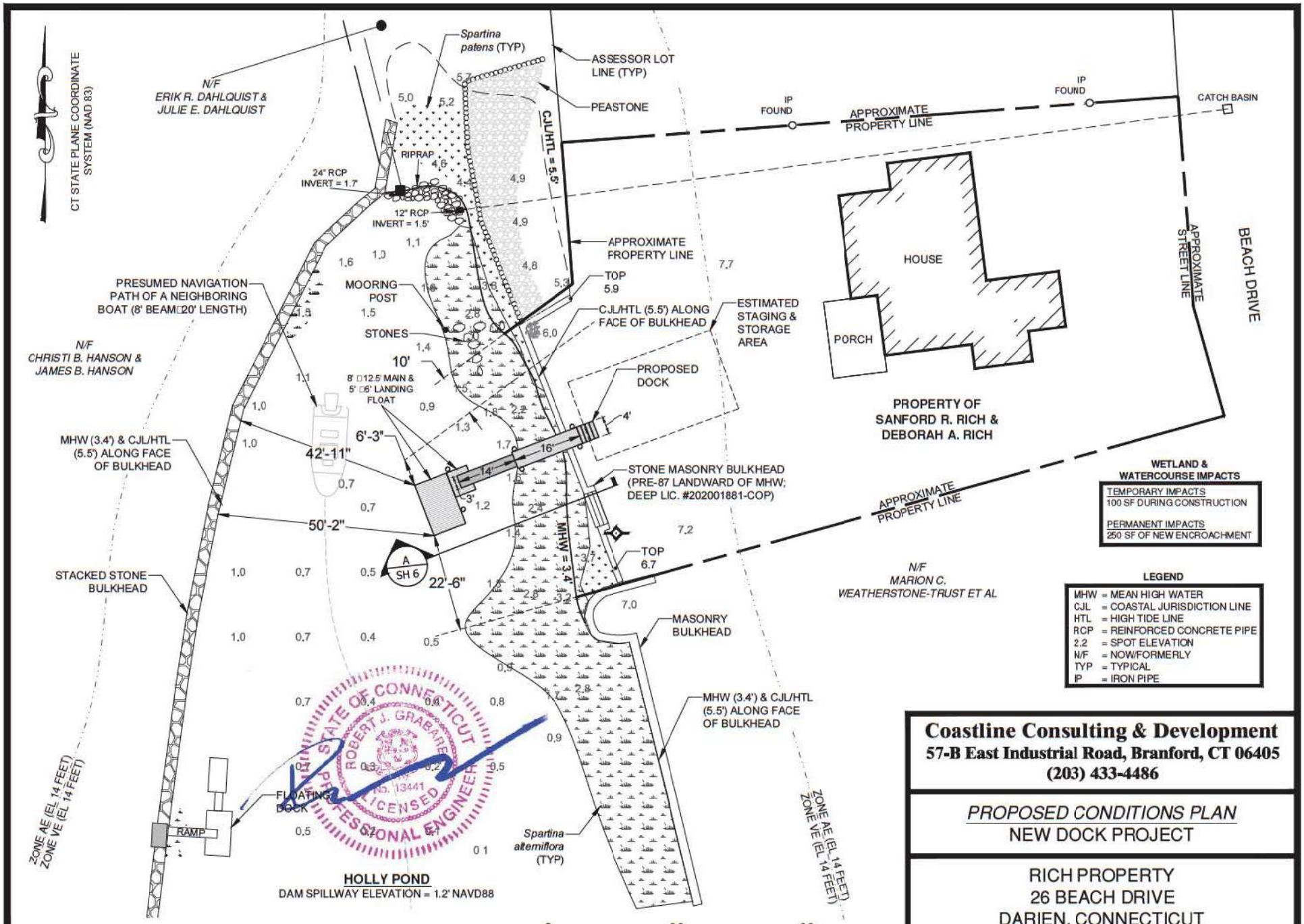
EXISTING CONDITIONS PLAN
NEW DOCK PROJECT

RICH PROPERTY
26 BEACH DRIVE
DARIEN, CONNECTICUT

5-1-2020	SCALE: 1" = 30'	SHEET 4 OF 6



WETLAND & WATERCOURSE IMPACTS

TEMPORARY IMPACTS 100 SF DURING CONSTRUCTION
PERMANENT IMPACTS 250 SF OF NEW ENCROACHMENT

LEGEND

MHW	= MEAN HIGH WATER
CJL	= COASTAL JURISDICTION LINE
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2.2	= SPOT ELEVATION
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STATE OF CONNECTICUT
ROBERT J. GRABARE
No. 13441
LICENSED
PROFESSIONAL ENGINEER

NOTE: REFER TO NOTES ON SHEET 1 OF 6.

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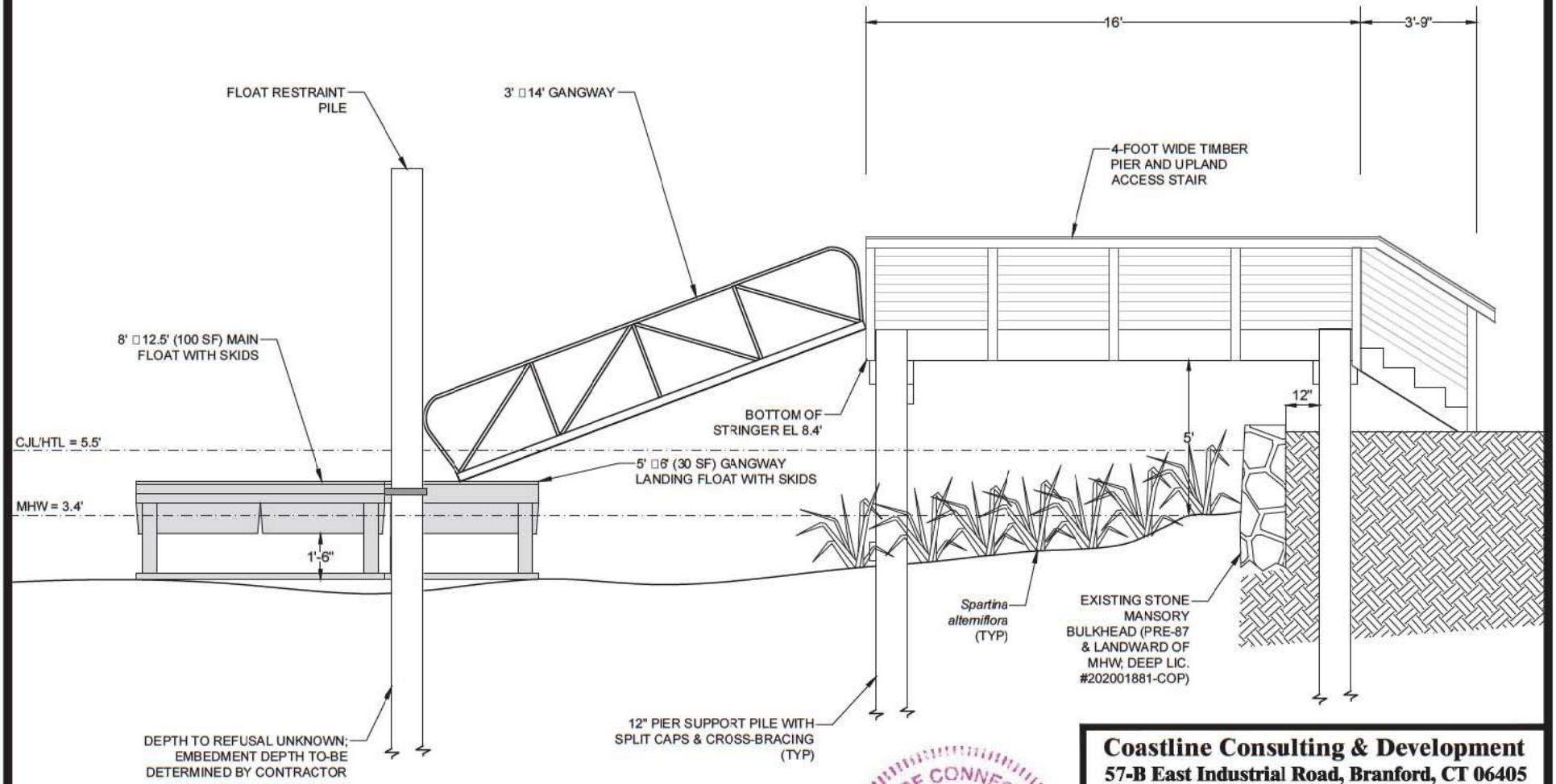
PROPOSED CONDITIONS PLAN
NEW DOCK PROJECT

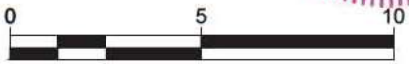
RICH PROPERTY
26 BEACH DRIVE
DARIEN, CONNECTICUT

5-1-2020 rev. 7/15/2020	SCALE: 1" = 30'	SHEET 5 OF 6



A ELEVATION VIEW A

Scale: 1" = 5'



NOTE: REFER TO NOTES ON SHEET 1 OF 6.

STATE OF CONNECTICUT ROBERT J. GRABARE No. 13441 LICENSED PROFESSIONAL ENGINEER

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ELEVATION VIEW A
NEW DOCK PROJECT

RICH PROPERTY
26 BEACH DRIVE
DARIEN, CONNECTICUT

5-1-2020 rev. 7/15/2020	SCALE: 1" = 5'	SHEET 6 OF 6