

LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 60" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CONC. MON. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

GENERAL NOTES:

- Reference is made to the following plans:
 - "Proposed Addition - Lots A-B-C-D to Section "A" - Building Lot Development Owned By John Cutillo, Sr. Jo-San Drive, Waterford, Conn., Scale: 1"=40', March 1956." Plan surveyed and mapped by C Banning. Plan filed on the Waterford Land Records as Map 63.
 - "Proposed Re-Subdivision At Boston Post Road, Waterford, Connecticut, Prepared For White Willow, LLC, Scale: 1"=30', Date: 9/2/2003, Sheet 1 of 1; Plan Revised Through 10/27/03." Plan surveyed and mapped by J. Dempsey Associates, LLC and filed on the Waterford Land Records as Map 4702.
 - "Permanent Sewer Easement To Be Acquired From Wyatt, James D. & Richard T., The Town Of Waterford, Water Pollution Control Authority, Contract 42, Scale 1"=40', July 1989." Plan surveyed and mapped by the Town of Waterford and filed on the Waterford Land Records as Map 5228.
 - "Property Owned By John L. & Antoinette Wyatt, Josan Drive, Waterford, Conn. Dated: 6/6/69, Scale: 1"=100'." Plan surveyed and mapped by C. Banning and filed on the Waterford Land Records as Map 446.
 - "Brown Resubdivision, Lot Layout / Topographic Plan, Property Belonging To Sharon C. Brown, 9 Josan Drive, Waterford, Connecticut, Zone: R-40, Total Area: 4.577 Acres, Scale: 1"=40', July 18, 2007, Plan Revised Through April 1, 2008. Sheet 1 & 2 of 2." Plan surveyed and mapped by William F. Kent, RLS. Plan is filed on Florek Surveying, LLC records as map 2102 & 2103.
 - "Boundary Survey Plan Prepared For Sharon C. Brown, 9 Josan Drive, Waterford, Connecticut, Scale: 1"=40', Dated: July 17, 2023." Plan surveyed and mapped by Florek Surveying LLC and is filed on the Waterford Land Records in Volume 1836 Page 285.
- North orientation is based on a GPS / RTK observation in May 2023 utilizing the Acorn Network.
- Reference is made to the following deed filed in the Town Of Waterford Clerk's Office, Volume 917 / Page 36 on November 21, 2006 and Volume 223 / 294 filed on March 1, 1976 for the subject property.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Not all underground utilities maybe shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- Abutting property lines are shown for demonstration purposes only and are not to be construed as being accurately located.
- See sheet 3 of 3 for soil classifications and FEMA Flood Mapping.
- The property proposed to be divided is located in the R-40 Zoning District on 4.04 acres (175,982 s.f.)
- Wetlands marked by Richard Snarski, Soil Scientist and were field located thereafter.

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

DATE MAY 30, 2024

R. Richard Snarski, Certified Soil Scientist #1975

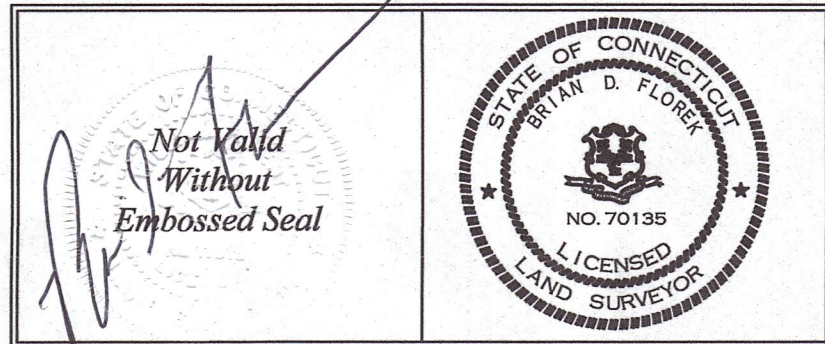
SURVEY NOTES:

1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a SUBDIVISION PLAN based on a RESURVEY OF map reference 1 a-f. It is intended to show a 2 LOT SUBDIVISION.

2. This survey conforms to Class A-2 / T-2 / V-3

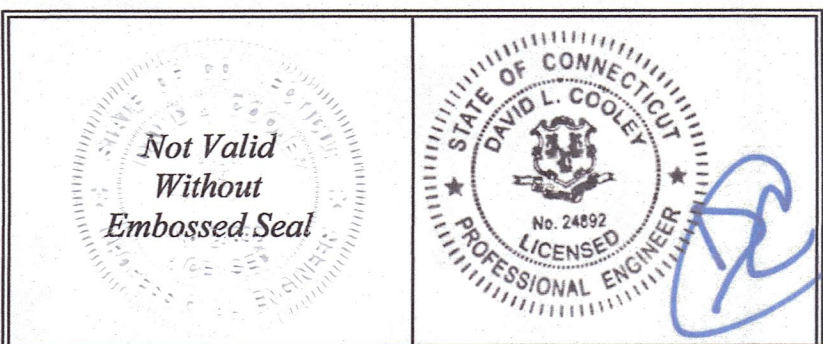
To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek, LS, CFS #70135 / #026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



To the best of my knowledge and belief this plan is substantially correct as noted thereon.

David Cooley, P.E. #24892
Managing Member, DLC Engineering Services, LLC



NOW OR FORMERLY
Stephanie Hughes
12 Josan Drive
Town Clerk Volume 719 Page 323
Tax Assessor Map 102 Parcel 3694

NOW OR FORMERLY
Malik Mumatz
528 A Boston Post Road
Town Clerk Volume 1051 Page 111
Tax Assessor Map 102 Parcel 788

Location Map

Graphic Scale
1" = 1000'



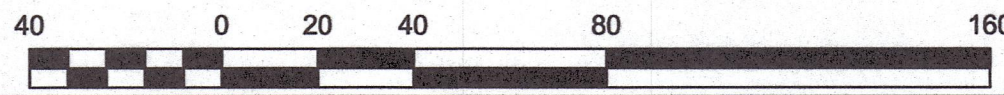
NOW OR FORMERLY
Jill Ebba Neri
11 Josan Drive
Town Clerk Volume 1613 Page 180
Tax Assessor Map 102 Parcel 3693

NOW OR FORMERLY
William L. & Sandra Neff
40 Oswegatchie Road
Town Clerk Volume 151 Page 284
Tax Assessor Map 102 Parcel 5857

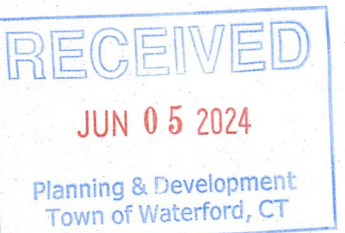
NOW OR FORMERLY
Katie Casey Smolenski
516 Boston Post Road
Town Clerk Volume 1352 Page 306
Tax Assessor Map 102 Parcel 778

NOW OR FORMERLY
Katherine J. Wood Trustee
44 Oswegatchie Road
Town Clerk Volume 1634 Page 172
Tax Assessor Map 102 Parcel 5859

Graphic Scale
1" = 40'



**BROWN RESUBDIVISION
EXISTING CONDITIONS / PROPOSED
LOT LAYOUT**
PLAN PREPARED FOR:
SHARON C. BROWN
9 JOSAN DRIVE
WATERFORD, CONNECTICUT
PARCEL ID: 32880
SCALE: 1" = 40'
MAY 30, 2024



LEGEND

These standard symbols may be found in the drawing.

★	Light Pole
CONC.	Concrete
BIT.	Bituminous
○	Utility Pole
WV	Water Valve
GV	Gas Valve
X	Chain Link Fence
---	Boundary Line
---	Proposed Lot Line
---	Edge of Road / Drive
---	Stone Wall
CB	Catch Basin
SMH	Sewer Manhole
RCP	Reinforced Concrete Pipe
HDPE	High Density Polyethylene Pipe
PVC	Polyvinyl Chloride Pipe
PE	Polyethylene Pipe
I.P.S.	5/8" Iron Pin Set
RR SPIKE FOUND	Railroad Spike Found
D.H.F.	Drill Hole Found
D.H.S.	Drill Hole Set
WLF 2	Wetland Flag
GMS	Granite Merestone
EX. CONC. MON.	Existing Concrete Monument
TBS	To Be Set
---	Limits of Clearing/Tree Line
---	CT Highway Department Monument
---	Existing Contour Line
---	Proposed Contour Line
---	Silt Fence
---	Water Line
---	Sewer Line
---	Electric Service
---	Communications Service
---	Bit Conc Lipped Curbing
---	Drainage Pipe
---	Haybales
---	CHD
---	BCLC

DRAINAGE DATA:

Catch Basin #3 (CB3)
TF=40.86'
15" ADS IN=36.86'
15" ADS IN=36.56'
15" ADS OUT=36.06'

Catch Basin #4 (CB4)
TF=40.83'
15" ADS OUT=37.88'
15" ADS IN=38'

Catch Basin #5 (CB5)
TF=47'
15" ADS OUT=44'

NOW OR FORMERLY

Jill Ebba Neri
11 Josan Drive
Town Clerk Volume 1613 Page 180
Tax Assessor Map 102 Parcel 3693

NOW OR FORMERLY

William L. & Sandra Neff
40 Oswegatchie Road
Town Clerk Volume 151 Page 284
Tax Assessor Map 102 Parcel 5857

Note: Flood Zones. See sheet 3 of 3.

Zoning Compliance Chart

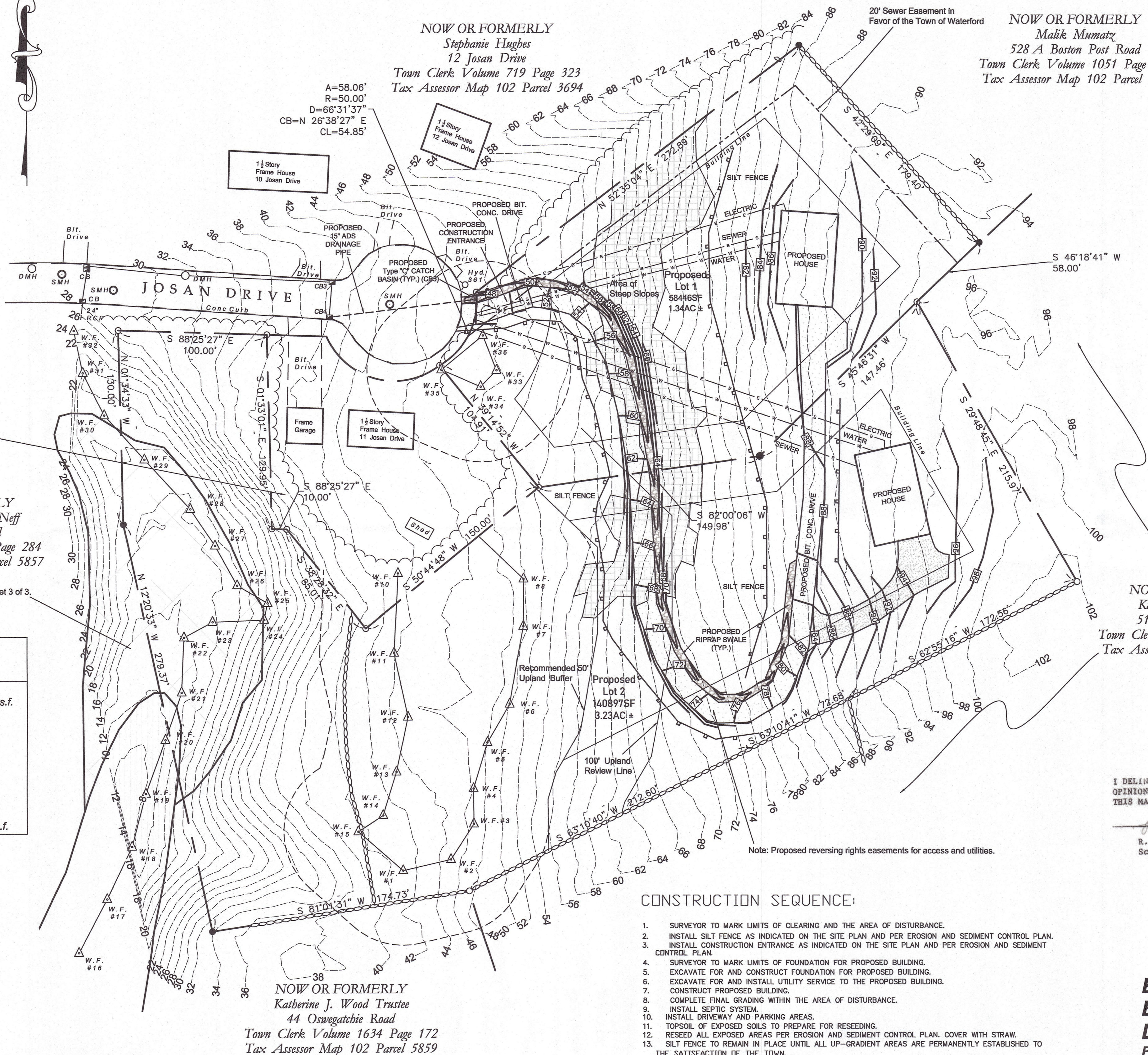
Zone: R-40

	Required:	Lot 1:	Lot 2:
Minimum Lot Area:	40,000 s.f.	58,446 s.f.	140,897 s.f.
Minimum Lot Frontage:	100 ft.	58.06 ft.*	100 ft.
Minimum Lot Width:	125 ft.	±195 ft.	±179 ft.
Minimum Front Yard Setback:	50 ft.	200 ft.	±280 ft.
Minimum Side Yard Setback:	25 ft.	81 ft.	50 ft.
Minimum Rear Yard Setback:	50 ft.	57 ft.	51 ft.
Maximum Building Coverage:	25%	4%	2%
Maximum Building Height:	35 ft.	±25 ft.	±25 ft.
Minimum Building Square	50²	50²	50²
Minimum Buildable Area	2,500 s.f.	18,561 s.f.	28,883 s.f.

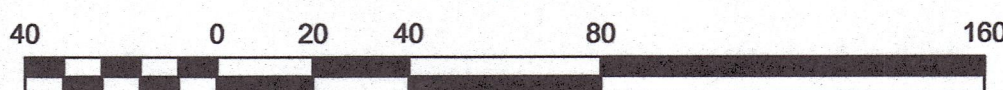
*Flag Lot

Cut/Fill Analysis

	Total Lot:	Total Within Wetland Setback:
Cut Area:	53,627 s.f.	281 s.f.
Fill Area:	21,447 s.f.	4,079 s.f.
Cut Volume:	2,290 c.y.	4.7 c.y.
Fill Volume:	726 c.y.	248 c.y.
Cut/Fill Balance:	1,564 c.y. (cut)	243 c.y. (fill)



Graphic Scale
1" = 40'



EROSION AND SEDIMENT CONTROL PLAN:

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND INSTALLED PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

TOWN STAFF SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES.

- ESTIMATED DURATION OF MAJOR CONSTRUCTION ACTIVITIES - 90 DAYS FOR EACH LOT. SURVEYOR TO MARK WETLAND SETBACK LIMITS ON THE PROPERTY AS APPLICABLE.
- SILT FENCE IS TO BE INSTALLED, AS INDICATED ON THE EROSION & SEDIMENT CONTROL SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY AND INSPECTED BY TOWN STAFF. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN FOR THE PURPOSE OF INSPECTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- CONSTRUCTION ENTRANCE TO BE INSTALLED, AS INDICATED ON THE EROSION & SEDIMENT CONTROL SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS INDICATED IN THE CONSTRUCTION SEQUENCE ON THE EROSION & SEDIMENT CONTROL SITE PLAN.
- STOCKPILE AREAS MUST BE DIRECTLY CONTAINED WITHIN SILT FENCE AROUND THE COMPLETE PERIMETER. HAYBALES SHALL BE USED TO BACKUP THE DOWNGRADIENT PERIMETER OF THE STOCKPILE AREA.
- EXCESS SPOILS SHALL BE DISPOSED OF OFF SITE AT AN APPROPRIATELY LICENSED FACILITY.
- STORM WATER MITIGATION MEASURES SHALL BE PROTECTED FROM SEDIMENTATION UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION.
- STRAW BALES SHALL BE USED AS INDICATED ON THE SITE PLAN AND ANY OTHER EXPOSED AREAS DRAINING DIRECTLY TO EXISTING DEVELOPED AREAS.
- ALL REMAINING DISTURBED AREAS SHALL BE SEEDED WHEN THEY ARE EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS OR UPON COMPLETION OF CONSTRUCTION. IF DURING THE PLANTING SEASON, RECOMMENDED SEEDING DATES SHALL BE BETWEEN APRIL 15 AND SEPTEMBER 15. TEMPORARY STABILIZATION SEED MIXES, APPLICATION RATES AND SEASONS SHALL BE AS FOLLOWS:
ANNUAL RYEGRASS - 3/1 TO 6/15 OR 8/1 TO 10/15 - 1.0 LB PER 1,000 S.F.
BUCKWHEAT - 4/1 TO 9/15 - 0.4 LB PER 1,000 S.F.
CT DOT ALL PURPOSE MIX - 3/15 TO 6/15 OR 8/15 TO 10/15 - 3.4 LB PER 1,000 S.F.
RECOMMENDED PERMANENT SEED MIX, APPLICATION RATES AND SEASONS:
NEW ENGLAND CONSERVATION MIX - 4/15 TO 9/15 - 3.0 LB PER 1,000 S.F.
- APPLY STRAW OR HAY MULCH ON ALL NEWLY SEEDED AREAS AT A RATE OF 2 BALES PER 1000 SF.
- FERTILIZER MAY BE APPLIED AT THE RATE OF 7.5 LB PER 1,000 S.F. OF 10-10-10.
- THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
- SILT FENCE BARRIER TO BE MAINTAINED AND LEFT IN PLACE UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION TO THE SATISFACTION OF TOWN STAFF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF SILT FENCE AND EROSION AND SEDIMENT CONTROL CONDITIONS ONSITE DURING CONSTRUCTION.
- PROJECT ENGINEER MAY BE CALLED FOR SPECIAL INSPECTIONS TO ASSESS EROSION AND SEDIMENT CONTROL PLAN EFFECTIVENESS AND MAKE REVISIONS AS NECESSARY.
- PROJECT ENGINEER MAY ALSO BE CALLED IN TO ASSESS EMERGENCY SITUATIONS (I.E. SEVERE FLOODING, RAINS OR OTHER ENVIRONMENTAL PROBLEMS).
- THE CONTRACTOR FOR EACH LOT IS RESPONSIBLE FOR PERFORMING THE NECESSARY WORK TO KEEP THE JOB SITE AND ROADS DUST FREE TO MINIMIZE POSSIBLE SAID DUST AND INCONVENIENCE TO THE PUBLIC. FAILURE TO DO SO MAY RESULT IN THE TOWN HIRING A FIRM TO COMPLETE THE NECESSARY WORK AND THE COST THEREOF SHALL BE BORNE BY THE CONTRACTOR AND MAY BE DEDUCTED FROM THE PERFORMANCE BOND.
- THE CONTRACTOR FOR EACH LOT SHALL HAVE OPERABLE EQUIPMENT CAPABLE OF EFFICIENTLY SWEEPING UP DUST-PRODUCING MATERIALS FROM PAVED SURFACES. THIS EQUIPMENT SHALL INCLUDE SUITABLE PROVISIONS FOR THE APPLICATION OF WATER AHEAD OF SWEEPING BROOMS.
- CALCIUM CHLORIDE SHALL BE APPLIED ONLY AT THE LOCATIONS, AT SUCH TIMES AND IN THE AMOUNT AS DIRECTED BY THE TOWN. IT SHALL BE SPREAD IN SUCH A MANNER THAT A UNIFORM DISTRIBUTION IS ATTAINED OVER THE ENTIRE AREA.

Note:

- All utilities to be underground.
- Driveways over 10% Grade shall be paved and no driveway shall exceed 20% grade.

NOW OR FORMERLY

Katie Casey Smolenski
516 Boston Post Road
Town Clerk Volume 1352 Page 306
Tax Assessor Map 102 Parcel 778

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

[Signature]

DATE 5/30/2024

R. Richard Snarski, Certified Soil Scientist #1975

CONSTRUCTION SEQUENCE:

- SURVEYOR TO MARK LIMITS OF CLEARING AND THE AREA OF DISTURBANCE.
- INSTALL SILT FENCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
- INSTALL CONSTRUCTION ENTRANCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
- SURVEYOR TO MARK LIMITS OF FOUNDATION FOR PROPOSED BUILDING.
- EXCAVATE FOR AND CONSTRUCT FOUNDATION FOR PROPOSED BUILDING.
- EXCAVATE FOR AND INSTALL UTILITY SERVICE TO THE PROPOSED BUILDING.
- CONSTRUCT PROPOSED BUILDING.
- COMPLETE FINAL GRADING WITHIN THE AREA OF DISTURBANCE.
- INSTALL SEPTIC SYSTEM.
- INSTALL DRIVEWAY AND PARKING AREAS.
- TOPSOIL OF EXPOSED SOILS TO PREPARE FOR RESEEDING.
- RESEED ALL EXPOSED AREAS PER EROSION AND SEDIMENT CONTROL PLAN. COVER WITH STRAW.
- SILT FENCE TO REMAIN IN PLACE UNTIL ALL UP-GRADIENT AREAS ARE PERMANENTLY ESTABLISHED TO THE SATISFACTION OF THE TOWN.

BROWN RESUBDIVISION EXISTING CONDITIONS / PROPOSED LOT LAYOUT

PLAN PREPARED FOR:

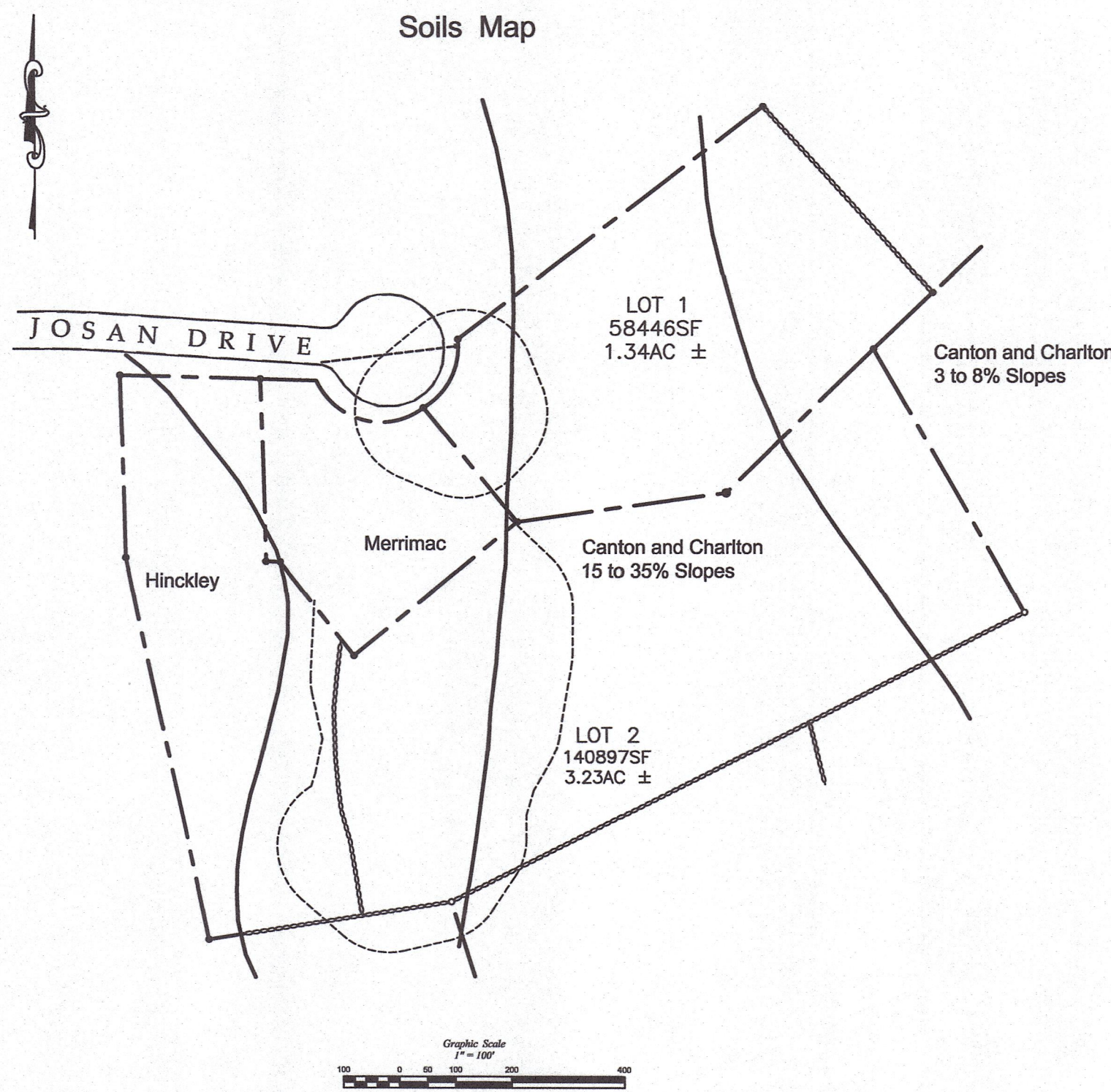
SHARON C. BROWN
9 JOSAN DRIVE

WATERFORD, CONNECTICUT

PARCEL ID: 32880

SCALE: 1" = 40'

MAY 30, 2024



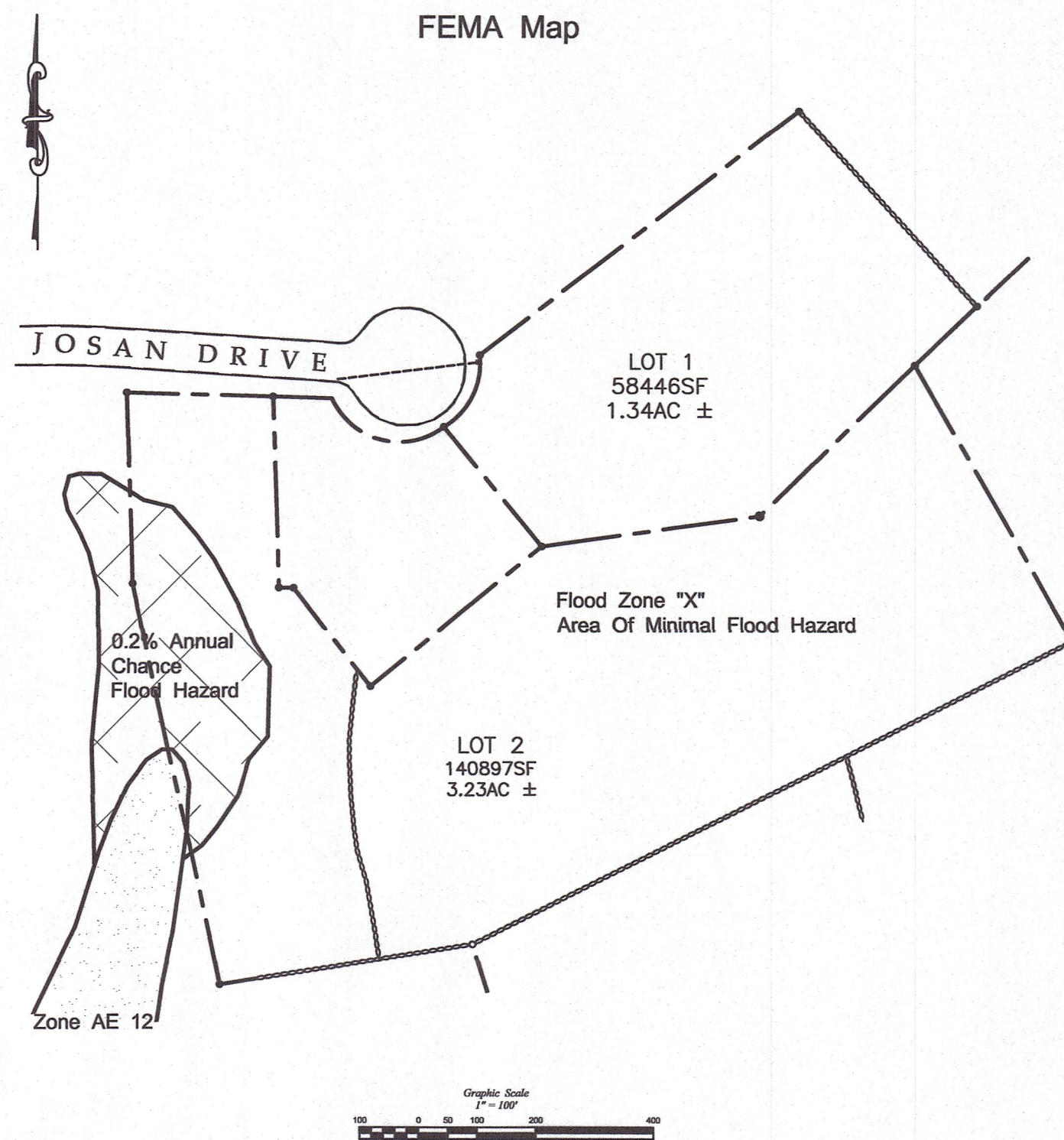
Soil Classifications:

Hinckley gravelly sandy loam, 15 to 45 percent slopes
Inland Wetland Soil: Other
Hydric: Other
Septic Potential: Low Potential
Parent Material: Glaciofluvial
Stormwater Runoff Management:
Suitability for Dry Detention Ponds: Least Suitable
Suitability for Infiltration Systems: Least Suitable
Suitability for Pervious Paving: Least Suitable
Suitability for Wet Extended Detention Basins: Least Suitable

Merrimac sandy loam, 3 to 8 percent slopes
Inland Wetland Soil: Other
Hydric: Other
Septic Potential: High Potential
Parent Material: Glaciofluvial
Stormwater Runoff Management:
Suitability for Dry Detention Ponds: Least Suitable
Suitability for Infiltration Systems: Somewhat Suitable
Suitability for Pervious Paving: Somewhat Suitable
Suitability for Wet Extended Detention Basins: Least Suitable

Canton and Charlton soils, 15 to 35 percent slopes, extremely stony
Inland Wetland Soil: Other
Hydric: Other
Septic Potential: Medium Potential
Parent Material: Melt-out Till
Stormwater Runoff Management:
Suitability for Dry Detention Ponds: Least Suitable
Suitability for Infiltration Systems: Least Suitable
Suitability for Pervious Paving: Least Suitable
Suitability for Wet Extended Detention Basins: Least Suitable

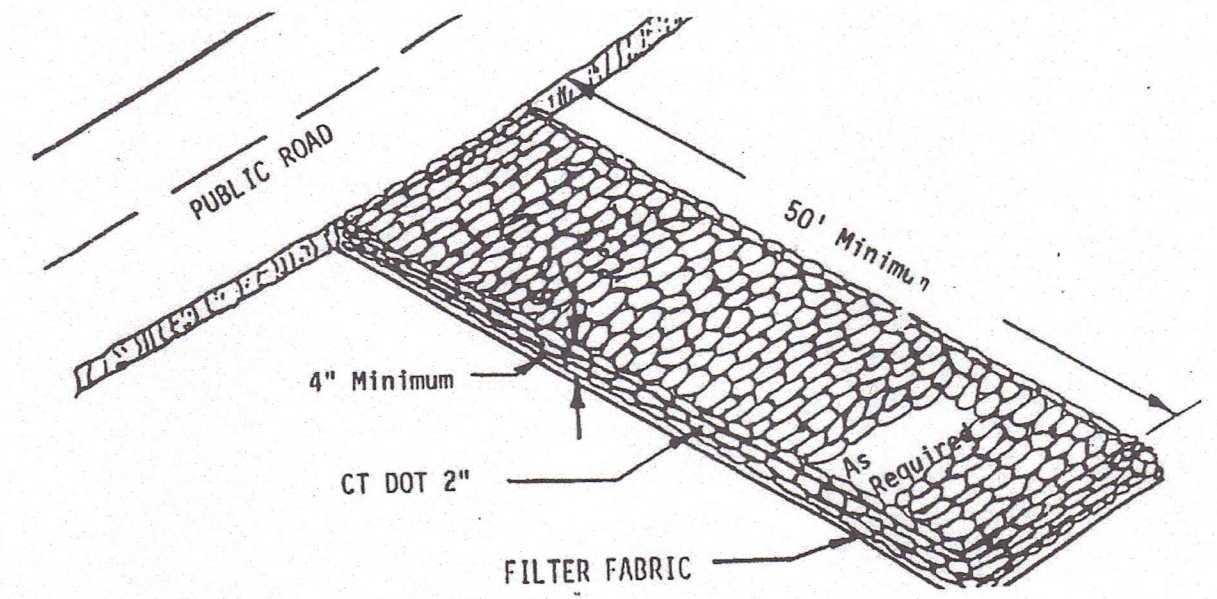
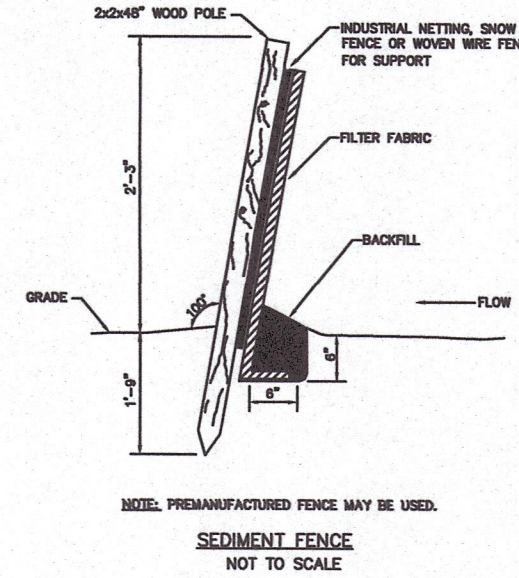
Canton and Charlton soils, 3 to 8 percent slopes, very stony
Inland Wetland Soil: Other
Hydric: Other
Septic Potential: High Potential
Parent Material: Melt-out Till
Stormwater Runoff Management:
Suitability for Dry Detention Ponds: Least Suitable
Suitability for Infiltration Systems: Somewhat Suitable
Suitability for Pervious Paving: Somewhat Suitable
Suitability for Wet Extended Detention Basins: Least Suitable



FEMA Map Reference:

FIRM Map, New London County, Connecticut (All Jurisdictions) Panel 481 of 554, Community: Town of Waterford, Number: 090107, Panel 0481, Suffix J, Map Number 09011C0481; Map Revised: August 5, 2013.

FIRM Map, New London County, Connecticut (All Jurisdictions) Panel 477 of 554, Community: Town of Waterford, Number: 090107, Panel 0481, Suffix J, Map Number 09011C0477; Map Revised: August 5, 2013.

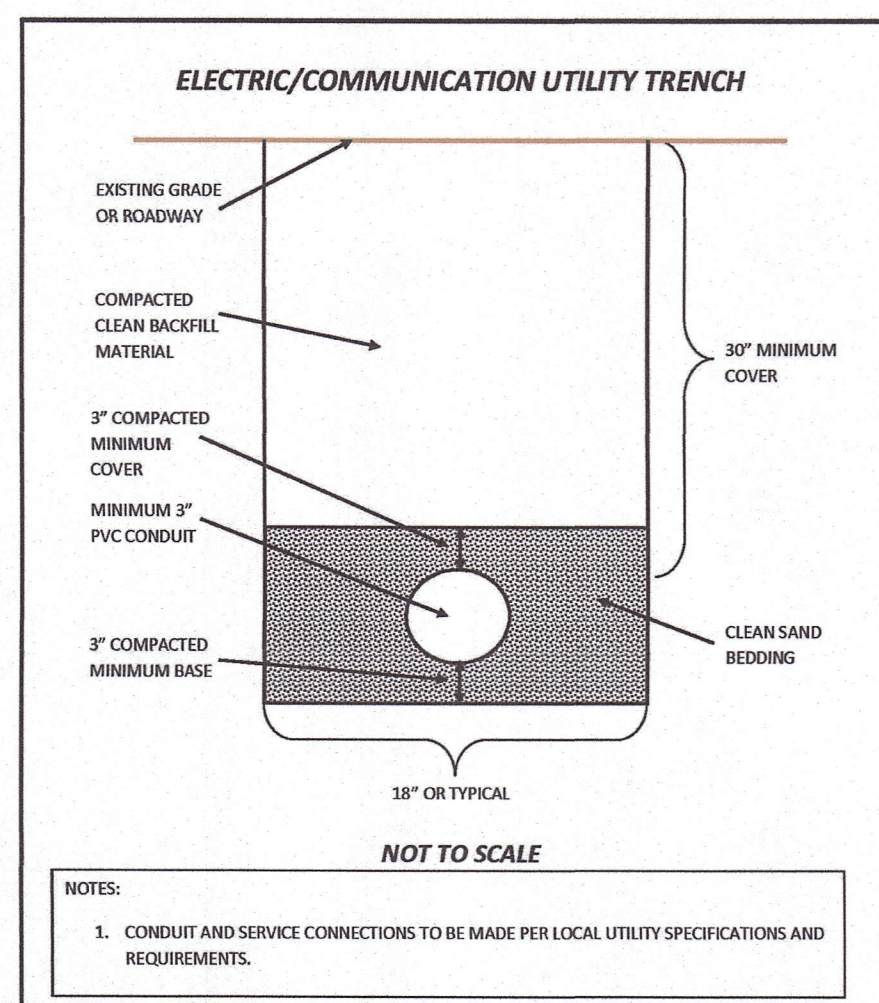
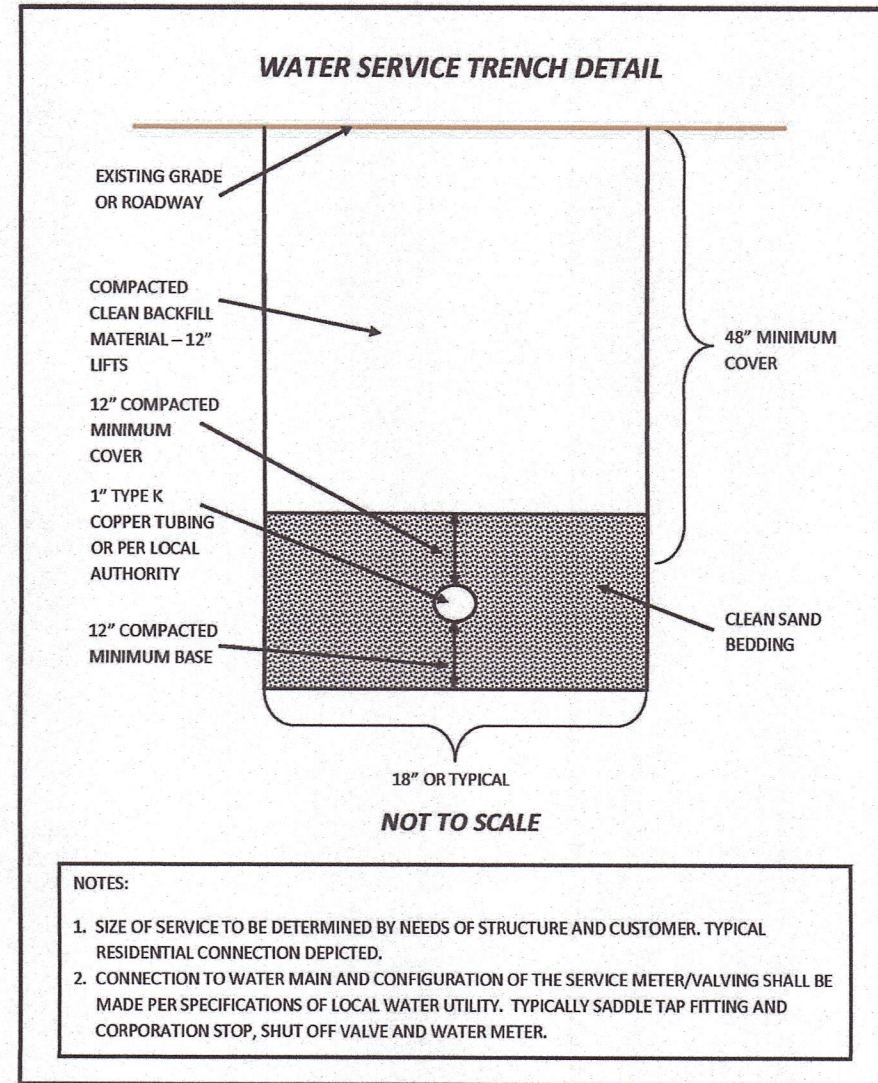
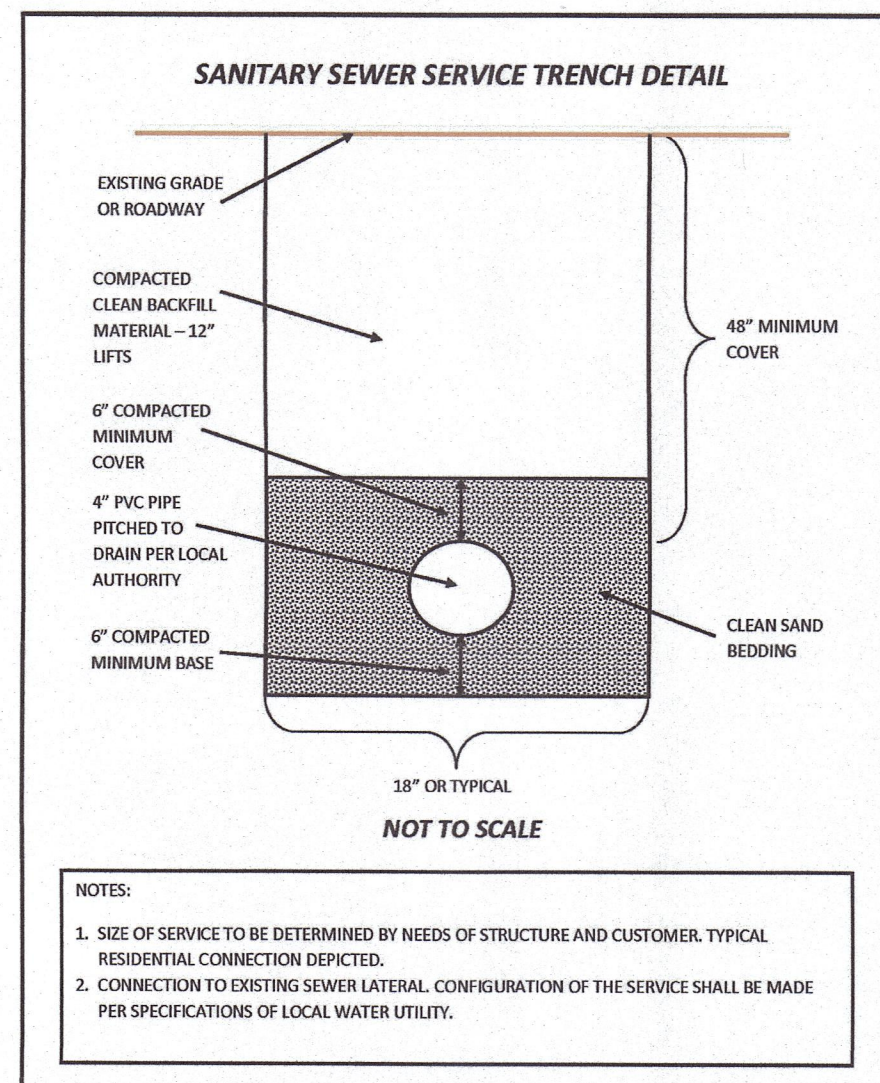
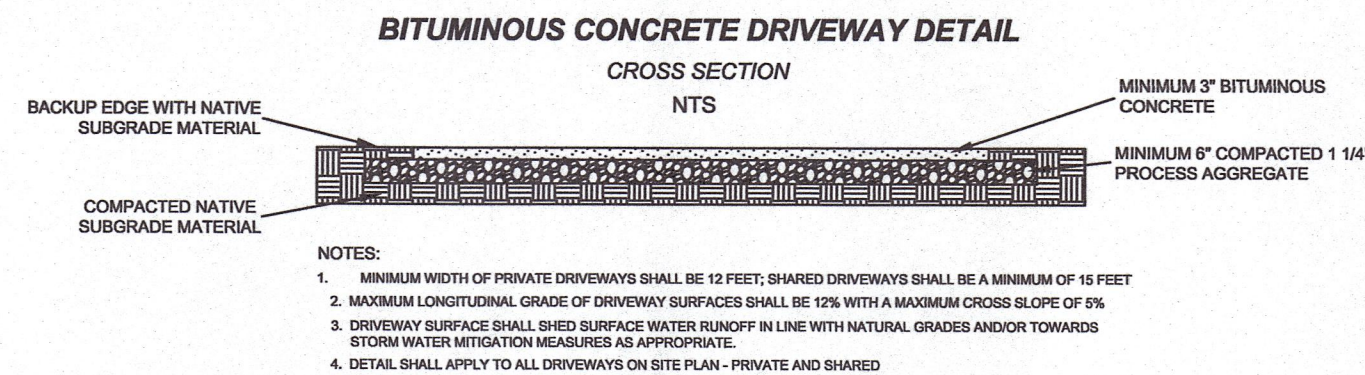
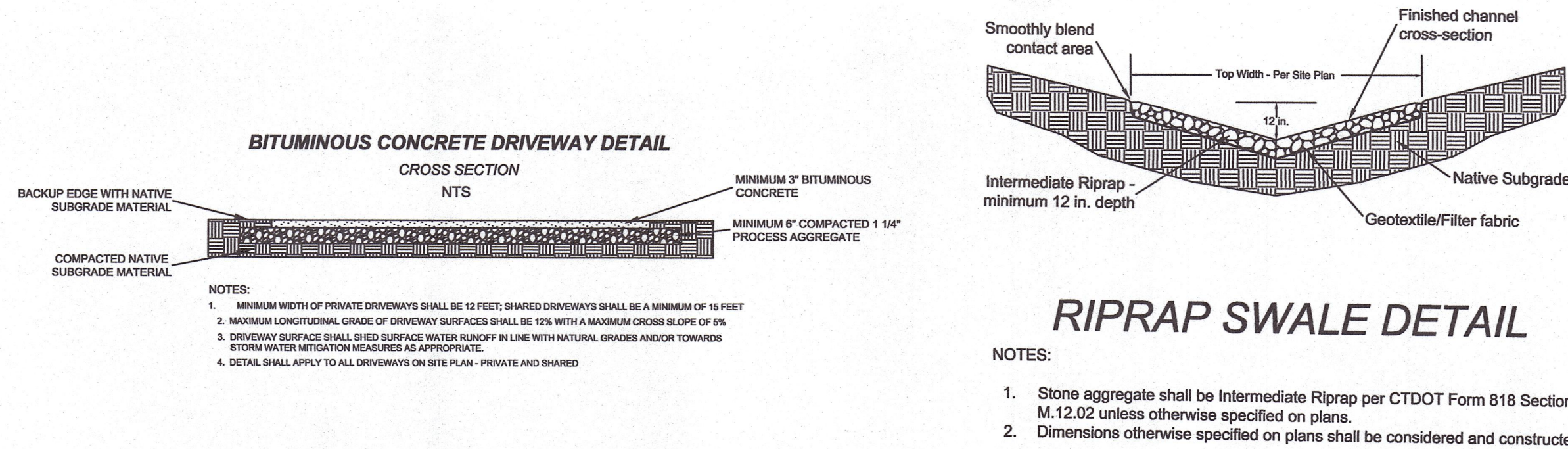


CONSTRUCTION ENTRANCE

The construction entrance is utilized to reduce the tracking or flowing of sediment onto public right of ways.

Construction Specifications

- Area of entrance to be cleared of all vegetation, roots and other objectionable materials.
- Gravel shall be placed to specified dimensions.
- A road stabilization filter cloth can be placed on subgrade prior to gravel placement to prevent pumping if required.
- Aggregate size to be ASTM C-33, size No. 2 or 3 or CT DOT 2" size crushed gravel.



DETAIL DRAWINGS & NOTES
PLAN PREPARED FOR:
SHARON C. BROWN
9 JOSAN DRIVE
WATERFORD, CONNECTICUT

MAY 30, 2024