

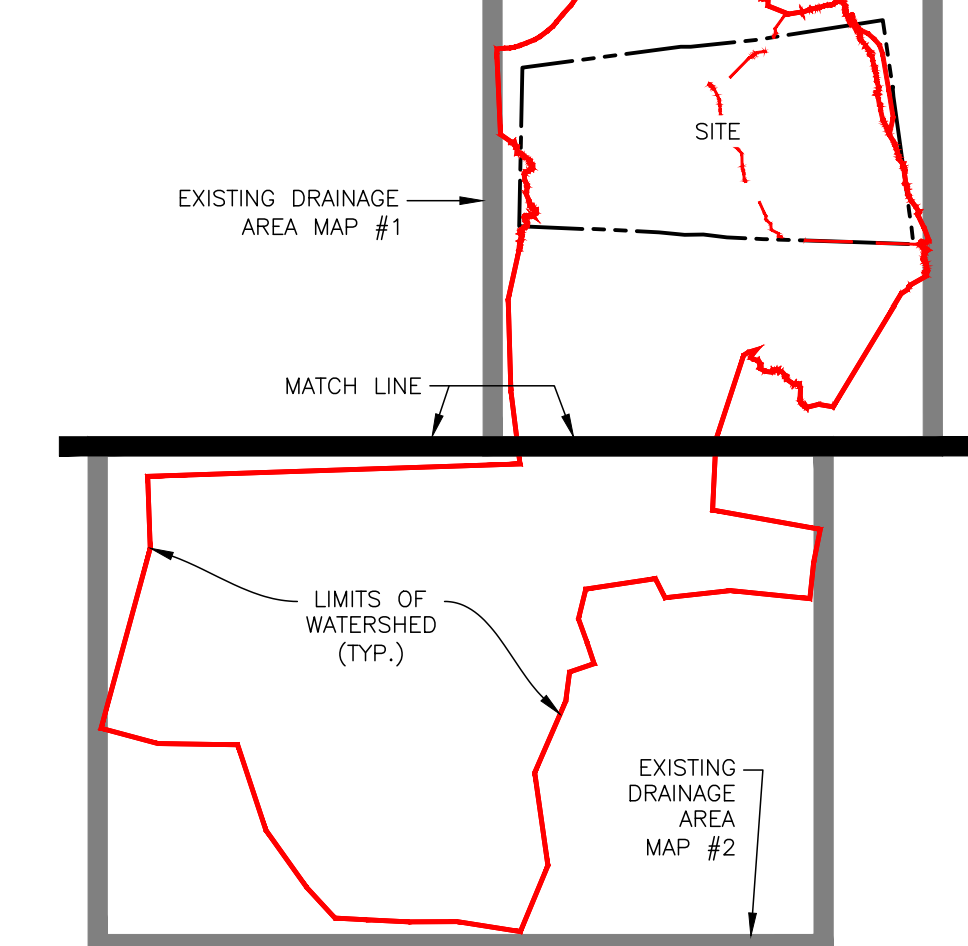
GENERAL NOTES:

1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
- A) A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY SURVEY, PROPERTY BELONGING TO: ALANTHUS FARM ESTATES, LLC, 48 GREAT NECK ROAD, WATERFORD, CONNECTICUT", SCALE: 1"=40', DATED: NOVEMBER 5, 2018, PREPARED BY FLOREK SURVEYING, LLC.
- B) A HYDROLOGIC SOIL GROUP MAP OF 48 GREAT NECK ROAD, WATERFORD, CONNECTICUT AND THE SURROUNDING PROPERTIES, SOURCE: NATURAL RESOURCE CONSERVATIVE SERVICE'S WEB SOIL SURVEY, OBTAINED: DECEMBER 2021.
- C) 2016 ORTHOPHOTOGRAPHY AND LIDAR DATA OF 48 GREAT NECK ROAD, WATERFORD, CONNECTICUT AND THE SURROUNDING PROPERTIES, SOURCE: CONNECTICUT ENVIRONMENTAL CONDITIONS ONLINE (CT ECO), OBTAINED: DECEMBER 2021.
2. PER SECTION 19 OF THE ZONING REGULATIONS, THE APPLICANT IS REQUESTING TO CREATE A NEW FLOATING ZONE -- PLANNED DESIGN DISTRICT 2 (PDD-2). AS PART OF THIS PROJECT, THE APPLICANT IS PROSING TO REMOVE THE EXISTING MULTI-FAMILY RESIDENTIAL DWELLING AND DRIVEWAY AND INSTALL A NEW ROAD WITH A BRIDGE, CONSTRUCT THIRTY-NINE (39) SINGLE-FAMILY RESIDENTIAL CONDOMINIUMS WITH ATTACHED GARAGES AND OTHER ASSOCIATED IMPROVEMENTS. THE PROPOSED CONDOMINIUMS WILL HAVE VARIOUS BEDROOM COUNTS AND STYLES (SEE ARCHITECTURAL PLANS). THE LAND WILL BE UNDER COMMON OWNERSHIP.
3. THE SOLE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE WATERFORD TOWN ENGINEER TO DEMONSTRATE COMPLIANCE WITH TOWN DRAINAGE REQUIREMENTS.
4. ALL ON-SITE ELEVATIONS AND CONTOURS SHOWN HEREON ARE REFERENCED TO THE NGVD-29 DATUM PER PROJECT LAND SURVEYOR AND ARE TIED INTO THE TOWN OF WATERFORD MONUMENT SYSTEM. OFF-SITE 2-FOOT CONTOURS REFERENCE THE NGVD-88 DATUM PER REFERENCE INFORMATION C.

SOILS LEGEND		
UNIT NUMBER	SOIL TYPE	NRCS HYDROLOGIC SOIL GROUP
2	RIDGEBURY FINE SANDY LOAM, 0-3% SLOPES	D
3	RIDGEBURY, LEICESTER, & WHITMAN SOILS, 0-8% SLOPES, EXTREMELY STONY	D
45A	WOODBIDGE FINE SANDY LOAM, 0-3% SLOPES	C/D
45B	WOODBIDGE FINE SANDY LOAM, 3-8% SLOPES	C/D
46B	WOODBIDGE FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	C/D
51B	SUTTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	B/D
61B	CANTON & CHARLTON FINE SANDY LOAMS, 0-8% SLOPES, VERY STONY	B
61C	CANTON & CHARLTON FINE SANDY LOAMS, 8-15% SLOPES, VERY STONY	B
73C	CHARLTON-CHATFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY	B
306	UDORTHENTS-URBAN LAND COMPLEX	B

DRAINAGE MAP KEY

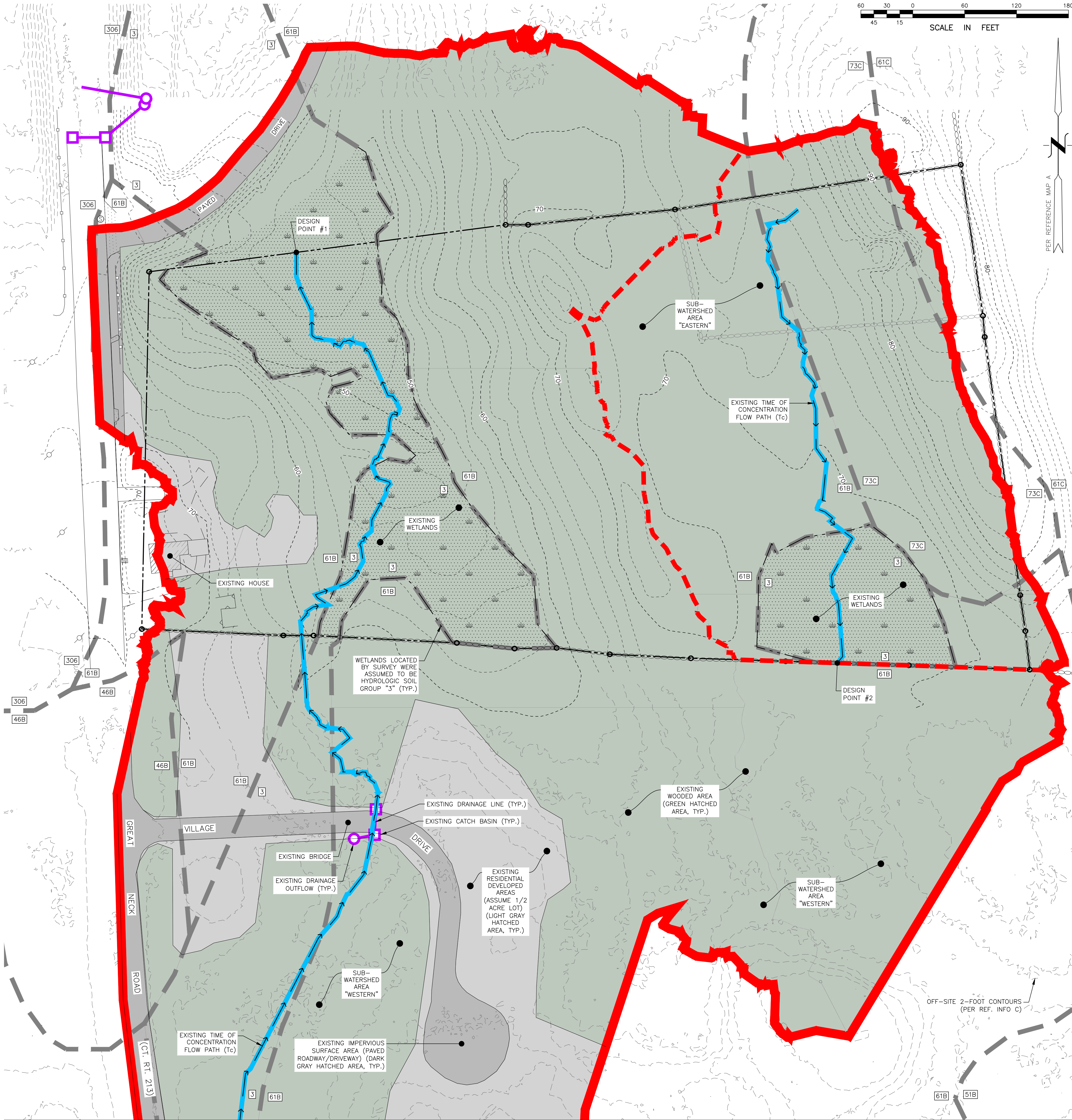
SCALE: 1"=500'



EXISTING TR-55 CURVE NUMBERS WATERSHED AREA 'WESTERN'				
CURVE NUMBER	GROUND COVER	SOIL RATING	CN (SQ. FT.)	CN (ACRES)
98	IMPERVIOUS	N/A	130,303	2.99
85	Residential District (1/2 Acre)	D	939,252	21.56
70	Residential District (1/2 Acre)	B	209,342	4.81
79	WOODS (GOOD)	D	367,321	8.43
58	WOODS (GOOD)	B	406,795	9.34
TOTAL			2,053,013	47.13
THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 78				

EXISTING TR-55 CURVE NUMBERS WATERSHED AREA 'EASTERN'				
CURVE NUMBER	GROUND COVER	SOIL RATING	CN (SQ. FT.)	CN (ACRES)
83	WOODS (GOOD)	D	28,422	0.65
66	WOODS (GOOD)	B	190,295	4.37
TOTAL			218,717	5.02
THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 68				

NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY



MATCH LINE A-A

MATCH LINE A-A

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
1000 MAIN STREET, SUITE 200
CT REG. NO. 1000
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9943
FAX: (860) 391-8854

THE EMBOSSED SEAL OF
THE ENGINEER MUST BE
AFFIXED HERE FOR THIS
MAP TO BE VALID

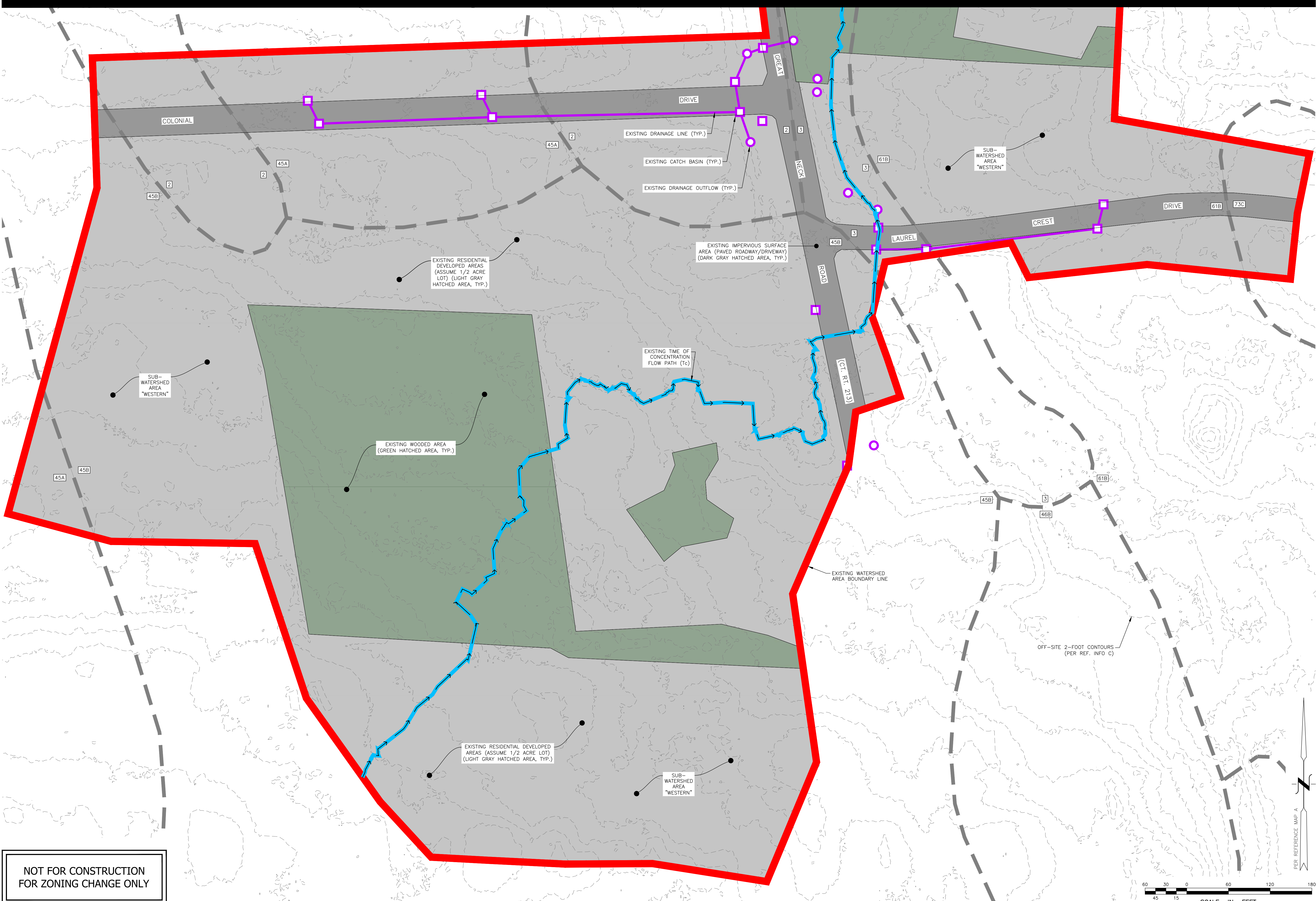
CHANGES PER TOWN COMMENTS		
#	DATE	DESCRIPTION
1	3/21/2022	RG

EXISTING DRAINAGE AREA MAP
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE: DECEMBER 22, 2021
SCALE: 1"=60'
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: EDAM-1
SHEET NO.: 1 of 4
JOB. NO.: 2019-530

MATCH LINE A-A

MATCH LINE A-A



NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
1000 MAIN STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
FAX: (860) 391-8854

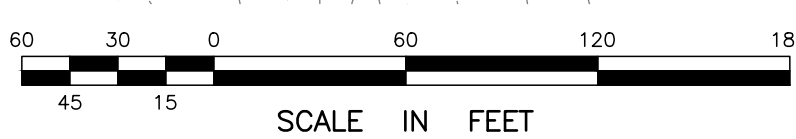
INDIGO
LAND DESIGN

THE EMBOSSED SEAL OF
THE ENGINEERING BOARD OF
CONNECTICUT MUST BE
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CHANGES PER TOWN COMMENTS		RG	BY
#	DATE	DESCRIPTION	
1	3/21/2022		

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PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE: DECEMBER 22, 2021
SCALE: 1"=60'
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: EDAM-2
SHEET NO.: 2 of 4
JOB. NO.: 2019-530



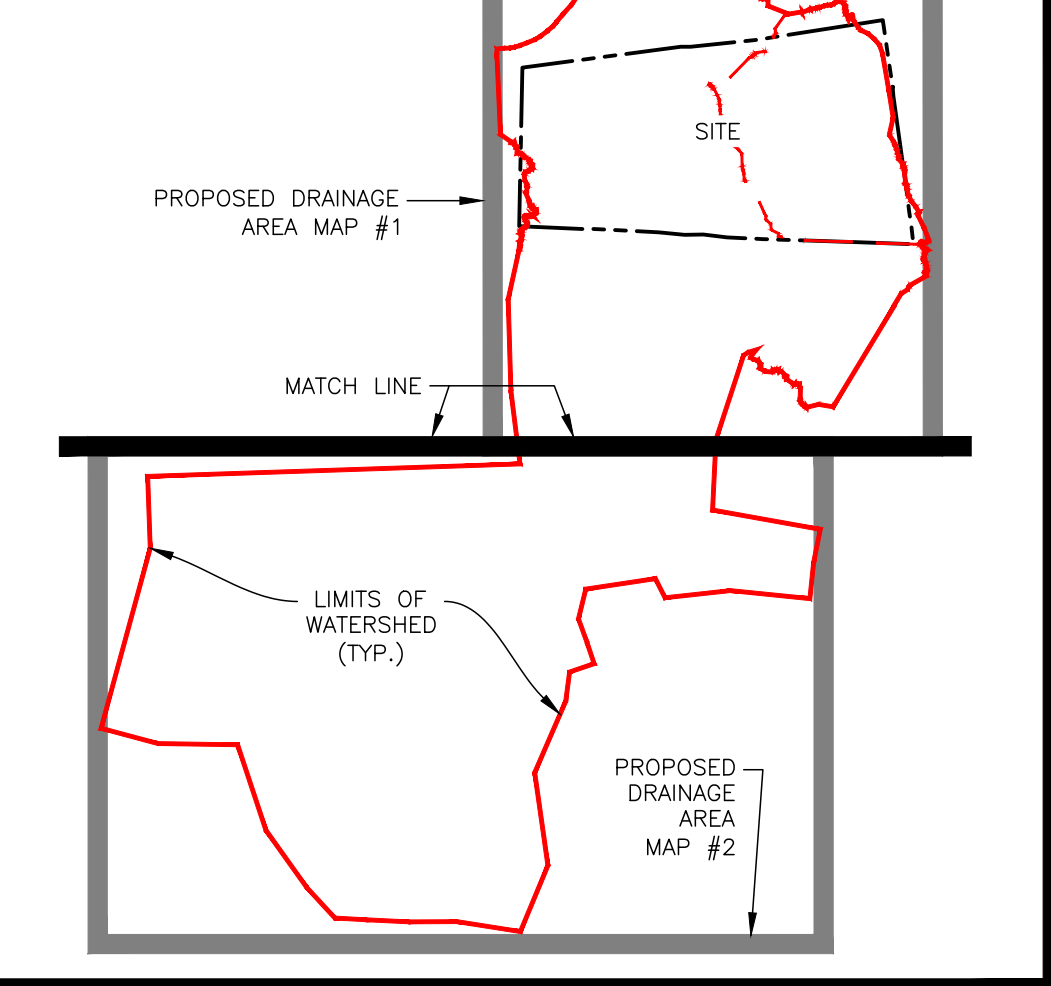
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SOILS LEGEND		
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3	RIDGEBURY, LEICESTER, & WHITMAN SOILS, 0-8% SLOPES, EXTREMELY STONY	D
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45B	WOODBURY FINE SANDY LOAM, 3-8% SLOPES	C/D
46B	WOODBURY FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	C/D
51B	SUTTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY	B/D
61B	CANTON & CHARLTON FINE SANDY LOAMS, 0-8% SLOPES, VERY STONY	B
61C	CANTON & CHARLTON FINE SANDY LOAMS, 8-15% SLOPES, VERY STONY	B
73C	CHARLTON-CHATFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY	B
306	UDORTMENTS-URBAN LAND COMPLEX	B

DRAINAGE MAP KEY

SCALE: 1"=500'



PROPOSED TR-55 CURVE NUMBERS WATERSHED AREA "WESTERN"				
CURVE NUMBER	GROUND COVER	SOIL RATING	CN (SQ. FT.)	CN (ACRES)
98	IMPERVIOUS	N/A	151,927	3.49
85	Residential District (1/2 Acre)	D	971,949	22.31
70	Residential District (1/2 Acre)	D	112,943	2.59
79	WOODS (GOOD)	D	280,470	6.44
66	WOODS (GOOD)	B	528,300	12.13
85	Townhouses	B	4,420	0.10
66	Brush	B	9,772	0.22
80	Open Space	D	1,656	0.04
61	Open Space	B	28,077	0.64
TOTAL			2,045,590	46.96

THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 81

PROPOSED TR-55 CURVE NUMBERS WATERSHED AREA "EASTERN"				
CURVE	GROUND COVER	SOIL	CN	CN
83	WOODS (GOOD)	D	24,027	0.55
66	WOODS (GOOD)	B	44,161	1.01
48	Brush	B	2,809	0.06
61	OPEN SPACE (GOOD)	B	9,541	0.22
TOTAL			80,538	1.85

THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 70

PROPOSED TR-55 CURVE NUMBERS WATERSHED AREA "C"				
CURVE NUMBER	GROUND COVER	SOIL RATING	CN (SQ. FT.)	CN (ACRES)
98	IMPERVIOUS	N/A	8,539	0.20
85	Residential District (Townhouses)	B	55,517	1.27
58	WOODS (GOOD)	B	17,217	0.40
61	OPEN SPACE (GOOD)	B	4,283	0.10
TOTAL			85,537	1.96

THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 80

PROPOSED TR-55 CURVE NUMBERS WATERSHED AREA "D"				
CURVE NUMBER	GROUND COVER	SOIL RATING	CN (SQ. FT.)	CN (ACRES)
98	IMPERVIOUS	N/A	8,737	0.20
85	Residential District (Townhouses)	B	72,443	1.66
61	OPEN SPACE (GOOD)	B	23,836	0.55
TOTAL			105,016	2.41

THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 81

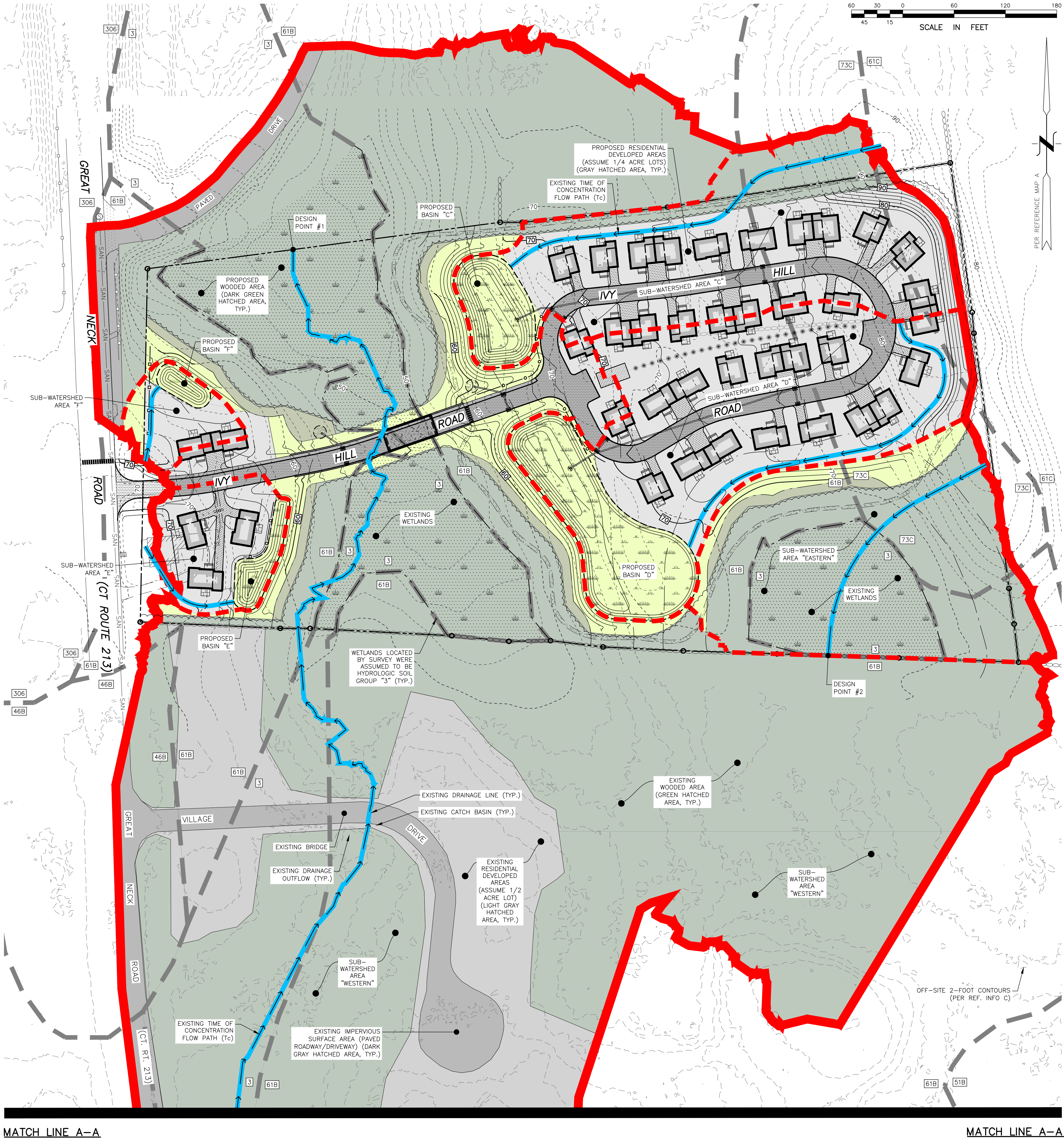
PROPOSED TR-55 CURVE NUMBERS WATERSHED AREA "E"				
CURVE NUMBER	GROUND COVER	SOIL RATING	CN (SQ. FT.)	CN (ACRES)
98	IMPERVIOUS	N/A	1,137	0.03
85	Residential District (Townhouses)	B	15,438	0.35
61	OPEN SPACE (GOOD)	B	3,564	0.08
TOTAL			20,139	0.46

THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 81

PROPOSED TR-55 CURVE NUMBERS WATERSHED AREA "F"				
CURVE NUMBER	GROUND COVER	SOIL RATING	CN (SQ. FT.)	CN (ACRES)
85	Residential District (Townhouses)	B	7,228	0.17
61	OPEN SPACE (GOOD)	B	3,828	0.09
TOTAL			11,056	0.25

THE WEIGHTED CURVE NUMBER (CN) VALUE IS: 77

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INDIGO LAND DESIGN, LLC
100 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9943
FAX: (860) 391-8854

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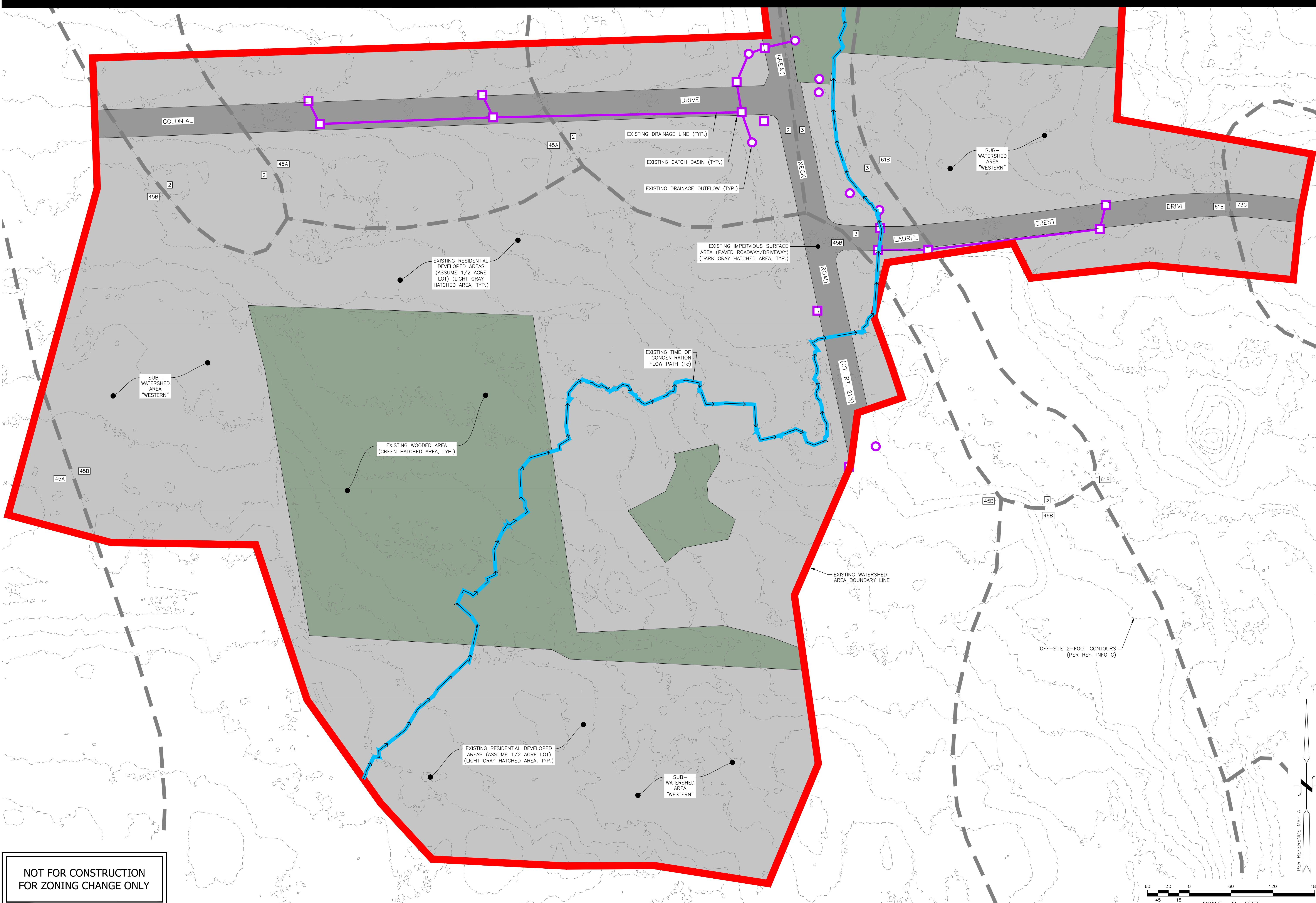
CHANGES PER TOWN COMMENTS	RG	BY
1	3/21/2022	DATE

EXISTING DRAINAGE AREA MAP
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

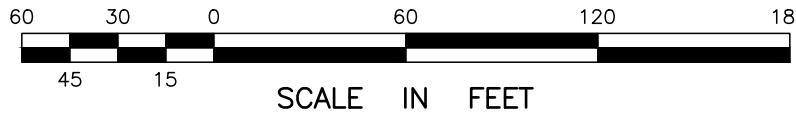
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DRAWN BY:
RG
CHECKED BY:
JW
DWG. NO.:
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3 of 4
JOB. NO.:
2019-530

MATCH LINE A-A

MATCH LINE A-A



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THE EMBOSSED SEAL OF
THE REGISTERED PROFESSIONAL ENGINEER
MAY BE AFFIXED HERE FOR THIS
MAP TO BE VALID

#	DATE	RG	BY
1	3/21/2022		

CHANGES PER TOWN COMMENTS

DESCRIPTION

PROPOSED DRAINAGE AREA MAP

PREPARED FOR SKIP ADAMS

48 GREAT NECK ROAD -- MAP 145 LOT 2871

WATERFORD, CONNECTICUT

DATE: DECEMBER 22, 2021

SCALE: 1"=60'

DRAWN BY: RG

CHECKED BY: JW

DWG. NO.: PDAM-4

SHEET NO.: 4 of 4

JOB. NO.: 2019-530