

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.	S/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 Menestone
EX. CONC.	Existing Concrete Monument
TBS	To Be Set
CHD	CT Highway Department Monument
-----	Existing Contour Line
BCLC	Bit Conc Lipped Curbing

Construction Sequence:

- 1) Secure all necessary permits.
- 2) Notify "Call Before You Dig" prior to construction activities.
- 3) Install soil and erosion measures prior to construction activities.
- 4) Install construction entrance.
- 5) Strip topsoil.
- 6) Excavate for and construct home.
- 7) Excavate and install sewer, water, electric and communication services.
- 8) Install new gravel driveway.
- 9) Finish grade and apply an approved grass mix to establish lawn.
- 10) Maintain soil and erosion measures until all areas have stabilized.

Soil Erosion & Sediment Control Notes:

- 1) The installation and maintenance of erosion control devices is the responsibility of the project site coordinator.
- 2) The contractor is responsible for checking and maintaining all soil erosion and sediment control measures.
- 3) The contractor is responsible for checking the soil erosion and sediment control measures on a daily basis.
- 4) The Town shall be contacted upon installation of soil erosion and sediment control measures for inspection and compliance.
- 5) The contractor shall restore all disturbed area with an approved seed mix as close to prior existing conditions as possible.
- 6) All soil erosion and sediment control measures to remain in place until the site has stabilized.

I have delineated the inland wetlands and water courses as shown on the subject site plan in accordance with the standards and definitions found in the Connecticut General Statutes, Chapter 366, Sections 22a-36 through 22a-45 as amended.

April 4, 2024

Ian T. Cole, P.W.S. #2006, Registered Soil Scientist

Zoning Compliance Chart		
Zone: R-20		
Accessory Dwelling Unit		
Minimum Lot Area:	Required: 20,000 s.f.	Provided: 32,172 s.f.
Minimum Lot Frontage:	85 ft.	87.12 ft.
Minimum Lot Width:	100 ft.	100 ft.
Minimum Front Yard Setback:	50 ft.	128.6 ft.
Minimum Side Yard Setback:	20 ft.	97.8 ft.
Minimum Rear Yard Setback:	50 ft.	75.7 ft.
Maximum Building Coverage:	20%	10.2%
Maximum Building Height:	35 ft.	±20 ft.

NOW OR FORMERLY
Timothy M. & Kathleen M. Discoll
5 Locust Court
Parcel Id: 365800
Town Clerk Volume 494 Page 40

NOW OR FORMERLY
William D. & Ellen L. Foreman, L/U
249 Niantic River Road
Parcel ID: 477900
Town Clerk Volume 1734 Page 40

Note: Stipple area denotes Flood Zone "Other." See general notes for FEMA map reference.

NOW OR FORMERLY
Alan D. Moger
247 Niantic River Road
Parcel ID: 477700
Town Clerk Volume 1032 Page 28

SURVEY NOTES:

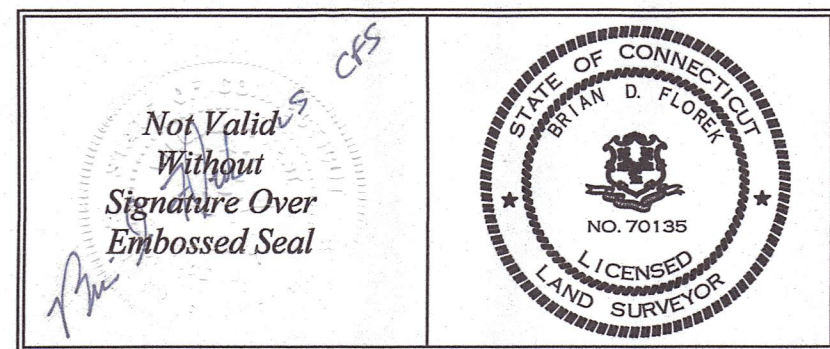
1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a RESURVEY OF map reference 1 a & b. It is intended to show an ACCESSORY DWELLING UNIT IN RELATION TO THE ZONING SETBACK LINES.

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

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

6-13-24

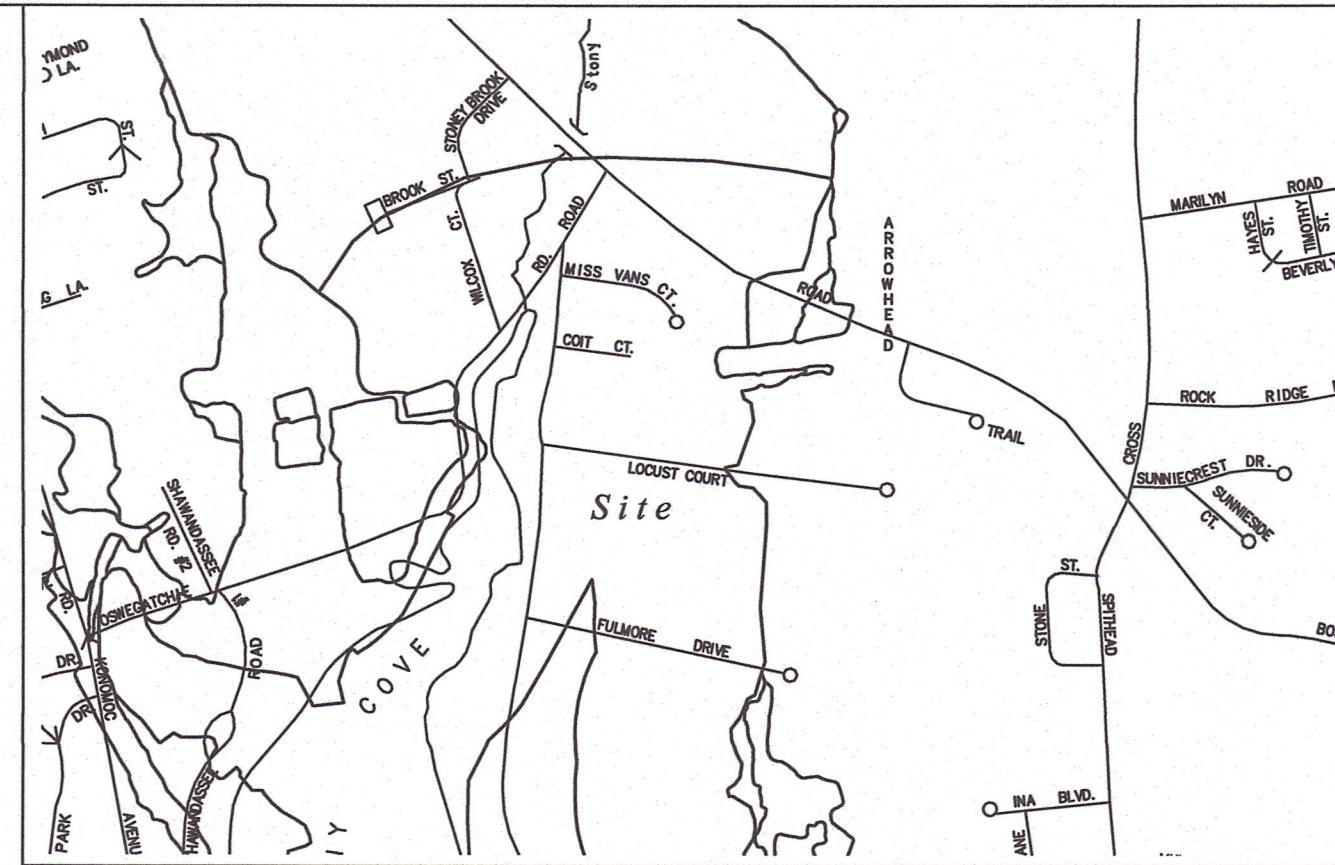
Brian D. Florek, LS, CFS #70135 / NCF5-026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



Note: 20' Drainage Easement in favor of the Town of Waterford. Reference Volume xx Page xx

NOW OR FORMERLY
Esther C. Ayrtton, Trustee
241 Niantic River Road
Parcel ID: 477500
Town Clerk Volume 783 Page 99
Map Reference 1a

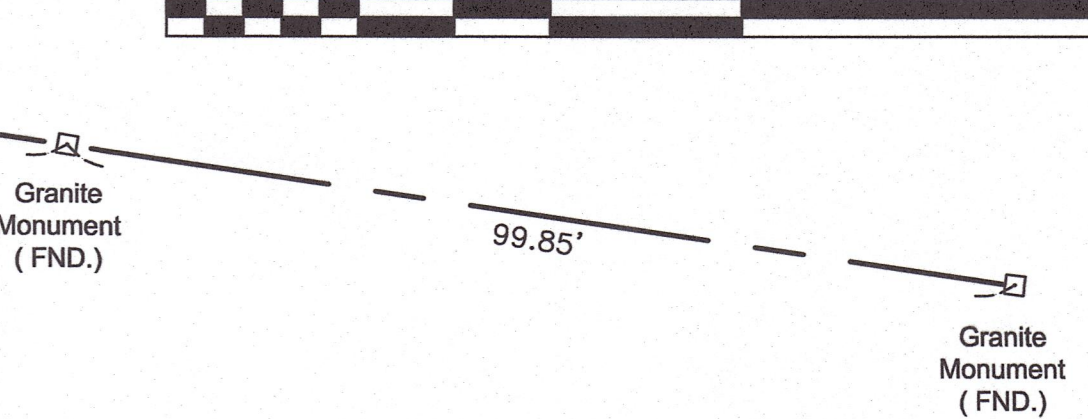
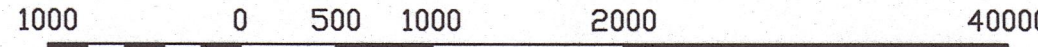
Graphic Scale
1" = 20'



Location Plan

Graphic Scale

1" = 1000'

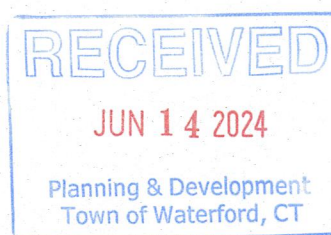


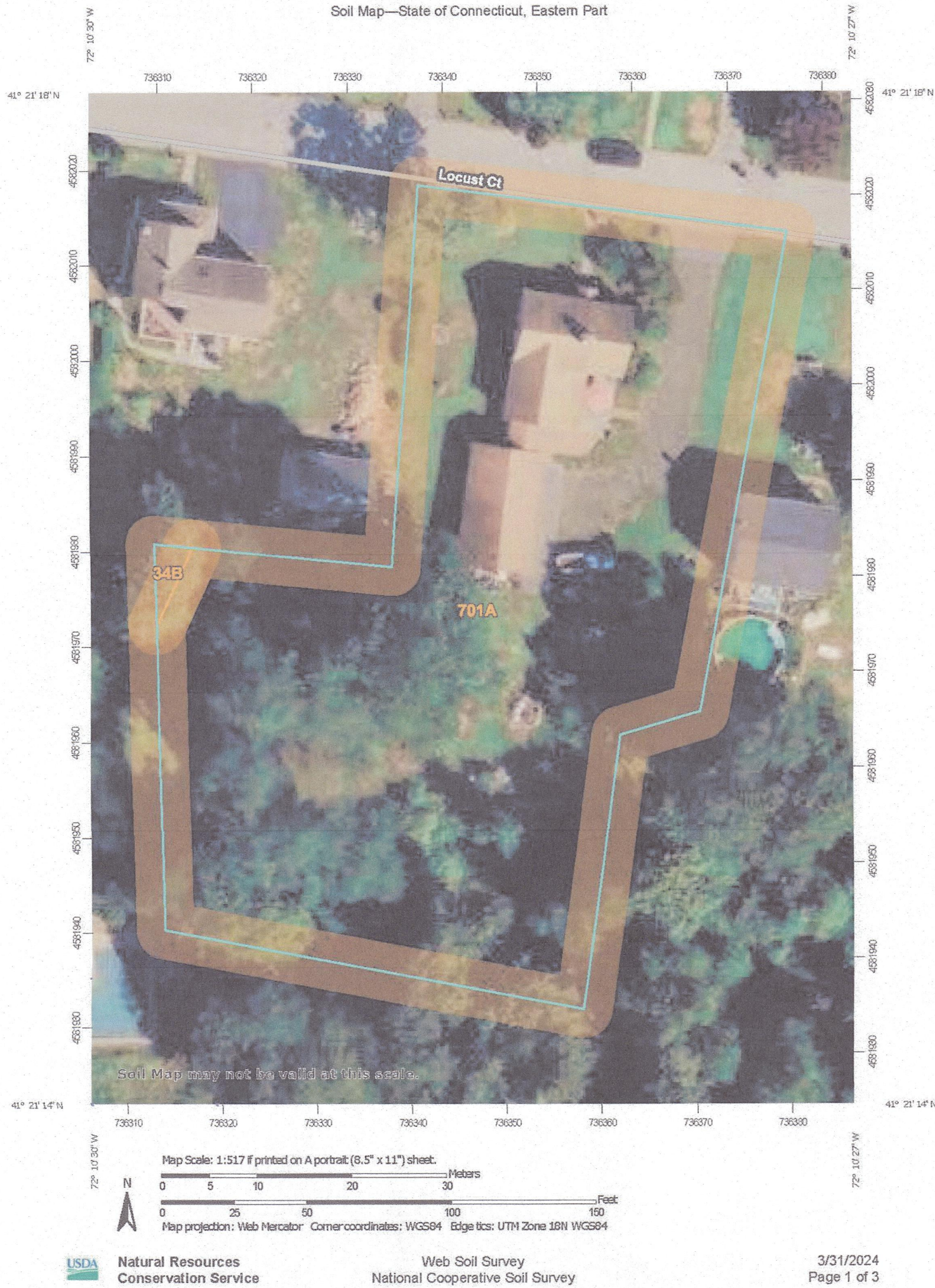
GENERAL SUBDIVISION NOTES:

- 1) Reference is made to the following to the following plans:
 - a) "Site Plan, Property Belonging To Timothy M. & Kathleen M. Discoll, 5 Locust Court, Waterford, Connecticut, Zone: R-20, Area: 13,889 s.f., Scale: 1"=10', Dated: March 7," Plan surveyed and mapped by William F. Kent, RLS. Plan filed in Florek Surveying LLC records, Map #1871.
 - b) "Ayrton Subdivision, Lot Layout / Topographic Plan, Property Belonging To Esther C. Ayrtton, Trustee, 241 Niantic River Road, Waterford, Connecticut, Zone: R-20, Area: 17.223 Acres, Scale: 1"=40', Dated: March 8, 2006; Plan Revised Through: April 24, 2006. Sheets 1-4." Plan surveyed and mapped by William F. Kent, RLS. Plan filed in Florek Surveying LLC records, Map #2112 - 2115.
 - c) "Plan Showing Realignment Of Drainage Easement On Property Of John H. Wadsworth, 9 Locust Court, Waterford, Conn., Scale: 1 inch = 20 ft., Dated: August 1, 1989." Plan surveyed and mapped by J. Robert Planner & Associates PC. Plan filed on the Waterford Land Records as map 2506.
 - d) "Plan Showing Property Of John H. Wadsworth, 9 Locust Court, Waterford, Conn., Scale: 1 inch = 20 ft., Dated: Sept. 20, 1989." Plan surveyed and mapped by J. Robert Planner & Associates PC. Plan filed on the Waterford Land Records as map 2512.
 - e) "Plan Showing Land To Be Conveyed To John H. Wadsworth, 9 Locust Court From John H. Wadsworth Jr., 11 Locust Court, Waterford, Connecticut, Scale: 1"=20', Sheet 1 of 1." Plan surveyed and mapped by Christopher J. Charland, LS. Plan filed on the Waterford Land Records as map 5886.
- 2) Not all underground utilities have been shown. Call before you dig (CBYD) is recommended prior to any construction.
- 3) North orientation is based on two independent RTK GNSS observations utilizing the Acorn Network in February 2024.
- 4) 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 herein.
- 5) Removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- 6) Reference is made to Waterford Town Clerk Volume 964 Page 160 & Volume 1190 Page 15 for the subject property.
- 7) Portion of subject parcel being in Flood Zone "Other" as shown on FIRM Map, New London County, Connecticut (All Jurisdictions) Map Number 09011C0481J, Map Revised August 5, 2013.
- 8) Wetlands flagged by Ian Cole, P.W.S. # 2006 and field located thereafter.
- 9) Water & sewer services for the proposed Accessory Dwelling Unit will tie into the Subject property's existing stubs per 3.36.1.3 of the Zoning Regulations. Note: The existing stubs are unknown per the Waterford Utility Commission.
- 10) Year yard of property is a maintained lawn to edge of tree line / vegetation.

PROPERTY SURVEY
PLAN PREPARED FOR:
AMY SCOTT WADSWORTH
9 LOCUST COURT
WATERFORD, CONNECTICUT

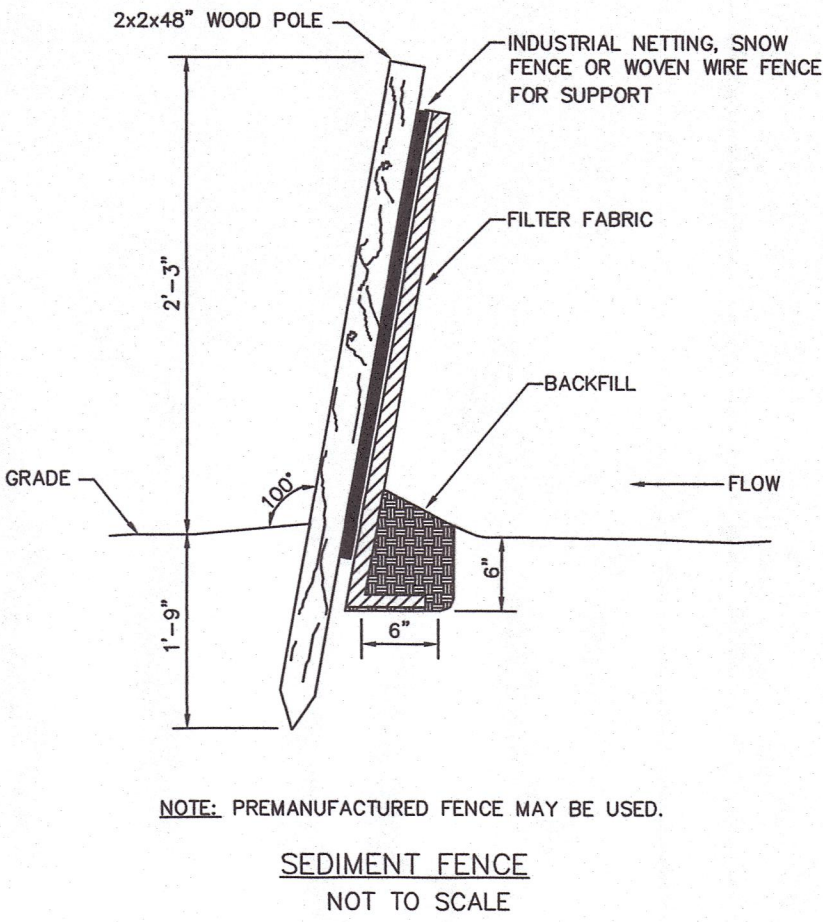
PARCEL ID: 366100
SCALE: 1" = 20'
MARCH 24, 2024
SHEET 1 OF 2



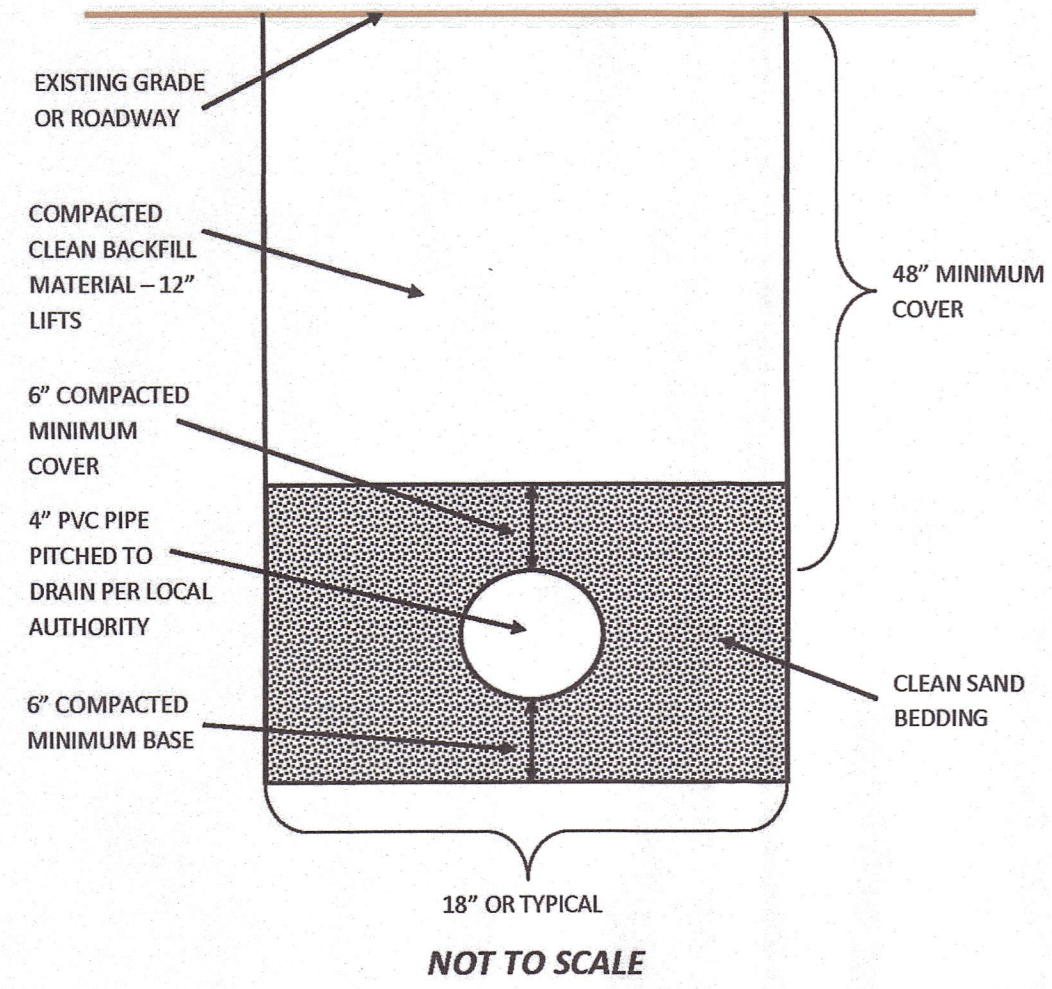


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	0.0	0.5%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	0.9	99.5%
Totals for Area of Interest		0.9	100.0%

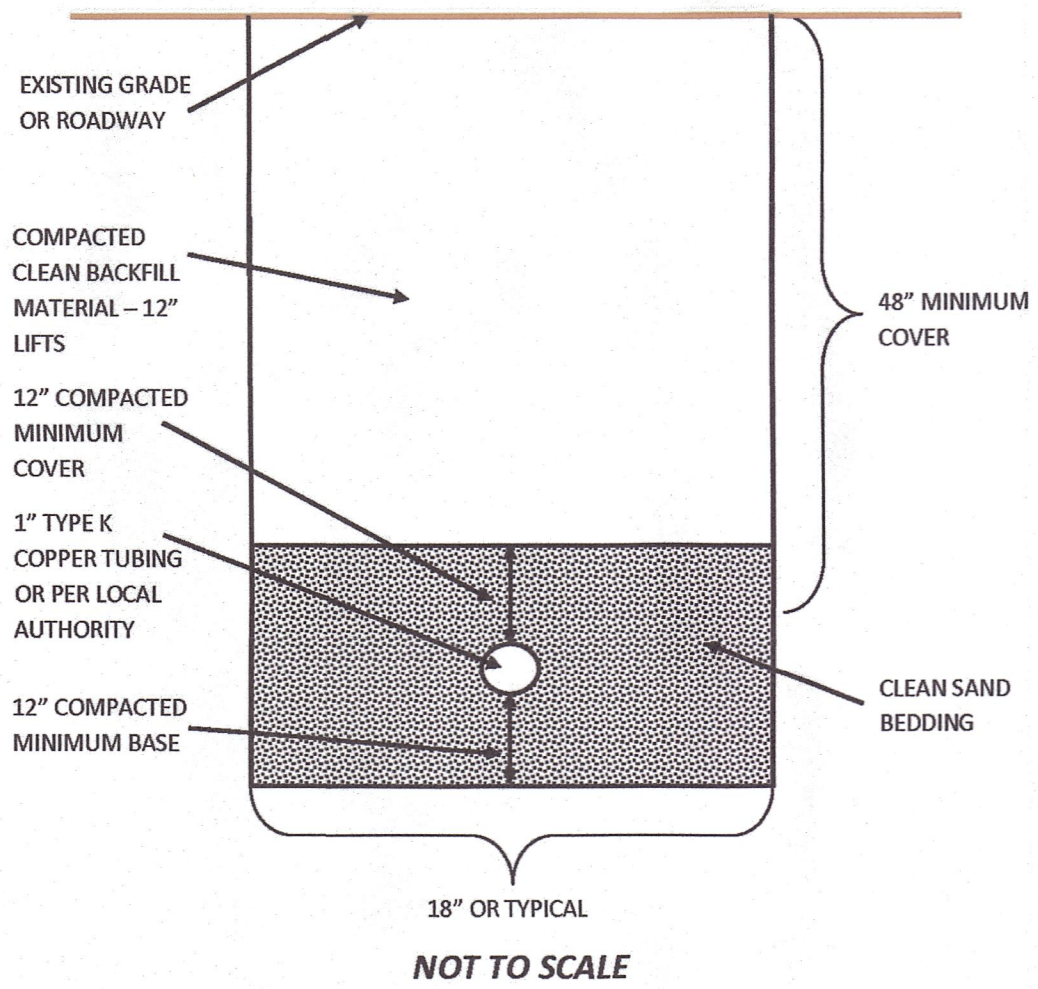


SANITARY SEWER SERVICE TRENCH DETAIL



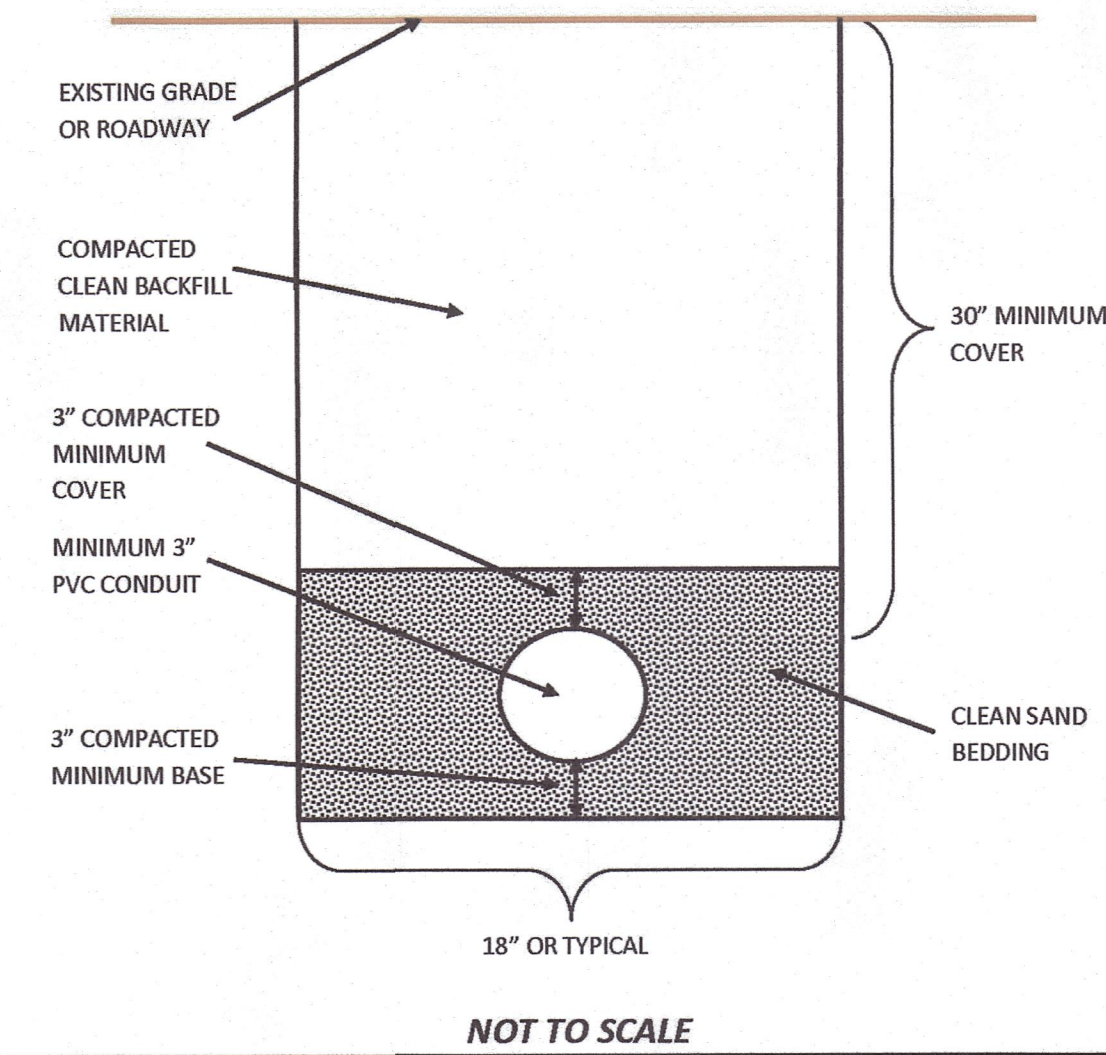
- NOTES:
1. SIZE OF SERVICE TO BE DETERMINED BY NEEDS OF STRUCTURE AND CUSTOMER. TYPICAL RESIDENTIAL CONNECTION DEPICTED.
 2. CONNECTION TO EXISTING SEWER LATERAL. CONFIGURATION OF THE SERVICE SHALL BE MADE PER SPECIFICATIONS OF LOCAL WATER UTILITY.

WATER SERVICE TRENCH DETAIL



- NOTES:
1. SIZE OF SERVICE TO BE DETERMINED BY NEEDS OF STRUCTURE AND CUSTOMER. TYPICAL RESIDENTIAL CONNECTION DEPICTED.
 2. CONNECTION TO WATER MAIN AND CONFIGURATION OF THE SERVICE METER/VALVING SHALL BE MADE PER SPECIFICATIONS OF LOCAL WATER UTILITY. TYPICALLY SADDLE TAP FITTING AND CORPORATION STOP, SHUT OFF VALVE AND WATER METER.

ELECTRIC/COMMUNICATION UTILITY TRENCH



- NOTES:
1. CONDUIT AND SERVICE CONNECTIONS TO BE MADE PER LOCAL UTILITY SPECIFICATIONS AND REQUIREMENTS.

PROPERTY SURVEY
TYPICALS & DETAILS
PLAN PREPARED FOR:
AMY SCOTT WADSWORTH
9 LOCUST COURT
WATERFORD, CONNECTICUT
PARCEL ID: 366100
SCALE: 1" = 20'
MARCH 24, 2024
SHEET 2 OF 2