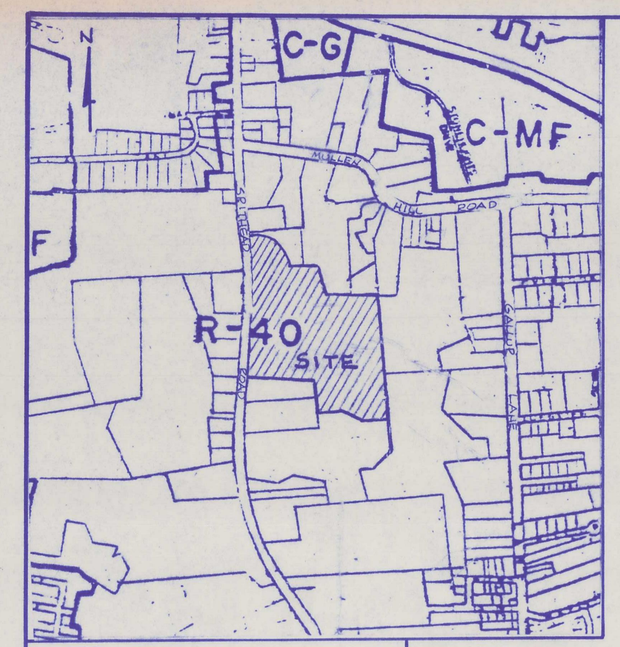



LOCATION MAP

SCALE: 1" = 1000'

1000 500 0 1000 2000

GRAPHIC SCALE IN FEET

SOILS LEGEND:

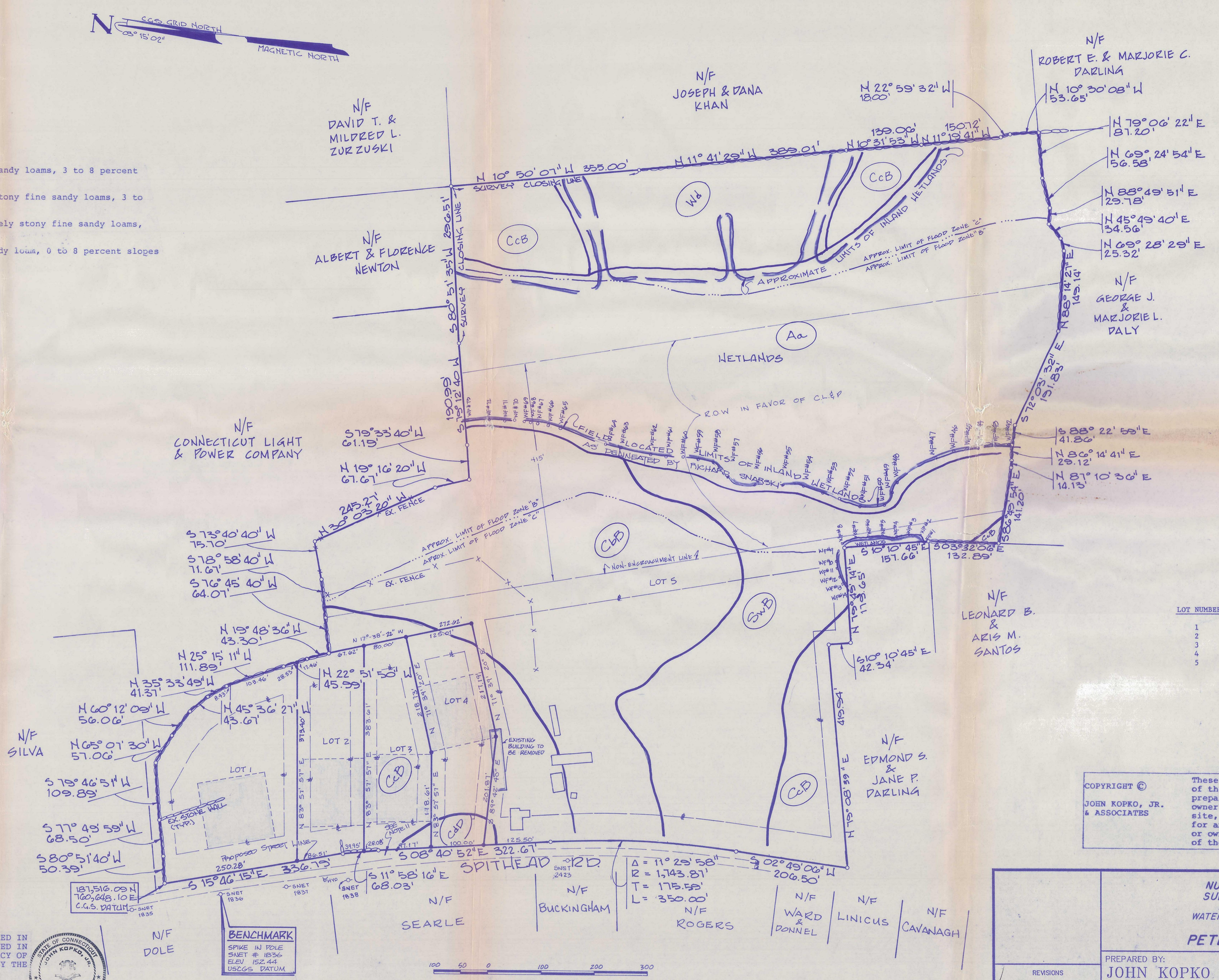
- (Aa) Adrain and Palms mucks
- (CbB) Canton and Charlton fine sandy loams, 3 to 8 percent slopes
- (CcB) Canton and Charlton very stony fine sandy loams, 3 to 8 percent slopes
- (CdD) Canton and Charlton extremely stony fine sandy loams, 15 to 35 percent slopes
- (SwB) Sutton very stony fine sandy loam, 0 to 8 percent slopes
- (Wd) Walpole fine sandy loam

1. Minor irregularities may exist in stonewalls between principal courses shown.
2. Wetlands delineation by Richard Snarski, Certified Soils Scientist.
3. Lots to be serviced by on site sanitary systems and municipal water.
4. Zoning District: R-40.
5. Total acreage of site: 34.59 acres ± (1,506,616) sf ±)
6. Owners of record: Peter Lampasona
   1393 Gold Star Highway
   Groton, CT 06340
7. Applicant: Peter Lampasona
   1393 Gold Star Highway
   Groton, CT 06340
8. Map reference: "Plan showing portion of land belonging now or formerly to James R. Ruivoy, Spithead Road, Waterford, Conn. Scale: 1" = 40', January 31, 1974 by McKay Engineering, Niantic, Connecticut"
9. Assessor's Map #43, Lot 32
10. Septic permits shall be obtained prior to the issuance of any building permits. All lots shall require an approved engineered septic system with erosion control measures for specific building activity.
11. Area of trees, brush and other sightline obstructions adjacent to proposed driveway shall be cleared and maintained for safe site distance lines and snow shelves.
12. Prior to release of plans for filing on the land records, all monumentation shall be installed per Section 6-7 of the Town of Waterford Subdivision regulations.
13. Orientation of proposed houses shall comply with Section 5.8 of the Town of Waterford Subdivision Regulations, as shown on Sheet 2.
14. The hydraulic analysis for Lot 3 limits this residence to a 3 bedroom home. This will appear as a deed restriction in the deed of conveyance and this limitation shall only apply until municipal sewers are available.
15. Prior to any construction or building permits being issued, an approved replacement septic system will be installed on Lot 5 for the existing home.
16. This site is located within two (2) flood zones as depicted on the Federal Emergency Management Act map as shown on Sheet 1.
17. No clearing, grading or other development shall be allowed east of the non-enchroachment line.
18. The existing cess pool shall be abandoned and a new septic system installed prior to the filing of these plans.
19. All existing wells are to be capped and abandoned and a municipe water hook-up supplied for Lot 5 prior to release of plans for filling.
20. All buildings to be removed from the site shall be properly disposed of in an approved off site landfill area prior to release of plans for filing.
21. All utilities are to be installed underground.
22. Town of Waterford Tree Warden to be notified for posting of trees prior to clearing along Spithead Road.
23. All disturbed areas along Spithead Road to be loamed and seeded after completion of work.
24. Town planning staff to be notified prior to initiation of all improvements to inspect and approve measure.
25. Hydraulic analysis for Lots 1, 2, 3, and 4 was performed by Richard Snarski CSS #1925 using septic area locations supplied by John Kopko, Jr. & Associates. Additional site evaluation including test holes and hydraulic analysis for Lots 1 and 2 was performed by Donald J. Fortunato CSS #2278. Mr. Fortunato's analysis is used for Lots 1 and 2. Mr. Snarski's analysis is used for Lots 3 and 4.
26. All frontage improvements must be completed prior to issuance of building permits.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE RECOMMENDED CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DEC. 10, 1975, AS AMMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC..

STATE OF CONNECTICUT · JOHN KOPKO JR. · NO. 12281 · LICENSED LAND SURVEYOR

JOHN KOPKO JR., L.L.S. #12281


N
C.G.S. GRID NORTH
08° 15' 02"
MAGNETIC NORTH
N/F
DAVID T. & MILDRED L. ZURZUSKI
N/F
JOSEPH & DANA KHAN
N/F
ROBERT E. & MARJORIE C. DARLING
N/F
ALBERT & FLORENCE NEWTON
N/F
GEORGE J. & MARJORIE L. DALY
N/F
CONNECTICUT LIGHT & POWER COMPANY
N/F
LEONARD B. & ARIS M. SANTOS
N/F
EDMOND S. & JANE P. DARLING
N/F
SILVA
N/F
DOLE
N/F
SEARLE
N/F
BUCKINGHAM
N/F
ROGERS
N/F
WARD & DONNEL
N/F
LINICUS
N/F
CAVANAGH
N 10° 30' 08" W 53.65'
N 79° 06' 22" E 81.20'
N 69° 24' 54" E 56.58'
N 88° 49' 51" E 29.78'
N 45° 49' 40" E 34.56'
N 69° 28' 29" E 25.32'
N 88° 14' 21" E 145.14'
S 72° 03' 32" E 151.83'
S 88° 22' 58" E 41.86'
N 86° 14' 41" E 29.12'
N 87° 10' 36" E 14.13'
S 86° 35' 54" E 141.20'
S 03° 32' 08" E 132.89'
S 10° 10' 45" E 157.66'
S 10° 10' 45" E 42.34'
N 22° 59' 32" W 18.00'
N 10° 30' 08" W 53.65'
N 10° 50' 07" W 355.00'
N 11° 41' 29" W 389.01'
N 10° 31' 53" W 139.00'
N 11° 19' 41" W 150.72'
SURVEY CLOSING LINE
S 80° 51' 35" W 239.51'
S 80° 51' 35" W 120.89'
S 79° 33' 40" W 61.15'
N 19° 16' 20" W 67.67'
N 30° 03' 20" W 245.27'
EX. FENCE
S 73° 40' 40" W 75.70'
S 78° 58' 40" W 71.67'
S 76° 45' 40" W 64.07'
N 19° 48' 36" W 43.30'
N 25° 15' 11" W 111.89'
N 35° 33' 49" W 41.31'
N 60° 12' 09" W 56.06'
N 45° 36' 27" W 43.67'
N 65° 07' 30" W 57.06'
S 79° 46' 51" W 109.89'
S 77° 49' 59" W 68.50'
S 80° 51' 40" W 50.39'
N 22° 51' 50" W 45.99'
S 15° 46' 15" E 336.73'
S 08° 40' 52" E 322.67'
S 11° 58' 16" E 68.03'
S 02° 49' 06" W 206.50'
SPITHEAD RD.
Δ = 11° 29' 58"
R = 1,743.81'
T = 175.58'
L = 350.00'
N 15° 46' 15" W 95.14'
N 15° 46' 15" W 47.54'
N 15° 46' 15" W 48.60'
N 15° 46' 15" W 48.60'
N 15° 46' 15" W 48.60