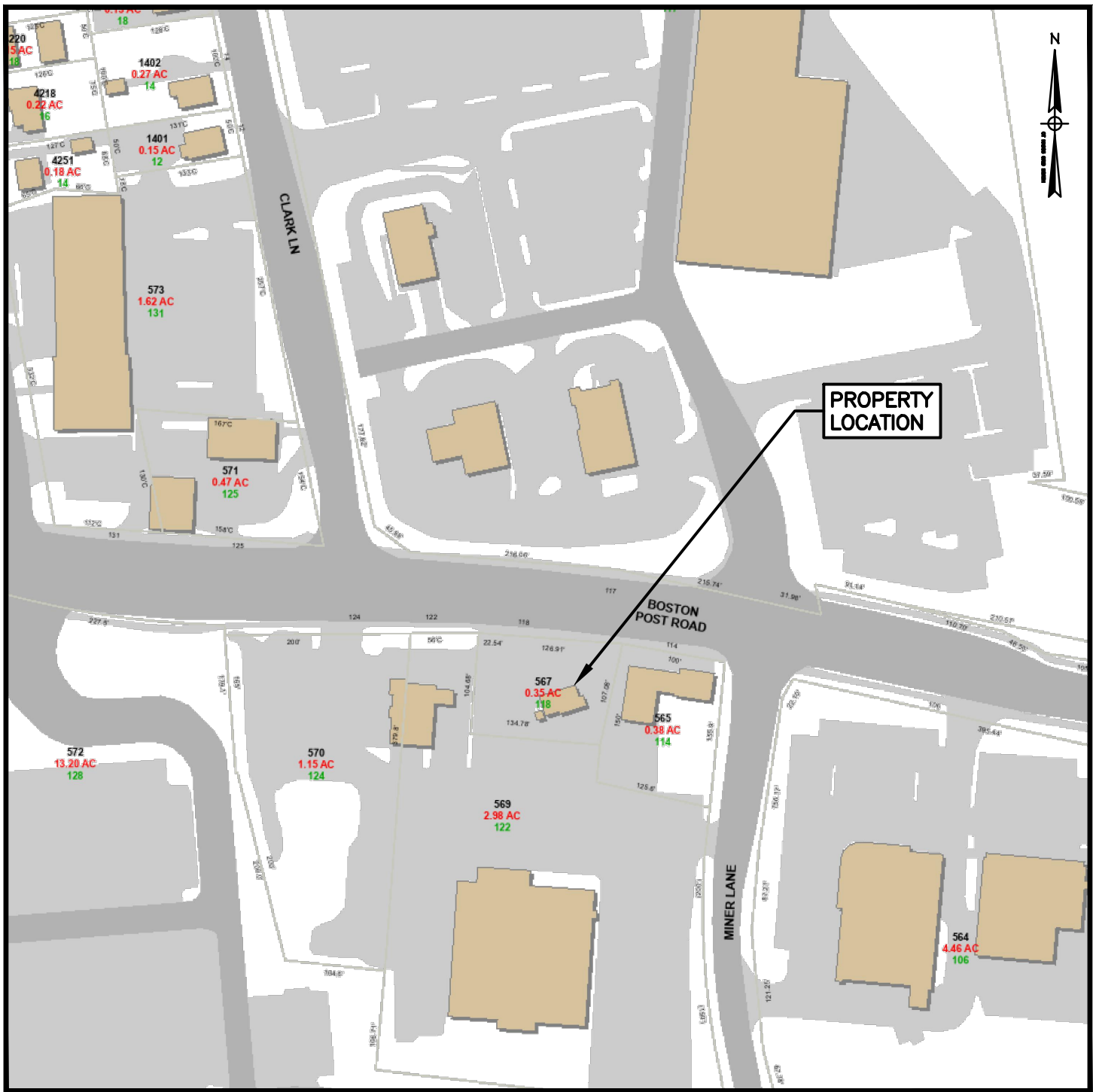
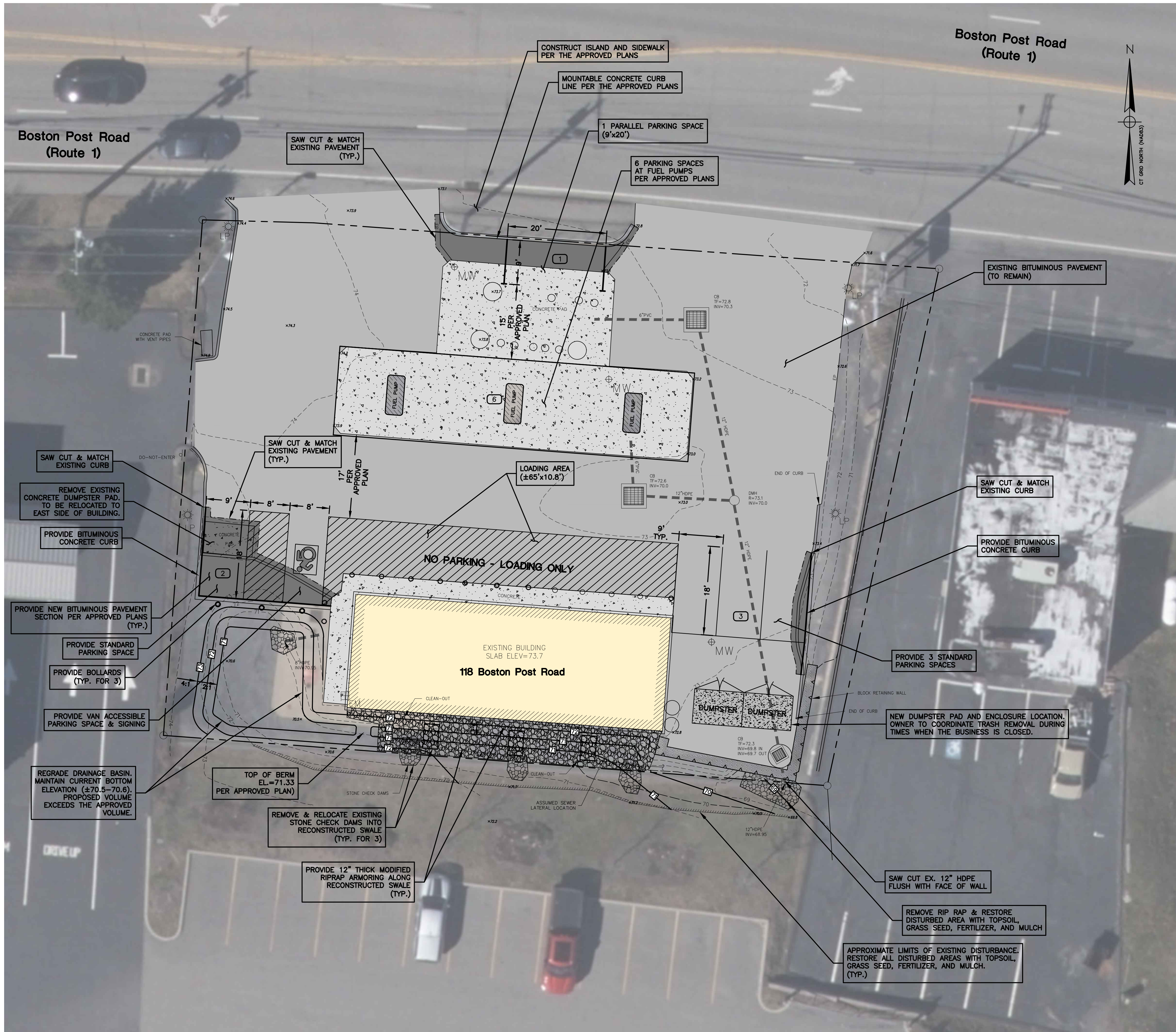




LOCATION MAP
SCALE: 1"=±200'

PROPERTY LOCATION
118 BOSTON POST ROAD
WATERFORD, CONNECTICUT 06385
PARCEL ID: 56000

PROPERTY OWNER & APPLICANT
MEHAK REALTY, LLC
65 TIMBER RIDGE ROAD
PAWCATUCK, CT 06379

ZONE
GENERAL COMMERCIAL DISTRICT (C-G)

REFERENCE PLANS
1. NEW CONVENIENCE STORE AND FUELING STATION, 118 BOSTON POST ROAD, WATERFORD, CONNECTICUT, PREPARED FOR MEHAK REALTY, LLC, P.O. BOX 126 NORWICH, CT 06360, PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC., DATED 12/19/2022, REVISED 2/14/2023. (ON FILE WITH THE TOWN OF WATERFORD)
2. AS-BUILT SURVEY PREPARED BY JAMES BERNARDO LAND SURVEYING, LLC. (ATTACHED SEPARATELY)

PREVIOUS APPLICATIONS
1. ZONING BOARD OF APPEALS: ZBA-22-5
2. PLANNING & ZONING COMMISSION: PL-22-18

SITE PLAN MODIFICATION NOTES
1. CHANGES TO THE SITE FUEL ISLAND AND FUEL TANKS HAVE BEEN MADE DURING CONSTRUCTION DUE TO UNFORESEEN SUBSURFACE CONDITIONS, PRIMARILY ENCOUNTERING LEDGE. THE SURFACE CHANGES ARE REFLECTED IN THE CURRENT AS-BUILT PLAN PROVIDED, AND USED AS THE BASIS FOR THIS SITE PLAN MODIFICATION.
2. THIS SITE PLAN MODIFICATION HAS BEEN PREPARED TO DEPICT THE CURRENT CONSTRUCTED CONDITIONS AND TO MODIFY THE PARKING ARRANGEMENT AND SITE GRADING TO MEET THE REQUIRED PARKING COUNT.
3. ALL WORK NOT SPECIFICALLY CALLED OUT AND DETAILED IN THIS PLAN SHALL BE COMPLETED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PLANS (PL-22-18) PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC. AND REFERENCED HEREIN.
4. ALL OPERATIONS AND MAINTENANCE AND REPORTING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED APPLICATION DOCUMENTS (PL-22-18) PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC.
5. ALL CONDITIONS OF APPROVAL FROM APPLICATION PL-22-18 SHALL REMAIN IN PLACE.

PARKING COUNT
REQUIRED SPACES PER ZBA-22-5 & PL-22-18: 12
TOTAL SPACES PROVIDED: 12

LEGEND TO DRAWING
[Symbol] PROPOSED RIPRAP
[Symbol] PROPOSED BIT. PAVEMENT
[Symbol] PROPOSED CONTOUR



CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Project No. CLA-8192 Proj. Engineer K.J.H. Date: 7/18/2025 Sheet No.
118 Boston Post Road (Route 1) Waterford, Connecticut 06385		1 of 1
Site Plan Modification Proposed Convenience Store and Fueling Station Property of Mehak Realty, LLC		
Site Plan		

10' 0' 10' 20'
SCALE: 1"=10'

NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS TOPOGRAPHIC CLASS T-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2. THIS IS NOT A PROPERTY SURVEY OR BOUNDARY SURVEY AND ANY PROPERTY LINES DEPICTED DO NOT REPRESENT A SURVEYOR'S PROPERTY/BOUNDARY OPINION.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.

2. THE SUBJECT PROPERTY IS SHOWN ON THE WATERFORD TAX ASSESSOR MAP 133 AS LOT 567 AND HAS AN ASSIGNED STREET ADDRESS OF 118 BOSTON POST ROAD.

3. BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0), ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NGS2018 GEOID, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE STATE OF CONNECTICUT'S ADVANCED CONTINUOUSLY OPERATING REFERENCE NETWORK (ACORN) BASE STATION: CTGR, HAVING THE FOLLOWING VALUES:

LATITUDE = N41° 20' 07.3560"
LONGITUDE = W72° 02' 58.96923"
ELLIPSOID HEIGHT = -18.342 METERS

4. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON DECEMBER 26, 2024.

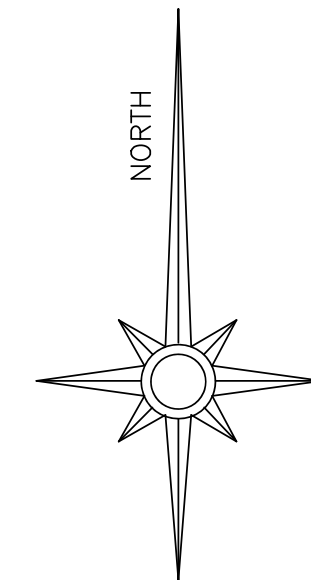
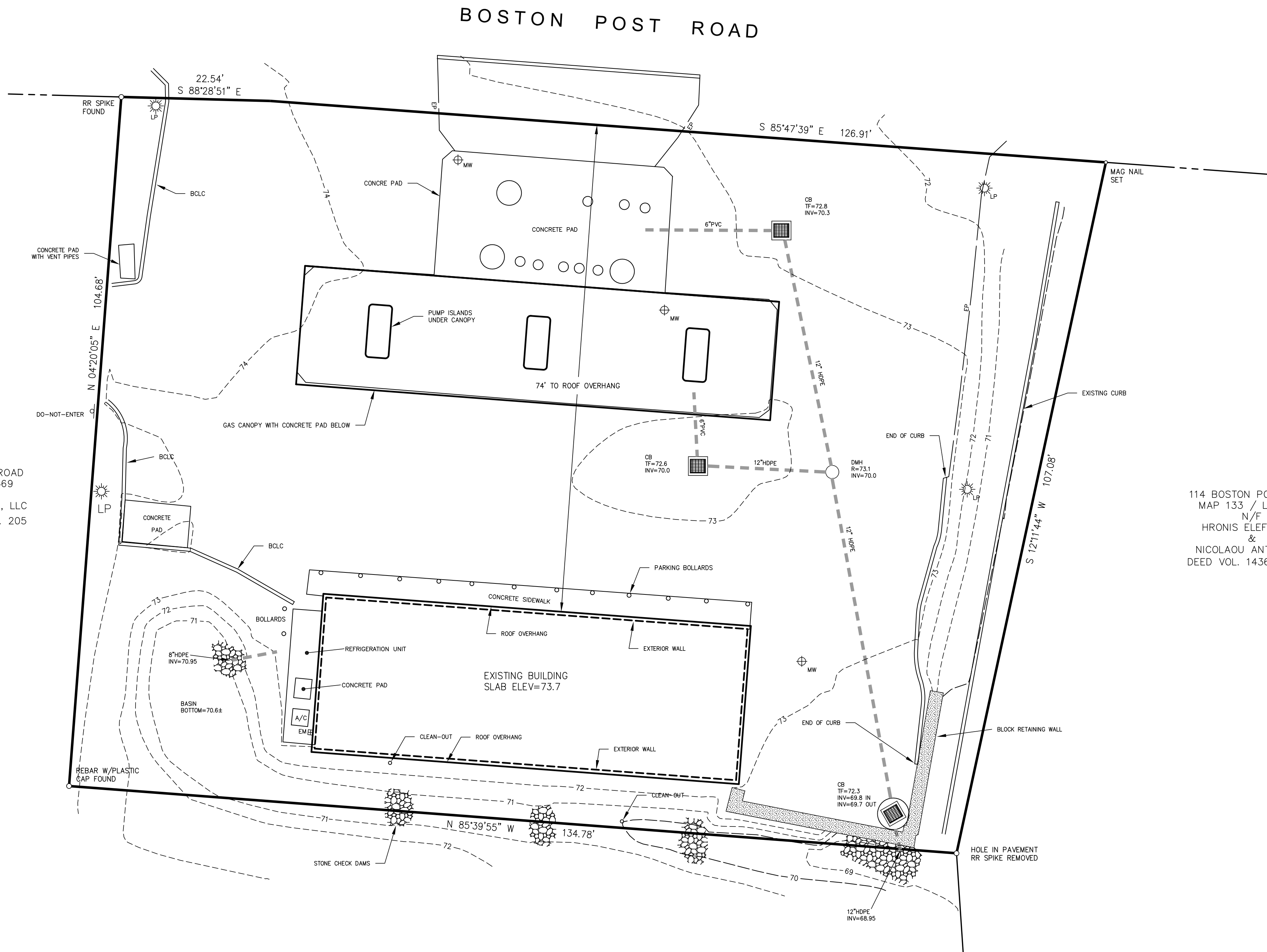
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCE:

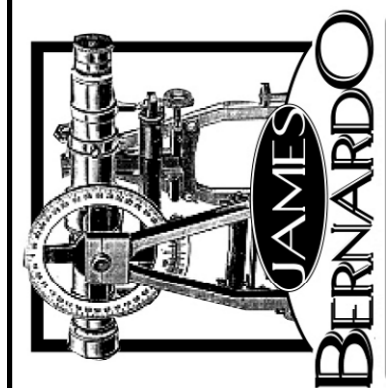
PROPERTY SURVEY PREPARED FOR MEHAK REALTY, LLC 118 BOSTON POST ROAD A.K.A. CONN. ROUTE #1-A ASSESSOR'S MAP 133/LOT 567 WATERFORD, CONNECTICUT SCALE" 1"=10' DATE: MAY 28, 2021 SHEET 1 OF 1 BY KENNETH J. PICARD LAND SURVEYOR.

122 BOSTON POST ROAD
MAP 133 / LOT 569
N/F
KINCORA WATERFORD, LLC
DEED VOL. 1479/Pg. 205

114 BOSTON POST ROAD
MAP 133 / LOT 565
N/F
HRONIS ELEFThERIA
&
NICOLAOU ANTIGONIES
DEED VOL. 1436/Pg. 109



JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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LTR	DESCRIPTION	DATE
REVISIONS		

EXISTING CONDITIONS SURVEY

PROPERTY OF

MEHAK REALTY LLC

FOR PROPERTY LOCATED AT

118 BOSTON POST ROAD
(US ROUTE 1)

TOWN OF WATERFORD - COUNTY OF NEW LONDON - STATE OF CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 1

Scale:

1" = 10'

Date

JULY 9, 2025

Project No.

24021-2

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James Bernardo
JAMES BERNARDO LICENSE #70121

7-9-2025
DATE



LEGEND			
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING			
AC	ACRES	THB	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR	W	WATER
BIT	BITUMINOUS		
BCLC	BITUMINOUS CONCRETE LIP CURBING		
CONC	CONCRETE		
DB	DISTRIBUTION BOX		
EOP	EDGE OF PAVEMENT		
ELEV	ELEVATION		
FF	FINISHED FIRST FLOOR		
LP	LINEAR FOOT		
(MIN)	MINIMUM		
N/A	MORE OR LESS		
N/F	NOW OR FORMERLY		
PVC	POLY VINYL CHLORIDE		
SCH40	SCHEDULE 40		
S-44	SPOT ELEVATION		
SF	SQUARE FEET		
TR	TO REMAIN		
HTB	HIGH TIDE BUSH		
SP	SPARTINA PATENS		
SA	SPARTINA ALTERNIFLORA		
TBR	TO BE REMOVED		
TH	THRESHOLD ELEVATION		
TYP	TYPICAL		
VP	VERIFY IN FIELD		
P-5	SOIL PERC TEST LOCATION		

