

150 BUTLERTOWN ROAD SUBDIVISION

BUTLERTOWN ROAD, WATERFORD, CONNECTICUT

GENERAL NOTES:

- Reference is made to the following plans:
 - "Resubdivision Plan, Resubdivision Of Land, Property Of Frank And Bessie L. Coombs, Land To Be Conveyed To Tyler And Janet Perkins, Butlertown Road, Waterford, Connecticut, February 3, 1990, Scale: 1"=100', Sheet 1-3 of 3" Plan surveyed and mapped by Consulting Engineering Services, Plan provided to Florek Surveying LLC by the Client.
 - "Final Subdivision Plan, Prepared For Gayle Coombs, Butlertown Road - Waterford, Connecticut, Scale: 1" = 100', Date 8/2/87; Plan Revised Through: 11/23/87." Plan surveyed and mapped by John Kopko Jr. & Associates, Plan provided to Florek Surveying LLC by the Client.
 - "Subdivision Of Lands Of Frances E. Coombs, Butlertown Road, Waterford, Conn., Scale: 1 In. = 100 Ft., Dated: November 1981; Plan Revised Through: September 1986." Plan surveyed and mapped by Robert Bucher. Plan provided to Florek Surveying LLC by the Client.
 - "Lot Line Revision / B100a Plan, Plan Prepared For Janet L. Leitham, 160 Butlertown Road, Waterford, Connecticut, Scale: 1"=40', Dated: December 30, 2023, Sheet 1 & 2 of 2." Plan surveyed and prepared by Florek Surveying LLC and filed on the Waterford Land Records.
 - "Lot Line Revision Survey, Plan Prepared For: Gayle & Owen O'Neill 150 Butlertown Road & Lauren O'Neill, 134 Butlertown Road, Waterford, Connecticut, Scale: 1"=100', Dated: February 21, 2025; Plan Revised: March 8, 2025." Plan surveyed and prepared by Florek Surveying LLC. Plan to be filed on the Waterford Land Records.
- North orientation is based on a GPS / RTK observation in April 2023 utilizing the Acorn Network.
- Reference is made to Waterford Town Clerk Volume 398 Page 886 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 may be 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.
- Reference is made to Waterford Tax Assessor Map 37 Lot 1278.
- Subject property is in Flood Zone "X" as shown on FIRM Map, New London County, Connecticut, All Jurisdictions Panel 339 of 554, Community Town Of Waterford. Effective date: July 18, 2011.
- There are no endangered or species of concern identified on Department of Energy and Environmental Protection Natural Diversity Database.
- Wetlands were flagged by Richard Snarski and were field located thereafter.

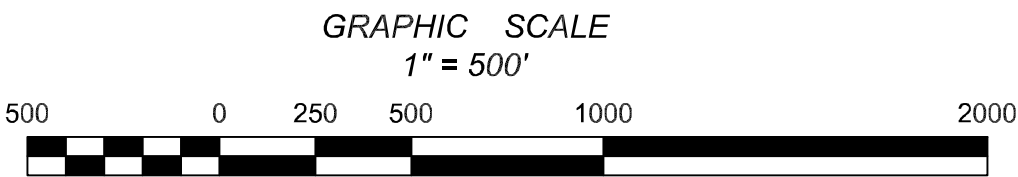


TABLE OF CONTENTS:

- Sheet 1: 100 Scale Existing Conditions
- Sheet 2: 100 Scale Subdivision
- Sheets 3-5: 40 Scale Lot Layout Plan
- Sheet 6: Erosion & Sediment Control Plan
Stormwater Management Plan
- Sheet 7: Easement Plan in Favor of Proposed Lot

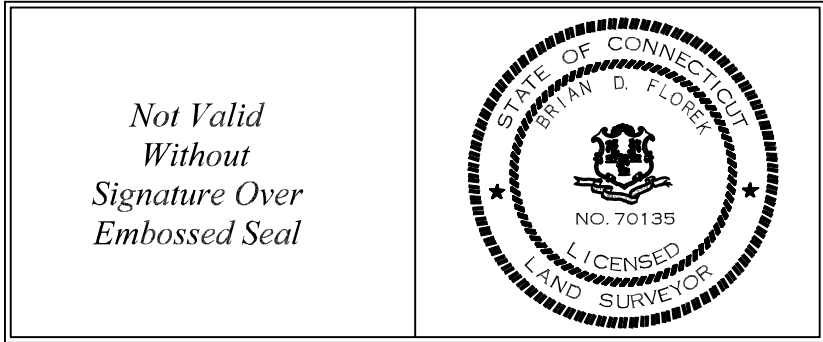
150 BUTLERTOWN ROAD SUBDIVISION PLAN

PLAN PREPARED FOR
GAYLE & OWEN W. O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT

Revisions:
June 21, 2024
December 30, 2024
March 11, 2025

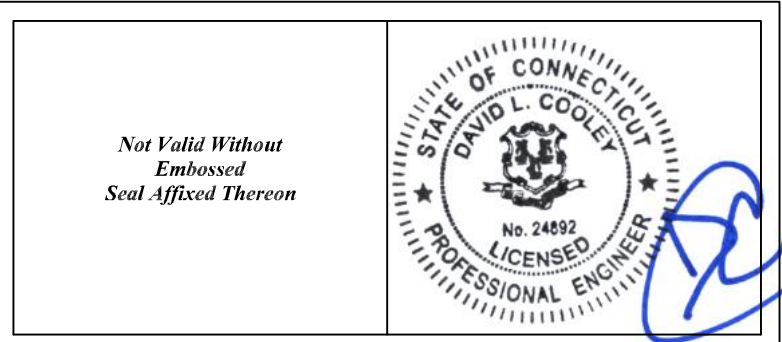
To the best of my knowledge and belief this map is substantially correct as noted thereon.


Brian D. Florek, LS, CFS #70135 / NCF5-026 Date: March 23, 2025
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 set is substantially correct as noted thereon.

David L. Cooley, P.E. #24892 Date: March 23, 2025
Managing Member, DLC Engineering Services, LLC
259 Noank Ledyard Road, Mystic, CT 06355
dlcengineeringservicesllc@gmail.com (860).966.5528

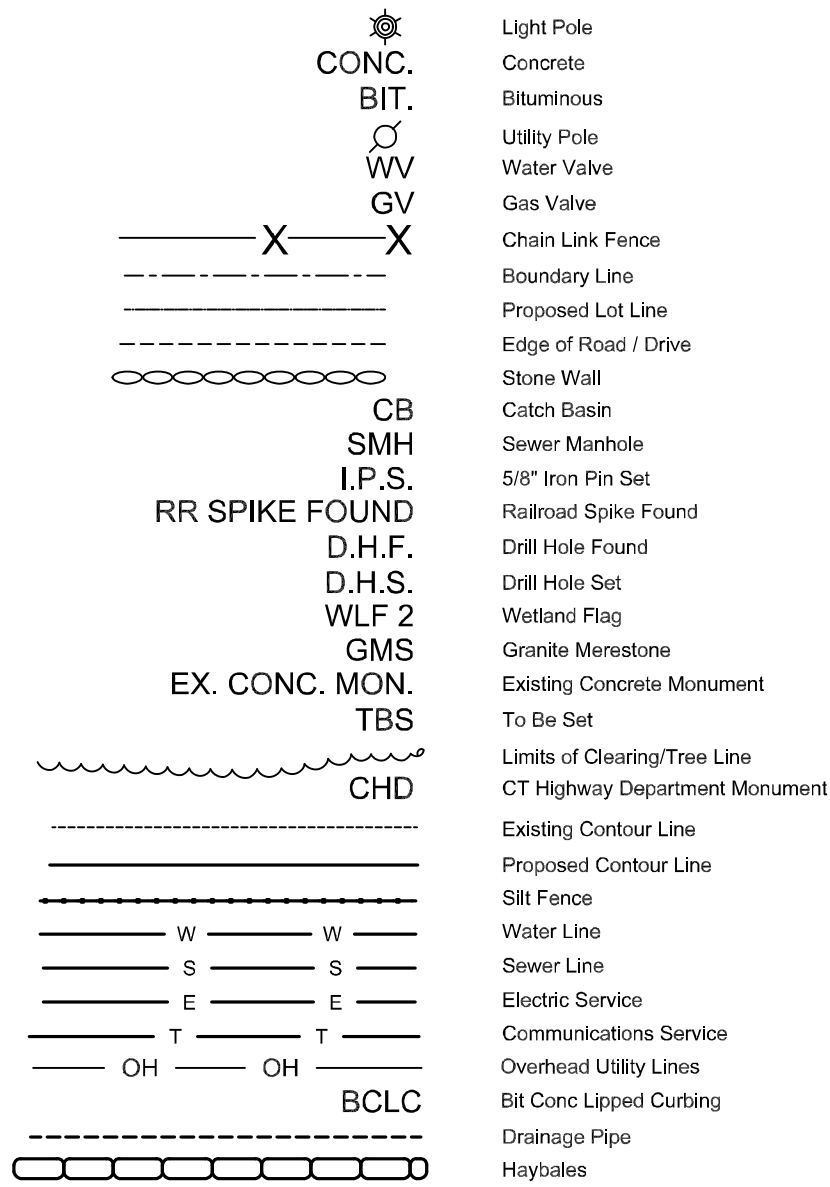


I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

R. Richard Snarski, Certified Soil Scientist #1975 Date: March 23, 2025

LEGEND

These standard symbols may be found in the drawing.



EXISTING CONDITIONS NOTES:

1. There are no coastal habitat features on or adjacent to subdivision property.
2. There are no historic or archaeological sites or structures on or adjacent to subdivision property per the CT State Historic Preservation Office (SHPO).
3. There are no FEMA flood zones on or adjacent to subdivision property.
4. There are no Natural Diversity Database (NDDb) areas on or adjacent to subdivision property per the CT Department of Energy and Environmental Protection (DEEP).
5. Subdivision property is entirely within the RU-120 zone per the Town of Waterford Zoning Regulations.
6. Subdivision property is entirely within the Oil Mill Brook Subregional Basin/Watershed which is not listed as impaired in the 2020 federal/state-level 303(d) list of impaired waters.

150 Butlertown Road - Existing Lot

Existing Electric Service -
Underground

Existing Telecommunications
Service - Underground

Existing Limits of Clearing

Existing Transformer - At Grade

150 Butlertown Road - Existing Lot
1,419,022 SF/32.6 ac
632 FT of Frontage
Existing 3BR Single Family Residential
Existing Well and Septic

NOW OR FORMERLY
Chaibo Lim & Jeongsuk Heo
184 Butlertown Road
Town Clerk Volume 1706 Page 132
Tax Assessor Map 25 Lot 1289

Existing Forest Roads/Trails

Grades >25%

NOW OR FORMERLY
Jesse Wang
160 Butlertown Road
Town Clerk Volume 1498 Page 6
Tax Assessor Map 25 Lot 1282

NOW OR FORMERLY
GAYLE & OWEN W. O'NEILL
156 Butlertown Road
Town Clerk Volume 1687 Page 338
Tax Assessor Map 25 Lot 1280

Existing Wetland Crossing -
150 Butlertown Road

NOW OR FORMERLY
GAYLE & OWEN W. O'NEILL
150 Butlertown Road
Town Clerk Volume 398 Page 886
Tax Assessor Map 37 Lot 1278

Grades >25%

Wetlands

Lot Lines per
Approved Lot-Line
Revision Survey.

134 Butlertown Road - Existing Lot
120,276 SF/2.76 ac
336 FT of Frontage
Existing 3BR Single Family Residential
Existing Well and Septic

NOW OR FORMERLY
Lauren O'Neill
134 Butlertown Road
Town Clerk Volume 1766 Page 343
Tax Assessor Map 37 Lot 1276

NOW OR FORMERLY
Matthew D. Menghi
130 Butlertown Road
Town Clerk Volume 1745 Page 266
Tax Assessor Map 37 Lot 1275

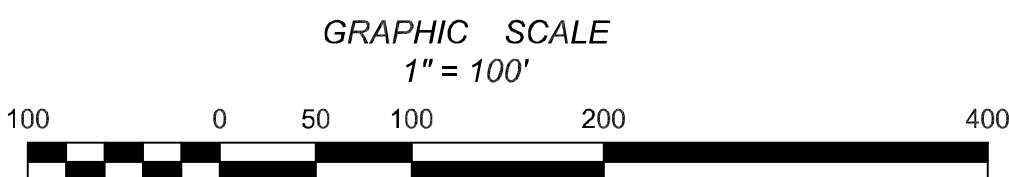
NOW OR FORMERLY
Richard E. Swaney III &
Bryanna M. Goodwin
128 Butlertown Road
Town Clerk Volume 1536 Page 172
Tax Assessor Map 37 Lot 1274

NOW OR FORMERLY
Thomas Morrison &
Nicole Giansanti
124 Butlertown Road
Town Clerk Volume 1646 Page 208
Tax Assessor Map 37 Lot 1273

150 BUTLERTOWN ROAD
SUBDIVISION PLAN
EXISTING CONDITIONS PLAN
PLAN PREPARED FOR
GAYLE & OWEN W. O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT

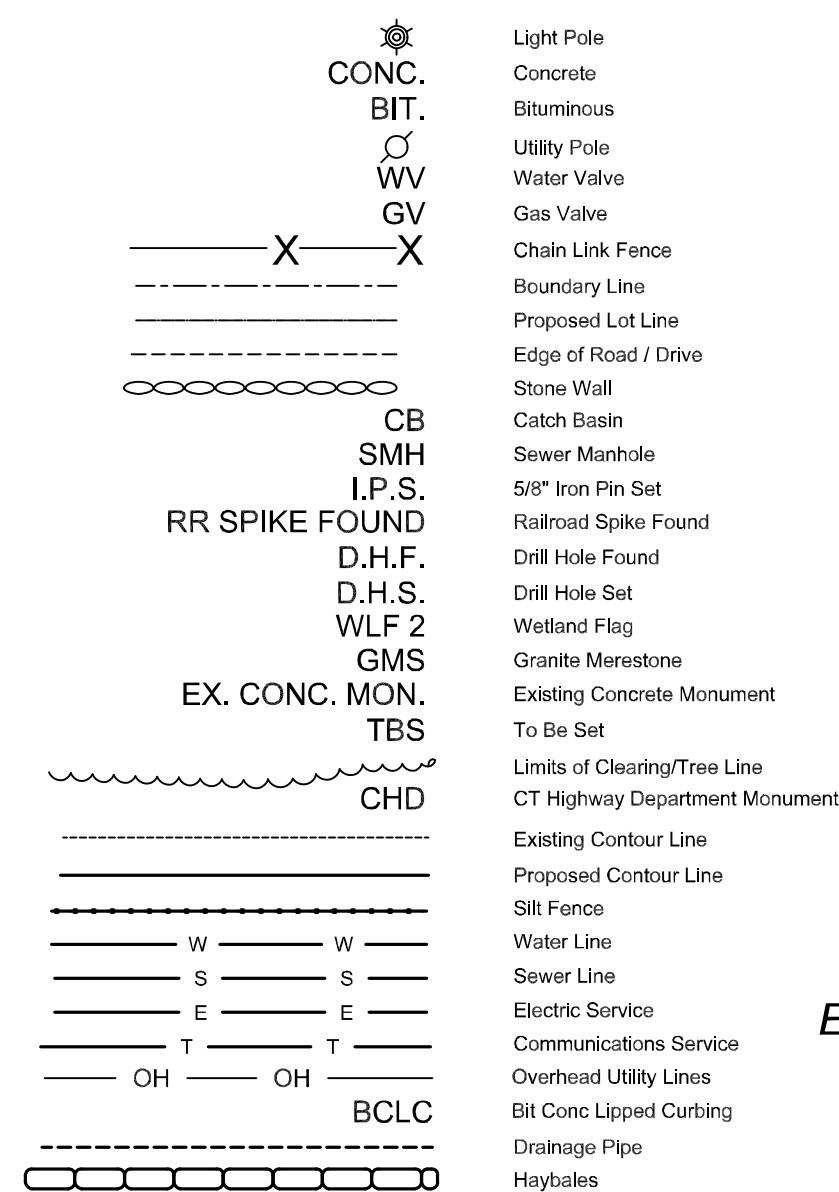
SCALE: 1" = 100'

Revisions:
June 21, 2024
December 30, 2024
March 11, 2025



These standard symbols may be found in the drawing.

These standard symbols may be found in the drawing.



NOW OR FORMERLY
Jesse Wang
160 Butlertown Road
Town Clerk Volume 1498 Page 6
Tax Assessor Map 25 Lot 1282

NOW OR FORMERLY
GAYLE & OWEN W. O'NEILL
150 Butlertown Road
Town Clerk Volume 398 Page 886
Tax Assessor Map 25 Lot 1278

NOW OR FORMERLY
GAYLE & OWEN W. O'NEILL
156 Butlertown Road
Town Clerk Volume 1687 Page 338
Tax Assessor Map 25 Lot 1280

Existing Wetland Crossing -
150 Butlertown Road \

150 Butlertown Road - Lot B
1,213,489 SF/27.8579 ac
475 FT of Frontage
Existing 3BR Single Family Residential
Existing Well and Septic

Existing Forest Roads/Trails

NOW OR FORMERLY
Chaibo Lim & Jeongsuk Heo
184 Butlertown Road
Town Clerk Volume 1706 Page 132
Tax Assessor Map 25 Lot 1289

Existing Tree Line

Woodlands

~~Wetlands~~

Proposed Limits of Clearing

*Proposed Access Easement for
Proposed Lot A - 28,876 SF/0.6629 ac
over 150 Butlertown Road - Lot B (See
Easement Plan Sheet 7)*

150 Butlertown Road - Proposed Lot A
246,789 SF/5.6655 ac
150 FT of Frontage
Proposed 4BR Single Family Residential
Proposed Well and Septic

134 Butlertown Road - Existing
120,276 SF/2.7607 ac
336 FT of Frontage
Existing 3BR Single Family Residential
Existing Well and Septic

*Proposed Gravel Driveway -
maximum 10% grade*

*Proposed Single-Family
Residential Home*

Proposed Limits of Clearing

Grades >25%

NOW OR FORMERLY
Thomas Morrison &
Nicole Giansanti
124 Butlertown Road
Town Clerk Volume 1646 Page 208
Tax Assessor Map 37 Lot 1273

NOW OR FORMERLY
Richard E. Swaney III &
Bryanna M. Goodwin
130 Butlertown Road
Town Clerk Volume 1536 Page 172
Tax Assessor Map 37 Lot 1274

49' 09" W NOW OR FORMERLY
 Matthew D. Menghi
 130 Butlertown Road
 Town Clerk Volume 1745 Page 266
 Tax Assessor Map 37 Lot 1275

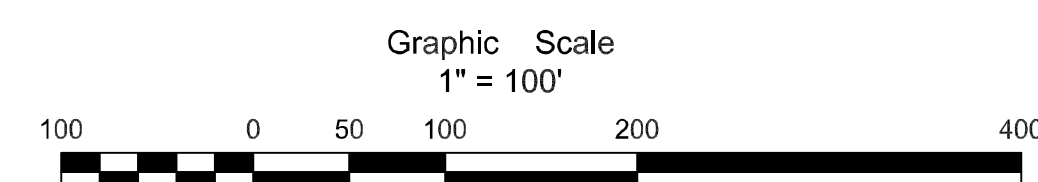
Bearing Distance Chart:

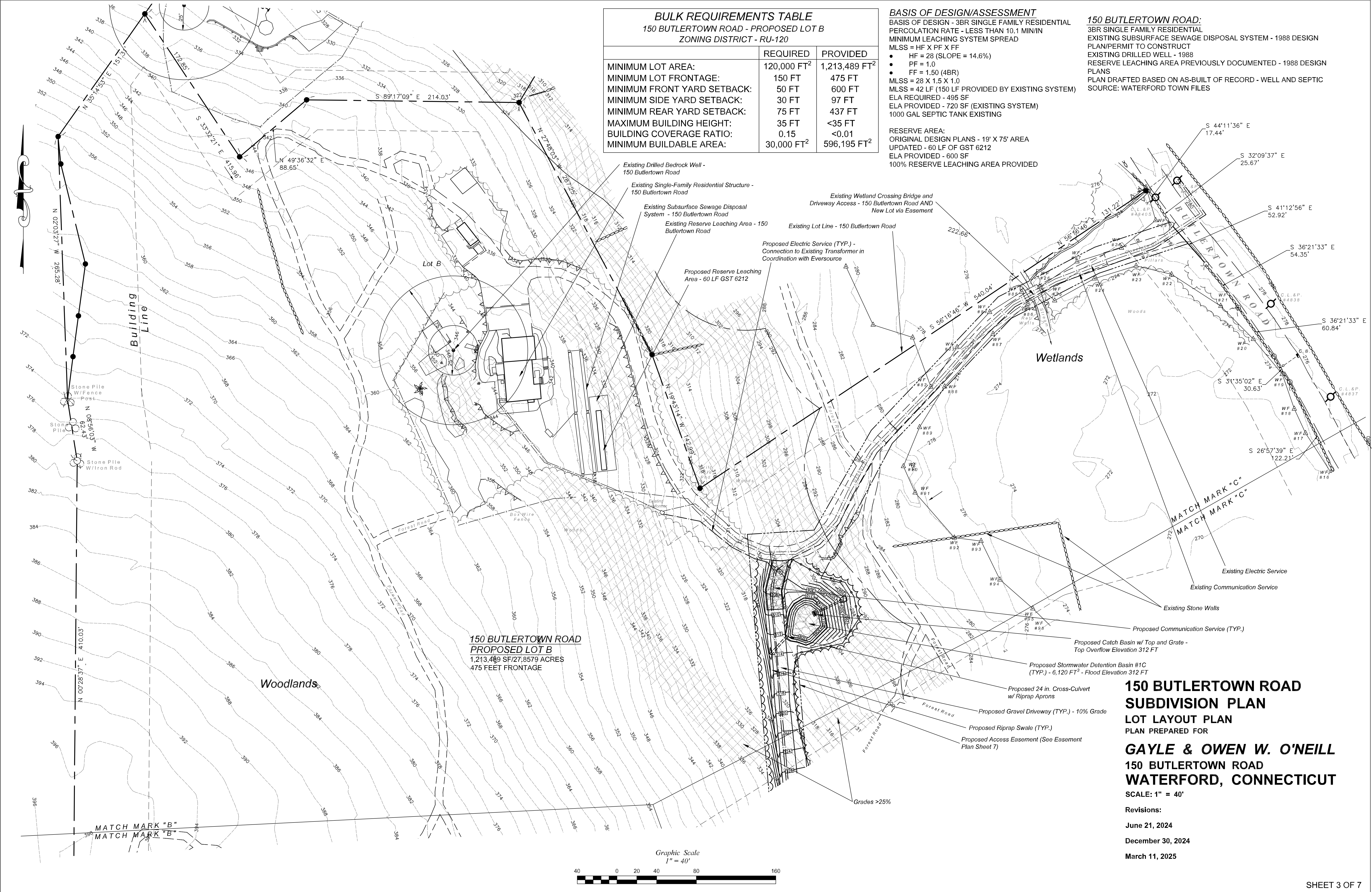
LINE	BEARING	DISTANCE
L2	S 75°41'20" W	21.85'
L3	S 85°01'33" W	21.71'
L4	S 72°45'03" W	19.73'
L5	N 77°25'30" E	12.43'
L6	S 79°33'37" W	28.41'
L7	N 79°55'56" E	47.48'
L8	S 81°03'42" W	96.07'
L9	N 70°50'36" W	10.13'
L10	S 77°56'28" W	54.00'
L11	S 77°33'27" W	53.10'
L12	S 49°36'32" W	88.65'
L13	S 19°43'14" E	142.99'
L14	N 88°02'12" W	70.89'
L15	N 05°17'28" W	23.72'

150 BUTLERTOWN ROAD SUBDIVISION PLAN

PLAN PREPARED FOR
GAYLE & OWEN W. O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT
SCALE: 1" = 100'

Revisions:
June 21, 2024
December 30, 2024
March 11, 2025





BULK REQUIREMENTS TABLE		
150 BUTLERTOWN ROAD - PROPOSED LOT B		
ZONING DISTRICT - RU-120		
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	120,000 FT ²	1,213,489 FT ²
MINIMUM LOT FRONTAGE:	150 FT	475 FT
MINIMUM FRONT YARD SETBACK:	50 FT	600 FT
MINIMUM SIDE YARD SETBACK:	30 FT	97 FT
MINIMUM REAR YARD SETBACK:	75 FT	437 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
BUILDING COVERAGE RATIO:	0.15	<0.01
MINIMUM BUILDABLE AREA:	30,000 FT ²	596,195 FT ²

BASIS OF DESIGN/ASSESSMENT
BASIS OF DESIGN - 3BR SINGLE FAMILY RESIDENTIAL
PERCOLATION RATE - LESS THAN 10.1 MIN/IN
MINIMUM LEACHING SYSTEM SPREAD
MLSS = HF X PF X FF
• HF = 28 (SLOPE = 14.6%)
• PF = 1.0
• FF = 1.50 (4BR)
MLSS = 28 X 1.5 X 1.0
MLSS = 42 LF (150 LF PROVIDED BY EXISTING SYSTEM)
ELA REQUIRED - 495 SF
ELA PROVIDED - 720 SF (EXISTING SYSTEM)
1000 GAL SEPTIC TANK EXISTING

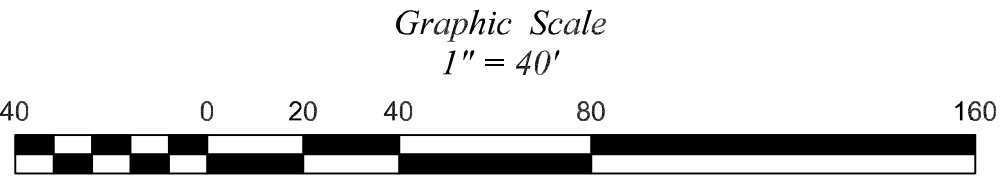
RESERVE AREA:
ORIGINAL DESIGN PLANS - 19' X 75' AREA
UPDATED - 60 LF OF GST 6212
ELA PROVIDED - 600 SF
100% RESERVE LEACHING AREA PROVIDED

150 BUTLERTOWN ROAD:
3BR SINGLE FAMILY RESIDENTIAL
EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM - 1988 DESIGN
PLAN/PERMIT TO CONSTRUCT
EXISTING DRILLED WELL - 1988
RESERVE LEACHING AREA PREVIOUSLY DOCUMENTED - 1988 DESIGN
PLANS
PLAN DRAFTED BASED ON AS-BUILT OF RECORD - WELL AND SEPTIC
SOURCE: WATERFORD TOWN FILES

150 BUTLERTOWN ROAD
PROPOSED LOT B
1,213,489 SF/27.8579 ACRES
475 FEET FRONTAGE

150 BUTLERTOWN ROAD
SUBDIVISION PLAN
LOT LAYOUT PLAN
PLAN PREPARED FOR
GAYLE & OWEN W. O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT
SCALE: 1" = 40'

Revisions:
June 21, 2024
December 30, 2024
March 11, 2025



TEST HOLE DATA
134/150 BUTLERTOWN ROAD, WATERFORD, CT
DATE: FEBRUARY 26, 2024
ENGINEER: DAVID L. CODLEY, P.E.
DLC ENGINEERING SERVICES, LLC
HEALTH DEPARTMENT: KIMBERLY HAMLEY, R.S.
SENIOR SANITARIAN, LEDGE LIGHT HD

TEST HOLE 134-1A - TH 134-1A
0 - 6' TOPSOIL
6' - 34' ORANGE/BROWN FINE SANDY LOAM, LOOSE
34' - 64' BROWN FINE SAND AND GRAVEL W/ COBBLES,
COMPACT, WET

GROUNDWATER WEeping AT 50', STANDING AT 56'
TOTAL TEST HOLE DEPTH - 64' - LEDGE
MOTTILING/REDOX - 34'
ROOTS DOWN TO 30'
RESTRICTIVE - LEDGE/MOTTILING (SAME)

TEST HOLE 134-2A - TH 134-2A
0 - 6' TOPSOIL
6' - 20' ORANGE/BROWN FINE SANDY LOAM, WET
20' - 75' BROWN FINE SAND AND GRAVEL,
COMPACT, WET

GROUNDWATER WEeping AT 20', STANDING AT 70'
TOTAL TEST HOLE DEPTH - 75' - LEDGE
MOTTILING/REDOX - 20'
ROOTS DOWN TO 16'
RESTRICTIVE - MOTTILING

TEST HOLE 134-3A - TH 134-3A
0 - 6' TOPSOIL
6' - 30' ORANGE/BROWN FINE SANDY LOAM, DRY
30' - 60' GREY FINE SANDY LOAM, DRY

NO GROUNDWATER
TOTAL TEST HOLE DEPTH - 60' - LEDGE
MOTTILING/REDOX - 30'
ROOTS DOWN TO 30'
RESTRICTIVE - LEDGE/MOTTILING (SAME)

TEST HOLE 134-4A - TH 134-4A
0 - 6' TOPSOIL
6' - 32' ORANGE/BROWN FINE SANDY LOAM, WET
32' - 52' GREY FINE SANDY LOAM, VERY
52' - 76' COMPACT, MOTTLED THROUGHOUT
SATURATED

GROUNDWATER WEeping AT 32', STANDING AT 75'
TOTAL TEST HOLE DEPTH - 76' - LEDGE
MOTTILING/REDOX - 32'
ROOTS DOWN TO 20'
RESTRICTIVE - MOTTILING

PERCOLATION TEST DATA
134/150-LOTA BUTLERTOWN ROAD, WATERFORD, CT
DATE - APRIL 23, 2024
TIME - 10:00AM TO 2:30PM
TEMPERATURE - 60/65 DEGREES
CONDITIONS - MOSTLY CLOUDY

PERCOLATION TEST 134-LOTA-1 - PT-134-LOTA-1
DEPTH - 16.00"
PRE-SOAK - 10:31AM

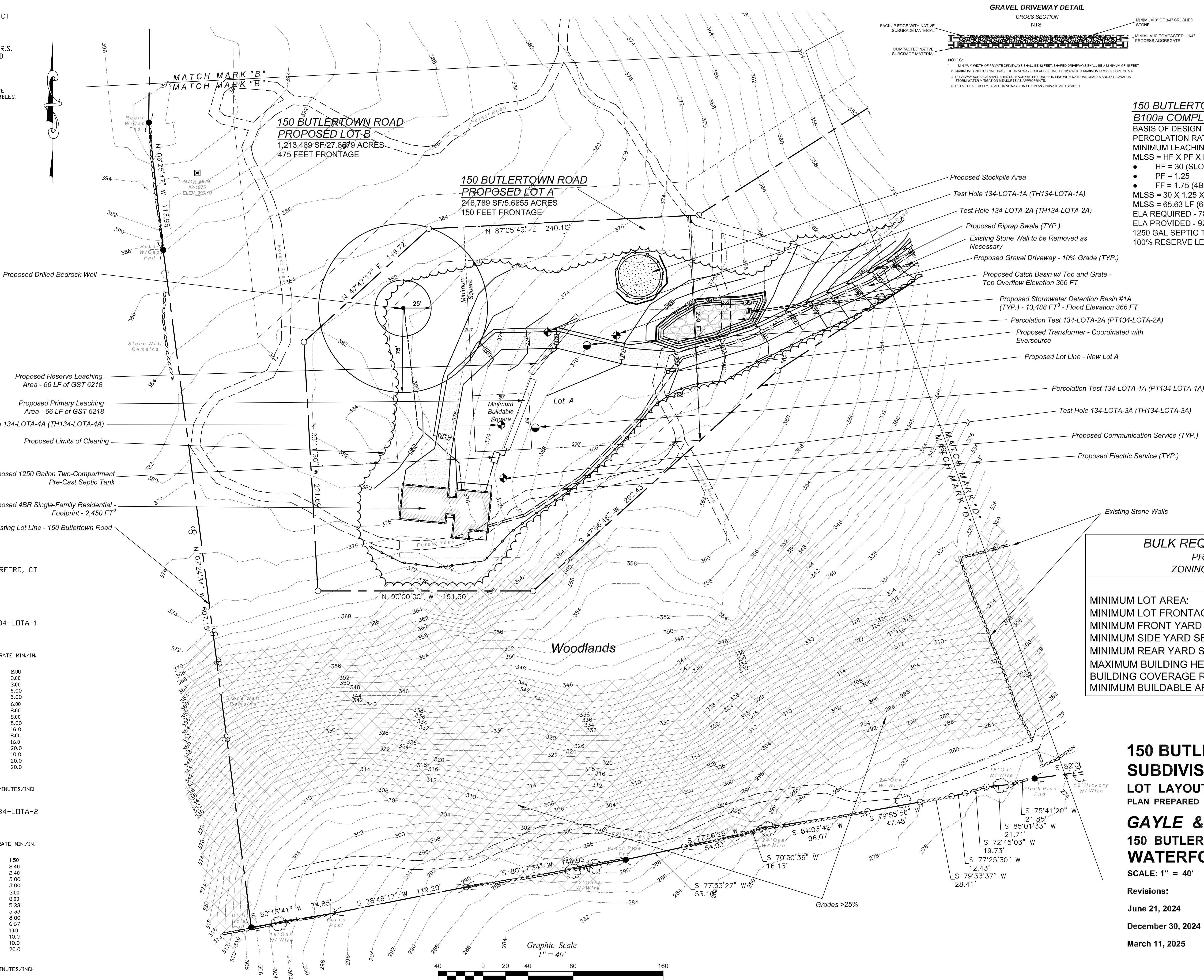
TIME	WATER LEVEL (IN.)	WATER LEVEL DROP (IN.)	RATE MIN./IN.
1:02PM	3.00	2.00	2.00
1:06PM	5.00	1.00	3.00
1:19PM	6.00	1.00	3.00
1:22PM	7.00	1.00	3.00
1:25PM	7.50	0.50	6.00
1:28PM	8.00	0.50	6.00
1:31PM	8.50	0.50	6.00
1:35PM	9.00	0.50	8.00
1:39PM	9.50	0.50	8.00
1:43PM	10.00	0.50	8.00
1:47PM	10.25	0.25	16.0
1:51PM	10.75	0.50	8.00
1:55PM	11.00	0.25	16.0
2:00PM	11.25	0.25	20.0
2:05PM	11.75	0.50	10.0
2:10PM	12.00	0.25	20.0
2:15PM	12.25	0.25	20.0

PERCOLATION RATE AT 18.75' DEPTH = 10.1 TO 20.0 MINUTES/INCH

PERCOLATION TEST 134-LOTA-2 - PT-134-LOTA-2
DEPTH - 18.00"
PRE-SOAK - 10:18AM

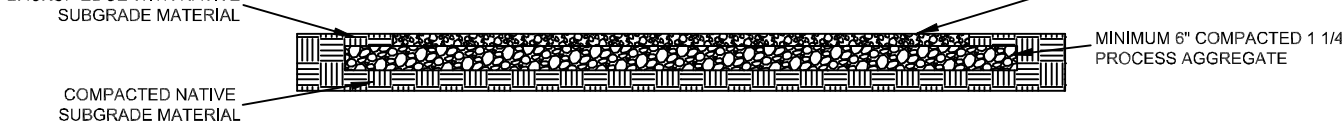
TIME	WATER LEVEL (IN.)	WATER LEVEL DROP (IN.)	RATE MIN./IN.
1:14PM	3.00	2.00	1.50
1:17PM	5.00	1.25	2.40
1:21PM	6.50	1.25	2.40
1:24PM	7.00	1.00	3.00
1:27PM	7.50	1.00	3.00
1:30PM	8.00	1.00	3.00
1:33PM	8.50	1.00	3.00
1:37PM	8.75	0.50	8.00
1:41PM	9.00	0.75	5.33
1:45PM	9.50	0.75	5.33
1:49PM	9.75	0.50	8.00
1:54PM	10.00	0.75	6.67
1:59PM	10.50	0.50	10.0
2:04PM	10.75	0.50	10.0
2:09PM	11.25	0.50	10.0
2:14PM	11.50	0.25	20.0

PERCOLATION RATE AT 18.50' DEPTH = 10.1 TO 20.0 MINUTES/INCH



GRAVEL DRIVEWAY DETAIL

CROSS SECTION
NTS



- NOTES:
1. MAXIMUM WIDTH OF PRIVATE DRIVEWAYS SHALL BE 12 FEET; SHARED DRIVEWAYS SHALL BE A MINIMUM OF 15 FEET
 2. MAXIMUM LONGITUDINAL GRADE OF DRIVEWAY SURFACES SHALL BE 12% WITH A MAXIMUM CROSS SLOPE OF 5%
 3. DRIVEWAY SURFACE SHALL 3/4\"/>
 4. DETAIL SHALL APPLY TO ALL DRIVEWAYS ON SITE PLAN - PRIVATE AND SHARED

150 BUTLERTOWN ROAD - PROPOSED LOTA -
B100a COMPLIANCE

BASIS OF DESIGN - 4BR SINGLE FAMILY RESIDENTIAL
PERCOLATION RATE - 10.1 to 20.0 MIN/IN
MINIMUM LEACHING SYSTEM SPREAD
MLSS = HF X PF X FF
• HF = 30 (SLOPE = 8.4%)
• PF = 1.25
• FF = 1.75 (4BR)
MLSS = 30 X 1.25 X 1.75
MLSS = 65.63 LF (66 LF PROVIDED)
ELA REQUIRED - 787.5 SF
ELA PROVIDED - 924 SF (GST 6218)
1250 GAL SEPTIC TANK
100% RESERVE LEACHING AREA PROVIDED

NOTE:
Test Holes and Percolation Tests reference
134 in many cases as the site investigation
process with Ledge Light Health District was
completed in 2024 when the area in and
around Lot A was part of 134 Butlertown
Road. After a Lot Line Revision with the Town
of Waterford the area is now part of 150
Butlertown Road.

BULK REQUIREMENTS TABLE
PROPOSED LOT A
ZONING DISTRICT - RU-120

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	120,000 FT ²	246,789 FT ²
MINIMUM LOT FRONTAGE:	150 FT	150 FT
MINIMUM FRONT YARD SETBACK:	50 FT	192 FT
MINIMUM SIDE YARD SETBACK:	30 FT	47 FT
MINIMUM REAR YARD SETBACK:	75 FT	77 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
BUILDING COVERAGE RATIO:	0.15	0.01
MINIMUM BUILDABLE AREA:	30,000 FT ²	181,764 FT ²

150 BUTLERTOWN ROAD
SUBDIVISION PLAN

LOT LAYOUT PLAN
PLAN PREPARED FOR

GAYLE & OWEN W. O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT

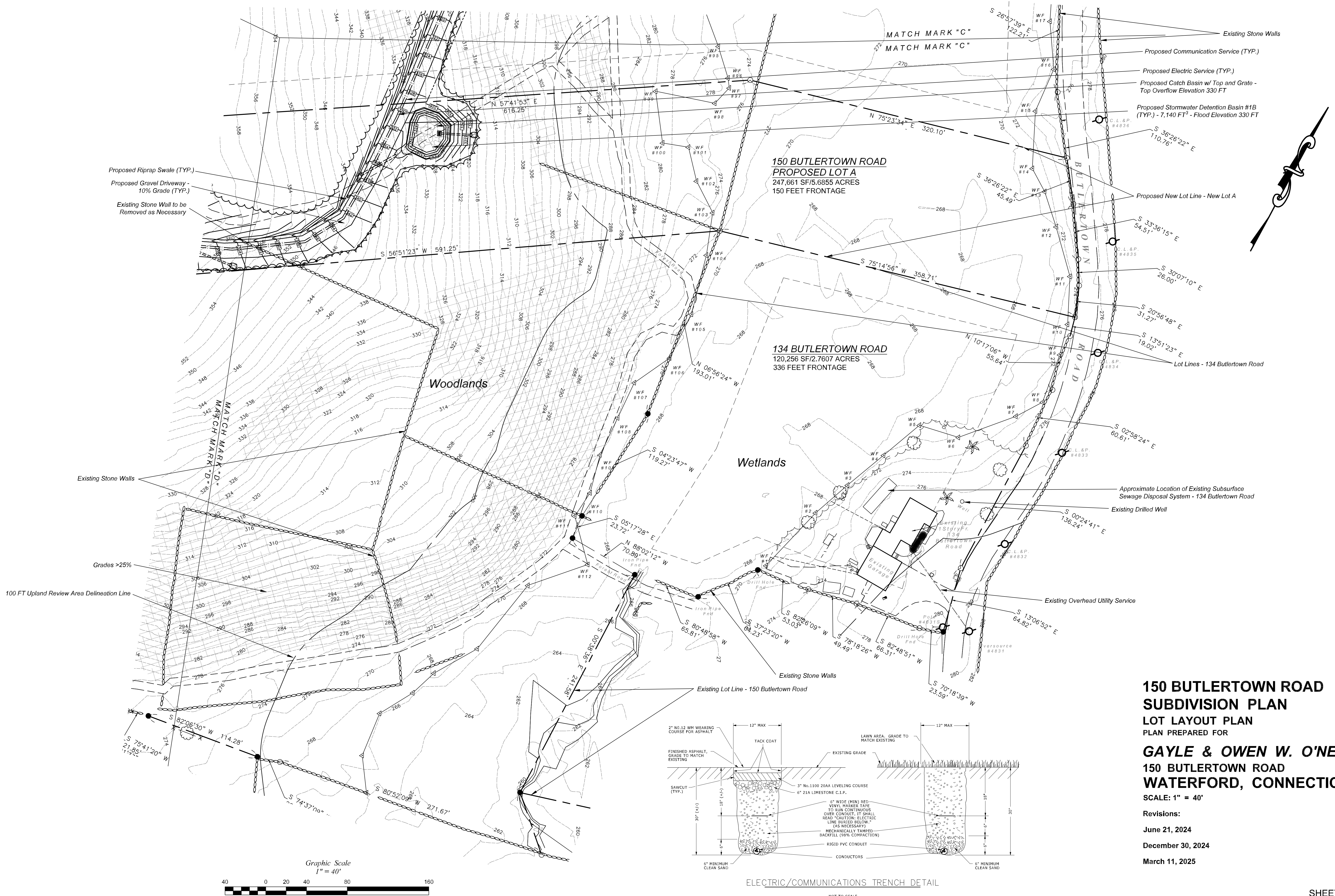
SCALE: 1" = 40'

Revisions:

June 21, 2024

December 30, 2024

March 11, 2025



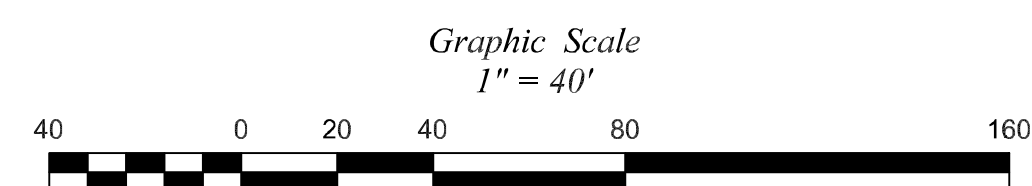
150 BUTLERTOWN ROAD
SUBDIVISION PLAN
LOT LAYOUT PLAN
PLAN PREPARED FOR
GAYLE & OWEN W. O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT
SCALE: 1" = 40'

Revisions:

June 21, 2024

December 30, 2024

March 11, 2025



150 BUTLERTOWN ROAD
SUBDIVISION PLAN
EASEMENT PLAN
PLAN PREPARED FOR
GAYLE & OWEN W. O'NEILL
150 BUTLERTOWN ROAD
WATERFORD, CONNECTICUT
SCALE: 1" = 40'
Revised Through:
February 28, 2025
March 11, 2025